

# REAL ESTATE RECORD AND BUILDERS' GUIDE

OCTOBER 5, 1912

## THE WHITEHALL BUILDINGS AT GREYSTONE, R. I.

A Model Block of Tenements and Stores Erected by Joseph Benn & Sons of England, in the Village of Detached Cottages Adjacent to Their American Mills.

By F. P. SHELDON & SONS, Architects.

GREYSTONE, formerly an obscure village of Rhode Island, was in 1904, chosen as the site for the American branch of the manufacturing concern of Joseph Benn & Sons, Inc., of England, manufacturers of textile fabrics. Besides possessing all of the more practical requirements of a manufacturing site, it is in itself a very attractive landscape, on the edge of a river, surrounded with wooded hills. In 1904 there was an insignificant number of cottages there, but since that time there has been developed along with the material progress and growth of the manufacturing business, a model village of over 100 detached cottages, each with bath rooms, hot and cold water, the best of sanitary equipment, electric lights, new streets, etc.

Up to a year ago the village still lacked a proper collection of stores and shops. Mr. Benn decided to supply this want and, at the same time a tenement block

tion; and finally, the structure should be made tolerably pleasing to the eye on the exterior, and substantially built.

To make the building fireproof, we eliminated the uses of wood to a great extent, although we did not go to the expense of metal windows, doors, and trim. This seemed hardly necessary, considering the other non-combustible features of the building, and the fact that it was so completely divided into sections by fire walls and fireproof floors. One of the unusual stipulations of our client was that there should be no posts or supports under the first tier of balconies on either the front or rear. This made it necessary to adopt cantilever piazzas, to which reinforced concrete lent itself admirably, by simply extending the floor slabs through the walls. Of course, the designing of these cantilever piazzas required very careful study, and the building of them required very careful workmanship

and although it is now a year since completion, and the piazzas have been subject meantime to the summer's hot suns, no cracks have appeared.

The structure is four stories above the ground in the rear, but only three in front, determined by the contour of the building site. This made possible rear tenements in the basement. Back of these basement tenements are the cellars for the use of the basement tenants and the storekeepers and the first floor tenants. The tenements in the basement are exactly like the tenements in the first story, the cellars being located underneath the stores on the front of the building. The tenements in the rear of the stores and the basement tenements were laid out primarily for the use of the shop keepers. These basement tenements and the tenements above them on the first floor have five rooms each, in addition to the cellar room, consisting of a living room or kit-



End and Side View from Street, Showing Store Front with Gallery above and Ramp from Grade to Main Floor.



Rear Elevation, Showing the Architects' Use of Existing Grades, with Ramp to Gallery and Double Tiers of Living Porches.

to house the shopkeepers and better paid operatives in the mills. We should at the beginning state that it was not contemplated as an investment in the sense of providing a fair return on the cost, but was rather a philanthropic enterprise for the betterment of tenement conditions, and the particular needs of this village. The rent of the tenements and stores was, of course, limited by the amount the operatives could afford to pay. The same building in other locations could easily command much more rent for both, and it would then give a good return on the money invested. It still could have been a paying proposition even with low rents, had many of the decorative features been omitted such as the battlement wall and limestone trimming, the white pressed brick, the wrought iron piazzas, etc., and still retain all of the fireproof features.

The first requisite for a building housing many people is that it should be fireproof, although there are no building laws in Greystone that would require it. Second, the sanitary equipment should be of the best, not only for the comfort of the tenants, but also as a prevention against disease. Next, the arrangement of rooms should be compact and convenient, and the rooms well supplied with windows for ample daylight, sunshine, and ventila-

tion; and finally, the structure should be made tolerably pleasing to the eye on the exterior, and substantially built.

The general dimensions of the building are readily seen in the accompanying plans, and the photographs give a fair idea of the exterior appearance. We should say here that the form, size, and dimensions of the structure were limited and prescribed by the building site. The interior arrangement was largely worked out by our client, as best suited to the usual requirements and tastes of English operatives. Architecturally speaking, the overhanging piazzas may be criticized, and from a utility point of view, no doubt many will criticize the fact of having only one main entrance to the building, that is, the incline at one end, but this and other unusual features were desired by our client, and the plans were therefore developed along these lines.

As a further point of interest, it might be added that most of the reinforced concrete was laid during the months of December, January, and February; and proper precautions having been taken, not the slightest defect has developed in the work done in freezing weather, under the severest conditions of snow and ice. To prevent cracks, the piazzas were thoroughly reinforced against expansion,

chen, pantry, bath room, and two bed rooms.

On the next two floors are tenements of more rooms than those mentioned above, but they have no cellars or communication with the cellars in the basement. Being one story above the ground, they are reached by the incline shown at one end of the building, which incline is constructed of concrete. This broad incline to the first tier of piazzas on the front is really the main thoroughfare to the tenements on the second floor. A fire escape on the rear furnishes a second means of egress.

The second floor tenements, having no cellars, are supplied with a coal and wood room out of each kitchen or living room. The coal rooms were designed to carry from four to five tons of coal, which is dumped into them through cast iron coal chutes in the rear wall. For the removal of ashes and garbage boxes are provided on two projections of the rear balconies. Passing through these two projections is an 18-inch pipe running from the second tier piazza in the rear to the ground, with a Y-branch near the ground for diverting the ashes into a cart. When the ash cans and garbage boxes are filled, the contents are dumped down one of these two pipes into a cart below and taken away. There is also a

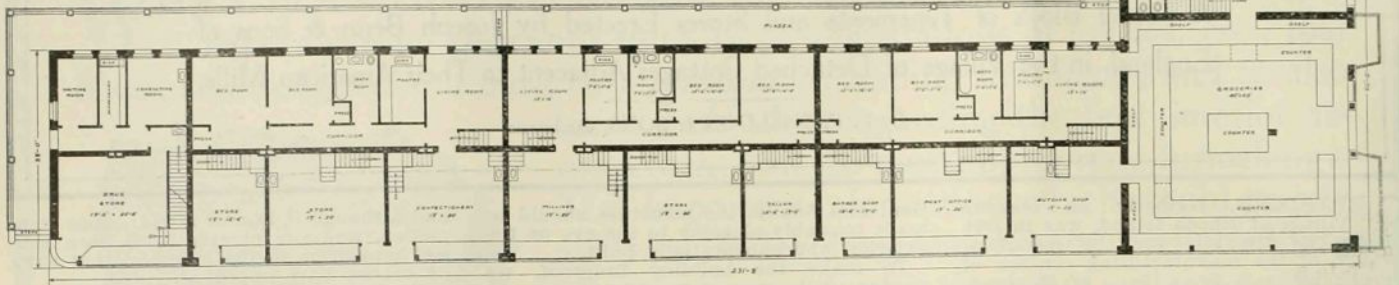
connection into these pipes for ashes and garbage from the first tier of piazzas on the rear.

There are two sizes of tenements in the second story: one containing seven rooms, and the other six rooms. The seven-room tenement consists of a kitchen, dining room and parlor on the second story, and a bathroom and three bedrooms on the third story, in addition to which there is ample box room and closet room and pantry. The six-room tenements have the same number of bedrooms, but the dining room is omitted, and the parlor used for the dining room.

fireproof sections by the longitudinal brick wall down the center and by similar brick walls running across the building. The partitions around the stores are also of brick, and the other partitions throughout the building are constructed of steel studs and wire laths plastered 3 inch total thickness, but as they do not carry any load, can be removed any time to suit tenants.

On top of the concrete floor slabs, except in the stores, was placed a cinde filling and screeds for fastening down the top floor, and between the top floor boards and screeds is a layer of hair felt

Although the trim and finish is of wood, it can to all intents and purposes be considered a fireproof structure. The concrete floors and balconies extending through the walls at each floor, form an absolute cutoff from fire or smoke between each story. The combustible material on one story might all be con-



F. R. Sheldon & Sons, Engineers & Architects, Providence, R. I. FIRST STORY WHITEHALL BUILDINGS, MESSRS. JOSEPH BENN & SONS, INC., GREYSTONE, R. I.

It will be readily seen from the plans, that every room is provided with at least two windows, and as the building is only two rooms deep, no room is without ample daylight and ventilation.

As regards construction, it is of the very best throughout. The exterior face of walls is of white pressed brick. These are backed up with red brick, with an air space to keep out moisture and cold. The inside course is of hollow brick, and receives the plastering direct, without any furring. Pink granite was used for the underpinning and window and door sills. The remainder of the stone trim is of Indiana limestone for the crown mould, fascia, coping, etc. All of the floors not on the ground are of reinforced concrete. The store floors are designed for a live load of 100 pounds per square foot; the public hall and balconies, 125 pounds per square foot; and the tenement rooms for 50 pounds per square foot, except in the coal bins, which were designed to carry from four to five tons of coal. The balconies were also reinforced with concrete brackets to afford additional strength and improve their appearance. The floor in

to prevent conduction of sounds through the floors to the rooms below.

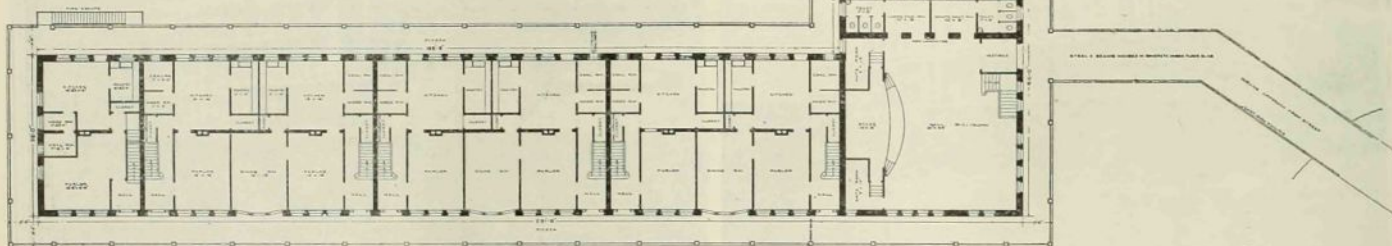
The finish inside is in every respect of as good quality and workmanship as that employed for the exterior. Window casings, bases, doors, etc., are of cypress, painted in all the rooms except the kitchens, which have a natural finish.

The floors in many of the stores are of terrazzo finish, and in the remainder granolithic.

The columns on the different piazzas or balconies do not support any load from above, and are merely put in for appearance and to provide a means of fastening the wrought iron piazza rail at frequent intervals.

As regards sanitary arrangements, each tenement has a bathroom of generous size, 7 feet wide and 10 feet long, containing one good-sized enamelled iron bathtub, one enamelled iron set bowl, and heavy porcelain, syphon-jet closet, operated with flushmotor valve. In each bathroom is also located a copper hot water boiler, connected to the kitchen

sumed without affecting the story above or below. Furthermore, the longitudinal and cross fire walls confine the possibility of a spreading fire still more, and as the floors are practically waterproof, the damage from water would be negligible. The floor and wall construction also at the same time offer a bar to the passage of rats, mice, and other pests, and being solid, afford no cavities or pockets for vermin to hide and breed. The tenement floors on the ground are well insulated from the earth to keep them dry and warm. Except for the occasional painting of the woodwork, there is practically no expense for maintenance or upkeep, as walls, floors and partitions are practically indestructible. The under side of all concrete floors was formed so smoothly that no plastering was necessary, the ceilings were merely whitened with paint. The same can be said of all of the concrete work which was so carefully formed and placed that absolutely no patching was necessary after removing the forms.



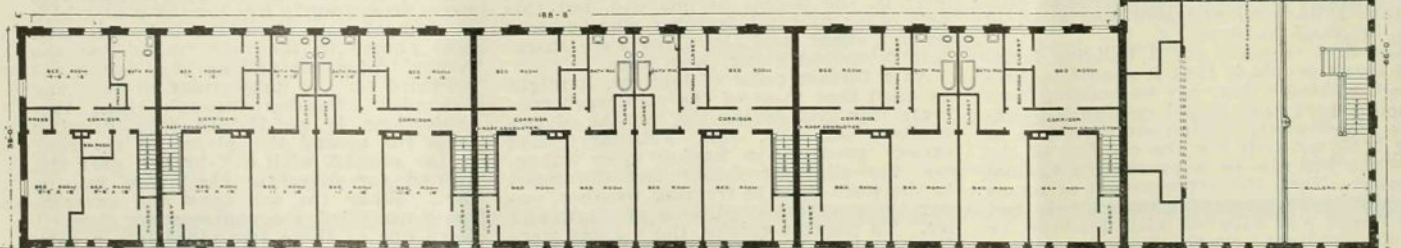
SECOND STORY, WHITEHALL BUILDINGS.

each room was designed of the proper thickness, and with the proper steel reinforcement, to suit its particular dimensions, some being reinforced two ways, and others one way. Generally speaking, the floor slabs are supported throughout on the outside walls and the brick fire wall, which divides the building about in the center longitudinally, but over the stores the floors have a bearing on four sides and are reinforced both ways. The thickness of slabs is readily seen on the plans, and the spans vary in size, in some cases being 19x20 feet. The 19x20 slabs are 7 1/2 inches thick. It will also be noticed from the plans that there is a reinforced concrete beam carried all around the building at each floor, which at once acts as a lintel for the windows under it, as well as a backing for the concrete brackets of the piazzas. The balconies are 7 feet wide, and at the corners of the building their projection is, therefore, 10 feet.

The building is thoroughly divided into range. Each pantry or kitchen is provided with a heavy porcelain sink. All fixtures are supplied with hot and cold water. The layout of the plumbing system is of the best throughout, each trap being back aired by separate air vent, according to the plumbing laws of New York City. No expense was spared to make the plumbing system and equipment as good as possible. As an explanation of the copper boiler in the bathroom, we should say that it is the custom among the tenants of this village to heat their houses by stoves, so that this copper boiler being connected to the kitchen range always radiates enough heat to keep the bathroom comfortable.

Every room, except the cupboards, is lighted by electricity furnished by the mill, all the electric wiring being run in galvanized iron conduits, concealed wherever possible from view. The stores and public halls are heated by hot water through a forced circulating system direct from the heating mains in the mill.

By omitting the unnecessary features, such as the limestone trimming, the battlement wall around the roof, by substituting common red brick for white pressed brick, by using North Carolina pine for the interior finish instead of cypress, by using less expensive hardware, etc., the cost of the building could have been reduced considerably and still retain all of its fireproof features, and the cost reduced to such a point that a fair return on the investment would be obtained from ordinary rent. The rate of insurance on the building is the lowest granted by the insurance companies.



THIRD STORY, WHITEHALL BUILDINGS.

# A MODERATE INCREASE IN 1913 TAX ASSESSMENTS

Most of it Comes from New Buildings—Districts Where Values Have Undergone Changes—Effects of the Tenement House Law in Brooklyn.

**T**HE tentative assessments on ordinary real estate and on real estate of corporations shown by the tax books for 1913, opened for inspection last Tuesday, aggregate \$7,646,471,746, an increase of \$197,721,655 over the corrected assessments for 1912, which amounted to \$7,448,750,091.

The assessments by boroughs are: Manhattan \$4,875,409,922, against \$4,757,648,813 in 1912, an increase of \$117,761,109; Bronx \$620,679,638, against \$593,215,913, an increase of \$27,463,700; Brooklyn \$1,604,369,592, against \$1,580,126,419, an increase of \$24,243,173; Queens \$466,377,523, against \$441,718,550, an increase of \$24,658,973; Richmond \$79,635,071, against \$76,040,371, an increase of \$3,594,700.

## The Trend of Values.

The more notable tendencies with regard to values, as revealed by the assessments, are pointed out by President Lawson Purdy of the Tax Department in the following statement: "The aggregate increase in the assessed valuation of ordinary real estate and real estate corporations for 1913, as shown by the tentative assessment, is \$197,721,655. Of this total the Borough of Manhattan contributes one hundred and seventeen millions, or considerably more than half. Manhattan does not, however, show as large a proportionate increase as the rest of the city, because the two rapidly growing boroughs of the Bronx and Queens have an increase which is considerably more than proportionate to the increase elsewhere. The increase in Brooklyn is slightly less than the assessed value of the new buildings.

"In the Borough of Manhattan the increase for new buildings was in round figures eighty million dollars and the aggregate increase in the assessed value of ordinary real estate was only ninety-five million dollars. Thus, there was a very small net increase in the assessed value of land. There has been no marked advance in the value of land in any part of the city during the last year, but there are some few small sections where the increase was sufficient to offset the decline elsewhere and yield a little net gain. In District No. 1, which lies south of Worth street, there was a considerable increase in land values and an increase for new buildings amounting to nearly eight millions, the net increase being fourteen million five hundred and seventeen thousand. In the second, third and fourth districts, which cover all the territory north of the first district and south of 14th street from river to river, there was a net decline. The net decrease in those three districts was about seven and a half million dollars, in spite of an increase for new buildings of over seven millions. It has been well known that values have been declining in the neighborhood of Broadway and on the lower East Side. The department has taken account of the actual decline in values and made substantial reductions in the assessments. The only other district which shows a net decrease on the Island of Manhattan is District No. 12, which lies east of Lenox avenue and south of the Harlem River. The new building there has been very slight, and the net decrease for that district was nearly three million dollars. The notable advances have been in the territory lying between 14th street and 79th street and west of Second avenue. In that territory there are five districts and the increase is nearly seventy-five millions. A considerable part of this increase is accounted for by the new buildings along Fourth avenue and Park avenue.

"The increase in the assessed valuation of ordinary real estate in the Borough of the Bronx is twenty million five hundred and sixty-two thousand, while the increase for new buildings is twenty million four hundred and forty-four thousand. It appears, therefore, that there has been no material change in the aggregate assessed value of land in the Borough of the Bronx. In some parts of the borough there have been reductions and in some parts slight increases, but taken as a whole the borough stands where it was. The greatest amount of new building in the Bronx has been in District No. 3, in the neighborhood of the

Southern Boulevard and Westchester avenue.

"In the Borough of Brooklyn the net increase in the assessed value of ordinary real estate was twenty-two million six hundred and six thousand dollars, while the increase for new buildings was twenty-four million three hundred and fifty-five thousand dollars. In eleven districts out of twenty-three the land value for 1913 is less than for 1912. The principal increase in land valuation was on waterfront property in the Red Hook, Heights, Williamsburgh and Greenpoint districts. The following districts show a net decrease in spite of some new building: The territory lying south of Flushing avenue and Broadway, east of Bedford and north of Putnam avenues; the district lying just south of Greenpoint between Broadway and the borough line; East New York, Canarsie and New Lots, Rugby and East Flatbush, Borough Park, and a slight decrease in Coney Island and Sheepshead Bay. Very important changes have been made in the assessments in the Borough of Brooklyn. Out of two hundred and sixteen thousand parcels ninety-three thousand and one hundred have been changed. Many reductions were made in the assessment of old buildings.

"No district in the Borough of Queens shows a decrease. The aggregate increase in the assessed value of ordinary real estate was twenty-one million six hundred and three thousand dollars, while the increase for new buildings was thirteen million five hundred and fourteen thousand dollars. The territory lying along Jamaica Bay and including the islands in the Bay remains practically stationary. The most important increase for new buildings was in the northeasterly end of Astoria, East Williamsburgh, Forest Hills and in parts of Woodhaven and Richmond Hill. The largest land increase was in the vicinity of the Plaza.

"In all but one of the districts in Richmond Borough there was a small increase, pretty well scattered over the Island, the aggregate increase being three million four hundred and sixty-four thousand and the increase for new buildings amounting to one million one hundred and sixteen thousand dollars.

"There seems to have been a healthy growth of improvements throughout the whole city, while land values have remained nearly stationary. The expectation of an advance which may be expected from the building of new rapid transit lines came too late to influence the assessment for 1913. If progress shall be made with rapid transit development before next May, we may expect a very considerable increment in the value of land in the assessment of 1914."

## Effects of Tenement House Law in Brooklyn.

Tax Commissioner Judson G. Wall of Brooklyn commented to the following effect on the assessments in his borough:

"The Deputy Tax Commissioners who covered the 23 assessment districts in Brooklyn made 93,100 changes in valuation, resulting in decreases amounting to \$31,890,937, and increases to the amount of \$54,497,280, the net increase being \$22,606,343.

"A large percentage of the increase is derived from new buildings. Real estate owners and builders declare that the number of new buildings would be much greater if it were not for the burdensome features of the Tenement House Law. The placing of three-family houses, three stories or more high, under the Tenement House Law is bitterly opposed, and it is claimed that the loss to realty owners resulting therefrom is enormous.

"There are certainly many thousand building lots in the Borough of Brooklyn for which a three-family would be the most suitable improvement. This is equally true of many thousand old buildings, which were designed for one family, but owing to changed neighborhood conditions are no longer profitable if occupied by less than three families.

"Builders declare that owing to the exactions of the Tenement House Law, owners cannot afford to remodel these houses, and the result is a decrease in actual and taxable values.

"Those who oppose the law concede

that the protection of the public health is of paramount importance. But they contend that the housing of three families in three-story houses constructed or remodeled under the supervision of the Building Department for the accommodation of three families, does not constitute a menace to the public health, and therefore does not justify the injury to property values that result from the operation of the law as it now stands, and they demand only such modification of the law as can be properly made, having due regard for the conservation of the public health and the rights of property owners."

## Where Books May Be Inspected.

The tax books may be inspected at the following places:

Manhattan, Hall of Records; Bronx, Tremont and Arthur avenues; Brooklyn, Municipal Building; Queens, Long Island City; Richmond, St. George.

The tax books will be open for public inspection until the last day for application for reduction of assessment, which is Nov. 15 for real estate and Nov. 30 for personal assessment. Unless application for reduction is made to the Tax Department before the books close, no reduction can be had by court proceedings.

Every resident is liable to personal assessment (in the borough where he or she resides), and while notice is usually mailed, failure to receive a notice does not relieve a person from liability for the tax. If notice is not received soon after Oct. 1 the amount of personal assessment, if any, can be ascertained at the office where tax books for the borough are kept. Taxes are based upon property owned on assessment day. The personal tax on this year's assessment will be payable in full May 1, 1913.

No notice is sent of the amount of real estate assessment, which can be ascertained only by inspecting the books in the tax office for the borough where the property is located, or by a written request, giving the block and lot number. The real estate tax on the assessment made this fall will be payable one-half May 1 and one-half Nov. 1, 1913.

## A New Title Company.

A new mortgage company, called the "National Bond and Mortgage Co." has been organized with William McCarroll, of the Public Service Commission, as president. It is being organized with a capital of \$1,000,000 to do a real estate business. It will have offices in the former home building of the Williamsburgh City Fire Insurance Company, at the northeast corner of Liberty street and Broadway. Its principal business will be title insurance, but it will be active in every phase of the real estate mortgage business.

## Penalties On Water Rates.

The Department of Water Supply, Gas and Electricity, on Oct. 1, placed a five per cent. penalty on all unpaid meter rates, covering a period before July 1 and ten per cent. penalty on all unpaid house rates.

The penalty against unpaid meter rates is charged for the first time this year and is one of the results of the amendment of the tax laws last spring. The ten per cent. penalty against house rates is the regular penalty which has always been charged.

## New Silk Center.

Fourth avenue has become the acknowledged center of the silk trade. The Silk Association of America will have its headquarters on the sixteenth floor of the twenty-story mercantile building which the Hess Realty Co. is erecting at the southwest corner of the avenue and 26th street, opposite Madison Square Garden, at a cost of \$900,000 for the building. For seventeen years the association has had its rooms at Broadway and Broome street.

## SUBURBAN PROSPECTS.

### Development Companies are Preparing for a Big Movement on Long Island.

D. Maujer McLaughlin, president of the Windsor Land and Improvement Co., which operates in the Long Island suburbs, says in a statement discussing the outlook for Long Island real estate generally during the winter:

"There is abundant evidence at hand to show that the selling of real estate within the suburban zone of Long Island will be active during the autumn and winter months. The rapid work on the construction of the new Jamaica terminal, for one thing, has convinced the investing public that, when it is completed and electrified railroad divisions radiate from it to the various parts of the island, real estate values in the territory affected will enhance materially as a result of the better transit facilities and the reduction in time between given points. The railroad company is having many new steel cars built, preparatory to giving the improved service that the enlarged Jamaica terminal will enable it to give. Nothing aids fee values like quick accessibility.

"The general evidence of increased prosperity throughout the United States must necessarily aid market conditions on Long Island, because real estate in the latter territory is an investment quantity among buyers far beyond its own borders. Inasmuch as industrial activity is more pronounced, small investors will do this winter what they have done in the past, namely, place money in Long Island land situated in or adjacent to growing communities within easy traffic reach of the metropolis. Of course, suburban real estate generally will benefit by improved conditions; but, Long Island real estate particularly will feel the uplift because the territory is the latest theatre of wide activity in suburban real estate. Money for building and real estate operations is readily obtainable.

"Industrials are strong. Factories and mills, with but very few exceptions, are busy to the limit of their capacity. When railroad earnings show a great increase, when the Steel Corporation is behind in its orders; when farm products show an increase of more than \$500,000 over the previous year; when building operations throughout the country show a marked increase; when exports are greater than they were a year ago; when the figures show a vast reduction in the number of idle freight cars, then times must be better for suburban real estate.

"Suburban building during the summer just ended has been extensive, and numerous houses are ready for delivery, while many more will be completed for occupancy next spring. Suburban dealers in lumber generally are stocking up in anticipation of a good winter's demand, while manufacturers of window sashes, doors and blinds are as busy as they ever have been in their history; and, it must be remembered, most of the frame window sash, door and blind manufacturers nowadays dispose of their products in the suburbs, because municipal structural work is mostly in metal.

"Yes, in spite of the fact that a presidential campaign is going on, there is a strong demand for Long Island real estate; and it is destined to continue indefinitely. Every new house on Long Island adds to the value of surrounding vacant property and accentuates the demand for it."

### Van Cortland Property Owners.

The owners of the lots bought at the recent Van Cortland estate sale have organized into an association. Their object is to have public improvements made in the property at the earliest possible date, and to have the

assessments and other expenses kept as low as possible. More than one-half of the property owners were represented.

A result of a concerted policy will be to develop the property and reward the owners much sooner than otherwise. The officers chosen were: President, Thomas T. Hopper, of Thomas T. Hopper & Co., builders; vice-president, S. Stanwood Menken, of Philbin, Beekman, Menken & Griscom, attorneys; secretary, J. Arthur Fisher, of J. Arthur Fisher & Co., real estate.

## RICHMOND STREET MAP.

### Important Physical Changes Under a New Layout.

A tentative map of a street system for the territory comprising the sections known as Holland Hook, Milliken, Bloomfield, Summerville and Overlook, has been prepared by the Topographical Bureau of Richmond Borough. The topographical work going on in Richmond Borough is a matter of keen interest to city planners everywhere, because of the opportunity afforded to exemplify modern ideas on the subject.

The plan now presented relates to an area containing about 2,500 acres. A tentative map for the adjoining area on the east and northeast has already been adopted. The map now under consideration provides for retaining most of the streets now in use and widening them generally to sixty feet.

Portions of Richmond Terrace and Washington avenue, and a few streets in Overlook, Londonderry and Summerville are to be discontinued. In some cases the effect of this treatment will be to deprive property of street frontage.

The principal new highways include Northfield Boulevard, with a width of 120 feet, this forming a continuation of a street already tentatively laid out in the adjoining section on the east and terminating at the water front at Arthur Kill; Sound road, with a width of 80 feet, forming an extension of Richmond terrace, and serving as a marginal street distant from about 2,000 to 3,000 feet from the water front; and New Jersey avenue, with a width of 80 feet, serving as a diagonal street to connect Bulls Head with Holland Hook.

A considerable portion of the area is at a low elevation, and in order to avoid the filling which would ordinarily be required for adequate drainage it is planned to fix elevations at a low level and to depend upon existing small water courses for drainage. This treatment, Chief Engineer Nelson P. Lewis, of the Board of Estimate, says, is inconsistent with the street plan, and that it is evident it would have to be amended.

Metropolitan conditions are ever expected to here obtain. The plan shows the proposed Summerville Park with an area of about 75 acres; this feature of the plan appears not to have been decided upon, as the plan also shows the area as subdivided by a street system.

Approval of the plan is by Chief Engineer Lewis recommended after an informal hearing, which has been fixed for October 17, but with the distinct understanding that when the final maps are prepared provision will be made for modifying street grades in such a way as to secure adequate drainage, for raising the elevation of the railroad at the New Jersey avenue intersection, for retaining within the street system the existing streets in sections where the abutting property has been subdivided and sold, for recognizing the impracticability of taking cemetery property for street purposes unless special legislation is obtained, and for making a clear determination as to the park areas which can be acquired under such policy as may be fixed upon by the Board of Estimate.

## OCTOBER MOVING.

### Many Families Moving to Suburbs, But Newcomers Outnumber Them.

If New York City can be said to have moving days any more, then Tuesday, the first of October, was one of them. So far as Manhattan is concerned, there was no great shifting about, either on the West Side or on Washington Heights. Still, there was considerable activity on the part of moving vans during the first days of the week. Brokers are agreed that the percentage of vacancies is smaller this fall than a year ago.

Regarding Harlem, Mr. Ransome E. Wilcox, of Wilcox & Shelton, 245 West 125th street, reported a considerable movement from there into the subway district of The Bronx. He had not noticed that the exodus into other boroughs or suburbs was any heavier than usual. On the other hand, the sum of the renting season was that the percentage of vacancies had certainly diminished in good up-to-date apartments.

"Houses finished this year," added Mr. Wilcox, "if the rates are not too high, are fairly well taken, especially the three, four and five-room apartments. The elevator apartments are in favor in localities where both elevator and old-style apartments are."

"The section in which we are interested is susceptible to further building improvements. The small, light apartments are most wanted, and the demand is likely to be stable, as they are safest for builder and investor. There is a considerable movement of tenants from Manhattan to the Bronx to the subway district."

Mr. P. C. Eckhardt, of 693 Ninth avenue, stated that the renting season on the West Side in his neighborhood had been much better than ever before. Owners had found that quite a number of tenants were moving to the suburbs, but there were nevertheless fewer vacancies by far than last year. No apartments had been erected lately in that neighborhood, but he recommended more apartments of four and five rooms.

## CENTRAL PARK WEST.

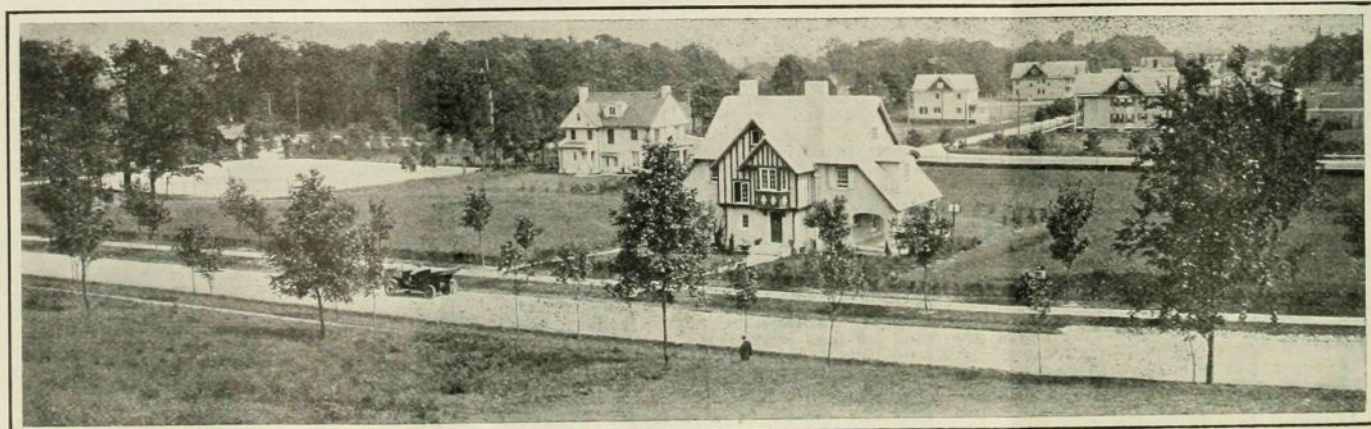
### Roadway to be Made Ten Feet Wider—Shade Trees Must Go—Will Be Easier For Traffic.

On November 7 the Board of Estimate will consider the question of widening the roadway and regulating the sidewalk widths of Central Park West between Columbia Circle and Cathedral Parkway. The existing roadway is fifty feet wide, and it is proposed to add ten feet to the width, this to adjoin a twenty-five foot sidewalk on the west side and a fifteen foot sidewalk on the east.

The roadway is occupied by a double-track trolley railroad, located close to the easterly curbing, and making it necessary that both north and south bound traffic should pass on the west side of the street. The widening is for the purpose of permitting a better regulation of traffic, but the treatment will destroy a number of large shade trees.

## Big Dock For Staten Island.

The American Dock and Terminal Company, of Staten Island, of which A. B. Pouch is president, will build a pier one thousand feet in length on property recently acquired at Tompkinsville. This will be the largest pier within the city of New York with direct all-rail connection independent of float or lighter service.



GENERAL VIEW AT JAMAICA ESTATES.

## 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.

### Local Board of Washington Heights.

AT CITY HALL, MANHATTAN, ON OCT. 5, AT 11 A. M.

A TUNNEL STREET.—Laying out a TUNNEL STREET extending from Bennett av to Riverside drive, at about 190th st.

SEWER IN A NEW AVENUE.—Construction of a sewer in THE NEW AVENUE east of Amsterdam av, extending from 181st to 188th st.

RIVERSIDE DRIVE.—Paving of the widening of RIVERSIDE DRIVE, bet 158th and 165th sts.

RIVERSIDE DRIVE.—Construction of a sewer, where necessary, in the widening of RIVERSIDE DRIVE, bet 158th and 165th sts.

PAVING A NEW AVENUE.—Paving of THE NEW AVENUE, east of Amsterdam av, bet 181st and 188th sts.

### Local Board of Kip's Bay.

AT CITY HALL, MANHATTAN, ON OCT. 5, AT 11.10 A. M.

EAST 11TH ST.—Reconstruction of the sewer in EAST 11TH ST, from Av D to the East River.

### Local Board of Murray Hill.

AT CITY HALL, MANHATTAN, ON OCT. 5, AT 11.25 A. M.

WEST 19TH ST.—Reconstruction of the sewer in WEST 19TH ST, bet 6th and 7th avs.

### Local Board of Bowery.

AT CITY HALL, MANHATTAN, ON OCT. 5, AT 11.20 A. M.

AV D.—Reconstruction of the sewer in AV D, bet 5th and 8th sts.

### Local Board of Greenwich.

AT CITY HALL, MANHATTAN, ON OCT. 5, AT 11.15 A. M.

JOHN ST.—Reconstruction of sewer in JOHN ST, from Nassau st to William st.

### Local Board of Harlem.

AT CITY HALL, MANHATTAN, ON OCT. 5, AT 11.30 A. M.

EAST 123D ST.—Fencing the vacant lots at 409 and 411 EAST 123D ST.

### Local Board of Flatbush.

AT BOROUGH HALL, BROOKLYN, ON OCT. 9, AT 2.30 P. M.

EAST 21ST ST.—To construct a sewer basin on EAST 21ST ST, at the northeast corner of Regent pl, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, \$200; assessed valuation, \$47,150.

EAST 29TH ST.—To regulate, grade, set cement curb and lay cement sidewalks from Clarendon rd to Canarsie la.

EAST 12TH ST.—To construct a sewer in EAST 12TH ST, from Av N to Av O.

EAST 16TH ST.—To rescind resolution of May 4, 1910, initiating proceedings to construct a sewer in EAST 16TH ST, from Av J to Av K.

EAST 16TH ST.—To construct a sewer in EAST 16TH ST, from the summit about 252 ft. south of Av J to Av K.

80TH ST.—To regulate, grade, set cement curb and lay cement sidewalks where necessary on 80TH ST., from 18th av to Bay Parkway, and from 23d av to Stillwell av.

WEST 27TH ST.—To lay a preliminary or permanent asphalt pavement on WEST 27TH ST, from Neptune av to Surf av.

75TH ST.—To lay a preliminary or permanent asphalt pavement on 75th st, from 13th av to 15th av.

69TH ST.—To lay a preliminary or permanent asphalt pavement on 69TH ST, from New Utrecht av to 18th av, where not already paved.

69TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on 69TH ST, from New Utrecht av to a line about 120 ft. east of 16th av, and from a line about 155 ft. east of 17th av to 18th av.

WEST ST.—To regulate, grade, set cement curb and lay cement sidewalks on WEST ST, from Church av to Fort Hamilton av.

WEST ST.—To lay a preliminary or permanent asphalt pavement on WEST ST, from Church av to Fort Hamilton av.

CLARA ST.—To lay a preliminary or permanent asphalt pavement on CLARA ST, from 35th st to West st.

NEPTUNE AV.—To regulate, grade, set cement curb and lay cement sidewalks on NEPTUNE AV, from West 15th st to West 6th st.

17TH AV.—To construct sewers in 17TH AV, from 80th st to 82d st, and from 83d st to 84th st, and outlet sewers in 80TH ST, from 17th av to 16th av, and in 81ST ST, from 17th av to 15th av.

BENSON AV.—To rescind resolution of June 27, 1912, initiating proceedings to lay a permanent asphalt pavement on BENSON AV, bet 20th av and 25th av.

BENSON AV.—To lay a permanent asphalt pavement on BENSON AV, from 21st av to 25th av.

NEWKIRK AV.—To regulate, grade, set cement curb, lay cement sidewalks where necessary and lay a preliminary or permanent asphalt pavement on NEWKIRK AV, from Nostrand av to East 34th st.

BEVERLEY RD.—To open, from East 2d st to Church av.

16TH AV.—To regulate, grade, set cement curb and lay cement sidewalks where not already done, on 16TH AV, from 60th st to the Sea Beach Railroad.

BAY 29TH ST.—To amend resolution of July 12, 1911, initiating proceedings to pave BAY 29TH ST, with asphalt on concrete foundation, from 86th st to Cropsey av, by providing for a preliminary or permanent asphalt pavement so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on BAY 29TH ST, from 86th st to Cropsey av."

EAST 13TH ST.—To lay a preliminary or permanent asphalt pavement from Av J to Av K.

AV C.—To amend resolution of December 4, 1911, initiating proceedings to pave AV C, with asphalt on concrete foundation, bet East 3d st and Gravesend av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on Av C, bet East 3d st and Gravesend av."

WEST 30TH ST.—To rescind resolution of June 27, 1912, initiating proceedings to lay a preliminary asphalt pavement on WEST 30TH ST, from Neptune av to the Atlantic Ocean.

WEST 30TH ST.—To lay a preliminary asphalt pavement on WEST 30TH ST, from Neptune av to a line about 360 ft. south of Surf av.

WEST 30TH ST.—To rescind resolution of February 20, 1908, initiating proceedings to regulate, grade, set curb on concrete, lay cement sidewalks and construct a timber bulkhead on WEST 30TH ST, bet Neptune av and the Atlantic Ocean.

WEST 30TH ST.—To regulate, grade, set curb on concrete, lay cement sidewalks and construct a timber bulkhead on WEST 30TH ST, bet Neptune av and a line 360 ft. south of Surf av.

EAST 2D ST.—To amend resolution of December 28, 1910, initiating proceedings to pave EAST 2D ST, with asphalt on concrete foundation, from Cortelyou rd to Ditmas av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on EAST 2D ST, from Cortelyou rd to Ditmas av."

EASTERN PARKWAY.—That a strip 5 ft. in width be graded along the east line of Lot 26 in Block 1271, located on the south side of Eastern parkway, bet Brooklyn and Kingston avs, at the expense of the owner or owners of said lot. Estimated cost, \$250; assessed valuation, \$35,000.

NOSTRAND AV.—That cement sidewalks 5 ft. in width be laid where necessary on NOSTRAND AV, from Clarendon rd to Av D, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, \$400; assessed valuation of the lots in front of which walks are to be laid, \$154,400.

BATH AV.—To construct a sewer basin on BATH AV, at the north corner of Bay 29th st, at the expense of the owner or owners of said lots fronting on the portions of the street draining into said basin. Estimated cost, \$200; assessed valuation, \$90,740.

16TH AV.—That cement sidewalks 5 ft. in width be laid on both sides of 16TH AV, from Cropsey av to a point about 600 ft. south thereof, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, \$1,000; assessed valuation of the lots in front of which sidewalks are to be laid, \$58,800.

EAST 35TH ST.—That cement sidewalks 5 ft. in width be laid in front of lots on the west side of EAST 35TH ST, bet Glenwood rd and Av H, known as Nos. 67 and 69, Block 7562, at the expense of the owner or owners of said lots. Estimated cost, \$90; assessed valuation, \$54,000.

FORT HAMILTON AV.—That cement sidewalks be laid on the east side of FORT HAMILTON AV, bet 38th and 39th sts., in front of lot No. 30, block 5298, at the expense of the owner or owners of said lot. Estimated cost \$—; assessed valuation, \$3,800.

CONEY ISLAND AV.—That cement sidewalks 5 ft. in width be laid in front of lot 38, block 5361, located on the west side of CONEY ISLAND AV, bet Beverley rd and Av C, at the expense of the owner or owners of said lot. Estimated cost, \$90; assessed valuation, \$10,750.

CHURCH AV.—To construct a sewer basin on CHURCH AV, south side, opposite East 8th st, at the expense of the owner or owners of lots fronting on the portions of the street draining into said basin. Estimated cost, \$250; assessed valuation, \$21,700.

WEST 27TH ST.—To construct sanitary sewers in WEST 27TH ST, from Surf av to Neptune av.

BAY 29TH ST.—To amend resolution of July 12, 1911, initiating proceedings to pave BAY 29TH ST, with asphalt on concrete foundation, from 86th st to Cropsey av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on BAY 29TH ST, from 86th st to Cropsey av."

EAST 38TH ST.—To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary or permanent asphalt pavement on EAST 38TH ST, from Av K north to Long Island Railroad.

WEST 17TH ST.—To lay a preliminary or permanent asphalt pavement on WEST 17TH ST, from Surf av to Neptune av, and a preliminary or permanent granite block pavement, from Neptune av to Coney Island Creek.

61ST ST.—To construct a sewer, from 16th av to 17th av.

GRAVESEND AV.—Construct a sewer, bet Av N and Av R.

FOSTER AV.—To construct a sewer basin on FOSTER AV, at the southwest corner of East 4th st, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, \$200; assessed valuation, \$15,750.

UNION ST, PRESIDENT ST, ROGERS AV, NOSTRAND AV.—To grade to the level of the curb the lots within the block bounded by Union and President sts and Rogers and Nostrand avs, known as Block 1275, with the exception of Lots 40 and 43.

OCEAN AV.—To lay cement sidewalks on the west side of OCEAN AV, bet Emmons av and Neck rd.

NEW YORK AV.—To lay a preliminary or permanent granite pavement or a preliminary or permanent asphalt pavement on NEW YORK AV, from Crown st to Sterling st, and to set stone curb on concrete foundation, from Montgomery st to Malbone st.

## Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, ON OCT. 15, AT 10.30 A. M.

REPAIR OF SIDEWALKS.—To pave or repair sidewalks as follows: RICHMOND TURNPIKE, bet Eddy st and Clove rd; RICHMOND TURNPIKE, bet Clove rd and Manor rd; RICHMOND TURNPIKE, bet Manor rd and Jewett av; CLOVE RD, bet Richmond rd and Richmond turnpike; NEW DORP LA, bet 10th st, east to end of street; RICHMOND RD, bet St. Andrew's Rectory and Court st, also curb and gutter.

REPAIR OF SIDEWALKS.—To pave or repair sidewalks as follows: RICHMOND TERRACE, bet Stuyvesant pl and Jersey st; RICHMOND TERRACE, bet Jersey st and Broadway, West New Brighton; BROADWAY, bet Forest av and Clove rd; BROOKS AV, bet Columbia st and Clove rd; CLOVE RD, bet Brooks av and Richmond turnpike; OAK ST, bet Clove rd and Richmond rd.

VAN PELT AV.—To construct sidewalks in VAN PELT AV, bet Washington av and the railroad, 3d Ward.

NEW DORP LA.—To pave or repair sidewalks in NEW DORP LA, bet 1st and 10th sts, 4th Ward.

NAUTILUS ST.—To relieve drainage conditions in NAUTILUS ST, 4th Ward.

ERASTINA PL.—To extend ERASTINA PL southward to Maple av and Linden av, 3d Ward.

WARREN ST.—To construct curb and gutter, also sidewalk, in WARREN ST, from Gordon st to the end, 2d Ward.

BEECHWOOD AV.—To regulate and grade and construct sidewalks in BEECHWOOD AV, bet Crescent av and 5th st, 1st Ward.

WRIGHT ST.—To construct and complete sidewalks in WRIGHT ST, 2d Ward.

INNIS ST.—To regrade INNIS ST, bet Nicholas av and John st, 3d Ward, and to construct sidewalks.

SHARPE AV.—To pave and repair sidewalks in SHARPE AV, bet Hatfield pl and Charles av, 3d Ward.

BROADWAY.—To regulate and grade, macadamize, curb and gutter, also sidewalk the extension of BROADWAY, south to Mersereau av, 3d Ward.

## LOCAL BOARD RESOLUTIONS.

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

### Local Board of New Lots.

AT BOROUGH HALL, BROOKLYN, ON OCT. 2.

RALPH AV.—To lay cement sidewalks and a permanent asphalt pavement on RALPH AV,

from East New York av to East 96th st. Adopted.

DOUGLASS ST.—To regulate, grade, set cement curb and lay cement sidewalks on DOUGLASS ST, from Dumont av to Riverdale av. Adopted.

DOUGLASS ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation. DOUGLASS ST, from Dumont av to Riverdale av. Adopted.

SUTTER AV.—To regulate, grade, set cement curb and lay cement sidewalks on SUTTER AV, from a point 100 ft east of Crescent st to Sheridan av. Adopted.

UNION PL.—To construct sewer basins on UNION PL, at the northeast corner of Railroad av and at the northwest corner of Nichols av, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basins. Estimated cost, \$400; assessed valuation, \$136,100. Adopted.

UNION PL.—To construct sewers in UNION PL, from Lincoln av east about 62 ft, and from Grant av west about 130 ft. Laid over.

UNION ST.—To regulate, grade, set cement curb and lay cement sidewalks where necessary on UNION ST, from Utica av to Rochester av. Adopted.

UTICA AV.—To construct sewers in UTICA AV, from Church av to an unnamed marginal street on the north side of and parallel with the Long Island Railroad. Adopted.

UTICA AV.—To amend resolution of May 4, 1911, initiating proceedings to regulate, regrade, set cement curb and lay cement sidewalks on UTICA AV, bet Church and Flatbush avs, by excluding therefrom that portion of UTICA AV bet the Long Island Railroad about 125 ft south of Farragut rd and Flatbush av by excluding therefrom provisions for laying cement sidewalks and by including therein the words "where not already done," and to make the amended resolution read as follows:

"To regulate, grade and set cement curb where not already done on UTICA AV, bet Church av and the Long Island Railroad, about 125 ft south of Farragut rd." Adopted.

ELTON ST.—To regulate, grade, set cement curb and lay cement sidewalks on ELTON ST, from Vienna av to Wortman av. Adopted.

AMBOY ST.—To amend resolution of May 4, 1911, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on AMBOY ST, bet Blake av and East 98th st, by excluding from the provisions thereof that portion of AMBOY ST bet Lott av and East 98th st, so as to make the amended resolution read as follows:

"To regulate, grade, set cement curb and lay cement sidewalks on AMBOY ST, from Blake av to Lott av." Adopted.

AMBOY ST.—To regulate, grade, set cement curb and lay cement sidewalks on AMBOY ST, bet Lott av and East 98th st. Adopted.

DOUGLASS ST.—To rescind resolution of May 4, 1911, initiating proceedings to regulate, grade, curb and lay sidewalks on DOUGLASS ST, bet Sutter and Blake avs. Adopted.

LINCOLN AV.—To lay a preliminary or permanent asphalt pavement on LINCOLN AV, from Etna st to Ridgewood av. Adopted.

AMES ST.—To amend resolution of May 4, 1911, initiating proceedings to regulate, grade, curb and lay sidewalks on AMES ST, bet Sutter and Dumont avs, by excluding from the provisions thereof that portion of AMES ST bet Sutter and Blake avs so as to make the amended resolution read as follows:

"To regulate, grade, set cement curb and lay cement sidewalks on AMES ST, bet Blake and Dumont avs." Adopted.

McKINLEY AV.—Recommending to the Board of Estimate and Apportionment that the roadway width of McKINLEY AV, from Railroad av to Elderts la, be changed from 30 ft to 24 ft. Adopted.

JUNIUS ST.—To construct sewers in JUNIUS ST, from Blake av to Dumont av, and in DUMONT AV, from Junius st to Snediker av. Adopted.

BLAKE AV.—To amend resolution of February 3, 1911, initiating proceedings to pave BLAKE AV with asphalt on concrete foundation, from East 98th st to Howard av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary asphalt pavement on a 4-inch concrete foundation on BLAKE AV, from East 98th st to Howard av." Adopted.

TAPSCOTT ST.—To amend resolution of March 15, 1912, initiating proceedings to pave TAPSCOTT ST with asphalt on concrete foundation, from East New York av to East 98th st, INCLUDING THE PORTION OF THE ROADWAY east of the triangular parking space at the intersection of Blake av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary asphalt pavement on a 4-inch concrete foundation on TAPSCOTT ST, from East New York av to East 98th st, INCLUDING THE PORTION OF THE ROADWAY east of the triangular parking space at the intersection of Blake av." Adopted.

HOWARD AV.—To amend resolution of March 15, 1912, initiating proceedings to pave HOWARD AV with asphalt on concrete foundation, excluding the 14-ft malls in the centre of the street, from Blake av to Livonia av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary asphalt pavement on a 4-inch concrete foundation on HOWARD AV, excluding the 14-ft malls in the centre of the street, from Blake av to Livonia av." Adopted.

DOUGLASS ST.—To construct a sewer from Blake av to Dumont av. Adopted.

MONTAUK AV.—To regulate, grade, set cement curb and lay cement sidewalks, from Atlantic av to Liberty av. Adopted.

MONTAUK AV.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, from Atlantic av to Liberty av. Adopted.

RIVERDALE AV.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation from East 98th st to Amboy st. Adopted.

FURMAN AV, BUSHWICK AV AND ABERDEEN ST.—That the unfenced portion of lot lying on the south side of FURMAN AV, bet Bushwick av and Broadway; on the west side of BUSHWICK AV, bet Furman av and Aberdeen st, and on the north side of ABERDEEN ST, bet Bushwick av and Broadway, known as No. 31, Block 3466, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lot. Estimated cost, \$50; assessed valuation, \$21,500. Adopted.

UTICA AV.—That the lot lying on the east side of UTICA AV, bet Prospect pl and St. Marks av, known as No. 9, Block 1361, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lot. Estimated cost, \$10; assessed valuation, \$1,500. Denied.

BARRETT ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation on BARRETT ST, from East New York av to Blake av. This is an amended resolution. Adopted.

HILL ST.—That the lots lying on the north side of HILL ST, bet Crescent st and Railroad av, known as Nos. 34 and 35, Block 4170, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lots. Estimated cost, \$20; assessed valuation, \$2,200. Adopted.

BELMONT AV, WYONA ST.—That the lots lying on the south side of BELMONT AV, bet Vermont st and Wyona st, and on the west side of WYONA ST, bet Belmont av and Sutter av, known as Nos. 23, 24, 25, 26 and 27, Block 3757, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lots. Estimated cost, \$76; assessed valuation, \$5,400. Adopted.

LINDEN ST.—That the lots lying on the east side of LINDEN ST, bet Knickerbocker and Hamburg avs, known as Nos. 25 and 26, Block 3334, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lots. Adopted.

HERKIMER ST.—That a cement sidewalk five feet in width be laid in front of lot lying on the south side of HERKIMER ST, bet Bancroft pl and Prescott pl, known as No. 9, Block 1557, at the expense of the owner or owners of said lot. Estimated cost, \$25; assessed valuation, \$2,250. Adopted.

HERKIMER ST.—That the lot lying on the south side of HERKIMER ST, bet Bancroft pl and Prescott pl, known as No. 9, Block 1557, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lot. Adopted.

CHESTNUT ST.—That cement sidewalks five feet in width be laid on the west side of CHESTNUT ST, bet Jamaica av and Etna st, in front of Lot 29, Block 4103, at the expense of the owner or owners of said lot. Estimated cost, \$90; assessed valuation, \$7,700. Adopted.

CHESTNUT ST.—That the lot lying on the west side of CHESTNUT ST, bet Jamaica av and Etna st, and on the south side of JAMAICA AV, bet Chestnut and Richmond sts, known as No. 29, Block 4103, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lot. Estimated cost, \$45; assessed valuation, \$7,700. Adopted.

POWELL ST.—To lay a preliminary asphalt pavement on a 4-inch concrete foundation, bet Riverdale av and Vienna av. Adopted.

SUTTER AV.—That the lots lying on the north side of SUTTER AV, bet Montauk and Atkins avs, known as Nos. 37 and 38, Block 4039, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lots. Estimated cost, \$16; assessed valuation, \$1,500. Laid over.

## PROCEEDINGS OF THE BOARD OF ESTIMATE.

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

### MANHATTAN.

7TH AV, ETC.—Proposed area of assessment in the matter of acquiring title to the extension of 7TH AV from its present south end to Carmine st; the widening of VARICK ST, from Carmine st to Franklin st; and the extension of VARICK ST, as widened, from Franklin st to West Broadway. Referred back to the select committee of the Board of Estimate.

WEST 138TH ST.—Proposed enlarged area of assessment in the matter of acquiring title to the widening of WEST 138TH ST, at its junction with 5th av. Adopted, that the area extend north on both sides of 5TH AV to a line midway bet 139th and 140th sts, and south along both sides of 5TH AV, to a line bet 128th and 129th sts. The assessment area in the Bronx remains unchanged.

PUBLIC PARK.—Laying out a PUBLIC PARK bounded by Hamilton pl, Amsterdam av and West 143d st. Public hearing Oct. 17.

WEST 138TH ST, ETC.—Acquiring title to WEST 138TH ST, and to WEST 139TH ST, from Edgecombe av to St. Nicholas av. Laid over until Dec. 5.

WEST 168TH ST, ETC.—Rescinding the resolution of April 18, 1912, granting final authorization for grading, curbing, recurling, flagging and reflagging WEST 168TH ST, from Amsterdam av to Jumel pl. Adopted.

WEST 141ST ST.—Paving with asphalt block (permanent pavement) WEST 141ST ST, from Broadway to Riverside drive. Preliminary work. Adopted.

WEST 178TH ST.—Paving with asphalt (permanent pavement) and curbing and recurling WEST 178TH ST, from Pinehurst av to North-ern av. Preliminary work. Adopted.

WEST 150TH ST.—Paving with asphalt block (permanent pavement) and curbing and recurling WEST 150TH ST, from 7th av to 8th av. Adopted.

WEST 150TH ST.—Paving with granite block (permanent pavement) and curbing and recurling WEST 150TH ST, from Broadway to Riverside drive. Adopted.

NORTHERN AV.—Paving with asphalt block (permanent pavement) and curbing and recurling NORTHERN AV, from West 181st st to a point 1,092 ft. north therefrom; and paving with sheet asphalt (permanent pavement) and curbing and recurling from a point 1,092 ft. north from West 181st st to West 190th st. Adopted.

CENTRAL PARK WEST.—Fixing the roadway of CENTRAL PARK WEST, from Columbus Circle to Cathedral Parkway. Laid over until Nov. 7.

### BRONX.

STREET SYSTEM.—Changing the grade of the STREET SYSTEM bounded by Edson av, Haamersley av, Baychester av, East 22d st, Bolier av and Arnow av. Adopted.

STREET SYSTEM.—Changing grade of the STREET SYSTEM bounded by Aqueduct Av East, West 184th st, Jerome av and West 183d st; and also the grade of EAST 183D ST, bet Jerome av and Walton av. Adopted.

LURTING AV.—Proposed area of assessment in the matter of acquiring title to LURTING AV, from Walker av to the property of the New York, New Haven & Hartford Railroad Co. All of the cost is to be assessed upon the property benefited. Adopted, with the request that the Corporation Counsel secure the same commissioners as those in the Fort Schuyler road proceeding.

VAN CORTLANDT PARK SOUTH.—Request of the New York Central & Hudson River Railroad Co. for a modification in the grade of VAN CORTLANDT PARK SOUTH, at its intersection with the right-of-way of the New York & Putnam Railroad. Referred to the President of the Bronx.

STREET PLAN.—Modification in the STREET PLAN bounded by Longwood av, Tiffany st, Randall av, Leggett av and Barry st. Public hearing on Oct. 17.

COTTAGE PL.—Change in the lines of COTTAGE PL, bet East 170th st and Crotona Park South. Public hearing on Oct. 17.

PUBLIC PARK.—Laying out a PUBLIC PARK at the junction of Hunts Point av, East 163d st and Whitlock av. Referred back to the President of the Bronx.

PUBLIC PLACE.—Petition of Truman H. and Geo. E. Baldwin, on behalf of Wm. Simpson and others, etc., requesting that one-half of the cost of acquiring THE PUBLIC PLACE at the intersection of Whitlock av, Hunts Point rd and Southern Boulevard, and one-fourth of the cost of widening LUDLOW AV, from Tremont av to Whitlock av be placed upon the City of New York or upon the Borough of the Bronx or upon both. Referred to the President of the Bronx.

BALCOM AV.—Corporation Counsel advises that from such information as has been presented it would appear that the land within the lines of BALCOM AV bet Waterbury av (Marrin st) and Whittemore av (Bowne st) is owned by ST. RAYMOND'S CEMETERY and is not subject to an easement for street use. For this reason he advises that title to THIS PORTION OF BALCOM AV cannot be acquired unless special legislation is secured. The matter is referred to the President of the Bronx.

UNIONPORT RD.—Acquiring title to UNIONPORT RD, from Morris Park av to Bronx Park East, near Bear Swamp rd. Laid over until Oct. 17.

TIBBETT AV, ETC.—Request on behalf of a number of property owners that the city assume a portion of the cost of the proceeding for acquiring title to TIBBETT AV and to CORLEAR AV, from West 230th st to West 240th st, and for AN ENLARGEMENT OF THE ASSESSMENT AREA. Referred to the President of the Bronx.

ADAMS ST, ETC.—Amending the proceeding for acquiring title to ADAMS ST, MELVILLE ST AND VAN BUREN ST, from Morris Park av to the New York, New Haven & Hartford Railroad, to conform with a recent change in the lines of ADAMS ST, south of Van Nest av. Laid over until Oct. 17.

EAST 222D ST.—Petition of property owners requesting the adoption of a resolution providing for placing upon the city at large 50 per cent. of the cost of the proceeding for acquiring title to EAST 222D ST, bet Bronx River and 7th st, and ALSO THE COST of the first commission appointed to act in the proceeding. Denied.

RIVERDALE AV.—Acquiring title to RIVERDALE AV, from its junction with Spuyten Duyvil rd, near West 231st st, to the land acquired for Spuyten Duyvil Parkway. Laid over until Nov. 14.

SPUYTEN DUUVIL RD.—Rule map, damage map and profile in the proceeding for acquiring title to SPUYTEN DUUVIL RD, from West 230th st to West 242d st; and to RIVERDALE AV, from West 230th st north to its junction with Spuyten Duyvil rd. Adopted.

ARCHER ST, ETC.—Supplementary rule map, damage map and profile in the proceeding for acquiring title to ARCHER ST, from Beach av to Storrow st; BEACON AV, from Rosedale av to Beach av; WOOD AV, from Beach av to Storrow st; MERRILL ST, from Rosedale av to Beach av; STORROW ST, from the public place at the junction of Tremont av and Westchester av to Unionport rd; GRAY ST, from the public place at the junction of Tremont av to Unionport rd; and GUERLAIN ST, from Beach av to Unionport rd. Adopted.

SEWERAGE DISTRICT, 33-C-5.—Modification in the drainage plan. Adopted.

SEWERAGE DISTRICT, 43-L.—Drainage plan for this district is adopted.

SEWERAGE DISTRICT, 43-N.—Drainage plan for this district is adopted.

TIFFANY ST.—Sewer, from Whitlock av to Garrison av. Preliminary work. Adopted.

ST. GEORGE'S CRESCENT.—Sewer, from East 206th st to Van Cortlandt av. Preliminary work. Adopted.

TREMONT AV.—Sewer, from Theriot av to Rosedale av. Preliminary work. Adopted.

BEACON AV (ST).—Regulating and grading, from Rosedale av to Beach av. Preliminary work. Adopted.

GRAND AV.—Regulating and grading, from West 181st st to West 184th st. Preliminary work. Adopted.

PARKER ST.—Regulating and grading, from Westchester av to Lyon av. Preliminary work. Adopted.

GARRISON AV.—Regulating, grading and paving with granite block (preliminary pavement) GARRISON AV, from Whittier st to the bulkhead line of the Bronx River. Preliminary work. Adopted.

TIFFANY ST.—Regrading, curbing and re-curb-ing, flagging and reflagging, and paving with asphalt block (permanent pavement) TIF-FANY ST, from Southern Boulevard to Lafay-ette av. Preliminary work. Adopted.

AQUEDUCT AV.—Paving with bituminous concrete (preliminary pavement) and adjusting the curbing where necessary on AQUEDUCT AV, from Fordham rd to Kingsbridge rd. Preliminary work. Adopted.

MORRIS AV.—Paving with bituminous concrete (preliminary pavement) and adjusting curb where necessary in MORRIS AV, from East 184th st to Fordham rd. Preliminary work. Adopted.

EAST 173D ST.—Paving with bituminous concrete (preliminary concrete) and adjusting curb where necessary in EAST 173D ST, from Southern Boulevard to Bryant av. Preliminary work. Adopted.

DORSEY ST.—Regulating and grading, from Zerega av to Seddon st. Adopted. Title vests in the city on Oct. 15, 1912.

MCGRAW AV.—Regulating and grading, from Unionport rd to Beach av. Adopted. Title to MCGRAW AV, from White Plains rd to Unionport rd vests in the city on Oct. 15, 1912.

ROSEDALE AV.—Regulating and grading, from Walker av to Tremont av. Adopted. Title vests in the city on Oct. 15, 1912.

EAST 242D ST.—Regulating and grading, from Katonah av to the north boundary of the city. Adopted.

EAST 193D ST.—Regulating and grading, from Bainbridge av to Webster av. Adopted.

WEST 261ST ST.—Paving with bituminous concrete (preliminary pavement) and curbing where necessary WEST 261ST ST, from Riverdale av to Broadway. Adopted.

BARRETTO ST.—Regulating and grading and paving with asphalt block (permanent pavement) BARRETTO ST, from Southern Boulevard to Whitlock av. Adopted.

ST. MARYS ST.—Paving with asphalt (per-manent pavement), and curbing where neces-sary ST. MARYS ST, from Wales av to South ern Boulevard; and WALES AV, from the Port Morris Branch of the New York & Har-lem Railroad to St. Mary's st. Adopted.

DEVOE TERRACE.—Paving with bituminous concrete (preliminary pavement) and ad-justing the curbing where necessary on DE-VOE TERRACE, from Webb av to West 190th st. Adopted.

HEATH AV.—Paving with asphalt block (preliminary pavement) and curbing where necessary HEATH AV from Boston av to Fort Independence st. Adopted.

WALKER AV.—Paving with asphalt block (permanent pavement) and curbing where nec-essary WALKER AV, from Morris Park av to Unionport rd. Adopted.

EAST 165TH ST.—Paving with asphalt (per-manent pavement) and curbing where neces-sary EAST 165TH ST, from Intervale av to Westchester av. Adopted. The entire cost of the improvement to be assessed upon the prop-erty benefited.

VYSE AV.—Paving with bituminous concrete (preliminary pavement) and adjusting the curbing where necessary on VYSE AV, from East 172d st to East 173d st. Adopted.

LURTING AV.—Sewer in LURTING AV, from Walker av to the New York, New Haven & Hartford Railroad. Adopted.

TAYLOR AV, ETC.—Sewer in TAYLOR AV, from Wood av to Westchester av; BEACH AV, from Wood av to Randolph av. Adopted. Title vests in the city on Oct. 15, 1912.

AQUEDUCT AV.—Paving with asphalt block (permanent pavement) and curbing where nec-essary AQUEDUCT AV, from the south cross-walk at Burnside av, as laid out west from Aqueduct av, to the north line of West 181st st. Adopted.

PARKER ST.—Regulating and grading, from Westchester av to Lyon av. Adopted.

AQUEDUCT AV.—Paving with bituminous concrete (preliminary pavement) and adjusting the curbing where necessary on AQUEDUCT AV, from Fordham rd to Kingsbridge rd. Adopted.

GARRISON AV.—Regulating and grading and paving with granite block (preliminary pave-ment) GARRISON AV, from Whittier st to the bulkhead line of Bronx river. Adopted.

TIFFANY ST.—Sewer, from Whitlock av to Garrison av. Adopted.

SPUYTEN DUUVIL TRUNK SEWER.— Re-quest of the President of the Bronx for the ap-proval and execution of an agreement with the New York Central & Hudson River Railroad Co. and the New York State Realty & Termi-nal Co., granting to THE CITY AN EASE-

MENT to construct and maintain a TRUNK SEWER AT SPUYTEN DUUVIL which will traverse railroad lands for a distance of a lit-tle more than 200 ft. Adopted.

BAXTER CREEK.—Request of the President of the Bronx that application be made to the Secretary of War to establish the southerly line of RANDALL AV as the head of naviga-tion of BAXTER CREEK and for consent to fill in the bed of the stream at all street inter-sections north therefrom. Adopted.

NEW YORK, NEW HAVEN & HARTFORD R. R.—The Corporation Counsel advises the Board of Estimate that it may consent to the construction of an extension of EASTCHESTER RD BRIDGE of the NEW YORK, NEW HAV-EN & HARTFORD RAILROAD CO. without granting an additional franchise. Referred to the President of the Bronx.

CASTLE HILL AV.—Request from the Bronx Citizens' League that the city assume 40 per-cent of the cost of proceeding for acquiring title to CASTLE HILL AV, from West Farms rd to the public place at its south terminus; and, to THE SAID PUBLIC PLACE for the reason that the width of this street is more than 60 ft. Denied.

BRONX BOULEVARD.—Petition of property owners for relief from assessment in the pro-ceeding for acquiring title to BRONX BOULE-VARD, from Boston rd to East 242d st. Re-ferred to the President of the Bronx.

BROOKLYN.

81ST ST.—Changing the grade of 81ST ST, from Narrows av to Colonial rd. Adopted.

OLD OVINGTON AV.—Closing and discontin-uing that portion of OLD OVINGTON AV, bet 8th av and a line about 170 ft. west of 7th av, which falls outside of the street plan as now laid out. Adopted.

PUBLIC PARK, ETC.—Laying out a PUBLIC PARK to include: A.—The two blocks bounded by Hopkinson av, Lott av, Chester st, and Hegeman av; and, the block bounded by Hop-kinson av, Hegeman av, Amboy st and Lott av, EXCEPTING the land acquired and used for a public school; or B.—The two blocks bounded by Lott av, Chester st, Hegeman av and Hop-kinson av; and the four blocks bounded by Lott av, Hopkinson av, Hegeman av and East 98th st, EXCEPTING the parcel which has been acquired and used for a public school. Resolution A was referred to the Borough President of Brooklyn, while resolution B was withdrawn.

DOCK ST.—Closing and discontinuing DOCK ST, between Water st and the bulkhead line of the East River. Adopted.

AN UNNAMED STREET.—Laying out AN UNNAMED (DOCK) STREET, extending from Water st to the East River. Resolution adopted authorizing the map change and fix-ing the roadway width.

BATH AV.—Proposed area of assessment in the matter of acquiring title to BATH AV, from the line bet the former towns of New Utrecht and Gravesend to Stillwell av, excepting the right-of-way of the Brooklyn, Bath & West End Railroad. Adopted, to acquire title and fix area of assessment.

11TH AV AND 61ST ST.—Map submitted by the Commissioner of Gas, Water Supply and Electricity, showing a parcel of land needed for a REPAIR STATION at the north corner of 11TH AV and 61ST ST. Adopted.

ALBANY AV, ETC.—Change in the grade of the STREET SYSTEM bounded by Albany av, Union st, Utica av and Maple st. Laid over until Oct. 17.

CONEY ISLAND AV, ETC.—Change in the lines and grades of the STREET SYSTEM bounded by Coney Island av, Beverley rd, Flatbush av, Farragut rd, Ocean av and Av G. Laid over until Oct. 17.

WEST 32D ST.—Communication from the Corporation Counsel advising that he sees no reason for questioning the validity of the GRANT OF LAND UNDER WATER at the foot of WEST 32D ST, Brooklyn. Referred to the Borough President.

EAST 12TH ST, ETC.—Amending the proceed-ing for acquiring title to EAST 12TH ST, from Av H to Av T; EAST 13TH ST, from Av H to Av T and from Gravesend Neck rd to Nep-tune av; EAST 14TH ST, from Av D to Fos-ter av, from Av H to Kings Highway, and from Av V to Gravesend Neck rd; EAST 15TH ST, from Av H to Kings Highway and from Av V to Emmons av, excluding from each street the land occupied by the tracks of the Long Island Railroad, and also from East 13th st and East 15th st the land occupied by the tracks of the Brooklyn and Brighton Beach Railroad, so as to relate to these streets as now mapped. Laid over until Oct. 17.

90TH ST.—Acquiring title to 90TH ST, from Ridge Boulevard to 3d av. Laid over until Oct. 17.

DRAINAGE DITCH OR CANAL.—Amended rule map in the proceeding for acquiring title to the land needed for a DRAINAGE DITCH OR CANAL located bet Canal Av North and Canal Av South, extending from Gravesend Bay to Sheepshead Bay and bet West 10th st and West 11th st extending from Canal Av North to Av V. Resolution rescinding pro- vision in resolution of May 16, 1912, relating to rule map adopted as well as the resolution approving amended rule map.

DITMAS AV.—Rule map and damage map in the proceeding for acquiring title to DITMAS AV, from Ralph av to East 98th st. Adopted.

BELMONT AV.—Rule and damage maps in the proceeding for acquiring title to BEL-MONT AV, from Pennsylvania av to Wyona st and from Elderts la to the old city line. Adopt-ed.

EAST 34TH ST.—Sewer, from Clarendon rd to Newkirk av. Preliminary work. Adopted.

15TH AV.—Sewers in 15TH AV, from 77th st to 78th st; and 78TH ST, from 15th av to 16th av. Preliminary work. Adopted.

65TH ST.—Sewer in both sides of 65TH ST, from 14th av to New Utrecht av. Preliminary work. Adopted.

ROCKAWAY AV, ETC.—Sewer in ROCKAWAY AV, from Riverdale av to Lott av; LOTT AV, from Rockaway av to Thatford av; in NEWPORT ST, from Thatford av to Rockaway av, and in THATFORD AV, from Newport st to Vienna av. Preliminary work. Adopted.

1ST ST.—Sewer in 1ST ST, from Foster av to Webster av. Preliminary work. Adopt-ed.

15TH AV.—Sewer in 15TH AV, from 74th st to 75th st. Preliminary work. Adopted.

GLENWOOD RD, ETC.—Sewer in GLENWOOD RD, from Brooklyn av to East 40th st; EAST 37TH ST, from Glenwood rd to the existing sewer about 118 ft north therefrom, and in EAST 40TH ST, from Glenwood rd to Farragut rd. Preliminary work. Adopted.

13TH AV.—Sewer in 13TH AV, from 57th st to 58th st. Preliminary work. Adopted.

EAST 13TH ST.—Sewers in EAST 13TH ST, EAST 14TH ST and EAST 15TH ST, from Av K to the sewer summit south therefrom. Preliminary work. Adopted.

EAST 35TH ST, ETC.—Amending the resolu-tion granting preliminary authorization for sewers in EAST 35TH ST, from Clarendon rd to Newkirk av, and in NEWKIRK AV, from East 38th st to New York av, by including the sewer in EAST 35TH ST, from Newkirk av to a point about 215 ft south therefrom. Adopted, amending resolution of June 27, 1912, authorizing preliminary work.

WEST 30TH ST.—Regulating and grading WEST 30TH ST, from Neptune av to the Atlan-tic ocean, and constructing a timber bulk-head. Preliminary work. Adopted.

BARRETT ST.—Regulating and grading, from East New York av to Dumont av. Prelim-inary work. Adopted.

36TH ST.—Regulating and grading 36TH ST, from 12th av to West st, and NEW UTRECHT AV, from Church av and 36th st to 14th av. Preliminary work. Adopted.

ERASMUS ST.—Regulating and grading ERASMUS ST, from Nostrand av to Rogers av. Preliminary work. Adopted.

35TH ST.—Regulating and grading 35TH ST, from Church av to West st. Preliminary work. Adopted.

MONTAUK AV.—Regulating and grading MONTAUK AV, from Liberty av to Pitkin av. Preliminary work. Adopted.

67TH ST.—Regulating and grading and paving with asphalt (preliminary pavement) 67TH ST, from 1st av to 2d av. Preliminary work. Adopted.

45TH ST.—Paving with asphalt (preliminary pavement) 45TH ST, from 14th av to 15th av. Preliminary work. Adopted.

AV H.—Paving with asphalt (permanent pave-ment) AV H, from Coney Island av to the right-of-way of the Brighton Beach Railroad. Preliminary work. Adopted.

METROPOLITAN AV.—Paving with second-hand granite block (preliminary pavement) METROPOLITAN AV, from Grand st to the borough line. Preliminary work. Adopted.

CORNELIA ST.—Paving with asphalt (preliminary pavement) where not already paved CORNELIA ST, from Irving av to the Queens county line. Preliminary work. Adopted.

ERASMUS ST.—Paving with asphalt (preliminary pavement) ERASMUS ST, from Nos-trand av to Rogers av. Preliminary work. Adopted.

LINCOLN PL.—Paving with asphalt (preliminary pavement) LINCOLN PL, from Clason av to a point 580 ft east therefrom. Prelim-inary work. Adopted.

NORMAN AV.—Paving with granite block (permanent pavement) NORMAN AV, from a line about 100 ft west of Morgan av to Bridge-water st. Preliminary work. Adopted.

MOULTRIE ST.—Paving with asphalt (preliminary pavement) MOULTRIE ST, from Nor-man av to Meserole av. Preliminary work.

EAST 32D ST.—Paving with asphalt (preliminary pavement) EAST 32D ST, from Far-ragut rd north to the line of the Waterworks. Preliminary work. Adopted.

EAST 15TH ST.—Paving with asphalt (preliminary pavement) EAST 15TH ST, from Av H to Av J, excluding the land occupied by the Long Island Railroad. Preliminary work. Adopted.

EAST 14TH ST.—Paving with asphalt (per-manent pavement) EAST 14TH ST, from Av H to Av K, excluding the land occupied by the Long Island Railroad. Preliminary work. Adopted.

LEFFERTS AV, ETC.—Paving with asphalt (permanent pavement) the unpaved portion of the intersection of LEFFERTS AV and NOS-TRAND AV. Preliminary work. Adopted.

56TH ST.—Paving with asphalt (preliminary pavement) 56TH ST, from 12th av to 13th av. Preliminary work. Adopted.

PUBLIC HEARINGS.  
By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

At a Special Term of the Supreme Court for the hearing of motions, to be held in the County Court House, Brooklyn, at the opening of court, on Oct. 11, application will be made for the ap-pointment of commissioners of estimate and a commissioner of assessment in each of the fol-lowing proceedings:

9TH AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending 9TH AV, from Flushing av to Berrian av, 1st Ward.

QUEENS BOULEVARD, QUEENS.—Acquiring title to the lands, etc., required for opening and extending QUEENS BOULEVARD, from Vandam st to Hillside av, 1st, 2d and 4th Wards.

HAROLD AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending HAROLD AV, from Queens Boulevard to Skillman av, 1st Ward.

MARY ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending MARY ST, from Flushing av to the north property line of the Long Island Railroad, and from the south property line of the Long Island Railroad to Metropolitan av, 2d Ward.

BRYANT AV, BRONX.—Acquiring title to certain lands, etc., on the west side of BRYANT AV, bet East 172d st and East 173d st, 24th Ward, duly selected as a site for a public school. Application will be made to Special Term, Part 3, Supreme Court, Manhattan, on Oct. 10, at the opening of court, for the appointment of commissioners of estimate and appraisal in the above matter.

At Special Term, Part 3, Supreme Court, Manhattan, on Oct. 10, at 10.30 a. m., application will be made for the appointment of commissioners of estimate and a commissioner of assessment in each of the following proceedings:

SUMMIT PL, BRONX.—Acquiring title to the lands, etc., required for opening and extending SUMMIT PL, from Heath av to Bailey av, 24th Ward.

EAST 213TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 213TH ST, from Bronx Boulevard to Boston rd, 24th Ward.

#### EXAMINATIONS OF COMMISSIONERS.

WEST 8TH ST, BROOKLYN.—Closing and discontinuing WEST 8TH ST, from Surf av to the mean high water line of the Atlantic Ocean, 31st Ward. Chas. J. McDermott, Wm. H. Harding and Frank H. Tyler, commissioners in the above proceeding, will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Oct. 10, at the opening of court, to be examined as to their qualifications by anyone interested.

FOSTER AV, BROOKLYN.—Acquiring title to FOSTER AV, from Flatbush av to Nostrand av, 29th Ward. Wm. J. Bolger, John J. Kilcourse and David Hirschfeld, commissioners in the above proceeding, will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Oct. 11, to be examined as to their qualifications by anyone interested.

#### FINAL REPORTS.

NEW YORK AND BROOKLYN BRIDGE.—Relative to acquiring certain real estate, etc., corporeal or incorporeal rights and interests therein, including unexpired terms of leases thereof not now owned by the City of New York, situated in the Borough of Manhattan, selected and specified by the Commissioner of Bridges, with the approval of the Board of Estimate, pursuant to the provisions of chapter 712 of the Laws of 1901, as amended by chapter 99 of the Laws of 1907, for the reconstruction of the west or MANHATTAN TERMINAL of the NEW YORK AND BROOKLYN BRIDGE for the better accommodation of pedestrians, etc., etc. The report of the commissioners of estimate and appraisal in the above matter will be presented, for confirmation, to Special Term, Part 2, Supreme Court, Manhattan, on Oct. 10, at the opening of court.

PATTERSON AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending PATTERSON AV (unofficial name), from the bulkhead of Bronx river to the bulkhead line of Pugsley's creek, 24th Ward. The final report in the above matter will be presented, for confirmation, at Special Term, Part 3, Supreme Court, Manhattan, on Oct. 10, at 10.30 a. m.

BROADWAY FERRY, BROOKLYN.—Relative to acquiring title and right to certain uplands, filled-in lands, lands and lands under water, wharfage property, wharfage rights, terms, easements, emoluments and privileges of and to the uplands, filled-in lands, lands and lands under water, at or near the foot of BROADWAY, Brooklyn, for FERRY PURPOSES, pursuant to the provisions of section 824a of the City Charter, as amended by Chapter 331 of the Laws of 1909. The report of Thomas E. Pearsall and Bernard Gallagher, commissioners of estimate in the above proceeding, will be presented to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Oct. 9, at the opening of court, and a motion will be made by the Corporation Counsel that the said report be NOT confirmed and that it be REFERRED BACK to the same commissioners for revision and correction, or to new commissioners to be appointed by the court.

A PARCEL OF LAND, MANHATTAN.—Acquiring title to the lands and premises required for an easement for sewer purposes in A PARCEL OF LAND located south of West 169th st and extending from Haven av to Riverside drive, 12th Ward. The final report of the commissioners in the above matter will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Oct. 10, at 10.30 a. m.

#### BILLS OF COST.

BRAGAW ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending BRAGAW ST (unofficial name), from Skillman av to Borden av, 1st Ward. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Oct. 15, at 10 a. m.

BENSON AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending BENSON AV, from Bay 32d st to Bay 35th st, 30th and 31st Wards. The bill of costs in the above matter will be presented, for taxation, to a Special Term of the Supreme Court,

County Court House, Brooklyn, on Oct. 14, at 10.30 a. m.

MORGAN AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending MORGAN AV, from Stagg st to Meeker av, 18th Ward. The supplemental and additional bill of costs in the above matter will be presented, for taxation, to a Special Term of the Supreme Court, Brooklyn, on Oct. 14, at 10.30 a. m.

14TH ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending 14TH ST (unofficial name), from Broadway to Mitchell av, 3d Ward. The bill of costs in the above matter will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Oct. 18, at 10 a. m.

#### By Comm'r's of Estimate and Assessment

DAVIDSON AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending DAVIDSON AV, from Grand av to West 177th st; GRAND AV, from Macombs rd to Tremont av; WEST 176TH ST, from Macombs rd to Jerome av; and WEST 177TH ST, from Jerome av to Tremont av, 24th Ward. E. Mortimer Boyle, Frank E. Gore and Edward G. Lane, commissioners of estimate in the above proceeding, 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 90 West Broadway, Manhattan, on or before Oct. 22; and they will hear all such parties, in person, on Oct. 24, at 2 p. m.

Frank E. Gore, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present same, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before Oct. 22; and he will hear all such parties, in person, on Oct. 25, at 2 p. m.

FURMAN AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending FURMAN AV (unofficial name), from Maspeth av to Flushing av, 2d Ward, as amended by the Supreme Court on Aug. 30, 1911, so as to conform to the lines of said street as shown upon section 13 of the final maps of the Borough of Queens as adopted by the Board of Estimate and Apportionment on May 21, 1909, and approved by the Mayor on June 4, 1909, and also by excluding therefrom the two blocks bet the south side of Grand av and the south side of Maspeth av. James A. Dayton, W. J. Hamilton and Andrew McTigue, commissioners of estimate and assessment in the above proceeding, have completed their estimate and assessment; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Long Island City, on or before Oct. 23; and they will hear all such parties, in person, on Oct. 25, at 3 p. m.

#### By Comm'r's of Estimate & Assessment.

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

#### MONDAY, OCT. 7.

WALTON AV, BRONX.—From East 167th st to Tremont av. (Closing.) At 4 p. m.

NORTH ST, BRONX.—Bet Jerome av and Aqueduct av. At 2 p. m.

EAST 182D ST, BRONX.—From Park av to Washington av. At 12 m.

LIEBIG AV, ETC., BRONX.—LIEBIG AV, from Mosholu av to the city line; TYNDALL AV, from Mosholu av to West 260th st. At 9.30 a. m.

WEST 172D ST, BRONX.—From Inwood av to Jerome av. At 3.30 p. m.

ST. RAYMOND AV (4TH ST) BRONX.—Bet Protective av and Williamsbridge rd. At 2.30 p. m.

WADSWORTH TERRACE, ETC., MANHATTAN.—WADSWORTH TERRACE, from West 188th st to Fairview av; BROADWAY TERRACE, from West 193d st to Fairview av; WEST 188TH ST and WEST 190TH ST, from Wadsworth av to Wadsworth Terrace, and WEST 193D ST, from Broadway to Broadway Terrace. At 10 a. m.

KINSELLA ST, ETC., BRONX.—KINSELLA ST, bet Matthews (Rose) st and Bear Swamp rd, and VAN NEST (COLUMBUS) AV, bet West Farms rd and Bear Swamp rd. At 10.15 a. m.

CANAL ST, MANHATTAN.—Widening, bet the Bowery and Chrystie st. At 2 p. m.

WATERBURY AV, ETC., BRONX.—WATERBURY AV, from Westchester av to Zerega av; NEWBOLD AV, ELLIS AV and POWELL AV, from Virginia av to Zerega av, and GLEASON AV, from Metcalf av to Zerega av. At 11.45 a. m.

PUGSLEY AV, BRONX.—PUGSLEY AV, from McGraw av to Clasons Point rd; CORNELL AV, from Clason Point rd to Pugsley av; ELLIS AV and NEWBOLD AV, from Tremont av to Pugsley av. At 2 p. m.

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

WEST 235TH ST, ETC., BRONX.—WEST 235TH ST, from Spuyten Duyvil Parkway to Riverdale av; WEST 236TH ST, from Cambridge av to Riverdale av; CAMBRIDGE AV, from West 234th st to West 236th st. At 3 p. m.

#### TUESDAY, OCT. 8.

EAST 222D (8TH) ST, BRONX.—From 7th av to Hutchinson river. At 3 p. m.

NORTH ST, BRONX.—Bet Jerome av and Aqueduct av. (Assessment.) At 12.45 p. m.

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

ZEREGA AV, BRONX.—ZEREGA AV, from Castle Hill av, near Hart st to Castle Hill av at or near West Farms rd, being the whole length of Zerega av (including Av A and Green la.). At 11 a. m.

LYVERE ST, ETC., BRONX.—LYVERE ST, bet Zerega av and West Farms rd; FULLER ST and BUCK ST, bet Zerega av and Seddon st; MACLAY AV, bet Parker st and West Farms rd; STEARNS ST, bet Glover st and Parker st; DORSEY ST, bet Zerega av and Seddon st. At 1 p. m.

CROCHERON ST, RICHMOND.—Sewer easement in CROCHERON ST, and along NORTH-FIELD DITCH, from Richmond av to Blackford av. At 10.30 a. 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 3.30 p. m.

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

THERIOT AV, ETC., BRONX.—THERIOT AV, from Gleason av to West Farms rd, and LE-LAND AV, from Westchester av to West Farms rd. At 11 a. m.

WEST 207TH ST, MANHATTAN.—Widening, bet 10th av and Emerson st. (Assessment.) At 3.30 p. m.

WEST 179TH ST, BRONX.—From Osborne pl to Aqueduct av. At 2 p. m.

#### FRIDAY, OCT. 11.

3D AV, BRONX.—Widening, opposite East 159th st. At 2 p. m.

#### Notices to Present Claims.

MONTAUK AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending MONTAUK AV, from Atlantic av to Pitkin av, excepting the land occupied by the tracks of the Long Island Railroad, 26th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Edward T. Walsh and Thos. P. Peters, commissioners, 166 Montague st, Brooklyn, on or before Oct. 7; and they will hear all such parties, in person, on Oct. 10, at 3.30 p. m.

NEWTON ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending NEWTON ST, from Leonard st to Graham av, 17th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Ernest P. Sellman, Henry D. Cipperly and Jacob C. Kinck, commissioners, at 166 Montague st, Brooklyn, on or before Oct. 7; and they will hear all such parties, in person, on Oct. 9, at 2 p. m.

MONTGOMERY ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending MONTGOMERY ST, from Coney Island av to East 7th st; and EAST 7TH ST, from Henry st to a point about 150 ft. south therefrom, in the 29th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Edward T. Walsh, Wm. H. Muldoon and Chas. Harwood, commissioners, 166 Montague st, Brooklyn, on or before Oct. 7; and they will hear all such parties, in person, on Oct. 9, at 2 p. m.

INGRAHAM ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending INGRAHAM ST, from Stewart av to Flushing av, 18th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Elmer G. Samsis, Jos. A. Kennedy and Edward W. C. Cunningham, commissioners, at 166 Montague st, Brooklyn, on or before Oct. 7; and they will hear all such parties, in person, on Oct. 9, at 3.30 p. m.

BARRETT ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending BARRETT ST, from Sutter av to Blake av, 32d Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Jacob Simons, Thos. H. Troy and Geo. J. S. Dowling, commissioners, 166 Montague st, Brooklyn; and they will hear all such parties, in person, on Oct. 10, at 2 p. m.

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. All persons having any claim on account of the above proceeding must present same, in writing, to John C. Myers, Michael W. Rayens and Wm. P. Rooney, commissioners, 92 West Broadway, Manhattan, on or before Oct. 10; and they will hear all such parties, in person, on Oct. 16, at 10 a. m.

#### ASSESSMENTS PAYABLE.

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

EAST 24TH ST.—Restoring asphalt pavement in front of No. 313, 18th Ward. Area of assessment: Affects property on the north side of EAST 24TH ST, about 190 ft east of 2d av, known as Lot 11, Block 930. Nov. 27.

EAST 76TH ST.—Restoring asphalt pavement in front of premises at the northwest corner of Park av, 19th Ward. Area of assessment: Lot 34, Block 1391. Nov. 27.

EAST 127TH ST.—Restoring asphalt pavement in front of No. 245, 12th Ward. Area of assessment: Lot 20, Block 1792. Nov. 27.



**REAL ESTATE NEWS**

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

**Important Sale in Washington Street—Tenth Avenue Corner Bought for Improvement.**

The total number of sales reported in this issue for Manhattan and the Bronx is 31, of which 10 were below 59th street and 16 above, and 15 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 136 and in the Bronx 108. The total amount was \$5,594,325.

The amount involved in auction sales this week was \$353,297, and since January, \$37,290,230.

**PRIVATE REALTY SALES.**

**Manhattan—South of 59th Street.**

**BARROW ST.**—E. H. Ludlow & Co. sold for the Winant estate to M. L. Osk, 50 Barrow st, a 3-sty building on lot 24.6x98.4, between Bedford and Bleecker sts. The parcel is within 150 ft of the westerly line of the proposed 7th av extension.

**UNIVERSITY PLACE.**—Lottie E. De Mill sold 64 University place, a 7-sty loft building, on lot 21.5x104irregular. The property is on the west side of the street about 53 ft north of 10th st.

**WASHINGTON ST.**—Frederick Fox & Co. sold for the Weeks estate to Joseph F. A. O'Donnell, 755 to 761 Washington st and 46 Bethune st, forming the northeast corner of those thoroughfares. The property is covered by five 5-sty buildings, fronting 100 ft on Washington st and 82.8 ft on Bethune st.

**35TH ST.**—Pease & Elliman sold for Mrs. Emily S. Waller 137 East 35th st, a 4-sty dwelling, on lot 20x74.1, to I. Randolph Jacobs, who will alter the house, putting in stores on the ground floor and apartments above. This is the only parcel on the block not affected by the Murray Hill restriction.

**48TH ST.**—Julia B. Palmer sold to an investor 344 West 48th st, a 3-sty dwelling, on lot 19.11x102.2.

**49TH ST.**—A. B. Ashforth sold for Albert H. Wiggins, president of the Chase National Bank, the 5-sty American basement residence at 42 West 49th st, a Columbia college leasehold, on lot 16.4x100, to Martin J. Quinn of the firm of E. C. Benedict.

**50TH ST.**—Emma Kerrigan sold 406 and 408 West 50th st, two 4-sty front and two 3-sty rear tenements, on plot 50x100.5, located 125 ft west of 9th av.

**56TH ST.**—Geo. R. Read & Co. sold for John A. Mitchell the private dwelling on lot 22x100.5, at 20 West 46th st, to Blanche S. Weed, of Stamford, Conn. The property is to be altered into a store and loft building and has been rented for a term of about 18 years at \$5,500 net a year to Arthur S. Lewis, who also holds No. 22 under a lease.

**4TH AV.**—Sanford & Green sold 377 4th av, between 26th and 27th sts, opposite Madison Square Garden, a 5-sty building, on lot 22.4x100. The buyer will erect an 8-sty fireproof modern loft building. S. Osgood Pell & Co. were the brokers.

**10TH AV.**—George Milne sold for James Bailey, representing the Tietjen and Fanning estates, to the Hill Publishing Co., John A. Hill, president, the northwest corner of 10th av and 36th st, known as 469 to 475 10th av and 503 to 509 West 36th st. The parcel comprises one-half the block front and contains about 17,500 sq ft. The buying company will erect a 14 or 16-sty building of heavy construction designed for the publishing trade. The buyers will occupy several floors in the new structure, a feature of which will be a roof garden for the use of the occupants of the building. The structure will be ready in February, 1914.

**Manhattan—North of 59th Street.**

**MANHATTAN ST.**—Joseph F. A. O'Donnell resold to an investor the five 5-sty tenements and stores at 15 to 23 Manhattan st, covering a plot 125x153irregular. These five houses are the remainder of nine purchased by Mr. O'Donnell from the Presbyterian and Hahnemann hospitals. This property was left to the hospitals by the late Mitchell Valentine. The other houses were previously sold by Mr. O'Donnell—13 Manhattan st to Fisher Lewine, 25 Manhattan st to the Manhattan Pork and Provision Co. for its occupancy, and 27 and 29 to H. Monday, also for his own occupancy. Duff & Brown negotiated the transaction.

**80TH ST.**—Pease & Elliman sold for a client of William Cruikshank's Sons 313 West 80th st, a 4-sty dwelling, on lot 16x102.2, between West End av and Riverside Drive. The property was to have been offered at auction by Joseph P. Day.

**84TH ST.**—Julia B. Palmer sold 344 West 84th st, a 3-sty dwelling, on lot 19.11x102.2, separated by one house from the Turrets apartments at the southeast corner of Riverside Drive.

**93D ST.**—The McVickar, Gaillard Realty Co. sold to a client for investment the 5-sty American basement house at 270 West 93d st, on lot 32x41, adjoining the corner of West End av.

**103D ST.**—Gibbs & Kirby sold for Fred J. Foster 129 West 103d st, a 5-sty single flat, on lot 18.9x100.11, between Columbus and Amsterdam avs, to J. N. Wellington.

**113TH ST.**—The Herman Arns Co. sold for August C. Nanz to an out-of-town client for investment the property at 303 and 305 West 113th st, 100 ft west of 8th av, two 5-sty brick double apartment houses, on plot 50x100.11.

**122D ST.**—Steinman & Son in conjunction with A. J. Madden sold for Nathan Hutkoff, the three 4-sty tenements at 232, 234 and 236 East 122d st, on plot 56x100. The buyer will alter the structures and hold them for investment.

**156TH ST.**—E. Rothman sold 937 West 156th st, a 3-sty, two-family dwelling, on lot 25x100.

**164TH ST.**—H. H. Hazelton and C. R. Levy sold for the South Yonkers Home Construction Co. to the Manchester Leasing Co. 503 and 505 West 164th st, a 6-sty apartment house known as Emily Court, on plot 50x99.11, adjoining the northwest corner of Amsterdam av. The sellers acquired the property about a month ago in trade for Yonkers property.

**180TH ST.**—Louis K. Ungrich sold the plot 100x100 on the north side of 180th st, 100 ft west of Amsterdam av.

**BROADWAY.**—The Isham estate sold the northwest corner of Broadway and Isham st, a plot fronting 50 ft on Broadway and 175 ft on Isham st. The buyer is understood to be a builder who will improve the site with an elevator apartment house.

**BROADWAY.**—The estate of Charles Weisbecker sold a plot of 7 lots at the northeast corner of Broadway and Emerson (207th) st, with frontages of 50 ft on Broadway and 225 ft on Emerson st. The buyer is said to be a builder who plans to erect on the site two 6-sty apartment houses.

**MANHATTAN AV.**—Solomon Schinasi sold 385, 387, 389, 393, 395 and 403 Manhattan av, six 3-sty dwellings, each on lot 18x50, located between 116th and 117th sts. In exchange Mr. Schinasi takes a 2-sty taxpayer at the corner of 149th st and Westchester av. Goodwin & Goodwin negotiated the deal.

**NAGLE AV.**—The Weisbecker estate sold 4 lots at the southwest corner of Nagle av and Hawthorne (204th) st. The property has a frontage of 100 ft in Nagle av and 110 ft in Hawthorne st, and is said to have been purchased by a builder for improvement with two 6-sty apartment houses.

**SEAMAN AV.**—Mayor Ernest C. Hinck, of Montclair, N. J., bought through W. J. Huston & Son and F. M. Crowley & Bros. from George Nash a plot of about 15 lots fronting on Seaman av and extending through to Prescott av, about 50 ft south of 204th st, with frontages of 50 ft on Seaman av and 207 ft on Prescott av, with a southerly line of 317 ft. The property was held at \$45,000. In exchange Mayor Hinck gave to Mr. Nash a new fourteen-room house, on plot 155x130, at the southwest corner of Eagle Rock Way and Melrose av, Montclair, N. J. This property was held at \$65,000. Mr. Nash will occupy the house.

**WEST END AV.**—Ewen McIntyre sold 385 West End av, a 3-sty dwelling, on lot 20x56, located 49 ft north of 78th st, and opposite the Apthorpe apartment house. The buyer is F. Podzus.

**WEST END AV.**—The estate of Augustus F. Holly sold 345 West End av, a 4-sty dwelling, on lot 21.6x69.10, between 76th and 77th sts.

**WEST END AV.**—Sharp & Co. sold for William E. Finn, 787 West End av, a 3-sty dwelling, on lot 18x80, between 98th and 99th sts.

**148TH ST.**—Moore, Schutte & Co. sold 405 West 148th st, a 3-sty dwelling on lot 20x99.11, for Dr. Leonard Adair to Phoebe Beers.

**Bronx.**

**TIFFANY ST.**—A. G. Bechmann sold for the Gaffney Construction Co., 1046 Tiffany st, a 3-sty apartment house, to G. H. Schuler.

**137TH ST.**—Harris & Maurice Mandelbaum resold to the Kramer Construction Co. the plot, 100x100, on the south side of 137th st, 100 ft east of Brook av. The buyer will erect on the site a 6-sty tenement.

**188TH ST.**—John A. Steinmetz sold for A. C. Thode 530 East 188th st, a 4-sty double apartment with store on lot 28.6x90 to M. Busch.

**ANDREWS AV.**—McLernon Bros. sold for C. Dusenbury the plot, 112x100, on the east side of Andrews av, 348.9 ft south of Fordham road.

**CONCORD AV.**—Alfred M. Rau bought the southeast corner of Concord av and 151st st, a plot containing 7 lots.

**INTERVALE AV.**—Steinman & Son and A. J. Madden sold for the Tully Construction Co. the 5-sty flat on the northwest corner of Intervale av and Beck st, occupying a plot 82x115. The buyer is an investor.

**MELROSE AV.**—Louis Reiss sold for Caroline Weber to Richard Rauscher the 3-sty building at the southeast corner of 161st st and Melrose av on lot 21x65.

**PROSPECT AV.**—A. G. Bechmann sold to a builder for improvement the plot 75x100 on the west side of Prospect av, 50 ft north of 167th st.

**TINTON AV.**—The Cioffi Co., Carmine Cioffi, president, sold the new 5-sty apartment house, on a plot 53.8x109.11, at 1001 Tinton av. In part payment the buyer gave two cottages in Arverne, L. I.

**HEATH AV.**—The D. H. Jackson Co. bought from Martin Klein a plot on the east side of Heath av, including the southeast corner of Shady pl and Boston terrace, 170x153irregular. S. Shapiro was the broker. This property faces the subway station at Broadway and 231st st.

**SENECA AV.**—The Broad Realty Co. sold to a client of S. Cowen for investment a vacant plot 150x100 on the north side of Seneca av, 25 ft east of Longfellow av.

**TINTON AV.**—Joshua Silberstein sold the plot, 200x100, at the northeast corner of Tinton av and 147th st, to a builder for improvement.

**TREMONT TERRACE.**—Stephen B. Ayres and F. M. Weiss sold to Matthew Calligan the plot, 50x100, on the west side of Edison av, 345 ft north of Middletown rd, Tremont Terrace.

**179TH ST.**—Elizabeth A. Heaney sold the block front, 96x73, on the south side of 179th st between Hughes and Belmont avs, to a Mr. Wolf, who gave in exchange a 5-sty flat on the west side of Fulton av, between 172d and 173d sts.

**236TH ST.**—Edmiston & Geoghegan sold for William Guggolz Construction Co., 245 East 236th st, a 4-sty double flat on plot 25x100.

**Brooklyn.**

**ADELPHI ST.**—Charles W. Seltz sold 200 Adelphi st, corner of Willoughby av to George Drissler.

**FULTON ST.**—Charles W. Seitz sold 457, 459 and 461 Fulton st for Lawrence Realty Co. to investors.

**LINCOLN PLACE.**—Charles W. Seitz sold 1328 Lincoln pl, near Utica av, a 2-sty brick dwelling, to Mary Howley.

**STERLING ST.**—A. W. Lingren bought for occupancy from the Aronson Realty Co., one of the group of 16 one-family limestone front dwellings recently completed on Sterling st, between Bedford and Washington avs.

**STERLING PLACE.**—A. W. Lingren bought from the Aronson Realty Co. a dwelling in Sterling place, between Bedford and Washington avs.

**WILLOUGHBY ST.**—Charles W. Seitz sold 61 Willoughby st, near Lawrence st, a 3-sty brick building, for D. Jacobs, to an investor.

**6TH ST.**—Charles E. Rickerson sold 442 6th st, between 6th and 7th avs, 3-sty and basement, brick and brownstone dwelling, for Mrs. Phoebe Buermeyer to Mrs. Catherine M. Lopez for occupancy.

**9TH ST.**—Walter T. Crowe bought the John Nicholas Brown house at 340 9th st. Mr. Crowe owns the adjoining property at 340A. He will alter both houses for business use.

**RAY 13TH ST.**—B. O. Pallin sold for W. H. Robertson a plot of 6 lots on the northwest side of Bay 13th st, 125 ft, northwest from Benson av, plot 120x108.4, to an investor.

**51ST ST.**—Samuel Galitzka sold for Kurzrok Bros. Co. to a client the 4-sty brick apartment house at 217 51st st, on lot 25x100; also for M. Kurzrok to a client the 4-sty brick apartment house at 219 51st st, on lot 25x100.

**51ST ST.**—Samuel Galitzka sold for Max Kurzrok to a client the 4-sty brick apartment house 215 51st st on lot 25x100.

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

**58TH ST.**—B. O. Pallin sold for J. M. Jagger the two one-family brick houses 930 and 932 58th st, each on lot 20x100, to an investor; also for the same party 924 and 926 58th st to an investor and also 928 58th st (all one-family houses on lot 20x100) to a buyer for occupancy.

**73D ST.**—B. O. Pallin sold for J. J. Jagger the two-family frame cottage 1023 73d st, near 10th av on plot 64.6x100 irregular. The buyer plans to occupy.

**73D ST.**—Samuel Galitzka sold for Margaret Hassinger to a client the 2-sty stone house at 371 73d st, on plot 20x100.

**ATLANTIC AV.**—B. O. Pallin sold for Anna Weber the 4-sty brick flat on lot 23.9x100 at 2869 Atlantic av to an investor.

**BEDFORD AV.**—The Waldorf Mortgage Corporation sold to a client the 2½-sty detached dwelling at 2714 Bedford av, between Foster av and Farragut road.

**CLARENDON ROAD.**—Tutino & Cerny sold for Frank Gritman and another to an investor the 3-sty double brick, six-family apartment building, 1206 Clarendon road, on plot 22x100.

**CLASSON AV.**—B. O. Pallin sold for Frandel Realty Co. to an investor the 3-sty brick flat at 642 Classon av on lot 20x100.

**21ST AV.**—B. O. Pallin sold for H. M. Humphries the plot of 11 lots at the southwest corner of 21st av and 59th st to an investor.

**Queens.**

**EDGEWERE.**—The Lewis H. May Co. resold for S. L. R. Reichtmeyer 4 lots on the west side of Dickinson av and for E. A. Walsh 2 lots adjoining on the east side of Rochester av, and for Herbert Calman 3 lots on the east side of Dickinson av to the S. & L. Construction Co., who will immediately improve with stucco houses for all year use.

**FAR ROCKAWAY.**—Scanlan & Dollard sold for Marion Francis Smith her cottage and garage on the east side of Healy av to a client for occupancy; also for Ella M. O'Kane, her stucco cottage on Healy av and Cedar lane to a client.

**JAMAICA.**—The Stanley Agency sold for Jane V. McMorris, plot 77x102 ft., southwest corner Alsop and Grove sts, which will be immediately improved with a large dwelling.

**Suburban.**

**JERSEY CITY, N. J.**—The Seydel Manufacturing Co. sold to Standard Motor Construction Co., a plot, 100x200, in the east side of Whiton st, near the Newark and New York Railroad.

**FRANKLIN FURNACE, N. J.**—Daniel D. Munson sold his 500-acre farm to the Sussex Calcite Co., adjoining the New Jersey Zinc Co. The price paid is reported at \$50,000.

**MORRISTOWN, N. J.**—Pease & Elliman sold to a client the country estate of Victor W. Hungerford, at Kahdena. This house is of English type of architecture, surrounded with beautiful lawn, trees and shrubs. This is one of the best sections of Morristown and has always been known as the 'Telephone

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WHITE PLAINS, N. Y.—E. Nelson Ehrhart sold for Mrs. Marchland, of Yonkers, a plot 50x104, in Tibbets av to William Lyon.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold to Walton H. Marshall, of the Hotel Vanderbilt, a large plot on the northeast corner of Arleigh rd and West Drive, on which the buyer will build a house for his own occupancy.

JERSEY CITY, N. J.—The Mengel Box Co. bought from the Enos Richardson estate a plot 80x100 in the south side of Broadway, near Hermans av.

WESTMORELAND.—The Rickert-Finlay Realty Co. sold to Josephine MacLean the plot with a frontage of 144 ft. on the southwest corner of Summit av and Nassau rd. The property overlooks Little Neck Bay and Douglas Manor.

RYE, N. Y.—George R. Read & Co. sold for the Ward Acker estate their property on the west side of Ridge st, containing over 66 acres, to a client who will improve it with a dwelling for his own occupation.

JERSEY CITY, N. J.—William Dohrmann bought from Lina Schuler 20 Reservoir av, brick residence, on plot 75x100.

JERSEY CITY, N. J.—Michael T. Connolly bought from Charles Schroeder 2465 Boulevard, corner of Gifford av, a dwelling, on plot 110x130.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold to J. Reilly a plot 25x100 on Rosedale av.

FLORAL PARK.—The Windsor Land & Improvement Co. sold to F. Suddinger 2 plots, E. Suddinger and F. McQuade each a plot 40x100 on Calla av; to H. Stanton a plot, 20x87, on Plainfield av; to J. Fay a plot, 40x100, on Violet av; to T. J. Powers, a plot, 40x100, on Mignonette st; to A. Slocum a plot, 40x100, on Cypress st.

VALLEY STREAM.—The Windsor Land & Improvement Co. sold to J. Armstrong a plot, 60x100, and to D. O'Brien a plot, 40x100, on Maple st; to M. Hughes a plot, 40x100, and to P. J. Finnegan a plot, 80x100, on Oxford st.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold to M. H. Appell a plot, 80x76, on Washington av; to F. Vuona and R. Campo a plot, 60x100, on Yale av; to E. Kolar a plot, 40x100, on Columbus av; to A. Broeng a plot, 80x103, on Seitz and Kensington avs; to P. Peroni a plot, 40x100, on Soper av.

OCEANSIDE.—The Windsor Land & Improvement Co. sold to C. Muller a plot, 80x100, to H. W. Smith a plot, 60x100, and to E. Miller a plot, 40x100, all on Ebert av; to D. Niemeyer a plot, 40x100, on Windsor Parkway.

ROCKVILLE CENTRE.—B. O. Pallin sold for Ocean Realty Co. a plot of 8 lots on the south side of Stevens st, 100x100, 182 ft. east of Woods av, Woodlawn Terrace, to a builder.

KEARNY, N. J.—The Preferred Realty Co. bought from James T. McDonough a plot, 100x95, in the west side of Kearny av, near Bergen av.

HARRISON, N. J.—The Air Turbine Co. of America bought from Mrs. Alice Y. Eaton a plot, 75x100, in the north side of Hunterdon st near 4th st.

SOUTH ORANGE, N. J.—Edward P. Hamilton & Co. resold part of the Henry F. Hitch property comprising plot 178x223, corner of Irving av and Scotland rd, to Wallace Sinclair of New York.

### RECENT BUYERS.

CRANDALL & FOOTE are the buyers of the 6-sty apartment at 516 and 518 West 169th st sold recently.

THE BENDHEIM CONSTRUCTION CO. is the buyer of the plot 75x150 in the west side of Vermilyea av, 150 ft north of Academy st.

SUPREME COURT JUDGE THOMAS C. O'SULLIVAN is the buyer of the 4-sty dwelling, 303 West 76th st.

HENRY BECKER is the buyer of seven 2-sty family houses, northeast corner of Verie av and 235th st, reported sold by Joseph E. Peck through Paul A. McGoldrick.

JOHN T. BUDERUS, of Philadelphia, is the buyer of the vacant plot at 60 to 64 East 85th st, the sale of which by James B. Duke and W. W. Fuller was reported recently. John J. Kavanagh was the broker. Mr. Buderus will erect an apartment house on the site.

THE AMERICAN MACHINE & FOUNDRY CO. are the buyers of the block front 700x100 on the north side of 56th st from 1st to 2d avs, recently sold by Frank A. Seaver for the Mechanics' Bank. This site is in the Bush Terminal section and the location permits of the building of a railroad switch through the property from the Bush Terminal Railway on 1st av. A 3-sty factory building will soon be erected on the plot.

GAGE E. TARBELL is the buyer of the dwelling at 134 West 78th st sold recently by James A. Stevenson.

### LEASES—MANHATTAN.

CARSTEIN & LINNEKIN leased for the John Krodel & Henry Reubel Co., the 7-sty building at 109 East 17th st to the Marlowe Manufacturing Co. for a term of years.

GEORGE B. CORSA leased for the Charter Construction Co. to Hoffman Huber & Co., manufacturers and importers of laces and embroideries, space on the 4th floor taking in the entire roadway frontage in the new 20-sty mercantile building now being erected at 906 Broadway, northeast corner of 20th st, by the Charter Construction Co. (Bing & Bing).

THE DUROSS CO. leased for the Duvalt Co. the 4-sty building at the northwest corner of 12th and Washington sts to Thomas Tierney, also the 5-sty building, 207 West 18th st, for Herman F. Eppel to Francis Herman for a term of years.

Colony" having been founded by the late Charles F. Cutler, former president of the New York Telephone Co.; E. J. Hall, vice president of the American Telephone & Telegraph Co., adjoining property of state of Gustav E. Kissel, C. F. Foster and Luther Kountze.

GREAT NECK HILLS.—The Great Neck Improvement Co. sold to Malcolm C. Rorty, of Manhattan, a plot in the south side of Manhasset av, and to Lieutenant John R. Cox, a plot in the south side of Hill Park av, overlooking the Sound.

WOODMERE.—H. Goldschmidt, of McTigue's Agency, sold for Mrs. Katherine Samuels the lot 83x140 at the corner of Woodlane and Central avs, and for Milton L'Ecuse the adjoining plot, 80x140, in Central av, to L. L. Stein.

JERSEY CITY, N. J.—Miles W. Beemer bought from the Percy estate 80 and 82 Glenwood av, 2 dwellings, on plot 58x148.

GREAT NECK.—Abram Wolf sold for Emilie Boerckel her country home to Mrs. Helen Guthrie for \$15,500.

BRIGHTWATERS.—The T. B. Ackerson Co. sold a 70-foot plot in the Oak section on west side of Pine Acres Boulevard, and a 40-foot plot in the bungalow villa lot section to Dr. William A. Horner; 100-foot plot in the bungalow section, on the northeast corner of Ontario Drive and Potter Boulevard, to Scott Cooper; a 100-foot plot in bungalow section to F. A. Jones, and a 90-foot plot in Lake section on the northeast corner of Laurence Drive and Lake View av, East, to H. S. Kitmars.

BROOKVILLE.—The Shields Co. sold for Henry Thompson to an investor a tract of 60 acres, not far from the Piping Rock Club. The property is surrounded by the estates of C. I. Hudson, Col. Dyer, Mrs. C. Dillon Ripley and others. There has been considerable activity in this section of late.

SAYBROOK JUNCTION, CONN.—John Crawford sold for the Oakland Realty Co. a 1,000-acre estate with a farmhouse. Most of the land is covered with timber. The property will be kept in its wild state and used as a game preserve by the buyer, a Mr. Howland.

SOUTH ORANGE, N. J.—Edward P. Hamilton & Co. sold the Henry F. Hitch residence and grounds, fronting 589 ft on Irving av, corner of Scotland rd. The buyer, Frederick Pring, will remove the residence now on the place and improve the property by the erection of several costly dwellings.

JERSEY CITY, N. J.—Neill F. Cullam bought for the Central Railroad Co. of New Jersey of Charles Schill and Katharina Keller 234 and 236 Communipaw av, two dwellings, on plot 60x79.

NORTH BERGEN, N. J.—Samuel E. Renner sold to Dennis J. Murphy 6 lots at the southwest corner of Bergenline av and Wetherbee pl.

KEARNY, N. J.—Raymond P. Dorland sold to the New York Telephone Co. a plot, 50x100, in the south side of Midland av near Beach st.

EAST ORANGE, N. J.—Edward P. Hamilton & Co. sold to C. McCutcheon 66 Walnut st, a residence on plot 90x203.

MONTCLAIR, N. J.—Frank Hughes, Inc., sold, in connection with F. M. Crawley & Brothers, the southeast corner of North Willow st and Bloomfield av, 73x90, to William Miller.

SOUTH YONKERS, N. Y.—Richter & McDowell sold for the Valley Farms Co. the block front, 100x200, in the north side of Springer place, between Tibbets road and Harrison av, to J. T. Montalto.

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G. W. BARNEY leased through Charles F. Noyes Co. space in 36 Murray st to the Hec-tograph Duplicating Co.; also through the Willard S. Burrows Co. to the Hargreaves Man-ufacturing Co., space in 184 5th av.

GEORGE B. CORSA leased space in 429 5th av to Schwartz Brothers. The same broker recently leased this entire building to William Coulson & Sons, who will occupy the store and basement.

THE CROSS & BROWN CO. leased for a term of years for Thomas F. Devine the build- ing on the west side of West End av, 50 ft south of 64th st, to the Locomobile Co. of America, for use as a truck service station; also for the New York Railways Co. the build- ing at 350 West 50th st to John C. Reavis, for a term of years.

THE DUROSS CO. leased the 4-sty house at 318 West 14th st to Lillian and Daniel Kane; also the 4-sty house at 457 West 22d st to Jennie Lavery, and the 3-sty house at 60 Perry st to William Brandkamp for a term of years.

J. C. HOUGH & CO. leased for Jacob H. Westheimer 1907 Amsterdam av, southeast cor- ner of 159th st, a 6-sty non-elevator apartment house, on plot 40x106 to M. Gouze for a term of years.

S. B. GOODALE & PERRY, agents of the St. James Building, report having leased space to the following: Faggen Bros., Abraham Gold-stein, the Marvel Waterproofing Co., Lewis Max, S. G. Salls, Otto Unger, William R. Rose, Sam Wolff, Joseph Price and Frederick Maston.

DOUGLAS L. ELLIMAN & CO. leased 407 Park av a 3-sty building for Moore & Wyckoff to Charles Duveen, to be used in connection with his business at 718 5th av.

W. J. HUSTON & SON leased the store in 2713 8th av to J. Pizzarro for a term of years.

LANG & CO. leased for John Oliva to Joseph Shenk the two 6-sty tenements, 56 to 62 West 142d st, for a term of 10 years at an aggre- gate rental of \$70,000.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Dr. George L. Peabody, represented by Montgomery & Peabody, attor- neys, the 4-sty dwelling at 57 West 38th st for a term of years to John Wallace Brett.

J. ARTHUR FISCHER leased for Helen Jo- seph the store in 3 West 30th st to Gabriel Weil, antiques; also the 5th floor front apart- ment in 3 West 30th st for Helen Joseph to Katherine I. Ward; also the store and base- ment in 632 3d av for Rachel Berg to Raf- faele Patrone for a term of years; also the 3-sty house at 240 East 34th st for Vittorio Bernardi to Mary St. John.

C. E. HERTLEIN leased the 8th floor in 334 4th av, Horace S. Ely & Co. and Daniel Birdsall & Co. were the brokers.

JOHN J. KAVANAGH leased the 4-sty dwell- ing at 86 East 77th st, southwest corner of Park av, for D. J. Carrol to Joseph Allen.

JACOB LEITNER leased for Henry L. Scheurman to Morris Meister 427 to 433 East 121st st, two 6-sty tenements, for a term of years at an aggregate rental of \$40,000.

THE MIDWEST REALTY CO. leased the 11th floor in its new building at 127 to 133 West 26th st to Millar, Mandel & Co., manufacturers of cloaks and suits. Heil & Stern were the brokers.

M. MORGENTHAU, JR., CO. leased for Mrs. Leopold Wallach to the Acme Burlap Bag Co. the 5-sty building, 582 Water st, running through to 335 Cherry st on plot 30.9x114.

PEASE & ELLIMAN leased apartments in 116 East 58th st to Erskine N. Smith; in 1 West 30th st to G. W. Ireland; in 150 West 55th st to Charles R. Bacon; in 104 East 40th st to Rene A. Sichel; in 104 East 40th st to Dr. Farrell; in 104 East 40th st to C. T. Thurnauer; in 148 East 36th st to T. L. Van Norden; in 27 West 11th st to Mrs. F. Wissner; in 144 East 56th st to Miss Annie C. Harper; in 144 East 40th st to W. C. Fuller; in 116 West 59th st to Robert Birger; in 515 Park av to T. G. Batteson, and in 667 Mad- ison av to Mrs. Charles H. Truax, wife of the late Judge Charles H. Truax; also lofts in 557 5th av to Miss Margaret Connell; in 44 West 39th st to Rose Villa, and in 44 West 39th st to J. W. Closson; also offices in the New Aeolian Building, West 42d st, to L. E. Morrill, E. B. & E. K. Underwood and A. T. Miles; also 113 East 39th st, a 4-sty private dwelling, for P. N. Dowling, to J. Searle Bar- clay.

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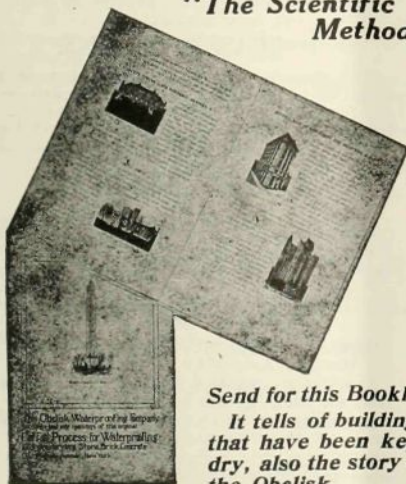
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GEO. R. READ & CO. leased the store and basement in the Croisic Building, at the northwest corner of 5th av and 26th st to the Dennison Manufacturing Co.

LOUIS SCHLESINGER, INC., leased for a term of years to the Wm. B. Riker & Son Co. store and basement in 105 and 107 Market st.

TUCKER, SPEYERS & CO., in conjunction with Cross & Brown, leased for the Automobile Building Co. to Clarence P. Hulst, a store in 49 West 64th st. The store will be used as an agency for the sale of the "Grant" car.

PEASE & ELLIMAN leased for the Emerson Shoe Co., of Rockland, Mass., the store in 1433 Broadway, to the Carey Fountain Pen Co., for a long term of years at an aggregate rental approximating \$100,000. After extensive alterations to be completed about November 1, the uptown Carey establishment at 1361 Broadway will be transferred to this location.

DOUGLAS L. ELLIMAN & CO. leased for Lucius Wilmerding his house at 134 East 71st st fully furnished for the winter, to Thomas Crimmins; an apartment in 840 Park av to Major Emory S. Turner, and an apartment in 1270 Madison av for J. R. Bartholomew, to Mrs. George W. Stockly.

M. & L. HESS leased the 4th loft in 13 and 15 Lighthouse st to the Reliance Metal Spinning Co., the store and basement in 8 and 10 Jones st to Lewis & Sonn; the 2d loft in 37 Union sq to Rice & Wallenstein; the west half of the 2d loft in 317-323 East 34th st to the Treibacher Chemical Works; the 2d loft in 502 and 504 Broadway to Cohen Goodman & Co. and the 4th loft in 116 and 118 West 29th st to the Paris Skirt Co.

THE FREDERICK T. BARRY CO. leased for R. H. Morrison the 3-sty dwelling at 154 East 81st st to Ignatz Sacher, and for P. F. Segree the 3-sty dwelling at 121 East 92d st to Dr. A. Bleiman.

MYER BONDY leased the store and basement in 60 East 10th st to I. Riklan for M. Sterne.

THE THOMAS ADDIS EMMET REALTY CO. leased in the Emmet Building to John Williams, Commissioner of Labor, 2,000 sq. ft., to be used as offices of the State Department of Labor; to the Oriental Silk Printing Co., of 41 Greene st, offices on the 12th floor.

HEIL & STERN leased for the F. & L. Building Co. in their new building 115 to 125 West 30th st, the 4th loft containing 12,000 sq. ft. of space to Eisenberg, Kirshner & Waldman; for Andrew J. Kerwin in building 29 to 35 West 24th st, the 3d and 4th lofts comprising 20,000 sq. ft. of space to Schmidt Raymond Co.; for the Midwest Realty Co., in building 127 to 133 West 26th St., the 10th loft to Miller Mandel & Co.; for David Price in building 32 and 34 West 20th st, the 10th loft to the Independent Garment Co.; for Madison Holding Co., in building 72 and 74 Madison av, the 6th loft to Falcon Waist Co.

JACOB LEITNER leased for the Dean Holding Co. to Louis Schlechter, 4 and 8 West 108th st, two 6-sty apartment houses, for a term of years at an aggregate rental of \$35,381.

THE CHARLES F. NOYES CO. leased in the Masonic Building, 71 West 23d st, a large portion of the 11th floor to Heilborn & Berger; a part of the 7th floor to David W. Lewis and space on other floors to W. B. Lowenstein, J. Lewis Co., Union Trading Co. and to David Deutsch.

PEASE & ELLIMAN subleased for the Butterick Publishing Co. the westerly store in the Monolith Building at 43 and 45 West 34th st to the Hudson Bay Importing Co.; also leased the mezzanine floor in the same building for the Monolith Realty Co. to the same concern.

GOODWIN & GOODWIN rented for Lewis F. Hall to P. Kimburg the private residence at 137 West 112th st.; also for M. R. Machado to Wm. P. Burr the private residence at 129 West 118th st.

SENIOR & STOUT, Inc., leased for Mrs. C. E. de Carmendia, the 4-sty dwelling 13 West 48th st, for a term of years; also for the estate May C. Dodge the 3-sty building 117 West 51st st, to Clark & Kendrick for a term of years; also for B. Hogan the store in 136 West 49th st to Albert Susemihl; the three upper floors in 113 West 48th st for the Societe Culinaire Philanthropique to Annie Louise Burt; also the parlor floor 113 West 48th st to Samuel Schneider, and the floor in 69 West 46th st, for N. C. Thorp to Charles Jacower & Louis Goldstein; also for John Blain, the basement floor in 236 West 50th st.

THE FREDERICK T. BARRY CO. leased for R. H. Morrison the dwelling 154 East 81st st to Ignatz Sacher, and for P. F. Segree the dwelling 121 East 92d st to Dr. A. Bleiman.

THE JULIUS FRIEND-EDWARD M. LEWIS CO. leased for the Twenty-fifth Construction Co. 10th loft in building now in course of construction at 158 and 160 West 29th st to Mitchell & Weber, for a term of years; for the Charter Construction Co., 7th loft in building now in course of construction at the northeast corner Broadway and 20th st to Jarett Lalor Co. for a term of years.

JOHN N. GOLDING leased for the Keteltas estate the property at the northwest corner of 2d av and St. Mark's place, 48x129, for 21 years at an aggregate rental of about \$150,000, to the Samuel Augenblick Co., which will alter the house for business use. The property has been in the Keteltas family for more than 70 years. About a year ago Mr. Golding sold to Miss Keteltas the dwelling at 9 East 79th st, which she now occupies.

M. & L. HESS leased to the Silk Association of America, Rooms 1606, 1607 and 1608 on the 16th floor in the Hess Building, now in the course of construction at 354 to 360 4th av, southwest corner of 26th st, which will be 20 stories high, on a plot 100x200. This association was organized in 1872, and represents the silk industry of this country, which has grown from \$35,000,000 in 1880 to \$180,000,000 at the present time. For the past 17 years the asso-

ciation has been located at its present offices in the Silk Exchange, corner of Broome st and Broadway. Their new quarters are located in one of the handsomest buildings in the new district, containing over 400,000 sq. ft. of space. The store, 2d and 3d floors have been rented to Fleitmann & Co. The association has taken a lease for a term of years.

THE LOTON H. SLAWSON CO. leased in the Cuyler Building, 116 to 120 West 32d st, about 1,200 sq. ft. in the roof house to Julius Harder, architect, and a room on the 16th floor to Edward Cohen, and for Rufus E. Cowan, Jr., as agent, 7,500 sq. ft. on the 10th floor of the Builders' Exchange, 29 to 35 West 32d st, to Levitt & Masch.

FREDERICK SOUTHACK AND ALWYN BALL, JR., leased the 5th, 6th and 8th lofts in the building at 7 and 9 East 20th st to Stahell, Reitmann & Co. for a term of years at an aggregate rental of about \$50,000.

PEASE & ELLIMAN leased apartments in 55 East 65th st for E. J. Lucas to Mrs. Margaret Klapp; in 118 East 54th st, for Moore & Wyckoff, agents, to Ernest M. Greenfield; in 56 West 11th st to Miss B. V. Hull; in 56 West 11th st to Jerome Pendergast, and in 780 Madison av to Charles H. Jones; also private dwelling at 64 East 91st st for Mrs. Matilda E. Heppenheimer to A. A. Silberberg; also space in the business building 44 West 39th st to C. Bickelhaupt and B. Franklin Cross; also space in the new building at the southwest corner of Madison av and 42d st to the American Blue Print Co.

GEORGE A. BOWMAN leased for Strong & Cadwalader to the Thomas G. Plant Co., of Boston, Mass., the store, basement and sub-basement of the building 148 Duane st.

EDWARD J. HOGAN leased in the Woolworth Building space to the J. A. del Solar Exporting Co., William C. Beecher, the McKiernan-Terry Drill Co., Max D. Ordman and to the W. H. & F. W. Cane Contracting Co.

JOHN P. KERWAN leased for the United Stores Realty Co. to the Erie Railroad Co. the store 1278 Broadway, in the Wilson Building at 33d st, for a term of years, to be occupied as a ticket office.

SPEAR & CO. rented with L. J. Muhlfeider the top loft in 1141 and 1143 Broadway to O. H. Hart & Co.; also with Heil & Stern the 2d loft in 7 and 9 Waverly pl to Morgenstern & Geizler; for G. S. Hoffman the 1st loft in 8 and 10 Jones st to H. Golub & Son; the 4th loft in 231 Mercer st to Kaufman Bros. & Wolf for Moritz Weil.

JOHN PETERS leased for Charles F. David to Cosimo Randazzo, 603 and 605 East 14th st, a 6-sty apartment house, with stores, on plot 43.9x103.3.

THE J. P. WHITON-STUART CO. and Henry D. Winans & May leased for Mrs. Blair Fairchild the 4-sty dwelling at 120 East 36th st to G. Louis Boissevain, and with the Douglas Robinson, Charles S. Brown Co., the 4-sty dwelling at 113 East 37th st for Frederick Trowbridge to Beverly Robinson.

**LEASES—BRONX.**

JACOB LEITNER leased for Arthur Knox the four 5-sty tenements at 560, 568, 572 and 580 Fox st to L. Polyn for a term of years at an aggregate rental of \$32,500.

**LEASES—BROOKLYN.**

THE NEW YORK DOCK CO., whose warehouses and piers occupy one-third of the entire Brooklyn water front, leased 3 floors of one of their large concrete buildings to the Alart & McGuire Co. An additional building of 50,000 ft. floor space, adjoining the larger building, will be used for packing and storage. The main building, known as the Franklin, bounded by Imlay, Vernon and Brown sts and facing the water front, will house the main office and all the eastern departments of the concern.

THE BULKLEY & HORTON CO. leased the 3-sty private dwelling at 164 Ryerson st to W. H. Schwettmann.

CHARLES W. SEITZ leased 461 Fulton st to Mr. Straus, Inc., for a term of years; also apartment in "F," 101 Columbus Heights, for Realty Associates to Miss Grace Jarrett.

CHARLES E. RICKERSON rented 779 Carroll st, a 3-sty brownstone dwelling, with extension dining-room, for P. J. Kavanaugh, to William N. Runyon for a term of years.

**LEASES—QUEENS.**

THE LEWIS H. MAY CO. leased at Rockaway Park, L. I., for Dunn & Sheridan, cottage on Newport av to Ludwig Strepp; at Belle Harbor, L. I., for E. Schissel, Jr., cottage on Dover av to Sophia E. Badams.

**LEASES—SUBURBAN.**

PEASE & ELLIMAN rented for a client of DeWitt, Lockman & DeWitt the house at 273 Scuth st, Morristown, N. J., to Jacob G. Metcalfe for a term of years.

**REAL ESTATE NOTES.**

CARL S. TAYLOR is now associated with the Herman Arns Co.

JAMES E. BARRY & CO. have moved to 1126 St. Nicholas av, near 166th st.

SAMUEL H. MARTIN has been appointed agent of 20 to 32 West 65th st.

THE JAMAICA ESTATES has moved its main office to 1 East 40th st.

THE DUROSS CO. have been appointed agents for the Schuyler Land & Building Co. for 5 West 14th st.

JOHN J. KAVANAGH was the broker in the sale of 60 to 64 East 85th st to John T. Buderus.

THE BERLIN AGENCY has been appointed agent of the Maryland apartments at 102 to 108 West 49th st, a 12-sty structure.

DAVID L. KRACKOWER, formerly with Denzer Bros., is now associated with the J. C. Einstein Co., at 1123 Broadway.

THE EAST SIDE TAXPAYERS' ASSOCIATION has elected Montgomery Maze president of the association, to succeed Dr. Alexander P. Hadden, deceased.

LOUIS SCHLESINGER was interested as broker in the sale of a 150-acre farm at Ironia, Morris county, N. J., to B. A. Hillman, reported recently.

THE TITLE GUARANTEE & TRUST CO. loaned \$120,000 on first mortgage to the Peerless Investing Co. on the 6-sty stores and office building located at 822 and 824 Broadway.

JOHN P. LEO, JR., has been appointed the agent of the new St. Nicholas Building, owned by the Westcott estate at the junction of St. Nicholas and Amsterdam avs, 162d and 163d sts. This is a 2-sty office building, which will be completed December 1, 1912.

(Continued on page 626.)

AUCTION SALES OF THE WEEK. MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 4, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

\*Grand st, 195-201, ss, 50.1 w Mott, runs w100xs76.11xe15xs27.4xe42xn104.10 to beg, 3-sty & b bk bldg & 7-sty & b bk loft & str bldg; voluntary; withdrawn.

\*Howard st, see Bway, see Bway, 428-32.

\*Ittner pl (\*) ns, 28.7 e Webster av, 43.4 x70.10x43.5x70.9, vacant; due, \$2,017.45; T & c, \$176.84; Peter Quinn. 3,450

\*18TH st, 510-8 E (\*), ss, 170.6 e Av A, 125x92, 5 5-sty bk tnts; due, \$49,084.07; T & c, \$1,680.65; Metropolitan Savings Bank. 52,000

\*62D st, 233 E, ns, 355 e 3 av, 16.8x100.5, 3-sty & b stn dwg; due, \$11,151; T&c, \$975; Louis S Goebel. 12,400

\*71ST st 322 W ss 224.6 w West End av 17x100.5 3-sty & b stn dwg; voluntary; bid in at \$19,000.

\*80TH st, 313 W, ns, 149 w West End av 16x102.2 3-sty & b bk & stn dwg; voluntary; withdrawn.

\*80TH st, 527 E on map 529-33 E, ns, 148 w East End av, 75x102.2, 1-sty fr bldg & vacant; due, \$10,969.81; T&c, \$1,739.67; Wm J Carlisle. 17,350

\*102D st 324 E, ss, 250 w 1 av, 24.11x100.11, 5-sty bk tnt; due, \$14,015.51; T&c, \$718.47; Nathan Cohen. 14,700

\*116TH st, 363-5 W, ns, 100 w Manhattan av, 33.4x100.11, two 3-sty & b bk dwgs; voluntary; bid in at \$20,250.

\*124TH st 348 E (\*), ss, 172.6 w 1 av, 18 x100.11, 3-sty & b stn dwg; due, \$6,159.77; T&c, \$550; Hebrew Orphan Asylum of City of N Y. 6,000

\*Beaumont av, 2343 on map 2341, ws, 245 s 187th, 25x100, 4-sty bk tnt; due \$14,231.18; T&c, \$610.46; adj to Oct15.

\*Broadway, 428-32, sec Howard, runs s 51.10xe98.4xs49.11xe24.9xn101.10 to Howard xw123.5 to beg, 6-sty & b bk & stn loft bldg; voluntary; bid in at \$329,000.

\*Crescent av, 646, on map 622 (\*), ss, 39.10 e Hughes av, 29.7x89.3x23x70.8, 2-sty fr dwg; due, \$3,521.77; T&c, \$551.48; sub to a tax lien of \$1,397.94; A5rbutus Realty Co 2,397

\*Garrison av (\*), nec Longfellow av, 25.4x103x45.11x92.5, vacant; due, \$1,833.77; T&c, \$1,023.54; Saml Riker Jr. 1,700

\*Havemeyer av, swc Tremont av, see Tremont av, 2270.

\*Lenox av, 471 (\*), ws, 91.2 s 134th, 33.8 x100, 5-sty bk tnt & str; due, \$11,653.86; T&c, \$1,216.39; sub to first mtg \$30,000; Fred L Conroy. 40,500

\*Longfellow av nec Garrison av, see Garrison av, nec Longfellow av.

\*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; due \$3,272.60; T&c, \$517.39; adj to Oct22.

\*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.

\*Tremont av, 2270, swc Havemeyer av, 116.7x141.4x100x81, 2-sty fr dwg; voluntary bid in at \$8,500.

\*St Ann's av, 117 (\*), ws, 25 s So Blvd or 133d, 25x75, 5-sty bk tnt; due, \$11,978.67; T&c, \$538.03; Louis B Hasbrouck trste. 9,000

\*Webster av (\*), ws, — s 166th, 27.7x 13.4x26x8, vacant; due, \$5,371.03; T&c, \$3,200; Philip Livingston. 50

\*1ST av, 526, es, 25 s 31st, 24.7x75, 4-sty & b bk & stn tnt with str; voluntary bid in at \$16,000.

\*7TH av, 2246 (\*), ws, 25 n 132d, 24.9x 100, 5-sty bk tnt & str; due, \$24,539.78; T & c, \$1,250.91; American Bible Society. 25,400

\*11TH av, 602, es, 61.7 s 45th, 19.5x70, 5-sty bk tnt with str; voluntary; bid in at \$11,300.

BRYAN L. KENNELLY.

(Sale of 96 lots held on the premises.)

\*Parkview pl, nec 256, see 256th W, nec Parkview pl.

\*Parkview pl, es, 83.5 n 256th, 50x100; E G Graney. 1,100

\*Parkview pl, nwc 256, see 256th W, nwc Parkview pl.

\*Parkview pl ws, 191.7 n 256th, 75x100; Newton Holden. 1,500

\*Parkview pl, es, 133.5 n 256th, 50x100; Matthew Robinson. 1,150

\*256TH st W, nec Parkview pl, 25.2x86.3 x25x83.5; Kath O Mahoney. 825

\*256TH st W, ns, 25.2 e Parkview pl, 75.5x94.9x75x86.3; W Y Herreshoff. 1,650

\*256TH st W, ns, 55.11 e Newton av, 51.8 x123.3x50x110.3; Jno F Morrissey. 2,600

\*256TH st W, nwc Parkview pl, 25.2x 98.7x25x101.7; E G Bielfeld. 650

\*256TH st W, ns, 25.2 w Parkview pl, 50.3x93x50x98.7; Robt W Murphy. 952

\*256TH st W, ns, 83.2 e Fieldston rd, 50.3 x93x50x87.4; Mary A Mella. 1,050

\*256TH st W, swc Valles av, 17.9x101.5 x40.7x100.6; Jas S Lawlor. 800

\*256TH st W, ss, 17.9 w Valles av, 50x 101.4x50x101.5; F H Sauer. 1,400

\*256TH st W, see Fieldston rd, see Fieldston rd, see 256th.

\*256TH st W, swc Sylvan av, see Sylvan av, swc 256th.

\*256TH st W, ss, 63.11 e Valles av, 50.3 x96.6x51x91.10; F H Sauer. 1,450

\*256TH st W, see Valles av, 63.11x91.10 x52.6x95.2; Jos Harth. 1,700

\*256TH st W nec Fieldston rd, see Fieldston rd, nec 256th.

\*256TH st W, nec Sylvan av, 51.7x92.9x 50x79.10; Henry M Bloch. 2,300

\*Broadway, ws, 47.6 n 256th, 50.2x104.3x 50x99.6; Wm Garner. 5,400

\*Broadway, ws, 97.8 n 256th, 25x103.11x 25x104.3; Louis R Oliver. 2,300

\*Broadway, ws, 122.8 n 256th, 25x103.3x 25x103.11; Arthur Morgan. 2,175

\*Broadway, ws, 147.8 n 256th, 50x102x50 x103.3; Anna Wirth. 4,050

\*Broadway, ws, 197.8 n 256th, 50x100.7x 50x102; R J Ritterbush. 4,000

\*Broadway, ws, 247.8 n 256th, 100x100x 100x100.7; F H Rice. 7,700

\*Faraday av, nws, 80.9 sw Fieldston rd, 75.2x100x75.4x98.4; Carl T Heye. 1,650

\*Faraday av, nws, 181 sw Fieldston rd, 92.3x123.4x144.6x100; Aaron Billow. 2,200

\*Faraday av, nwc Fieldston rd, see Fieldston rd, nwc Faraday av.

\*Fieldston rd swc Moshulu av, see Moshulu av, swc Fieldston rd.

\*Fieldston rd, ws, 45.3 n Faraday av, 75 x82.10x75x78.9; Jos W Cummin. 2,400

\*Fieldston rd, nwc Faraday av, 45.3x 18.8x23.3x80.9; Francis Allan. 1,400

\*Fieldston rd, es, 23.3 n 256th, 57.7x60.7 x56x74.7; Anthony Gebbia. 1,150

\*Fieldston rd, es, 80.10 n 256th, 75.3x80 x75x85.7; J J Cosgrove. 2,400

\*Fieldston rd, nec 256th, 23.3x74.7x31.4x 83.2; J Cunningham. 1,075

\*Moshulu av, ses, 64.11 sw Fieldston rd, 75.7x100x76x103.10; Newton Holden. 3,825

\*Fieldston rd, see 256th, 91x71.7x101.4x 75.7; G Remmer. 2,775

\*Moshulu av, ses, 140.6 sw Fieldston rd, 50x100; Robt W Murphy. 2,500

\*Moshulu av, ses, 365 sw Fieldston rd, 86.9x121x14.6x100; Benedict F Buhle. 2,825

\*Moshulu av, swc Fieldston rd, 64.11x 103.10x32x93.4; Jno J Campbell. 3,875

\*Newton av, ws, 121.3 n 256th 50x100; Herman A Wehmann. 1,600

\*Newton av, ws, 171.3 n 256th, 75x100; P M Scanlon. 2,325

\*Newton av, es, 127.9 n 256th, 50x100; Herman Goetz. 1,500

\*Newton av, es, 177.9 n 256th, 50x100; Wm L Thompson. 1,500

\*Newton av, es, 227.9 n 256th, 50x100; G E Brown. 1,550

\*Newton av, es, 77.10 n 256th, 50x100; Jno J Kennedy. 1,650

\*Sylvan av, swc 256th, 25.2x100.7; Car-oline W D Schwager. 1,200

\*Sylvan av, ws, 56.3 n 256th, 50x100; Danl F Henry. 1,400

\*Sylvan av, ws, 106.3 n 256th, 25x100; G Shapiro. 600

\*Sylvan av, ws, 131.3 n 256th, 25x100; Kath O Mahoney. 625

\*Sylvan av, ws, 156.3 n 256th, 25x100; Wm H Howe. 600

\*Sylvan av, nec 256th, see 256th W, nec Sylvan av.

\*Sylvan av, es, 79.10 n 256th, 75x100; Robt H Newman. 2,700

\*Sylvan av, es, 154.10 n 256th, 50x100; Richd Ockendon. 1,650

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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.

\*Sylvan av, es, 204.10 n 256th, 75x100; Ellen A Kent. 2,400  
\*Valles av, sec 256th, see 256th W, sec Valles av.  
\*Valles av, swc 256th see 256th W, swc Valles av.

L. J. PHILLIPS & CO.

\*Cruger av, 1836, es, 375 n Morris Park av, 25x100, Van Nest; due, \$1,937.39; T&c, \$464.46; sub to prior mtg of \$3,500; withdrawn.

HERBERT A. SHERMAN.

\*136TH st, 200 W, see 7 av, 2312.  
\*7TH av, 2312 (\*), swc 136th, (No 200), 25x100, 5-sty bk tnt; due, \$12,276.25; T&c, \$1,422.74; sub to pr mtg of \$41,000; Morris Lederman. 43,500

\*Heath av, 2686, es, 344.6 n Emmerich pl, now Kingsbridge ter, 25x127.2x25.4x 131.3, 2-sty fr dwg; due, \$2,334.28; T&c, \$346.74; sub to a prior mtg of \$5,750; E S Prince Co. 5,775

JACOB H. MAYERS.

\*168TH st (\*), ns, 95 w Grand blvd & Concourse, 100x124.3x101x138.9, vacant; due, \$3,742; T&c, \$637.55; Jas A Deering. 1,000

\*2D av 242S, es, 80.11 n 124th, 20x80, 3-sty stn tnt & str; due, \$8,570.54; T&c, \$180.52; New Amsterdam Mortgage Co. 8,900

HENRY BRADY.

\*109TH st, 232 E (\*), ss, 360 e 3 av, 25x 100.11, 5-sty bk tnt & str; due, \$18,516.35; T&c, \$1,800; Wm F Moore. 15,000

DANIEL GREENWALD.

\*82D st, 12S W, ss, 305 w Col av, 20x 102.2, 4-sty & b bk dwg; due, \$20,016.42; T&c, \$2,335.77; adj to Oct 15.

Total ..... \$353,297  
Corresponding week, 1911..... 1,737,380  
Jan. 1st, 1912, to date..... 37,290,230  
Corresponding period, 1911.. 36,005,274

**VOLUNTARY AUCTION SALES**

MANHATTAN AND BRONX.

D. PHOENIX INGRAHAM.

OCT. 8.

\*119TH st, 116 W, ss, 235 w Lenox av, 18x 100.11, 3-sty & b stn dwg.

\*128TH st, 9 W, ns, 147.6 w 5 av, 19x 99.11, 2-sty & b fr dwg.

\*128TH st, 11 W, ns, 166.6 w 5 av, 18.5x 99.11, 3-sty & b stn dwg.

**AUCTION SALES OF THE WEEK.**

BROOKLYN.

The following are the sales that have taken place during the week ending Oct. 2, 1912.

WM. H. SMITH.

Clarkson st (\*), ns, 295.10 e Flatbush av, 25x240 to Robinson & being lot 41 map of prop of Mathew Clarkson; Anna A Winter. 1,500

Garfield pl, sws, 247.6 nw 6 av, 27.6x 100; withdrawn.

Linden st (\*), nws, intersec nec Evergreen av, runs w203.11 to Grove, xne277.3 xse200xsw237.6 to beg; Henry Doscher et al. 90,000

Van Buren st, ss, 314.3 w Reid av, 14.3 x100; readvertised for Oct 16.

S 5TH st (\*), ns, 61.6 e Rodney, 22.6x 101.4; Security Bank of N Y. 8,439

E 27TH st, ws, 100 s Voorhies av, see Voorhies av, ss, 60 w E 27th.

E 35TH st, es, 260 s Av C see Brooklyn av, es, 240 s Av C.

79TH st, ss, 220 e 19 av, 30x100; withdrawn.

Av X, swc Rugby rd, 100x100; Urban Securities Co. 2,000

Brooklyn av (\*), es, 240 s Av C, 40x 100; also E 35TH ST, es, 260 s Av C, 40x 100; Chas C Johnson. 800

Myrtle av (\*), ss, 60 w Ryerson, 20x 82; Alex Mackenzie. 5,000

St Marks av (\*), ss, 286 w Hopkinson av, 19x127.9; Rose Handler. 4,600

Voorhies av (\*), ss, 60 w E 27th, 40x 100; also E 27TH ST, ws, 100 s Voorhies av, 48.11x102; Sarah W Voorhies. 6,500

WM. P. RAE CO.

15TH st, sws, 97.10 se 6 av, 24.10x100; Sheriff's sale of all right, title, &c; withdrawn.

E 17TH st, ws, 145 s Av T, 40x100; L Casazza. 4,700

46TH st nes, intersec ses 13 av, 100x 60.2; J Alfred Berger, Jr. 6,300

Hudson av, es, 277 s Tillary, 28.1x100; Harry Wollenberg. 2,450

JAMES L. BRUMLEY.

Eastern pkway (\*), ss, 337.3 e Albany av, 20x120.7; Chas Stutz. 7,950

THE CHAUNCEY REAL ESTATE CO., LTD.

E 16TH st (\*), ws, 124 n White, 35x—; Warren H Bristol. 3,500

JOSEPH P. DAY.

(At 14-16 Vesey st, Manhattan.)  
Ocean pkway, es, block front bet Foster & Washington avs, 219x142.6x200x

52.11, 2-sty fr stable & vacant; voluntary; Jno F Hildebrand. 13,500

CHARLES SHONGOOD.

Grove st (\*), nws, 298.9 ne Central av, 25x100; Magdalena Beck. 3,250

Grove st (\*), nws, 323.10 ne Central av, 24.8x100; Magdalena Beck. 3,250

Grove st (\*), nws, 348.6 ne Central av, 24.7x100; Magdalena Beck. 3,250

Grove st (\*), nws, 373.2 ne Central av, 24.9x100; Magdalena Beck. 3,250

St Johns pl (\*), ns, 150 e Underhill av, 41.8x123.6; Harry D Michaels. 36,000

E 31ST st (\*), es, 100 n Av N, 40x100; Jane Turnbull. 500

70TH st, ns, 330 w 10 av, 20x100; Delhi Realty Co. 4,150

Evergreen av (\*), sws, intersec nws Cedar, 97.6x25; Rudolf Sulhleder. 5,000

Total ..... \$215,889  
Corresponding week, 1911..... 151,720

**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.

OCT. 5.

No Legal Sales advertised for this day.

OCT. 7.

57TH st, 138-40 E, ss, 100 e Lex av, 37.6x 100.5, 4 & 5-sty bk storage; Paul Tuckerman et al trstes agt Thos F O'Reilly et al; Frederic de P Foster (A), 44 Wall; Edw F Moran (R); due, \$43,930.12; T&c, \$2,843.81; Joseph P Day.

Mullner av, es, 300 s Brady av, 25x100, Van Nest; Washington Savings Bank et al agt Pelham Parkway Realty Co (action 1); Frank M Patterson (A), 27 William; Michl J Egan (R); due, \$1,983.31; T&c, \$45.60; mtg recorded Nov10'06; Joseph P Day.

Mullner av, ws, 250 s Brady av, 25x100, Van Nest; same agt same (action 2); same (A); John J O'Brien (R); due, \$1,983.31; T&c, \$45.60; mtg recorded Nov10'06; J H Mayers.

Mullner av, ws, 225 s Brady av, 25x100, Van Nest; same agt same (action 3); same (A); Chas C Marrin (R); due, \$1,983.31; T &c, \$45.60; mtg recorded Nov10'06; Chas A Berrian.

5TH av, 2150, ws, 71 s 132d, 19x75, 4-sty stn 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.

OCT. 8.

Charlotte st, swc Boston rd, see Boston rd, ss, bet Charlotte st & Wilkens av.

14TH st, 320 W, ss, 275.3 w 8 av, 24.8x 103.1x25x103.1, 4-sty bk tnt; Jno F O'Connor agt Maria N Kenny et al; Edw J McCabe (A), 44 Wall; Richd M Henry (R); partition; Joseph P Day.

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

103D st, 73 E, ns, 80.1 w Park av, runs n—xel1¼xn41.2xw25x100.11xe24.10 to beg, 5-sty bk tnt; Gustav Falk agt Louis Lese et al; Harold Swain (A), 176 Bway; Louis F Doyle (R); due, \$21,347.71; T&c, \$1,624.24; Joseph P Day.

123D st, 225 W, ns, 289.9 w 7 av, 34.9x 100.11, 5-sty stn tnt; Morris Uhlfelder agt Julius Krulewicz et al; Walter E Godfrey (A), 42 Bway; Jos A Warren (R); due, \$7,270.97; T&c, \$674; sub to first mtg \$25,000; mtg recorded Apr4'07; Joseph P Day.

128TH st, 25 E, ns, 70 w Mad av, 20x 99.11, 3-sty & b stn dwg; Regina T Lohmann agt Murray Hill Park et al; Action 1; Edw Miehling (A), 258 Bway; Jno J Hynes (R); due, \$11,139.42; T&c, \$369.42; Chas A Berrian.

128TH st E, nwc Mad av (No 2020), 70x 19.11, 3-sty & b stn dwg; same agt same; Action 2; same (A); same (R); due, \$17,432.03; T&c, \$514.97; Chas A Berrian.

183D st, 709 E, ns, 71 e Belmont av, 29x 75, 3-sty fr tnt; Isidore Londner agt Emil Ginsburger et al; Sigmund Wechsler (A), 32 Bway; Isidor Cohn (R); due, \$1,460.09; T&c, \$333.72; sub to first mtg \$8,000; Joseph P Day.

Boston rd, ss, bet Charlotte st & Wilkins av, runs w & sw183.11xsw & s92.5xe 100xn—xel00xn111.9 to beg, vacant; Lawyers Title Ins & Trust Co agt Fleischmann Realty & Constn Co, et al; Philip S Dean (A), 160 Bway; Jas F Curnen (R); due, \$52,554.52; T&c, \$1,371.05; Joseph P Day.

Castle Hill av, 1650, es, 19.7 n Glover, runs ne87.6xe—xne60xnw49xw63.9xse—xsw66x s32 to beg, Unionport; Abbie E Wille agt Felix De Canio et al; Clocke, Koch & Reidy (A), 391 E 149; Alfred C Charles (R); due, \$4,520.35; T&c, \$500; Joseph P Day.

Decatur av, 2766, es, 158.4 n197th, 37x 100.7; Ada M Saurman agt Chas C Warren et al; Harold Swain (A), 176 Bway; Michl J Driscoll (R); due, \$3,955.75; T&c, \$220; Henry Brady.

Madison av, 2020, see 128th E, nwc Mad av.

Morris av, 2304, es, 97 n 183d, 18.9x 117.6, 3-sty bk tnt; Sophia W Dauchy agt

A Warren Constn Co et al; Winston H Hagen (A), 49 Wall; Robt F Wagner (R); due, \$8,674.60; T&C, \$274.42; Henry Brady.

**Tier av**, ns, 100 w North av, 100x380x 102.11x408, City Island; Farmers Loan & Trust Co agt Henry P Mulvany et al; Geller, Rolston & Horan (A), 22 Exch pl; Danl E Delavan (R); due, \$5,456.25; T&C, \$923.34; Joseph P Day.

**Vermilyen av**, nws, bet 211th & Isham, 148.2x91.6x95.8x75, vacant; Max Marx agt Corn Exchange Realty Co et al; Goldsmith, Cohen, Cole & Weiss (A), 45 Wall; Isidor Niner (R); due, \$11,972.20; T&C, \$1,509.98; sub to first mtg \$14,000; mtg recorded Mar2'10; Joseph P Day.

**Wilkins av**, see Boston rd, see Boston rd, ss, bet Charlotte st & Wilkins av.

OCT. 9.

**Cherry st**, 482, ns, 21 w Corlears, 28x50, 6-sty bk tnt & str; U S Trust Co of N Y, trustee agt Waldemar Cahen et al; Wilson M Powell (A), 29 Wall; A Mitchell Leslie (R); due, \$14,404.69; T&C, \$682.22; Joseph P Day.

**105TH st**, 225 E, ns, 260 e 3 av, 25x 100.11, 5-sty bk tnt & str; Jno W Raymond gdn agt Hyman Rosner et al; Wilson M Powell (A), 29 Wall; Frederic J Swift (R); due, \$24,343.29; T&C, \$933.65; Joseph P Day.

**Barker av**, 3303, ws, 25 n Elizabeth, 25x 100, Wakefield; Geo S King trustee agt Max Oldsheim et al; Louis Burgess (A), 15 Broad; Ignatius M Wilkinson (R); due, \$3,184.95; T&C, \$145; Joseph P Day.

**Bailey av**, ws, — n 238th, see Ft Independence, ws, — n 238.

**Bailey av**, es, — n 238, see Ft Independence, ws — n 238.

**Ft Independence st**, ws, — n 238th, runs n144.11xnw153.10xsw170.1xse176.11xe33.2 to beg; also BAILEY AV, ws, — n 238th, runs n & ne—xw259.2xsw73.6xse187.3xne173.6 to beg; also BAILEY AV, es, — n 238th, runs ne & n—xe134.2 to Stevenson Oval, xsw s & se100xsw257.5 to beg, vacant; Jno E Van Hagen agt Mary H Van Hagen et al; Thos O'Connor (A), Waterford, NY; D Cady Herrick (R); partition; D Cady Herrick at 11 o'clock A. M. on premises.

OCT. 10.

**122D st**, 440 E, ss, 169 w Pleasant av, 18.6x100.11, 3-sty & b stn dwg; Saul Oliner et al agt Annie Gaffney; Max Winder (A), 220 Bway; Walbridge S Taft (R); due, \$1,172.43; T&C, \$256.67; Joseph P Day.

**175TH st**, 713 E, ns, 125 w Clinton av, 25x95, 2-sty fr dwg; Emma A Bedell agt Eliz F Wilkins et al; Clocke, Koch & Reidy (A), 391 E 149; Benj Patterson (R); due, \$3,178.73; T&C, \$400; Joseph P Day.

**St Lawrence av**, 1224, or 172D st, ss, 200 e Gleason av, 25x100, Van Nest; Sarah G Higgs agt Jacob Cohen et al; Clocke, Koch & Reidy (A), 391 E 149; Walter A Hirsch (R); due, \$4,476.03; T&C, \$75; Joseph P Day.

**2D av**, 1842, es, 25.8 n 95th, 25x100, 5-sty bk tnt & str; Presbyterian Hospital in the City of N Y agt Elias Goodman et al; De Forest Bros (A), 30 Broad; Thos F Keogh (R); due, \$21,624.34; T&C, \$691.32; Joseph P Day.

OCT. 11.

**13TH st**, 8-10 W, ss, 195 w 5 av, runs s 77.9xw—xs—xw10.6x9.6xw10x100xe40 to beg, 11-sty bk loft & str bldg; Jere W Dimick agt Lordi & De Respiris Constn Co et al; Duncan & Duncan (A), 73 Nassau; Alfred J Talley (R); due, \$55,563.97; T&C, \$2,958.80; Jacob H Mayers.

**31ST st**, 200 W, see 7 av, 376-8.

**144TH st**, 448 W, see Convent av, 336. **Convent av**, 336, swc 144th (No 448), 24.11x94.5, 4-sty bk dwg; Thos B Hidden trustee 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.

**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 Nov16'11; Henry Brady.

**7TH av**, 376-8 swc 31st (No 200), 49x75, 2-5-sty bk tnts & str; Anna Sands agt Dora Friede et al; Wm A Brown (A), 31 Nassau; Jno H Rogan (R), due, \$26,432.56; T&C, \$5,683.35; sub to three pr mtgs aggregating \$110,000; mtg recorded May4'11; Joseph P Day.

OCT. 12.

No Legal Sales advertised for this day.

OCT. 14.

**Cottage pl**, 5, on map 3, ws, 65.10 s Crotona Park S, 25x100, 2-sty fr dwg; Jno Bussing, Jr, et al agt Eliz Williams et al; Smith Williamson (A), 364 Alex av; H Wm Smith (R); due, \$4,500.93; T&C, \$240; Jas L Wells.

**Cambreleg av**, 2326, es, 350 n 183d, 50x 100, 2-sty fr dwg; Henry Ubelhor agt Augusta Kratz et al; Smith Williamson (A), 364 Alex av; H Wm Smith (R); due, \$5,497.98; T&C, \$500; Jas L Wells.

**Lind av**, 1008, es, 264.1 s 165th, 25x83, 3-sty fr tnt; Jno J Ritter agt Chas F Flynn et al; Smith Williamson (A), 364 Alex av; H Wm Smith (R); due, \$6,863.19; T&C, \$500; Jas L Wells.

ADVERTISED LEGAL SALES.

BROOKLYN.

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

OCT. 5.

No Legal Sales advertised for this day.

OCT. 7.

**Bay 17TH st**, es, 350 s 86th, 50x96.2; Sheriff's sale of all right, title, &c, which Abt Lantzke had on Apr30'12 or since; Chas B Law, sheriff; Wm P Rae.

**Myrtle av**, ss, intersec nws Cedar, 66.4 x55.3; Jennie Cohen agt Irene M Brobst et al; Manasseh Miller (A), 350 Fulton; Milton H Latner (R); Chas Shongood.

OCT. 8.

**Vermont st**, swc Dumont av, 20x100; Harry Gruber agt Elias Rajaviller et al; David Hirshfield (A), 746 Flushing av; Harry E Lewis (R); Wm H Smith.

**E 7TH st**, es, 335 n Av U, 19x120.6; Kath F Reuper agt Jas Moore et al; Henry J Davenport (A), 275 Pearl; David F Price (R); Wm P Rae.

**E 8TH st**, ws, 160 s Av O, 20x120.6; also E 8TH ST, ws, 180 s Av O, 20x120.6; Parselsky Bros Inc agt Edw Butcher, trustee, &c; H S & C G Bachrach (A), 916 Bway; Jose E Pidgeon (R); Wm H Smith.

**14TH st**, sws, 297.10 nw 6 av, 25x100; Junius B Remenshyder agt Pasquale Porzio et al; Chas A Clayton (A), 44 Court; Edw M Perry (R); Thos Hovenden.

**E 35TH st**, ws, 240 n Beverly rd, 20x100; Postal Life Ins Co agt The Dorey Realty Co et al; Hirsh & Newman (A), 391 Fulton; Edw J Reilly (R); Wm H Smith.

**63D st**, ns, 240 w 14 av, 40x100; Maria Ali gdn agt Nicola Schirripa et al; Chas J Ryan (A), 26 Court; Jos J Hood (R); Wm H Smith.

**Blake av**, ss, 99.10 e Montauk av, 20x 90; Herbert C Smith agt Frank Jowaiszas et al; Action 1; Smith, Doughty & Weynberg (A), 44 Court; Jno H Morgan (R); Jas L Brumley.

**Blake av**, ss, 79.10 e Montauk av, 20x90; same agt same; Action 2; same (A); J Hunter Lack (R); Jas L Brumley.

**Carlton av**, ws, 98.6 n St Marks av, 20x 100; Allyn Doyle agt Thos Dumbleton et al; Francis H Nichols (A), 16 Court; Jno F McFarland (R); Wm H Smith.

OCT. 9.

**Clarkson st**, sec E 34th, 24.2x201.5x23.8x 200.4; Louise Sweizer agt Jno S Sweizer et al; M E Finnigan (A), 44 Court; Aron L Squires (R); Jere Johnson, Jr, Co.

**Eagle st**, ns, 325 e Oakland, 25x100; Andrew Sytan et al agt Harry Vascura et al; Israel H Perskin (A), 189 Montague; Benj Marvin (R); Chas Shongood.

**Mansfield pl**, ws, 100 s Farragut rd, 50x 100; Frederic B Stewart exr agt Maria L Moore et al; Leone D Howell (A), 189 Montague; Wm J McArthur (R); Wm H Smith.

**Park pl**, ns, 90 e Rogers av, 30.6x127.7; Bank of Long Island agt Alonzo H Magee Co et al; Halstead H Probst Jr (A), 141 Bway, Manhattan; Thos Kelby (R); Wm H Smith.

**E 10TH st**, ws, 172 n Av O, 36x100; South Bklyn Savgs Institution agt Henry Heuchel et al; Henry M Bellinger, Jr (A); Howard W Ameli (R); Wm P Rae.

**Lincoln rd**, ns, 181.4 w Flatbush av, runs n130xe82.5xn—xw52.4xs204.4xe51.4 to beg; Jennie York agt Jno F Maillie et al; York & York (A), 271 Bway; Eugene F O'Connor (R); Wm H Smith.

OCT. 10.

**E 8TH st**, es, 130 n Av C, 30x100; Jane A Rustin agt Jno H Wynn et al; Niebrugge & Maxfield (A), 487 Bway, Manhattan; Wm A Moore (R); Wm P Rae.

**Jamaica av**, ss, 85.8 w Essex st, 21.5x 83.11x20x91.7; Natalie Fickinger agt Revilo Real Estate Co et al; Gross & Surplus (A), 189 Montague; G Storms Carpenter (R); Wm H Smith.

OCT. 11.

**Macon st**, ss, 16.8 e Marcy av, 16.8x100; Nelson G Carman trustee agt Wm C Armagast et al; Snedeker & Snedeker (A), 164 Montague; Ashley T Cole (R); Jas L Brumley.

**Winthrop st**, nwc Troy av, 555x212; Hector M Hitchings agt Henry Barr et al; Melvin G Palliser (A), 100 Wm, Manhattan; Wm H Wadhams (R); Jas L Brumley.

**E 48TH st**, nec Winthrop, 200x440.7x200x 436.1; Hector M Hutchings et al agt Henry Barr et al; Action 2; Snedker & S (A); Wm H Wadhams (R); Jas L Brumley.

OCT. 12.

No Legal Sales advertised for this day.

OCT. 14.

**Greene av**, ss, bet Bedford & Franklin avs, Lot 17; Mary A Farley agt Edw C Dixon et al; Jno O Farrell (A), 16 Court; Jos C Conran (R); Wm H Smith.

**Mortgage Money**

We are prepared to accept at once any high-class first mortgage loan of;

**\$1,000,000 at 4 1/2%**

Or, will consider several smaller loans to aggregate this amount.

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RENTING agent and manager of business property, open for new engagement; specialized in office buildings; can take charge of collection, repairs, help, besides renting; possesses legal knowledge of real estate business; thoroughly competent. BOX 68, Record and Guide.

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EXPERIENCED BROKER, apartment and business property manager desires to become associated with reliable firm or owner. Part salary and commission. Box 32, Record & Guide.

We want the following Back Numbers of The Record and Guide

Our office stock of the following numbers of the Manhattan Edition of The Record and Guide is entirely exhausted, and we have orders that we cannot fill:

- September 4, 1909
- September 11, 1909
- April 9, 1910
- December 10, 1910
- September 23, 1911
- September 30, 1911
- October 7, 1911
- March 9, 1912 (both sections)
- May 11, 1912 (both sections)

We will pay twenty cents each for any one or all of the above numbers, delivered to us in good condition. Don't neglect to write your name and address on the package.

This offer will expire October 15, 1912

The Record and Guide Co.

11 East 24th Street, New York



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The Commissioners in condemnation in charge of the new Court House site have postponed the resumption of their work of proving values to Oct. 11. Hearings will then be held daily on proofs of value.

There will be an adjourned hearing next Tuesday in the Aldermanic Chamber before the local board of Murray Hill on the proposed diagonal street from about 33d street and Seventh avenue to 40th street and Fifth avenue, known as the Marshall plan.

The Chicago City Council committee on local transportation has received from a sub-committee, of which Alderman Eugene Block is chairman, a report on the subway system which the municipality proposes to construct. The report provides for a trunk line system of 56.4 miles, to cost \$96,257,000 for construction, and \$34,844,000 for equipment. The traffic capacity is estimated at 180,000 seats an hour.

Gov. Dix has issued a proclamation designating October 9 as Fire Prevention Day, and asking the co-operation of the people of the State in its observance. The Governor "earnestly recommends that our people observe it by a general cleaning up and removal of all rubbish, trash and waste, and a setting of their heating apparatus and chimneys in proper condition for winter use." Sounds paternalizing, but is none the less a good idea.

Not long ago the president of a high-class suburban development company made the statement that he was receiving offers from owners in Manhattan to exchange suburban dwellings on his company's properties in Queens for town residences. If any considerable tendency exists to trade off city for suburban houses, it is a novel and suggestive departure, which has escaped general notice. We shall be glad to hear from any of our readers who happen to have information on this point.

In a report submitted to the Mayor recently, Commissioner of Accounts Fosdick recommended a closer supervision over the erection of advertising signs. There are, according to the report, about 3,700 bill-boards in the city and the companies which control them charge from one to two and one-half cents a square foot a month, producing a revenue of, say, \$1,000,000 a year. The business of signboard advertising has grown to its present extensive proportions without adequate public regulation. Of 500 signs inspected by the Commissioner's office, 412 violated the Building Code in one or more particulars. After speaking of the sanitary and fire-preventive considerations that demand strict regulation, the report adds: "The city of New York annually spends millions of dollars on public buildings, monuments and parks. The uncontrolled erection of large and blatant billboards in juxtaposition to these studied architectural effects is not only an inconsistent public policy but is unquestionably an injury to the general welfare." It is interesting to note that a heavy stamp tax is about to be levied in France on all signboards that can be seen from any public path, road or railway. Particulars relating to this tax may be found in the U. S. Consular and Trade Reports for Aug. 3.

### Heavier Taxation Consuming Increment.

Evidently the upward tendency of the tax rate that has proved such a serious burden to property-owners during the past five years will not be checked during the coming year. The increase in the assessed valuation of real estate amounts to something less than \$200,000,000, and even this increase must have been hard to get. New buildings probably account for two-thirds of it, and if the remaining one-third represents increased ground values, it must have required the use of a very fine comb on the part of the assessment officials to bring any such increase to the surface. During the past year real estate and building have not been particularly active in any part of the city. Neither have there been any conspicuous indications of advancing values. In Manhattan, residential property has been dull. A great deal of building has taken place in the mercantile district, but the real estate, on which the new lofts for the wholesale trade are being erected, has not been advancing in value.

Some increases in price have taken place in the outlying boroughs, particularly in Queens, but they have not amounted to much in the aggregate. The truth is that the increased taxes have themselves done much to prevent any development of speculative buying in real estate that would result in a considerable expansion of ground values. The tax burden is so heavy that it makes property-owners eager to improve, even when new buildings cannot be entirely justified on economic grounds. All over the city the erection of new buildings has run ahead of the demand for residential or business space. The consequence is that, except in unusual instances property-owners are unable to shift the burden of increasing taxes upon their tenants, but are obliged to meet the entire charge out of their own pockets. Under ordinary conditions an excess of building cures itself by diminishing the returns on real estate and checking new construction, but as we have already seen, the very increase in taxation drives owners to improve, or to sell for improvement, by making the burden of carrying unimproved or under-improved property still heavier. At the present time, consequently, the city is involved, so far as its taxation is concerned, in a vicious circle.

The increase in taxation of late years has been so considerable that it prevents a rise in assessed valuations which under ordinary conditions might take care of the increasing taxes. For many years the tax rate of the previous year applied to the increase in the real estate assessment has not been sufficient to provide for the augmenting expenditures of the city; and for many years taxpayers have been able only in exceptional instances to shift the burden to their tenants. The larger taxes have consequently been deducted for the most part from the value of the real estate, and have usually been sufficient to eat up the augmentation in price which usually accrues to real estate owners in a rapidly growing city.

### Slow Confiscation.

The process is to be continued during the coming year. The tax rate of last year applied to the increase in assessed valuations will produce an additional income of less than \$3,500,000, which will not be sufficient even to pay the increase in the state tax. The rate, consequently, will be augmented by a considerable percentage—probably not less than ten points. It is obvious that this process cannot be continued indefinitely without wrecking the financial system of the city. People who own real estate in speculative districts, where property would ordinarily advance in price, can stand the strain, but all those property-owners whose holdings are stationary or retrogressive in value are having their property taken away from them without any redress.

The City of New York is beginning to live on its taxable capital, not upon its income. One of two alternatives must be accepted. Either the city must manage to prevent its expenses from continuing to expand beyond its normal increase in income, or else new sources of

taxation must be discovered and utilized. Some attempt must be made, that is, to obtain income from other sources—income whose collection will not add to the burden of real estate owners throughout the whole city—irrespective of their ability to bear it or not. In this connection we should like to inquire as to the present status of the commission, which was appointed by the Mayor to investigate precisely this point. It was stated last winter that its report would soon be forthcoming, and certain recommendations which would be contained therein were allowed to leak out. But the leak was soon stopped up and nothing more has been heard about the report. One recommendation on which the Commission was apparently agreed was that the city should tax its distinctively metropolitan and consequently non-competitive kinds of business. The objection to taxing ordinary business is, of course, that the firms employed in such lines of trade could easily leave the city in order to avoid the tax.

The competition between New York and other industrial and commercial centers is very keen, and a very slight increase in the necessary carrying charges of a New York business might send a hesitating manufacturer or wholesaler to another city. But there are certain kinds of business which belong necessarily to New York. New York hotels, restaurants and places of amusement compete with one another, but they do not compete with the hotels and theatres of Philadelphia and Boston. The taxation of such kinds of business could not, consequently, drive it away from the city, any more than the state tax on stock transfers has driven the brokerage business to Boston or Chicago. Such a tax would produce a period of readjustment, which might put certain small or weak hotels and restaurants out of business. If the managers of such resorts tried to collect the tax from their customers, they might drive their trade away. If they attempted to pay it out of their own pockets, the increased burden might destroy their small margin of profit.

In the long run, however, such a tax would certainly be paid by the customers of New York hotels, restaurants and theatres. These customers consist in large measure of non-residents who come to New York partly for a good time, and who would be willing to pay more for their entertainment. An increase in prices, sufficient to bring in a handsome income, would do very little to diminish business. The Record and Guide does not know whether the commission has kept this recommendation in its report, or whether it has been able to work out any practicable plan to meet the obvious difficulties of collecting such a tax; but whether or not, it is very much to be hoped that the committee will soon publish a definite series of recommendations. If legislation is needed, it should be passed at the coming session of the Legislature.

### The Pennsylvania's Real Estate Improvements.

The organization of a real estate company by individuals connected with the Pennsylvania Railroad, particularly for the purpose of improving the real estate owned by the railroad in the vicinity of its Terminal, is welcome news to the property-owners in that vicinity. It indicates that the management of the railroad company appreciates the force of the criticism that it has incurred by reason of its inactivity up to date. There can be no doubt that uncertainty as to the plans of the company has had much to do with the indisposition of property-owners to improve their holdings. It is to be hoped that this uncertainty will soon be removed. Even though the management of the company does not intend to carry out its plans immediately, its intentions should be announced as far as possible in advance of execution, so that neighboring property-owners may know what to expect.

A great deal of speculation has been taking place as to the use which will be made of the property opposite the station.

Nothing definite has been announced, but it is difficult to understand what the



company can do with it except use it for the site of a good moderate-priced hotel. The only alternatives to a hotel would be some kind of a mercantile building or a large hippodrome area and exhibition hall. We believe that the erection of an exhibition hall was considered at one time, and the site would undoubtedly be admirably adapted for such employment. But in view of the competition of the Madison Square Garden, and of the Grand Central Palace, it is improbable that any such plan would appeal to a well-informed business man. The other alternative—that of a mercantile building—could doubtless be made to pay; but it is improbable that the railroad company would want its station to be faced by an edifice devoted to light manufacturing or the display of samples. A hotel looks like the best chance. The Record and Guide has argued a number of times that such a hotel would be a useful adjunct to the business of this railroad company, and it is not necessary to repeat the arguments on this occasion. It need only be added that the property-owners in the neighborhood would probably prefer a hotel to any other probable type of building. A hotel would give more life to the streets in the vicinity of the hotel than would a commercial structure of any kind, and would encourage the settlement thereabouts of a better class of retail shops. It might even lead to the location in the same vicinity of restaurants and theatres. The district is sufficiently central for restaurants and theatres, and they would come with a little encouragement.

**A Correction.**

Stockholders of the City Investing Company have protested to the Record and Guide against certain assertions made by Mr. Cecil C. Evers about the City Investing Building in our issue of Aug. 24. Mr. Evers there said: "The attempt made in this building . . . to give Broadway values to Cortlandt street property by the use of a comparatively narrow entrance lot on Broadway have not been successful. It should have included the corner, control of which was afterwards found necessary and is one of the heaviest carrying charges."

This paragraph has been submitted by the Record and Guide to Mr. Robert E. Dowling, president of the City Investing Company, with a request for a correction of the errors contained in it. Mr. Dowling dictated this statement: "The assertion that 'the attempt . . . to give Broadway values to Cortlandt street property by the use of a comparatively narrow entrance lot on Broadway has not been successful' is untrue. There is no 'comparatively narrow entrance on Broadway'—that is, not in comparison with any other office building entrance in New York, as this is the widest entrance in any office building in the city.

"The assertions concerning the corner are also untrue. The Broadway corner was acquired by contract the same day that the southeast corner of Cortlandt and Church streets (the old Delaware and Hudson Building), constituting the bulk of the land on which the City Investing Building is built, was purchased. The Broadway corner was always part of the plan, as anyone with any knowledge of the building should know.

"The Broadway corner, as is well known to real estate people acquainted with downtown matters, was rented in the spring of 1906 for a long period of years to the United Cigar Stores at a rental which shows a profit of \$25,000 a year."

We are authorized to say for Mr. Evers that he regrets the errors in question.

**The Week in Real Estate.**

Dealings at private contract were not especially active during the week. They were, however, appreciably larger in volume than they were the week before, or at this season a year ago. The temper of the market has for some little time now been of a kind to favor the development of enterprise, and this temper is reflected to some extent in current private sales. But the new sentiment of optimism that is felt in general industry reacts on holders of property, as well as on intending buyers, and real estate owners are not eager to sell at the prices they were willing to accept before the recent changes took place in the business outlook.

Meanwhile, operators are still in doubt as to where the chief seats of building are to be in the immediate future, and hesitate to pay the new prices demanded. The transit situation has created speculative opportunities in a great many lo-

calities, but the question with operators is, which of these opportunities will be first exploited on a large scale? The rapid transformation of Fourth avenue and of a number of crosstown streets in central Manhattan in the last few years is a notable illustration of the modern tendency of operators to concentrate on particular neighborhoods to the exclusion of others apparently equally inviting. Until speculative opinion settles upon what locality or localities to take up next, operators will hesitate to take chances on isolated enterprises, as owners generally are asking prices warranted only where a building boom is certain.

Local booms are expected to develop at any time, and when they do there will be a quick expansion of brokerage dealing. At present the expansion is slow, and is due mainly to the fact that the professional element is willing to experiment where bargains are offered. Consequently, private sales are scattered, a few being reported from each of a number of neighborhoods that will be benefited by rapid transit or other public improvements.

Perhaps, the locality that figured most prominently in the week's news was the Pennsylvania section. Interest centered there because of an official statement to the effect that the Pennsylvania Railroad is taking steps to place its extensive holdings of real estate under improvement. What the railroad's plans are were not made known, but they will no doubt have the same object in view, for the neighborhood about the Pennsylvania station as the New York Central's great improvements have for the neighborhood about the Grand Central.

As soon as the Pennsylvania announces its plans in detail, there will no doubt be plenty of private owners ready to build. As it is, a beginning has already been made with mercantile constructions, despite uncertainty as to the ultimate character of the district. The most important enterprises affecting the section was that assured this week through the purchase by the Hill Publishing Company of a site, comprising 17,500 square feet, at 36th street and Tenth avenue, for a fourteen or sixteen-story building.

The prospects as regards building materials is that owners contemplating improvements to their holdings will find stiffer prices in almost all lines, with the single exception of cut stone. In this department prices were never lower in the history of the business than at the present time. Soft stone, marble and granite work during the last two or more years of general depression have been far below normal. And the prospects for immediate improvement are slim. In other departments the tendency toward stiffening prices continues. Portland cement is up five cents a barrel, making the current mill price 90 cents, and the New York wholesale market price \$1.58 to \$1.63 for 500-barrel lots and over.

Wire products also advanced \$1 a ton this week, but linseed oil still holds its own at 68 and 69 at which level it was weak.

Consumers seem to take heart in the fact that the State Commerce Commission has ordered an investigation of the rates, practices, rules and regulations governing the transportation of all basic materials used in this district. The general impression seems to be that certain alleged abuses making for higher prices in the retail market will be eliminated and that materials will be cheaper. But there seems to be little ground for this view, because of continued increase in cost of trucking and storage in congested districts. At the same time the feeling among owners is that building materials here are abnormally high and that there is an unnecessarily large profit being taken by middle men who, in turn, lay their price bases upon the alleged cost of transportation from mill to center.

Consumers of brick show some concern regarding available supply at sheds. The cold weather of the early part of the week was responsible for the general exodus of southern help from the Hudson River and Raritan River brick yards with the result that shipments from yards to market were curtailed while every available man was put to work making brick in expectation of more cold weather which would close the yards earlier than has been expected. If the yards are forced to close down before the first of November, there will be a shortage of supply, thus practically assuring high price brick in the spring.

In the building supply market managers and superintendents found the coal situation easier following the pricking of the coal famine bubble by the operators. Shipping statistics showed that instead of a shortage of coal supply there was an actual over-production, with a shortage of cars the only factor militating toward restriction of the commodity in this market. This condition should not affect

consumers to the extent of warranting payment of premiums.

Dearer building money has helped to make more stringent engagements of lending companies, who for the time being have little trouble to find outlets for ready funds. It is noticeable, however, that the demand for money is still active. Most engagements cover the second quarter, which would seem to lend support to the statement that construction work in the entire metropolitan district will continue heavy, not only through the third quarter of 1913, but well into the fall of the year.

The estimated total engagements already made for next year up to and including September are in excess of \$187,000,000. This is for Manhattan, Bronx and Brooklyn only. Advances from lending institutions and individuals in Queens bring the total up to practically \$200,000,000 mostly for residential and some industrial developments; while the estimated total of engagements for building construction during the next nine months in East Jersey is \$22,000,000, thus bringing the estimated financial engagements for completed building construction of all kinds between now and February 1, 1914, up to \$222,000,000.

This estimate shows an increase for 1912 over the total cost of new buildings in 1911 of \$34,000,000. In 1911 the cost of building construction and alterations totaled \$198,644,211 in the entire City of New York. At the close of 1911 the total value of all construction in the metropolitan district, including all towns and cities over 5,000 population in East New Jersey represented \$239,000,000, a large part of which, however, represented plans filed but not actual work begun. Furthermore it did not include building construction work in Westchester County.

If the volume of building construction for which finances are now being negotiated materialize, the demand for building materials next year probably will be all that the manufacturers anticipate. Price levels now prevailing are based upon sound computations and so far as can be learned are far from being arbitrary. The scarcity of good labor is keeping the mills from over stocking, which also tends toward permanent price levels.

**Possibility of Fireproof Dwellings.**

*Editor of the RECORD AND GUIDE:*

At the Estates of Great Neck, Great Neck, L. I., home builders are interested in a new type of building construction demonstrating the possibilities of reinforced concrete in the construction of high-class residential buildings. Near the entrance of the Estates of Great Neck, Ross F. Tucker, president of the Concrete Products Company, is building two houses on large plots and to cost approximately \$16,000 each.

It is Mr. Tucker's ambition to demonstrate that a permanent and semi-fireproof house can be constructed of concrete just as cheaply as ordinary frame ones and a structure produced that is at once economical, strong, damp-proof, and architecturally most attractive.

Instead of using the so-called poured house process this builder has a concrete hollow tile. In addition, the artistic side of concrete has been studied and many textures and colors are now produced which do away with the faults of much of the stucco work that is done, and make surfaces that are dry, clean and in every way attractive.

One of the interesting features of these homes is the construction of the floors, for all rough carpenter's labor and woodwork has been done away with; even the floor joists, being of reinforced concrete, have been set by unskilled labor. Between these floors concrete slabs are imbedded which makes them absolutely fireproof. In other words, on these houses costing \$16,000, the additional cost of making the first floor fireproof is only about \$200. The floor joists are provided with an open nailing strip and wood floors are laid so that while the floor is fireproof, surfaces have the same appearance as by the use of wooden construction.

Insurance statistics show that the greatest number of fires originate in the basement and travel up between the studding in the wall. This construction eliminates this hazard at a cost that is negligible when compared with the menace and constant deterioration of wooden construction.

FRANK CROWELL.

New York, Sept. 28.

—Years ago men of wealth and social position were not averse to accepting public office in the smaller cities and towns for the good that they could do. Some evidences of a revival of this fine old spirit are discernible in the lists of

borough officers at the present time. The late John Thatcher, who was superintendent of buildings in Brooklyn when he died, was reputed to be a millionaire, and Patrick J. Carlin, the present superintendent, is accounted a man of the same type. G. Howland Leavitt, who spends more than his salary as Superintendent of the Bureau of Highways in Queens on the two private automobiles which he uses in performing his public duties, is a millionaire who believes that every man owes something to his town or county. Mr. Leavitt was the guest of honor at a luncheon given by the New York Athletic Club last Saturday afternoon, at which the chairman of the Chamber of Commerce presided, and Borough President Connolly of Queens and Borough President McAneney of Manhattan made addresses.

**REAL ESTATE NOTES**

(Continued from page 621.)

THE ERNESTUS GULICK CO. have been appointed agents of the new loft building of the Cary Manufacturing Co. at the Manhattan Bridge Plaza

FREDERICK FOX & CO. have been appointed by the Universal Investing Co., agents for the 11-story mercantile building, at 88 University pl., running through to 22 and 24 East 12th st.; also, by the Canebrake Realty Co., agents for the 10-story mercantile building at 4 West 16th st.

THE HARLEM PROPERTY OWNERS' ASSOCIATION at their annual meeting elected the following officers: President, Dr. Abraham Korn; first vice president, Morton H. C. Foster; second vice president, John H. Scully; treasurer, Dr. Bernard Gordon; financial secretary, Samuel L. Kahn, and corresponding secretary, Harry Bierhoff.

THE CLAREMONT HEIGHTS PROPERTY OWNERS' ASSOCIATION OF THE BOROUGH OF THE BRONX has just been incorporated at Albany. The directors include William D. Carroll, Edward Wehrler, Charles R. Brown, Herman H. Budelman, John S. A. McAuliffe, Thomas F. Cavanagh, John J. Healy, Louis S. Lutsch, Isaac H. B. Keating and Fred S. Langhirt.

THE JOHN H. FIFE CO. sold the lease and stock of the Duncan Hotel Co., proprietors of the Alabama and Van Rensselaer hotels at 13 to 19 East 11th st. to D. H. Knott and T. E. Tolson. The lease is for 10 years at an aggregate gross rental of \$380,000. The property is owned by the Prudential Traders Co., who recently leased the hotel to the Duncan Hotel Co. Knott & Tolson own and operate several hotels in this city.

S. B. GOODALE & PERRY, 1133 Broadway, and Henry R. Dwight of 253 Broadway, have consolidated their business, and incorporated under the firm name of Goodale, Perry & Dwight, Inc. Samuel E. Goodale, president; John B. Perry, vice-president, and Henry R. Dwight, secretary and treasurer. The business will be continued at the present offices of S. B. Goodale & Perry, who are the agents of the St. James Building, Broadway, southwest corner of 26th st. where they have been located for some years past.

THE CHARLES F. NOYES CO. has been appointed renting agent for the new 12-story Bradstreet building to be erected at the northwest corner of Howard and Lafayette sts. Plans are now being drawn by McKenzie, Voorhees & Gmelin and it is hoped that the building will be finished by June 1st next. The agents report many inquiries for space in the new building, which will cover 10,500 sq ft and which will have all improvements. Bradstreet's will occupy about four floors in the new building for its printing and bookbinding departments and will rent the balance.

WILLIAM H. ARCHIBALD has been appointed agent for the following properties from October 1; the southeast corner of 3d av and 16th st; 149 East 18th st, 194 Lexington av, 207 East 55th st; southeast corner 9th av and 23d st; 222 and 224 West 61st s; 239 West 67th st and 409 and 411 West 48th st.

WILLIAM A. WHITE & SONS have been appointed agents for the new 20-story office building that is being erected at 50 Broad st on a large plot running through to New st.

JOHN J. CLANCY & CO. have moved their offices to the southwest corner of 57th st and 7th av.

SAMUEL H. MARTIN has moved his offices to the second floor of his present location, 1974 Broadway, southeast corner of 67th st.

ALFRED J. ROWANTREE, who has been connected with Denzer Brothers for the past three years is now with L. Tanenbaum, Strauss & Co., at 640 Broadway.

MICHAEL J. HORAN, of the executive committee of the United Real Estate Associations, addressed the Wyckoff Heights (Brooklyn) Taxpayers' Association on Tuesday, on the subject of the proposed consolidation of the building and tenement house departments.

**Tomkins to Perfect Plans.**

South Brooklyn's waterfront improvements are likely to get started at no distant day. Commissioner Tomkins was requested this week to get his plans, or more particularly the description of what he wants to do, into such a form that the matter can be legally advertised and proceedings set on foot. This action was taken on the recommendation of the Committee on Terminal Improvements to which the Commissioner's plans for organizing the South Brooklyn waterfront were referred on September 19.

**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. 27 to Oct. 3	1911 Sept. 29 to Oct. 5
Total No.	168	155
Assessed value	\$9,223,050	\$7,261,000
No. with consideration	16	14
Consideration	\$1,733,665	\$562,150
Assessed value	\$402,000	\$437,000

	Jan. 1 to Oct. 3	Jan. 1 to Oct. 5
Total No.	6,848	7,188
Assessed value	\$533,063,695	\$399,642,325
No. with consideration	722	612
Consideration	\$46,459,200	\$36,696,771
Assessed value	\$44,134,700	\$32,788,075

**MORTGAGES**

	Sept. 27 to Oct. 3	Sept. 29 to Oct. 5
Total No.	136	148
Amount	\$4,946,023	\$5,463,675
To Banks & Ins. Cos.	24	28
Amount	\$1,915,750	\$1,917,150
No. at 6%	48	58
Amount	\$1,218,302	\$1,606,780
No. at 5 1/2%	3	2
Amount	\$820,000	\$9,000
No. at 5%	37	38
Amount	\$1,252,500	\$1,079,995
No. at 4 1/2%	8	23
Amount	\$248,000	\$1,679,500
No. at 4%	1	3
Amount	\$36,400	\$416,500
Unusual rates	1	.....
Amount	\$1,000	.....
Interest not given	38	24
Amount	\$1,369,821	\$671,900

	Jan. 1 to Oct. 3	Jan. 1 to Oct. 5
Total No.	4,736	5,709
Amount	\$497,722,508	\$249,379,295
To Banks & Ins. Cos.	1,018	1,263
Amount	\$154,884,653	\$141,835,544

**MORTGAGE EXTENSIONS**

	Sept. 27 to Oct. 3	Sept. 29 to Oct. 5
Total No.	39	35
Amount	\$1,345,700	\$1,155,000
To Banks & Ins. Co.	21	13
Amount	\$998,500	\$352,000

	Jan. 1 to Oct. 3	Jan. 1 to Oct. 5
Total No.	1,686	1,754
Amount	\$57,445,754	\$67,546,617
To Banks & Ins. Cos.	512	607
Amount	\$35,245,100	\$37,460,705

**BUILDING PERMITS**

	Sept. 28 to Oct. 4	Sept. 30 to Oct. 6
New buildings	11	9
Cost	\$1,465,150	\$899,250
Alterations	\$154,880	\$128,890

	Jan. 1 to Oct. 4	Jan. 1 to Oct. 6
New buildings	440	676
Cost	\$90,241,860	\$78,591,350
Alterations	\$8,934,670	\$9,822,916

**BRONX CONVEYANCES**

	Sept. 27 to Oct. 3	Sept. 29 to Oct. 5
Total No.	129	113
No. with consideration	11	6
Consideration	\$156,050	\$86,900

	Jan. 1 to Oct. 3	Jan. 1 to Oct. 5
Total No.	5,673	5,444
No. with consideration	1,420	367
Consideration	\$7,843,994	\$3,643,095

**MORTGAGES**

	Sept. 27 to Oct. 3	Sept. 29 to Oct. 5
Total No.	108	115
Amount	\$648,302	\$982,445
To Banks & Ins. Cos.	8	12
Amount	\$53,500	\$147,500
No. at 6%	45	39
Amount	\$177,955	\$304,761
No. at 5 1/2%	11	19
Amount	\$36,675	\$150,100
No. at 5%	20	15
Amount	\$188,200	\$304,800
Unusual rates	3	3
Amount	\$78,422	\$8,784
Interest not given	29	39
Amount	\$167,050	\$214,000

	Jan. 1 to Oct. 3	Jan. 1 to Oct. 5
Total No.	4,513	4,760
Amount	\$41,581,353	\$42,828,054
To Banks & Ins. Co's	415	557
Amount	\$8,111,866	\$9,771,350

**MORTGAGE EXTENSIONS**

	Sept. 27 to Oct. 3	Sept. 29 to Oct. 5
Total No.	9	21
Amount	\$325,000	\$421,200
To Banks & Ins. Cos.	.....	8
Amount	.....	\$231,000

	Jan. 1 to Oct. 3	Jan. 1 to Oct. 5
Total No.	507	498
Amount	\$8,011,146	\$8,228,477
To Banks & Ins. Cos.	92	101
Amount	\$2,467,890	\$3,483,350

**BUILDING PERMITS**

	Sept. 28 to Oct. 4	Sept. 30 to Oct. 6
New buildings	17	19
Cost	\$290,700	\$180,000
Alterations	\$28,700	\$70,150

	Jan. 1 to Oct. 4	Jan. 1 to Oct. 6
New buildings	1,045	1,037
Cost	\$28,084,885	\$17,861,460
Alterations	\$938,290	\$1,042,190

**BROOKLYN CONVEYANCES**

	1912 Sept. 26 to Oct. 2	1911 Sept. 28 to Oct. 4
Total No.	583	484
No. with consideration	38	24
Consideration	\$461,920	\$128,985

	Jan. 1 to Oct. 2	Jan. 1 to Oct. 4
Total No.	18,880	19,390
No. with consideration	1,205	1,180
Consideration	\$10,601,216	\$9,786,241

**MORTGAGES**

	Sept. 26 to Oct. 2	Sept. 28 to Oct. 4
Total No.	402	444
Amount	\$1,591,486	\$1,585,411
To Banks & Ins. Cos.	104	89
Amount	\$681,550	\$659,700
No. at 6%	230	245
Amount	\$642,787	\$699,539
No. at 5 1/2%	29	59
Amount	\$97,625	\$297,500
No. at 5%	120	108
Amount	\$735,120	\$527,983
Unusual rates	5	5
Amount	\$9,700	\$2,269
Interest not given	18	27
Amount	\$106,254	\$58,120

	Jan. 1 to Oct. 2	Jan. 1 to Oct. 4
Total No.	15,021	17,095
Amount	\$62,052,429	\$78,372,686
To Banks & Ins. Cos.	3,776	.....
Amount	\$36,337,364	.....

**BUILDING PERMITS**

	Sept. 27 to Oct. 3	Sept. 28 to Oct. 4
New buildings	118	78
Cost	\$919,450	\$409,215
Alterations	\$101,866	\$54,795

	Jan. 1 to Oct. 3	Jan. 1 to Oct. 4
New buildings	4,358	3,827
Cost	\$30,981,237	\$25,065,783
Alterations	\$3,501,876	\$3,908,947

**QUEENS BUILDING PERMITS**

	Sept. 27 to Oct. 3	Sept. 29 to Oct. 5
New buildings	127	50
Cost	\$472,675	\$118,160
Alterations	\$2,670	\$14,735

	Jan. 1 to Oct. 3	Jan. 1 to Oct. 5
New buildings	3,603	4,416
Cost	\$14,594,264	\$18,098,298
Alterations	\$691,807	\$631,327

**RICHMOND BUILDING PERMITS**

	Sept. 27 to Oct. 3	Sept. 29 to Oct. 5
New buildings	50	27
Cost	\$30,715	\$54,945
Alterations	\$3,329	\$3,745

	Jan. 1 to Oct. 3	Jan. 1 to Oct. 5
New buildings	756	.....
Cost	\$2,356,118	.....
Alterations	\$233,620	.....

**A New York Loan on a Vancouver Building.**

The Cross & Brown Company has negotiated a building and permanent loan of \$400,000 on a 15-story office building which is to be erected at the southwest corner of Hastings and Richards streets, Vancouver, British Columbia, and which is to be known as the Weart Building. It will be the largest and finest office building in the British Northwest. Since the plans for this building were filed the city of Vancouver has passed an ordinance restricting the height of all subsequent buildings to ten stories. It will be the only fifteen story building in the city. J. W. Weart, of Vancouver, is the owner.

**New Rhinelander Building.**

The Rhinelander estate, which owns the large building at the southeast corner of William and Duane streets, in which the Hearst newspapers are printed, will build a twelve-story building on the vacant plot adjoining, at 226 and 228 William street, opposite the Record and Guide Press.

—Work on the Roebling street widening and extension will be resumed in a few weeks. The borough authorities have advertised for bids for additional work which will be received and opened on Wednesday, October 9. Contracts will then be entered into.

# BUILDING SECTION

## THE COMMERCIAL PROBLEM IN BUILDINGS

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

By Cecil C. Evers

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STRUCTURAL LIFE AND DEPRECIATION—CONTINUED.

THE commercial value follows the structural value for a period of thirty years; diminishes from that time rapidly as the section changes character, and at the end of forty years, whilst the structural value of the building may be about sixty per cent. of its cost, the commercial value becomes nominal. The depreciation will depend somewhat on the rapidity of the change of character of the section.

If we adopt this course and average the commercial life midway between the periods given in the previous table, a tabulation of the yearly depreciation of the different classes of buildings will show the following results, based on the assumption that the final five to ten years of the commercial life of a building depending on its character, will be its period of greatest depreciation:

	No. 1	No. 2	No. 3	No. 4	No. 5	No. 6
Average life in years..	25	35	40	45	27½	35
Depreciation per annum for first 20 years....	2.90	2.10	1.65	.83	3.5	2.2
Next 2½ years to 22½..	5.80	2.10	1.65	.83	3.5	2.2
do. to 25.....	11.	2.10	1.65	.83	3.5	2.2
do. to 27½.....	.....	2.10	1.65	.83 to 5%	.....	.....
do. to 30.....	.....	4.20	3.30	.83	.....	2.25
do. to 32½.....	.....	.....	.....	.83	.....	4.5
do. to 35.....	.....	10%	.....	.83	.....	to 8.5
Next 5 years to 40.....	.....	.....	7%	1.66	.....	.....
do. to 45.....	.....	.....	.....	to 12.50	.....	.....
do. to 50.....	.....	.....	.....	.....	.....	.....

	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12
Average life in years..	45	45	40	45	45	50 or more
Depreciation per annum for first 20 years....	1.66	1.16	2.25	1.66	1.16	.83
Next 2½ years to 22½..	1.66	1.16	2.25	1.66	1.16	.83
do. to 25.....	1.66	1.16	2.25	1.66	1.16	.83
do. to 27½.....	1.66	1.16	2.25	1.66	1.16	.83
do. to 30.....	1.66	1.16	2.25	1.66	1.16	.83
do. to 32½.....	1.66	1.16	4.45	1.66	1.16	.83
do. to 35.....	1.66	1.16	to	1.66	1.16	.83
Next 5 years to 40.....	3.32	2.32	8.15	3.32	2.32	.83
do. to 45.....	to 5.96	to 9.56	.....	to 4.96	to 9.56	.83
do. to 50.....	.....	.....	.....	.....	.....	1.66 to ?

N. B.—Nos. 1, 5, 6 and 9 are supposed to run from normal depreciation to end of commercial life in five years. No. 2 is supposed to run from normal depreciation to end of commercial life in seven and one-half years. Nos. 3, 4, 7, 8, 10 and 11 are supposed to run from normal depreciation to end of commercial life in ten years.

DEPRECIATION OF MECHANICAL APPLIANCES.

The amount of structural depreciation of the plumbing, heating, lighting and other component parts of what in the larger buildings is known as the mechanical plant, is subject to a great diversity of opinion amongst engineers and is complicated by the numerous inventions and improvements which tend to reduce their commer-

cial life, even below that during which they can be of service. Added to this is the comparatively recent adoption of some of these appliances and the resulting difficulty in securing reliable data.

As, however, the structural life of the majority of these appliances is considerably less than that of the building proper and the proportion of their cost to the total expenditure is increasing, (it varies from about six per cent. in the cheaper structures to about twenty-five per cent. in some cases), it becomes important in estimating the depreciation of a building to make proper allowances for that of the mechanical appliances.

In his book "Building for Profit" Mr. R. P. Bolton gives the following table of life of different portions of the mechanical equipment of a modern building, making the distinction between what he designates as the fixed equipment which he puts at 60 per cent. of the whole, and the motive appliances, estimated at 40 per cent., the motive appliances having an average life of about 40 per cent. of that of the fixed equipment. In this table has been incorporated Mr. Bolton's estimate of the commercial life of these same appliances:

PHYSICAL EXISTENCE OF MECHANICAL APPARATUS.		
I. FIXED EQUIPMENT.		
	Life in years.	Commercial life.
Most durable elements—steel construction foundations, elevator guides and overhead framing.	40	30
Exterior framing, copper-cased housings, etc., heating pipe systems used part of the year, gas piping	33	27
Buried vents and ducts, when painted	32	26
Steel platestacks and smoke ducts, cold-water piping, electric conduits	30	24
Heating-boilers used part of the year	28	22
Roof-tanks, sanitary piping systems	27	21
Pressure steam piping and appliances	26	20
Interior drums and tanks, hot-water and pneumatic piping	25	20
Exposed and unpainted vents and ducts	24	19
Highest-class pressure steam boilers	22	17
Sanitary fixtures, refrigerating piping, kitchen fixtures and valves	20	16
Drip and drain piping, cheaper class of pressure steam boilers	18	14
Electric switches, wiring and connections	15	11
Exhaust heads, exposed galvanized ironwork, hot-water drums	12	9
II. MOTIVE APPLIANCES.		
Slowest speed apparatus, apparatus intermittently used	24	20
Dumbwaiters, switchboards, elevator gates, slow speed elevator engines, shafting and bearings, slow-gear apparatus, elevators intermittently used	22	18
Motor-driven pumps, compressors, and moderate-speed fans	20	17
Slow-speed reciprocating apparatus, such as pumps, elevator reversing gear, platform lifts.	17	15
Elevators in regular use, laundry, kitchen, refrigerating, electric devices and other apparatus frequently reversed	16	14
Moderate-speed reciprocating engines, medium-speed rotary apparatus, dynamos and motors..	15	12
Fan engines, high-speed rotary apparatus, on large variations of loads, dynamos, motors, high-pressure engines, condensers	12	9
High-speed, high pressure, reciprocating engines and machines on extreme variable loads	10	7

In order to show at a glance the comparative life, depreciation and yearly repairs of the different mechanical appliances, the following table has been compiled, based on Mr. Bolton's figures and such other information as has been procurable:

	Average life in years.	Per cent. of average yearly depreciation.	Per cent. of yearly repairs.
Steam boilers, tubular.....	20	5%	2%
Hot water boilers, cast iron....	30	3 1/2%	1%
Hot air furnaces.....	10	10%	2%
Pumps.....	18	5 1/2%	4%
Engines.....	18	5 1/2%	2%
Gas Engines.....	16	6 1/4%	8%
Motors.....	13	7 3/4%	2%
Hydraulic elevator machinery....	22 1/2	4 1/4%	2 to 3%
Electric elevator machinery....	18	5 1/2%	3 to 5%
Dynamos.....	18	5 1/2%	2%
Storage batteries.....	10	10%	5%
Switchboards.....	20	5%	1 1/2%
Laundry machinery.....	15	6 3/4%	4%
Refrigerating plants.....	15	6 3/4%	5%
Steel chimney stacks.....	28	3 1/2%	2%
Water pipes.....	28	3 1/2%	1 1/2%
Steam pipes.....	30	3 1/2%	1 1/2%
Gas pipes.....	28	3 1/2%	..
Electrical wiring.....	15	6 3/4%	..
Pipe covering.....	10	10%	3%
Arc lamps.....	5	20%	2%
Plumbing fixtures.....	18	5 1/2%	1%
Radiators.....	45	2 2/3%	1%

As with buildings, mechanical appliances frequently have a shorter commercial than structural life; inventions, improvements, changes of utilization, etc., necessitate the substitution of more efficient machinery and fixtures. The more urgent the services rendered and the more complicated the plant, the earlier will it become (at least in part) commercially obsolete.

It has been estimated that a combined structural and commercial depreciation of from 7 per cent. to 10 per cent. per annum will be suffered by the mechanical plant in the average office building, and the importance of this condition is apparent when we consider that an average plant costing 20 per cent. of the total expenditure on a building with a depreciation of say 8 per cent. per annum, the building proper having a yearly depreciation of 2 per cent., will result in increasing the depreciation on the combined structure and plant to 3.2 per cent.

MAINTENANCE AND REPAIRS.

The old adage, "A stitch in time saves nine," applies with great force to buildings, which, if allowed to fall into disrepair, deteriorate rapidly; the only way to maintain a building in proper condition is to make good all defects as soon as they occur.

Maintenance includes repairing damages resulting from ordinary wear and tear, as well as those due to the action of time and the elements. The principal frequent repairs are as follows: Repointing mortar joints in brickwork of walls and chimneys, renewing broken or loosened coping, tile, and slate, repairing or replacing broken or injured woodwork, exterior or interior shingles, weather boarding, sash, doors, stairs, flooring, etc., cutting out and making good cracked or bulged plaster, cement or stucco work, also cement pavements, repairing and reputting broken glass, making good defective rain water pipes, gutters and hardware, painting and varnishing interior and exterior, and decorating.

The cost of repairs in various classes of buildings varies greatly with their use and tenancy; thus a house occupied by its owner will probably be kept in better condition and at less cost than if let to a tenant who will not have the same interest in taking care of it. The cost of repairs is sometimes based on rent, sometimes on the cost of the building; as the latter is in some cases difficult to ascertain, it is probably better to estimate that according to the class of building, a certain proportion of the rent will be needed for repairs.

Mr. Clarence T. Coley in a paper read before the National Convention of building owners and managers, gives the following result in the operation of several different kinds of buildings in New York:

PERCENTAGE OF BUILDING REPAIRS AND IMPROVEMENTS TO GROSS RENTS.	
Large fireproof financial building.....	5.3%
Large fireproof commercial building.....	3.87
Small modern fireproof office building.....	2.4
Small modern fireproof office building.....	4.3
High grade semi-fireproof loft building.....	3.2
High grade semi-fireproof loft building.....	4.
Six-story medium non-fireproof loft building.....	1.56
Six-story medium non-fireproof loft building.....	4.13
Seven-story old style non-fireproof high class apts.....	11.8
High class apartments, 7-story, old style, non-fireproof (elevator).....	8.05
7 to 8 stories modern semi-fireproof.....	10.10
7 to 8 story medium grade apartments (elevator).....	11.30
Good grade non-fireproof cold water flats, no elevators..	12.5
Good grade non-fireproof cold water flats, no elevators..	14.8

It may be said that the repairs necessary to keep buildings in proper condition during the first two-thirds

of their life will average from 5 per cent. to 15 per cent. of their gross income, which works out to from 1/2 per cent. to 3 per cent. of their cost. The better the class of construction the smaller the repair bill. Tenements and cheap apartments, especially when built by speculative builders, frequently have large repair bills to keep them in proper condition.

TABLE OF APPROXIMATE COST OF REPAIRS FOR DIFFERENT CLASSES OF BUILDINGS.

Class of Building.	Per cent. of cost of building.	Per cent. of gross rental.
Cheap detached frame residences.....	1 1/2 to 2 1/4	10 to 15
Good detached frame residences.....	3/4 to 1 1/4	6 to 10
Ordinary brick residences.....	3/4 to 1 1/4	6 to 10
Good brick and stone residences.....	1/2 to 1	5 to 8
Frame tenements.....	1 3/4 to 2 3/4	10 to 15
Brick tenements and flats.....	1 1/4 to 2	9 to 13
Good class apartment houses.....	1 1/4 to 2	8 to 12
High class fireproof apartment houses.....	1 1/2 to 2 1/2	8 to 12
Cheap brick shops and dwellings.....	1 1/4 to 2	10 to 15
Ordinary brick shops and dwellings.....	1 1/4 to 1 3/4	8 to 12
Good brick and stone stores and offices.....	3/4 to 1 1/4	6 to 10
High class offices and stores of brick, stone, terra cotta and iron construction.....	1/2 to 3/4	4 to 6

These allowances for repairs really include making good part of the structural depreciation of the building; thus, in frame buildings repainting is necessary, every four or five years; roofs have to be reshingled, or if they are of tin, will have to be replaced at the end of a certain number of years; worn and injured woodwork must also be repaired or replaced. Repairs may be well under the costs given for a number of years, but at the end of that time a larger expenditure will bring the expense to the average.

OPERATION.

The item of repairs is but one of the expenses necessary in the operation of a building; these may include in addition some or all of the following: taxes and fire insurance, management, collection of rents, labor and supplies for heating, lighting, elevator service, cleaning, refrigeration.

Operating expenses bear a certain relation to the gross income of different classes of buildings, being generally least in those which offer the smallest service, such as small one and two story taxpayers and small shops and dwellings; highest in apartment hotels, hotels and high class office buildings.

The following table from Mr. R. M. Hurd's "Principles of City Land Values" gives an approximation of the percentage of expenses of operation to gross rents:

	Expenses.
Low retail or wholesale building.....	10 to 25%
Residences.....	20 to 30%
Non-elevator office buildings.....	25 to 35%
Tenements, non-elevator and elevator.....	25 to 45%
Elevator apartments.....	40 to 55%
Fireproof office buildings.....	40 to 55%

It may be added that the proportionate expenses of cold water flats and tenements will generally be less than for steam heated buildings for similar uses, say about an average of 35 per cent. for the first, 40 per cent. for the last; those for elevator apartments higher still, or about 50 per cent., and apartment hotels, 60 to 65 per cent.

Economical operation of the smaller buildings consists mainly in keeping them in good repair; when heating, lighting and elevator and other services are supplied, however, efficient management is imperative in order to secure proper results. The importance of economical operation of any building, which, owing to services rendered, has a high percentage of operating cost to gross income, is made apparent in the following table from Mr. R. M. Hurd's "Principles of City Land Values," which shows the effect of the rise and fall of gross rents, when applied to buildings of varying percentages of operating expenses:

With percentage of expenses to gross income.	If gross rents rise or fall	Then net rents rise or fall	If gross rents rise or fall	Then net rents rise or fall	If gross rents rise or fall	Then net rents rise or fall
10%	20%	22%	40%	44%	60%	66%
20%	20%	25%	40%	50%	60%	75%
30%	20%	29%	40%	56%	60%	85%
40%	20%	33%	40%	66%	60%	100%
50%	20%	40%	40%	80%	60%	120%
60%	20%	50%	40%	100%	60%	150%

# BROOKLYN'S NEWER TENEMENT HOUSES

Handsome and Comfortable Homes at Moderate Rates—Competition of Two-Family Houses—Comments of the Tenement House Department.

TENEMENT house construction in Brooklyn is gathering some force this year, after two years of slowness. During 1910 and 1911 builders were reluctant to engage in new enterprises. They complained of trouble in selling houses and difficulty in getting building loans.

There was yet another cause for the partial cessation of building tenements, and that was the erection of so many two-family houses, which took the place of the two-story, four-family, and the three-story three-family tenement types. For several years these two-family houses have been erected in Brooklyn and Queens, but in the last few years they have been built by the hundreds, mostly in the outlying and newly opened districts. Usually they are built to sell and not to rent. The purchase price is invariably low and the terms of payment easy; consequently many small investors put their savings into this type of

views of New York Bay and Harbor and obtain an abundance of light and air. It is altogether likely, the report says, that this territory, or at least so much of it as overlooks the waterfront, will in the future be given over entirely to this sort of house. There are, however, many other beautiful locations to be found in South Brooklyn, along the shore, on the Park Slope, on Bedford Heights and in other localities.

The appearance of the houses being erected now is considered much superior to that of the first tenements built under the new law. They are also more expensive and better built because of a better knowledge of the law on the part of the builder and a more efficient supervision by the department.

As the department has just completed the tenth year of its existence, the following statement from the biennial report of the amount of building planned

estimated cost was \$84,327,300, or about 23 per cent. less than in the first period. An examination of the records shows the average cost of each house for the first five years to have been \$10,668, and for the last five years \$11,748 for the three boroughs in the Brooklyn division.

The following table shows for ten years the average cost of each house in each borough for each year:

Year.	Brooklyn.	Queens.	Richmond.
1902.....	\$10,317	\$3,971	.....
1903.....	9,200	4,342	.....
1904.....	13,188	4,858	\$3,000
1905.....	12,024	5,832	4,260
1906.....	11,719	6,440	4,700
1907.....	12,323	7,650	11,166
1908.....	12,546	6,740	11,980
1909.....	12,666	7,707	19,750
1910.....	13,628	8,110	7,500
1911.....	15,857	8,889	3,833

The above table indicates a steady increase in the average cost of houses from 1902 to 1911, not always regular but continuing, and shows that the houses built in the later year are larger and more costly than the earlier ones. This is perhaps more noticeable in Queens, where very few four-story tenements had been erected prior to 1905, and where the first five-story tenement was not proposed until 1906.

As in former years, so in 1911 Ridgewood holds the first place for the number of houses and the estimated cost, the number of buildings being greater than in any years since 1905. Long Island City comes next, having filed plans for almost as many buildings in 1911 as far the years 1908, 1909 and 1910 combined. The remaining sections show none of the activity that prevailed in the first two districts, and have not begun to recover from the effects of the slump in 1908.

In the departmental tables it is interesting to note that no district in Brooklyn has held its own in the number of buildings for which plans were filed since 1905. Brownsville, that in 1905 held first place and had 915 houses, in 1911 had only 50; Bushwick was second in 1905, but is now ninth on the list. In 1905, 523 houses were proposed for the Bushwick district, while this year there were only 15. The Bedford section, with 558 houses to its credit in 1906, shows only 134 in 1911, or about one-fourth. South Brooklyn had 476 in 1906, and now has 110—a decrease of more than three-fourths of the number in 1906. East New York had 765 houses to its credit in 1906, but in 1911 had only 95, or scarcely one-eighth. Greenpoint had 173 in 1905, but in 1911 has only 5, or about one thirty-fifth of the former number. The Eastern District, which had 144 in 1905, has this year only 18 per cent. of the number, or 26 houses. The Park Slope has this year only about 28 per cent. of the number credited to it in 1905, or 79 houses then and 22 now. Flatbush had 102 in 1906 and 32 in 1911, or about 31 per cent. of 1906.



BROOKLYN APARTMENTS.

Arranged for one apartment on a floor, and with but four apartments in each house. Rentals, \$45 for the first floor and \$52 for the upper floors per month.

house. There are still many people who prefer living in this sort of house rather than in a tenement, although the accommodations from a sanitary point of view may be superior in the tenement and the rents lower.

In the biennial report of the Tenement House Department just issued the following reference is made to the subject:

"These two-family houses are frequently of handsome exterior and well laid out, promising a greater degree of privacy than commonly exists in a tenement, due to the limited number of families, and are also provided with many of the requirements and conveniences that go to make housekeeping easy and pleasant. Whether they will prove to be all their advocates claim remains to be seen, but there is not much doubt that they are a factor in the solution of the problem of congestion. As a rule they are built where land is cheap because sparsely settled, and where it would not pay to build the larger and more expensive tenement."

According to the department's report, little difficulty is experienced in renting new law tenements in Brooklyn. Early in 1911 between 5,000 and 6,000 apartments in new law tenements, erected in 1909 and 1910, were inspected, and less than 2 per cent. of them were found vacant. Most of the houses inspected were built in the newer sections of the city. In the older parts of the city the more pretentious houses and those of greatest size are being erected.

The majority of the tall tenements are erected on the heights near the bay, where they command broad and fine

in Brooklyn and Queens during each of these years should prove interesting, as it will enable one to see how the business of the department along these lines has grown in that time.

The following table will show for each borough the number of buildings for which plans were filed and the estimated cost for each year:

Year.	Brooklyn		Queens	
	Houses.	Estimated Cost.	Houses.	Estimated Cost.
1902.....	180	\$1,857,000	51	\$202,500
1903.....	657	6,044,500	141	612,170
1904.....	1,433	18,898,500	387	1,880,250
1905.....	2,864	34,437,100	858	5,003,675
1906.....	3,230	37,852,250	504	3,250,900
1907.....	2,352	28,983,050	466	3,565,200
1908.....	934	11,718,550	305	2,055,800
1909.....	1,002	12,691,900	240	1,849,800
1910.....	561	7,645,700	203	1,646,400
1911.....	600	9,514,600	488	4,337,900

Total. 13,813 \$169,643,200 3,643 \$24,399,595

Beginning with 1902, the number of houses grew from 180 in that year to 3,230 in 1906 in Brooklyn only, and the cost from \$1,857,000 to \$37,852,250. Then came a reaction and the number of houses fell off to 2,352 in 1907, 934 in 1908, 1,002 in 1909 and 561 in 1910, the lowest number in any year since 1903, and then rose to 600 in 1911.

The cost also declined from the high record of 1906 until it reached the bottom in 1910, with an estimated cost for new buildings in that year of \$7,645,700. During the first five years the number of houses was 10,321 in all three boroughs, and the estimated cost was \$110,102,995, and for the last five years only 7,178 houses (30 per cent. less than in the first five years) were proposed, for which the

## Object Lesson in Fire Prevention.

Fire Commissioner Johnson is issuing invitations to an exhibition in fire prevention, to be held under the auspices of the New York City Fire Department on Fire Prevention Day, October 9, in the building No. 207 West 24th street. In order to demonstrate that the lives of factory workers can be safeguarded against the dangers of fires and panic, a fire drill by three thousand employees of the National Cloak and Suit Company will be conducted, a fire alarm will bring a number of fire companies, an aerial ladder will be raised and there will be a demonstration of how rescues are made. The sprinkler system, interior alarms and approved fire-escapes will be exhibited. This factory has been selected as a model of its kind in the protection of its workers against fire peril.

The contracts have been let by the State of New Jersey for the completion of the new state boulevard through Mountain Lakes Residential Park, which connects nearby towns.

**FIRE PREVENTION COSTS.**

**Fire Fighting Facilities Would Cost More Than One Building Is Worth.**

The Realty League, the Real Estate Owners and Builders' Association and other interests that are contending for a modification of the severity of the fire prevention laws by the next Legislature, are supplementing the testimony given before the Factory Investigating committee last week with written briefs and especially with reports of concrete cases which in their opinion tend to support the charge of inconsistency in the orders emanating from the Fire Prevention Bureau.

The following is a statement from the counsel of the Realty League, Carlisle Norwood, of 68 William street, covering two of the cases which have been submitted to the committee as typical of present practice. In the first case cited the cost connected with installing the fire prevention apparatus would amount to more than the building is claimed to be worth. In the second case the owner is called on to make improvements in a building which had complied with all the laws at the time of its erection only two years ago:

"Premises 134 William street. This building is approximately 25x100 ft. and is six stories high. The construction consists of brick fire walls on either side, the wooden floors being supported with wooden beams. At the northwest corner next to William street, is situated a freight elevator, the shaft of which is enclosed with wood and glass. On this side also is a line of enclosed wood stairs running to all floors. There are fire-escapes on the rear of the buildings, as well as bridges leading to adjacent rear buildings. Escape can be made from the roof to adjoining roofs. There are fire shutters on all windows.

"The top floor is occupied by a bindery with a maximum of twelve employees. The fifth floor is vacant. The fourth floor is occupied by a printer with six to eight employees. The third floor is vacant, but at the time violations were issued it was occupied by an electrotypist who to the best of my knowledge employed about six people. The second floor is vacant. The ground floor is vacant, but at that time was occupied by a dairy lunch.

"The assessed valuation of the building is \$5,000. The main items called for in the violations are a fireproof enclosure around the elevator shaft and an automatic sprinkler system throughout the building.

"Other requirements are: "Close all openings in fire walls where belts run through with fireproof material; install twelve fire buckets on each floor; install 'No Smoking' signs on all floors; install fireproof receptacles for waste paper and rubbish on all floors; close fire shutters at night."

"The cost of the sprinkler system and fireproofing of the elevator shaft in this particular case will amount to more than the value of the building, and when this work is completed the building will be very little, if any, improved as a commercial proposition or from a safety standpoint."

"Premises 247-253 West 19th street: The order of the Fire Prevention Bureau desires that within 60 days a sprinkler equipment system shall be installed throughout the whole building.

"It may be stated that it is a building which was constructed and finished about January First, 1911, and at that time complied with all of the conditions, regulations and orders of all departments of the City of New York.

"The building itself is thoroughly fireproof; the floors are cement, the windows throughout, including the front, are all of hollow metal, wire-glass, etc. The order continues:

"That within sixty days, outside balcony fire-escapes be placed on the front of the building; all windows on same to be of metal frames and sash with wire glass; upper sash to be immovable; lower sash suspended with metal chains with fusible links, so that same will be exposed when lower sash is opened."

"The building is provided with ample means of escape with fire-escapes on the rear, leading to the roof; this escape is constructed the same as stairways and has no windows, and leads to a fireproof passageway leading to the street. The building is also provided with two interior stairways absolutely fireproof; even the hand rails are of iron.

"If sashes were constructed in conformity with the foregoing order of the Fire Department, with the upper sash immovable, and the lower sash suspended

by metal chains with fusible links (if there is anyone who knows just what the department means), then in case of a fire the melting of the fusible link would permit the sash to close with a bang, and the sash would be fastened so thoroughly by the inside catch, which is compulsory by the Board of Fire Underwriters, that if a person were on the fire-escape, while descending from one of the upper stories, and desired to enter one of the stories which was not in flames, he would be entirely cut off from all means of escape, by reason of the sash having closed of itself and become so fastened that he could not open it. It is further ordered:

"That within thirty days an iron stairway be provided on the present fire-escape, from second floor to street level. That stairs be extended to roof. That all doors leading to stairs be made to open outward, and door from main hall to street."

"What the department means by an iron stairway to be placed on present fire-escape from second floor to street level, we do not know. The present fire-escape has a direct communication with the street through a fireproof passageway; and as to the question of the extension of the present stairways to the roof, this in itself would be a crime; for if there was a fire on one of the lower floors, a person going to the roof would have no means of escape."

The owner has complied with the direction to make doors which lead to stairs to open outward instead of inward, though the Realty League's counsel asserts that this is an outrageous provision of the law, for reasons which he gives details. As for making main doors on street levels to open outwardly, this he agrees is a just provision.

He further says that the provision making an owner personally responsible for the enforcement of "no smoking order" is absurd and impossible to comply with. The representative of the owner of the building in question has had personal proof of the inefficacy of calling the attention of employees of tenants to the no-smoking signs, as he was told that it was no affair of his.

**BUILDING STATISTICS.**

**Manhattan's Building Plans for the Nine Months Show Large Gains.**

The plans filed for new building operations in Manhattan during the nine months of the year exceeded those of the corresponding period last year by over \$14,000,000 in total estimated cost of buildings, but during this period there was a decrease in the number of new buildings planned amounting to 45. The gains are more particularly in stores and loft buildings, office buildings, manufactories and workshops and places of amusement.

In the Bronx the expenditure was much larger for brick tenements, costing over \$15,000, and for public buildings, while it is noticed that fewer dwellings have been planned.

In the borough of Richmond there is an increase of 84 buildings planned, over the same period last year.

**Manhattan**

**PLANS FILED FOR NEW BUILDINGS, JANUARY TO SEPTEMBER 30, INCLUSIVE.**

	1911		1912	
	No.	Cost.	No.	Cost.
Dwel'gs, houses over \$50,000..	10	\$1,180,000	10	\$930,000
Dwel'gs, houses betw'n \$20,000 and \$50,000...	36	662,000	5	173,000
Dwel'gs, houses under \$20,000..	5	55,000	6	505,000
Ten'm't houses	155	21,528,000	144	20,727,000
Hotels.....	5	5,435,000	9	6,260,000
St'r's, l'fts, etc., over \$30,000..	97	15,641,000	103	27,384,500
St'r's, l'fts, etc., betw'n \$15,000 and \$30,000...	26	601,000	19	341,000
St'r's, l'fts, etc., under \$15,000..	18	122,500	18	121,700
Office buildings	43	16,041,800	42	20,401,000
Manufactories and workshops	28	3,111,950	37	4,491,700
Schoolhouses...	7	1,130,000	12	1,427,000
Churches.....	19	1,304,000	4	396,000
Public Build'gs Municipal....	16	1,093,300	20	1,668,000
Public Build'gs Places of Amusement, etc.....	63	5,145,700	73	6,215,600
Stables and Garages....	49	1,084,130	32	1,029,500
Other Structures.....	126	146,470	105	148,260
Railroad Stations.....	1	4,000,000	...	....
Total.....	684	\$78,181,150	639	\$92,219,260
	639			78,181,150

Decrease No. of Bldgs 1912.... 45  
Increase Cost 1912..... \$14,038,110

**PLANS FILED FOR ALTERATIONS IN MANHATTAN, JANUARY TO SEPTEMBER 30, INCLUSIVE.**

	1911		1912	
	No.	Cost.	No.	Cost.
	2,981	\$10,084,929	2,860	\$8,781,073
	2,860	8,781,073		
Decreased 1912..	121	\$1,303,856		

**Bronx**

**PLANS FILED FOR NEW BUILDINGS, JANUARY TO SEPTEMBER 30, INCLUSIVE.**

	1911		1912	
	No.	Cost.	No.	Cost.
Brick Dwel'gs, over \$50,000..	.....	.....	.....	.....
Brick Dwel'gs, bet. \$50,000 and \$20,000..	2	\$45,000	1	\$22,000
Brick Dwel'gs, less than \$20,000....	227	1,401,850	117	733,550
Brick Tenem'ts, over \$15,000..	281	11,021,000	469	19,336,000
Brick Tenem'ts, less than \$15,000.....	12	124,000	6	70,000
Frame Tenements.....	2	10,500	..	.....
Hotels.....	1	250,000	1	10,000
Stores, over \$30,000.....	4	190,000	4	130,000
Stores, between \$30,000 and \$15,000.....	18	261,000	9	200,000
Stores, less than \$15,000.....	47	248,775	44	250,450
Office Build'gs.	19	537,200	14	709,375
Manufactories & Workshops.....	35	423,375	46	180,350
Schoolhouses..	3	104,000	6	\$29,000
Churches.....	6	183,350	3	53,000
Public Build'gs -Municipal.....	9	300,900	8	1,375,500
Public Build'gs -Places of Amusement..	62	1,393,650	43	1,905,100
Stables and Garages.....	66	156,335	73	296,245
Frame Dwel'gs.	190	839,600	157	673,850
Other Structures.....	59	14,900	35	17,930
Total.....	1,043	\$17,505,435	1,036	\$27,782,350
	1,036			17,505,435
Decrease No. of Bldgs, 1912..	7			
Increase Cost, 1912.....				\$10,276,915

**PLANS FILED FOR ALTERATION IN THE BRONX, JANUARY TO SEPTEMBER 30, INCLUSIVE.**

	1911		1912	
	No.	Cost.	No.	Cost.
	467	\$1,033,262	1,833	\$1,061,306
			467	1,033,262
Increase in 1912.....			1,366	\$28,044

**Queens**

**PLANS FILED FOR NEW BUILDINGS, JANUARY TO SEPTEMBER 30, INCLUSIVE.**

	1911		1912	
	No.	Cost.	No.	Cost.
	4,393	\$18,506,998	3,670	\$13,766,445
	3,670	13,766,445		
Decrease 1912.....	723	4,740,553		

**Richmond**

**PLANS FILED FOR NEW BUILDINGS, JANUARY TO SEPTEMBER 30, INCLUSIVE**

	1911		1912	
	No.	Cost.	No.	Cost.
	717	\$1,763,330	801	\$2,618,070
			717	1,763,330
Increase 1912.....			84	\$854,740

**Brooklyn**

**OFFICIAL FIGURES OF PLANS FILED FOR NEW BUILDINGS, JANUARY 1 TO SEPTEMBER 30, INCLUSIVE. (The Classifications have not been completed at this writing.)**

	1911		1912	
	No.	Cost.	No.	Cost.
	3907	\$25,215,255	4003	\$28,913,042
			3907	25,215,255
Increase 1912.....			96	\$3,697,787

**PLANS FILED FOR ALTERATIONS IN BROOKLYN, JANUARY TO SEPTEMBER 30, INCLUSIVE.**

	1911		1912	
	No.	Cost.	No.	Cost.
	5710	\$4,307,701	4711	\$3,177,795
	4711	3,177,795		
Decrease 1912.....	999	\$1,129,906		

**The Equitable Building.**

The Equitable Life Assurance Society will loan the Du Pont syndicate \$19,000,000 on the new Equitable Building, as a building and permanent loan. The syndicate will take title to the site on December 15, paying \$13,500,000, the largest sum ever given for one piece of Manhattan real estate. The building is estimated to cost \$11,000,000, and \$2,500,000 more for interest charges and architects' fees. The building will contain thirty-six stories. Certain floors will have separate entrances and private entrances.

# NATURAL CEMENT AND THE NEXT BUILDING CODE

## Some Mistaken Ideas Regarding the Character of Rosendale Corrected—Sand Carrying Canard Exploded—Its Chemical Analysis

By WILLIAM C. MORTON

THE building code of the City of New York is now undergoing a revision at the hands of an extremely capable and painstaking commission. In the course of its investigation into the merits of various building materials a great deal of attention is being given to cement. This commodity is not only being carefully analyzed, but especial interest is being shown in the qualifications of natural or Rosendale cement. The result is that the commission has learned of many interesting facts, which, while known to cement experts for generations, are not so generally understood by architects, contractors and builders of the present day.

There are many kinds of natural cement, just as there are many kinds of Portland cement, but when "natural" cement is spoken of nowadays reference is almost sure to be made to that Rosendale natural cement which takes its name from the town of Rosendale, in Ulster County, New York, in which town there are very important deposits of magnesian limestone, or cement rock.

These deposits of stone differ materially in composition from any similar deposits occurring anywhere else in the United States. The typical rock from this section, analyzes about as follows:

Silica (SiO <sub>2</sub> )	25.76%
Alumina (Al <sub>2</sub> O <sub>3</sub> )	10.41%
Iron (Fe <sub>2</sub> O <sub>3</sub> )	4.85%
Lime (CaO)	33.80%
Magnesia (MgO)	1.30%
Sulphur (SO <sub>2</sub> )	1.30%
Carbon dioxide (CO <sub>2</sub> )	6.84%
Potassium (K <sub>2</sub> O)	.43%
Sodium (Na <sub>2</sub> O)	.60%
Moisture (red heat)	1.92%
Loss on ignition	.66%
Total	99.90%

It is therefore safe to assume that with proper treatment the resultant cement produced will also differ materially from that produced from any other cement rock.

### Genuine Rosendale's Characteristics.

It is also true that cement produced from the Hudson River Valley is, without exception, in a class by itself. It is a dark rich brown color, and easily distinguishable from other, so called, natural or Rosendale cement, which endeavor to trade on a standard product.

The deposits of stone are as hard as flint and occur in various well defined geological strata, which strata, however, differ very much, from very light to very dark, and in the manufacture of high-class cement it is necessary to employ the utmost care in selecting the stone from only such strata as will produce the most reliable and uniform cement. In addition to which it is necessary to carefully balance the proportion of stone from the strata so selected in order to at once produce the soundest and strongest cement, together with the best mechanical working properties.

### How It Is Quarried.

The first process of manufacture is the quarrying of the stone which is done by electric drills and high explosives and is then conveyed to the surface of the ground in cars, all stone having been discarded that is known to be of an inferior or improper quality. Upon its arrival at the surface of the ground the rock is again subjected to inspection, after which it passes in its present form to the kilns for burning. This burning is still done in the old-fashioned upright kilns, egg shape, and drawn at the bottom, where the stone is placed with alternate layers of hard coal, and where the burning continues for several days to consume the water and surplus gases, and reduce same to a proper consistency for grinding. This slow burning method reduces the incineration of all the coal and thereby eliminates practically all the inert matter, leaving only the cement stone properly burned. However, as an additional precaution, in drawing from the kilns, the burned cement stone is thoroughly inspected and any over-burned or under-burned stone is dis-

carded and the properly burned stone then is conveyed to the crushers and reduced to the size of a pea, then it is conveyed to the grinding mills, where it is reduced to a fine powder, which passes over fine screens and the residue, if any, is carried back to the grinding mills, thus assuring a uniform product. It is then packed in barrels or duck bags, and allowed to stand for twenty-four hours to cool, when it is sealed and ready for shipment.

### One of the Oldest Industries.

Cement has been manufactured by this method in the Rosendale district of the Hudson River Valley for upward of ninety years, during which time over two hundred and fifty million barrels, which have found its way into the most important works of all kinds ever constructed in this part of the country.

The method of manufacture heretofore described differs in many essential points from that employed in the manufacture of Portland cement, and is believed to embody many advantages and produce better and more uniform results than where the burning is done by means of pulverized coal introduced into the previously ground cement stone mixture by means of forced draft; as in the latter case a very considerable proportion of the pulverized coal does not ignite and can be found in the finished cement in its virgin state. It is entirely conceivable that a sufficient proportion of unburned coal might occur in Portland cement to seriously affect its stability and impair the fireproof qualities of such material. This danger is entirely eliminated in the old Rosendale method of burning the stone before grinding. However, as the value of cement is directly proportionate to the absence of inert matter, the elimination of coal dust cannot but increase the value of the cement.

### Magnesia in High Percentage.

The high percentage of magnesia contained in the Rosendale cement is presumed by many architects and engineers to be of extreme value in the cement in under water construction, particularly in salt water. In this connection it might be stated that in the construction of the Brooklyn Bridge some thirty-five years ago, over 250,000 barrels of Rosendale cement were used in the concrete foundations, and all masonry work in the piers, anchorages and approaches, and so far as known this work today is in better condition than immediately after its completion, and stands as a lasting monument to the value of genuine natural cement.

It is a well known fact that the volume of Rosendale cement under water is constant, and that the process of hardening is accelerated by the contact with salt water.

### Some False Ideas Exploded.

This fact was brought out clearly in the case of some sea walls and retaining walls constructed by the United States Government some years ago at Key West, Fla., where the stone was laid in Portland cement. The action of time, the elements and salt water so seriously affected this work in the course of a few years that it was found necessary to rake out the joints of the disintegrated cement, and after careful tests these joints were restored with Rosendale cement, also a large section of the work was rebuilt with this cement, which after many years, to-day stands firm and unchangeable.

Opinions differ as to what particular quality should be credited with the excellent showing of Rosendale cement under water, but the fact remains that the use of this type of cement in all cases has uniformly given the most satisfactory results.

The only real arguments that are heard against the use of Rosendale cement that deserves serious consideration are the statements that Rosendale cement does not carry so large a proportion of sand, nor, on short time tests,

immediately attain so high a tensile strength as Portland.

In answer to the sand statement: The present working building code and the proposed building code and those that have been rejected during the past few years, specifically state: "Cement mortar shall be made of Portland or natural (Rosendale) cement and sand in the proportion of one part of cement and not more than three parts of sand by volume."

### Less Liability of Sand Overload.

Admitting these criticisms to be a fact, it should not be overlooked that these are the strongest possible arguments for the employment of Rosendale cement, for these reasons: First, Rosendale cement not carrying so large a proportion of sand the temptation to overload with sand to the detriment of the mortar is thereby much lessened. Sand never added to the stability of any structure, but good cement does; and the use of Rosendale cement, with the proper proportion of sand (one part cement to three parts sand), thoroughly mixed dry, before adding water, produces work that is sufficiently strong at once but still retains a considerable elasticity.

The initial and final set and the chemical action of Rosendale cement is much quicker than Portland for the first twenty-four hours. Second, Rosendale cement continues to gain in tensile and compression strength over a long period of years, without any interruption in this increase. Thus, in charting the gain in strength in Rosendale cement the line of increase is unbroken by any depression or setback, and shows a continuous upward tendency for a period of exceeding five years. Therefore, it goes without saying that, if the cement is sufficiently strong in the first instance, in this increase is a very large factor of safety. Such, however, is not the case with Portland cement, as it is well known that Portland attains a certain strength in seven to ten days and its maximum within a period of about 180 days, after which time it is subject to a drop in tensile strength from 20 to 25 per cent, a loss which is not regained for a period of about six months.

### Natural Cement "Lives" Forever.

As exemplifying the continual hardening and increase in strength of Rosendale cement, it is a matter of record that attending the demolition of the Coal and Iron Exchange Building at the corner of Church and Cortlandt streets, also the old reservoir at Fifth avenue and 42d street, New York City, both of which were built with Rosendale cement, the stones could not be separated except by resort to dynamite, and that under these conditions in many instances the joints remained intact and the stone was shattered. This also has been found to be the case in many other similar instances.

In New York City and vicinity there have been used over one hundred million barrels of Rosendale cement from this district, and in no instance has the cement failed all the requirements demanded of it. This cement today is 7 per cent finer ground and the tensile strength is 100 per cent stronger even than the Rosendale natural cement furnished for the construction of the Brooklyn Bridge.

The present wholesale price of "Brooklyn Bridge" brand Rosendale cement is 85 cents per barrel, in duck bags or barrels. The price of Portland is \$1.58 to \$1.63 per barrel, having advanced during the past two months from \$1.20 per barrel, and the report is that the top has not been reached. If the use of Rosendale cement is eliminated or curtailed in any way by the proposed code, who can tell what the price of Portland cement will be?

Rosendale cement acts as a safety valve to the building interests of the city against a possible Portland cement monopoly; and for that and other economic reasons its use should be encouraged by a liberal provision in the proposed code.

## BUILDING MATERIALS.

### Portland Cement and Wire Products Prices Advanced This Week.

What the Consumer May Hope For as the Result of the Interstate Commerce Commission's Investigation Into Freight Charges on Structural Commodities—General Market News.

IN view of the general stiffening in prices of all building materials, consumers will be more or less interested in knowing that the Interstate Commerce Commission has ordered an investigation of the rates, practices, rules and regulations governing the transportation of cement, lumber, slate, brick, iron and steel, and their products, and, in fact, any and all materials entering into building construction originating from points outside of New York State. The scope of the investigation will cover all points and roads east of the Mississippi and north of the Ohio and Potomac Rivers, known as Official Classification Territory.

It is natural for the consumer, as well as the dealer, to hope that the result of the investigation will be some sort of legislation which will materially cut down the cost of transporting basic building materials from points outside of New York State on the general supposition that railroad freight rates in general and those affecting building materials in particular are unjustifiably heavy.

As a matter of fact it is hardly to be presumed in the light of general price conditions of the day present that the dealer or the consumer will benefit particularly from the investigation. High wages that are now paid to railroad employees, general demands of freight handlers for increased pay, the higher cost of carting these materials in congested cities, the inability to stack or store materials where realty values are so high as to make storage charges prohibitive on reserve supplies of bulky materials, and the fluctuating demand in a big community, such as the metropolitan district; present such widely varying problems to the distributor and dealer as to make the actual cost of hauling materials from mill, kiln or factory, more of an incident in price-making than as a primary factor.

Even though stores are established such as the Carnegie Steel Company maintains in Waverly, N. J., the cost of unloading, storing, reloading and carting from stores to job remove the little chance there originally might have been to reduce building material prices.

As it actually works out in practice the consumer pays little more for his material for the convenience of having goods delivered when he wants them and making sure that there will be no delay arising from strikes, railroad blockades, weather conditions or other causes, which he is likely to encounter when purchasing direct from the mill.

The building material interests are very much inclined to doubt whether practical results will follow from this investigation. It will be interesting, however, to watch the results.

#### Brick.

The Hudson River common brick market is quiet, with few takers at the new \$7.25 level. The large number of unsold barges on hand, numbering in all twenty-two on Monday, presented a situation to the dealer which was anything but conducive to prompt buying. Barges still at distributing points, are temporarily held up because of inability of certain concerns to get steel. This is a situation which is beginning to embarrass some building material interests, but it is significant that only those who did not heed the Record and Guide's warning of last spring about the future of the steel market, are tied up now.

North River brick are being taken on the \$6.75 level, with very few actual sales at \$7.25. The same is true of the Raritan River department.

The situation on all the brick yards in the metropolitan district is such as to command the attention of prospective purchasers in this market. Cold weather, coupled with rain, has made drying difficult. In addition it is driving the imported labor south. This condition is almost sure to bring about an early closing down of most of the Hudson River, and some of the Jersey plants, unless warm weather comes in the next two or three weeks. It is, therefore, extremely desirable that purchasers be made irrevocable of the apparent supply at the wholesale and distributing docks.

Transactions on the market covering Hudson River common brick for last week with comparisons for the corresponding week on 1911 follow:

1912.			
	Left Over, Sept. 21-10.	Arrived.	Sold.
Monday	15	13	13
Tuesday	3	6	6
Wednesday	4	2	2
Thursday	11	12	12
Friday	9	4	4
Saturday	14	7	7
Totals	56	44	44

Condition of market easy. Current prices, \$6.75 to \$7.25 (Wholesale dock New York. Add cartage and dealers' profit for retail prices.) Left over September 28-22.

1911.			
	Left Over, Sept. 23-17.	Arrived.	Sold.
Monday	13	4	4
Tuesday	2	6	6
Wednesday	5	3	3
Thursday	7	7	7
Friday	6	2	2
Saturday	8	2	2
Totals	41	24	24

Condition of market dull. Prices, \$6 to \$6.50. Raritan, \$5.75 to \$6.25.

In the corresponding week in 1910 the arrivals were 67, and the sales 65, at prices ranging from \$5.25 to \$5.50 per M. for Hudson River common.

#### Portland Cement.

Portland cement in this market is now quoted at \$1.58 to \$1.63, representing 90 cents in bulk at the mill. This is an evidence of strengthening in the cement market and brings the mill price up to a position higher than in 1908. It is of interest to note that average mill prices from 1903, which was the latest high water market for this commodity at mill, have been as follows:

1903	\$1.24
1904	.98
1905	.96
1906	1.13
1907	1.11
1908	.85
1909	.81
1910	.80
1911	.70
1912	.....

It is probable that the average price for 1912 will be about 78 cents, in view of the fact that another advance of five cents a barrel is expected to be announced by about the middle of next month, if the present tremendous demand continues, which at this time seems entirely probable.

The gain in production of Portland cement in 1912 over that of 1911 probably will be not over 5 per cent. This is due largely to increased capacities of certain companies. The estimate is based upon building and engineering construction reports and quantities required as shown by Dodge and other reports for the current year and the fact that mills are not carrying large reserve stock.

One authority, in speaking of the cement situation this week, declared that this advance is in no sense arbitrary, but is based entirely upon current demand and probable requirements incidental to subway construction work in this city, and prolonged demand for Portland cement based upon the present inability of the construction steel companies to turn out finished shapes in proportion to the volume of new business being received.

The reasons as explained in this department last week for the increase of the price of common brick in the market is also applicable to the Portland cement price situation, and therefore, corroborates the Record and Guide's advice to the effect that building materials this winter will all assume stronger price tones.

#### Lumber.

Considerable interest centered this week in the shingle situation in Seattle, Wash. Prices out there have advanced sharply during August and September. They seem to have reached their limit and are well sustained at the present high level, or \$2.15 for stars and \$2.50 for clears. Shingle logs are holding steady and firm at \$14, so that it is entirely probable that there will be marked upward movement in red cedar shingle in this market in the very near future. The shortage of cars from the far West is also adding to the situation which is almost sure to hasten heavier prices before long.

In the general wholesale lumber market, quotations are all very firm, especially on hard woods. The capacity of door and sash mills, to turn out finished products that are required in building operations now under way is severely taxed. Generally speaking the door factories have never been busier in their history. The sash and blind

mills are very active on special orders. The soft pine stock door and sash inquiry is normal.

The total estimated cost of building operations now finishing in New York City is \$83,000,000. This does not include small suburban construction work in Queens, Brooklyn, Westchester or East Jersey. Of this total \$53,609,200 covers representative office, loft, store, hotel, apartment, power house, armory, museum, dwelling, institutionally, hospital, school, warehouse, theatre, fireproof construction. Special mill work is required in exceptional volume for this business which accounts in large measure for the activity of most of the mills in this district. Some mills have their capacity taken up to January 1, while others report engagements of output well into the first of March.

Mills outside of New York which supply this territory report that they are running behind their orders. Especially is this true of veneered door department. Prices, however, are stiff and consumers may expect a gradual strengthening of lists.

#### Coal.

Statements of the coal consumers and distributors in this market do not conform in many respects to the position taken by the coal operators, who say that they are mining more coal than they can sell at this time. Despite this fact the price of domestic size coal is very much heavier today than it was at this time last year on the ground that coal is scarce and even commercial sizes are not procurable in volumes anything like that called for by consumers.

The Record and Guide learned this week that there are now 700,000 tons of unsold surplus stocks above the normal consumption and that all talk of there being a shortage of anthracite coal is largely the result of car shortage, which at worst can be only temporary.

The coal traffic is heavier than anything the operators have known. Through the first twenty-four days of September anthracite shipments were 169,000 tons ahead of September, 1911. The bituminous shipments were 171,000 tons ahead of last year, or an average of 34,000 tons daily above the shipments of a year ago. This is an indication that the manufacturers of the country are anticipating capacity schedules well into the first quarter of next year.

There is also a lively inquiry for floor covering, but this is not considered exceptional at this time, owing to the fact that the leasing market, especially in the downtown section, has not shown signs of being exceptionally active this fall. Managers, however, are expecting a very active leasing market next spring, and are therefore making inquiries for building materials and alteration supplies for delivery after January 1, when it is expected that for about thirty days better concessions will be more easily procurable than any other item within the next twelve months.

#### Building Supplies.

Building managers expressed considerable interest this week in the lubricating oil market, because all departments therein are steady. In the vegetable department coconut oil had only a routine trade; corn oil is quiet; animal oils are easier in tone; the market for lard oil shows no appreciable change in general position, and on fish oil there was practically no change in the menhaden situation. The market for refined petroleum oil shows a tendency to increase, and for this reason the attention of building managers was attracted to the whole oil and lubricant market, because any movement in petroleum is almost sure to be followed by a similar movement in other oils.

Particularly is this true of linseed oil. Building managers who watch the linseed oil market carefully are those who buy good paint the cheapest. Just at this time linseed oil is quoted at 68 and 69 cents, American seed oil raw city, and for that reason managers are again actively in the market for paints.

Managers are also watching with considerable care the copper market, because fluctuations here affect sheeting and flashing, which they use in large quantities. For that reason the receipt of news that standard copper was stiffer under the Balkan stringency, although the tendency among them caused it to move actively into the market until the expected action more completely conforms to their idea of what copper prices should be. Current finished copper and brass prices are held in this market at 23 and 24 cents base for large lots. Full extra for small quantities. Copper wire is firm at 18 1/2¢ a 19 cents base carload lots at the mill. Seamless copper tubes are at the mill. Seamless copper tubes are held at 24 1/2¢ base, and brass ditto 21 1/2¢ cents per pound base.



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# CURRENT BUILDING OPERATIONS

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

## Architects for New Paulist Church.

T. H. Poole & Co., 13 West 30th street, have been commissioned to prepare plans for the new church, school and monastery which the Paulist Fathers are to erect in Northern Manhattan, on property opposite the new Isham Park. The property has a frontage of 200 feet on Broadway, 200 feet in Cooper street and 296 feet in Isham street. According to the Rt. Rev. John J. Hughes, Superior General, a temporary frame structure at first will be erected while plans are being completed having a seating capacity of 1,000. It is the intention to make the edifice one of the most imposing churches in this city. The construction will be of granite, built on the general architectural lines of the Paulist Church in 59th street, but of course in a more modern way. Connecting with the church will be the monastery, and separated from it and on the other end of the site will be built the school, with entrances on three streets. The school will cost \$60,000 and the monastery \$50,000. The church will cost \$100,000 and will be known as the Church of the Good Shepherd. The Rev. Thomas Daily is in charge of construction.

## New Methodist Church in the Bronx.

The Westchester Methodist Episcopal Church, Rev. A. L. Faust, pastor, 1163 Castle Hill avenue, contemplates the erection of a new church building in the Bronx. The exact location has not yet been announced. It is probable that work will be started by March of next year. Frank A. Rooke, 489 5th avenue, will prepare the plans. The building committee is composed of C. P. Fish, 2812 Dudley avenue; F. P. Van Riper, 16 Westchester square; F. A. Muhlan, 1312 Odell street; Charles Watkins, 2850 La Salle avenue, and F. H. Sloane, 1551 White Plains avenue.

## CONTEMPLATED CONSTRUCTION

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

66TH ST.—Figures are being received for the 8-sty apartment house, 30x84 ft., to be erected 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.

CHRISTOPHER ST.—The Ridge Holding Co., 100 Christopher st, Chas. I. Weinstein, president, Simon Wolk, secretary, owner, is taking bids on subs for the 6-sty store and tenement, 62x69 ft., at 100-104 Christopher st, from plans by Charles B. Meyers, 1 Union sq, architect. T. J. Bunt & Son, 315 East 158th st, have the mason work. Cost, \$45,000.

4TH ST.—Isidor Zippert & Joseph Joachim, 351 East 4th st, owners, are taking bids on the general and separate contracts for alterations to the 3-sty brick tenement at 349 East 4th st, from plans by Joseph Harrison, 230 Grand st, architect. Cost, \$6,000.

PARK AV.—Robert T. Lyons, 505 5th av, has completed plans for a 12-sty apartment house, 65x80 ft., to be erected on the east side of Park av, 60 ft. north of 62d st, for the Sutherland Realty Co., 505 5th av, owner; Henry E. Miller, secretary; Howard F. Keller, president. The Speedwell Construction Co., 505 5th av, is general contractor. Cost, \$150,000.

140TH ST.—Samuel Sass, 32 Union sq, is preparing plans for two 6 or 8 sty apartments, 135x100 ft. each, to be erected in the north side of 140th st and the south side of 141st st, 90 ft. west of Broadway, for the Dayton Realty Co., Harris Marron, president, 32 Nassau st, owner, who builds.

190TH ST.—Lord, Hewlett & Tallant, 345 5th av, architects, are taking bids for the 8-sty brick and stone apartment house, 100x89 ft., to be erected in the south side of 190th st, 100 ft. west of the southwest corner of St. Nicholas av, for the 100th St. Realty Co., owner, care of George W. McNally, 47 West 34th st.

105TH ST.—Schwartz, Gross & Marcus, 347 5th av, have completed plans for the 12-sty apartment house, 192.3x90.11 ft., to be erected in the north side of 105th st, Broadway and West End av, for Harry Schiff, 355 West End av, owner. Cost, \$750,000.

69TH ST.—Schwartz, Gross & Marcus, 347 5th av, have completed plans for the 9-sty apartment house, 55x85.2 ft., to be erected at 102-6 West 69th st, for the Westport Construction Co., 231 East 99th st, owner. Cost, \$175,000.

190TH ST.—Lord, Hewlett & Tallant, 345 5th av, have completed plans for a 6-sty tenement, 100x76.11 ft., to be erected in the south side of 190th st, 100 ft. west of St. Nicholas av, for the 190th St. Realty Co., 47 West 34th st, owner. Cost, \$95,000.

104TH ST.—George F. Pelham, 507 5th av, has completed plans for a 6-sty tenement, 50x87.8 ft., to be erected in the north side of 104th st, 104 ft. east of Manhattan av, for the C. J. Weinstein Realty Co., 17 West 120th st, owner. Cost, \$60,000.

## MUNICIPAL WORK.

CENTRAL PARK.—Di Manna & De Paola, 620 Pelham av, were low bidders for pavements under Terrace Bridge at the north end of the Mall for the Department of Parks.

WILLIAMSBURG BRIDGE.—The Department of Bridges, 13-21 Park Row, N. Y. C., Arthur J. O'Keefe, commissioner, is taking bids to close October 7, at 2 p. m., for furnishing and delivering granite paving blocks at the Williamsburg Bridge.

90TH ST.—The Windsor Construction Co., Inc., 320 5th av, is figuring the general contract for asphalt plant to be erected at 90th st and East river, for the city of New York, owner, and desire bids on all subs, including all machinery.

## SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were received by the Board of Education September 30 for installing electric equipment in P. S. 72. T. Frederick Jackson, Inc., was low bidder at \$1,858.

MANHATTAN.—Bids were received by the Board of Education September 30 for installing electric equipment in P. S. 76. T. Frederick Jackson, Inc., was low bidder at \$1,014.

## STORES, OFFICES AND LOFTS.

33D ST.—Paul C. Hunter, 191 9th av, has completed plans for the 10-sty store and loft building, 75x100 ft., at 424-438 33d st, for the McKee Realty Co., J. Larken, president; Edward Larken, treasurer and secretary, 418 West 25th st and 27 Cedar st.

46TH ST.—J. C. Westervelt, 36 West 34th st, is preparing plans for alterations to the restaurant at the northwest corner of 46th st and Broadway for the Childs Co., 225 5th av, lessee; Samuel S. Childs, president; Charles L. Roberts, secretary; S. Willard Smith, treasurer.

41ST ST.—George & Edward Blum, 505 5th av, are preparing plans for a 4-sty brick, stone and terra cotta loft building to be erected at 22-24 East 41st st for Judson S. Todd, 11 Pine st, owner.

55TH ST.—Walter Haefel, 17 Madison av, has nearly completed plans for the 11-sty brick and steel automobile building, 60x100 ft., to be erected at 245-249 West 55th st for the Aeon Realty Co., Sumner Garard and Lorne A. Scott, 17 Madison av, owner. The Hasco Construction Co., 17 Madison av, has the general contract. Cost, \$250,000.

48TH ST.—Plans are being refigured for the 6-sty office building at 24-26 East 48th st, southwest corner of Madison av, for Charles Weinberg, 31 West 23d st, owner. Ritz Chambers Co., 542 5th av, lessee; B. L. Meyer, president; George Vassar, Jr., vice-president, 1170 Broadway. Howard Nott Potter, 35 East 30th st, architect. Cost, \$80,000.

## THEATRES.

116TH ST.—Plans are being refigured for the 2-sty brick theatre to be erected at 11-13 West 116th st, for D. Goldberg, Louis C. Neuberger and Harry Herzog, all of 110 West 34th st, owners. Henry B. Herts, 35 West 31st st, architect. Cost, \$30,000.

## Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

TIFFANY ST.—The Kreymborg Architectural Co., 1132 Boston rd, is preparing plans for a 5-sty apartment house, 151x90x116 ft., to be erected at the intersection of Tiffany and Fox sts for the B. V. Construction Co., owner. Cost, \$125,000.

WASHINGTON AV.—Louis Franko, 677 Lenox av, has received the plastering work for the 6-sty brick tenement, 50x129 ft., on the west side of Washington av, 177 ft. south of 182d st, for Benj. M. Gruenstein, 230 Grand st, owner. Charles B. Meyers, 1 Union sq, architect. The Mason Construction Co., 661 Tinton av, has the mason work. Cost, \$45,000.

HOE AV.—Lorenz F. J. Weiher, 271 West 125th st, has completed plans for a 5-sty brick and limestone tenement and store to be erected at the southeast corner of Hoe av and 173d st for Raffaele Marrozz, 410 East 116th st, owner, who builds. Cost, \$100,000.

#### HOSPITALS AND ASYLUMS.

BAINBRIDGE AV.—A. M. Feldman, 120 Liberty st, heating and electrical engineer, is preparing plans for a 4-sty private hospital, 100x50 ft., to be erected at the corner of Bainbridge av and Gun Hill rd, for the Montefiore Home for Chronic Invalids, Broadway and 138th st, Jacob H. Schiff, president; Buchman & Fox, 11 East 59th st, and Arnold W. Brunner, 320 5th av, architects. Cost, \$200,000.

#### SCHOOLS AND COLLEGES.

LONGWOOD AV.—Frank Miller, Bridgeport, Conn., has received the contract for furnishing frames and sash necessary for the addition to Public School 39, on the north side of Longwood av, from Kelly to Beck sts, for the Board of Education, 500 Park av. C. B. J. Snyder, 500 Park av, architect. Durkin & Laas, 103 Park av, are general contractors. Cost, \$200,000.

BRONX.—The Board of Education, 59th st and Park av, is taking bids to close October 7 at 3 p. m. for the 5-sty P. S. 52 to be erected at Kelly st, St. John and Leggett avs, from plans by C. B. J. Snyder, care of owner, architect. Cost, \$325,000.

## STORES, OFFICES AND LOFTS.

JACKSON AV.—The Eagle Iron Works, Robbius av and 158th st, owner, is taking bids for the brick loft building to be erected on the west side of Jackson av, 275 ft. west of 149th st, from plans by the Kreymborg Architectural Co., 1330 Wilkins av, architect. Cost, \$15,000.

## Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

ROEBLING ST.—P. Tillion & Son, 389 Fulton st, are preparing plans for the 5-sty brick tenement, 30x52 ft., to be erected in Roebling st and North 10th st for Mary I. Gallagher, 213 North 8th st, owner. Cost, \$12,000.

SOUTH 5TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 6-sty apartment to be erected in the north side of South 5th st, 125 ft. east of Hooper st, for the 387-389 South 5th St Co., owners. Work to be started immediately. Estimated cost, \$50,000.

KNICKERBOCKER AV.—L. Allmendinger, 926 Broadway, Brooklyn, is preparing plans for alterations to the 3-sty brick store and tenement at 439-441 Knickerbocker av for Julius Saderinsky, Harmon st, near Knickerbocker av, owner. Cost, \$7,500.

DEKALB AV.—Samuel Sass, 32 Union sq, N. Y. C., is preparing plans for two 5-sty tenements, 57x85 ft., to be erected on the north side of DeKalb av, 300 ft. east of Tompkins av, for the DeKalb Construction Co., Morris Tatarsky, 1935 Bedford av, owner, who builds. Cost, \$15,000-\$45,000.

HEWES ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick apartment, 50x85 ft., to be erected at the northwest corner of Hewes st and South 1st st, for the Lecorn Building Co., 127 Bristol st, owner. Cost, \$40,000.

## BANKS.

BEDFORD AV.—Slee & Bryson, 153 Montague st, architects, are taking bids for alterations to the brick bank at the northeast corner of Bedford av and Halsey st for the People's Trust Co., on premises, owner.

## DWELLINGS.

PRESIDENT ST.—Axel Hedman, 367 Fulton st, is preparing plans for ten 2-sty stone residences, 20x48 ft., to be erected in the north side of President st, 200 ft. east of Albany av, for P. F. Emmet & Co., 763½ Gates av, owners. Cost, \$8,000 each.

NEW YORK AV.—P. Tillion & Son, 389 Fulton st, have completed plans for alterations to the parish house at the northeast corner of New York av and Bergen st for the New York Avenue M. E. Church, Rev. F. Watson Hannan, pastor, 121 New York av, owner. Cost, \$11,000.

LINDEN ST.—Excavating is under way for the 3-sty brick rectory, 40x60 ft., at 421 Linden st, for St. Brigid's R. C. Church, on premises, owner; Rev. Patrick J. Farrelly, pastor. Ellicott Lynch, 341 5th av, N. Y. C., architect. Ormond & O'Brien, 909 President st, general contractors. Peter Shannon & Co., 577 Knickerbocker av, have the carpenter work.

12TH AV.—M. Rosenquist, 53d st and New Utrecht av, has completed plans for a terra cotta and stucco residence, to be erected at the southeast corner of 12th av and 48th st, for Dr. L. Herman, 1208 49th st, owner. Cost, \$12,500.

## FACTORIES AND WAREHOUSES.

GREENE ST.—Additional figures are being received for the 1-sty brick chemical factory, 175x200x125 ft., to be erected at 259 Greene st for John C. Wiarda & Co., on premises, owner. A. Ullrich, 373 Fulton st, architect. Cost, \$100,000.

45TH ST.—Adelsohn & Feinberg, 1776 Pitkin av, are preparing plans for a 1-sty frame ice plant, 62x100 ft., to be erected in the east side of East 45th st, 90 ft. south of Rutland rd, for the Brooklyn Hygeia Ice Co., on premises; Mr. Cook, president. Cost, \$4,500.

INGRAHAM ST.—E. J. Meisinger, 394 Graham av, is preparing plans for an addition to the 1-sty brick factory in the north side of Ingraham st, 92 ft. east of Knickerbocker av, for Fred Voeltter, Johnson and Gardner avs, owner. Cost, \$2,500.

7TH ST.—Pauline E. Heberlein, 302 7th st, owner, is taking bids on the general contract for a 1-sty brick storage building, 40x90 ft., to be erected in the south side of 7th st, 214 ft. west of 5th av, from plans by Charles Infanger, 2634 Atlantic av, architect. Cost, \$3,000.

## HALLS AND CLUBS.

OXFORD ST.—H. Van Buren Magonigle, 7 West 38th st, N. Y. C., and A. W. Ross, 16 East 42d st, architects, are preparing specifications for the 5-sty brick club house, 82x102 ft., at South Oxford st, Schermerhorn st; Peter S. Seery, ex-ruer; J. H. Becker, secretary. Cost, \$350,000.

## HOSPITALS AND ASYLUMS.

KINGSLAND AV.—Plans are being refigured for the hospital building to be erected at Kingsland and Debevoise avs, Bullion and Benton sts, for the Department of Public Charities. Frank J. Helmle, 190 Montague st, architect. Cost, \$275,000.

## MUNICIPAL WORK.

BROOKLYN.—Bids were received by the City of New York, Alfred E. Steers, president Borough of Brooklyn, for regulating and repaving,

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Museum of Natural History  
New Netherlands Hotel  
St. Luke's Hospital  
Hunt's Point Trunk Sewer, Bronx  
Navarro Apartments

Brooklyn Post Office  
Eagle Warehouse & Storage Co.  
Terrace Wall Water Tower,  
Prospect Park Hill  
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Eagle Building, Brooklyn  
Somers Bros.' Building, Brooklyn  
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grading and curbing 7th st. The Hastings Pavement Co., 25 Broad st. N. Y. C., low bidder, \$7,450.15; on Wakeman st, McAuliffe & Crowley, \$5,780.10.

**BRISTOL ST.**—Excavating is under way for a 3-sty brick and limestone engine house, 25x100 ft. in Bristol st, west of Blake av, for the Fire Department, 157-9 East 67th st, owner. Joseph Johnson, commissioner. William Flanagan, 118 East 28th st, N. Y. C., is general contractor. Cost, \$35,500.

#### SCHOOLS AND COLLEGES.

**BROOKLYN.**—Bids were received by the Board of Education September 30 for installing heating and ventilating apparatus. Blake & Williams were low bidders at \$44,372; and for installing temperature regulation in P. S. 173 bids were considered by the Board as informal.

**BROOKLYN.**—Bids were received by the Board of Education September 30 for fire protection work, etc. For P. S. 11, A. W. King was low bidder at \$3,486; for P. S. 27, R. Solomon & Son, \$1,598; P. S. 47, A. W. King, \$5,690; P. S. 63, A. W. King, \$3,238; P. S. 78, R. Solomon & Son, \$3,441; P. S. 89, Edward Theriault, \$3,124; P. S. 92, A. W. King, \$3,567; P. S. 106, A. W. King, \$9,874; and P. S. 108, A. W. King, \$10,420.

#### STORES, OFFICES AND LOFTS.

**BERRY ST.**—Koch & Wagner, 26 Court st, architects, are taking bids for alterations to the cafe at the northeast corner of Berry and North 6th sts for the Otto Huber Brewing Co., 1 Bushwick pl, owner. J. Garland, on premises, lessee. Cost, \$4,500.

#### THEATRES.

**RAPELYE ST.**—L. Dananacher, 7 Glenmore av, is preparing plans for a 1-sty brick moving picture theatre, 25x96 ft., at 325 Rapelye st for Barnett Schnapier, on premises, owner. Cost, \$2,500.

#### Queens.

##### DWELLINGS.

**GREAT NECK, L. I.**—John Boese, 280 Broadway, N. Y. C., architect, is taking bids on a 2½-sty brick residence, 21x28 ft.

**FOREST HILLS, L. I.**—Foundations are under way for a 2½-sty tile and stucco residence, 30x42 ft., for Charles Lusch, owner, care of Ferdinand C. Witt, 105 West 40th st, N. Y. C., architect. Owner builds by day's work. Cost, \$10,000.

**BAY SHORE, L. I.**—Van Buskirk & Leslie, 180 Montague st, Brooklyn, are preparing plans for a 2½-sty frame residence, 30x30 ft., to be erected on Park pl for Edward W. Rasp, 111 Linwood st, owner. Cost, \$5,500.

**ARVERNE, L. I.**—Philip Deine, Woodhaven, L. I., has completed plans for a 2½-sty frame residence, 20x38 ft., to be erected on Vernon av for John O'Connor, this place, owner. Herman Deine & Son, Woodhaven, L. I., are general contractors. Cost, \$5,000.

**FOREST HILLS, L. I.**—W. S. Worrall, 13 West Jackson av, Corona, L. I., has completed plans for a 2½-sty brick and stucco residence, 27x29 ft., to be erected in the south side of Kelvin st, 100 ft. west of Colonial av, for the Cord Meyer Development Co., owner. Cost, \$5,000.

**BAYSHORE, L. I.**—Van Buskirk & Leslie, 180 Montague st, Brooklyn, are preparing plans for a 2½-sty frame residence, 32x40 ft., to be erected in Park pl for Mr. Burns, of Islip, L. I. Cost, \$5,500.

**KEW GARDENS, L. I.**—Marvin & Davis, 303 5th av, N. Y. C., have completed plans for the 2½-sty hollow tile and stucco residence, 28x37 ft., on Grenfell av, for Cole & Thompson, 523 Beach st, Richmond Hill, L. I., owners, who build. Cost, \$7,500.

**OZONE PARK, L. I.**—D. F. Evans, 3 Herri-man av, Jamaica, L. I., is preparing plans for several 2½-sty frame residences for A. F. Wicks, Pressberger st, owner. Cost, \$4,000 each.

#### HALLS AND CLUBS.

**FOREST HILLS, L. I.**—W. S. Worall, Jr., Corona, L. I., has completed plans for a 2-sty frame club house, 45x36 ft., to be erected at the corner of Oliver and Seminole sts for the Cord Meyer Development Co., this place, owner. Cost, \$5,000.

**LONG ISLAND CITY.**—The Y. M. C. A. will erect a new building on ground given by Alex Saunders. No architect yet selected. Walter F. Haskett is secretary.

#### MUNICIPAL WORK.

**QUEENS.**—The City of New York, Maurice E. Connelly, president, Borough of Queens, 3d floor, Borough Hall, 5th st and Jackson av, L. I. City, is taking bids to close October 7 at 11 a. m. for construction sewer and appurtenances on Gates av from Seneca av to Fairview av.

#### Nassau.

##### DWELLINGS.

**GREENVALE, L. I.**—H. Craig Severance, 21 West 45th st, N. Y. C., architect, is taking bids to close October 10 for a garage, cottages, chicken range and water tower, to be erected near Brookville for William A. Prime, owner, care of architect.

#### Richmond

##### DWELLINGS.

**FOUR CORNERS, S. I.**—E. K. Whitford, Port Richmond, S. I., carpenter, is taking bids on subs for the 2½-sty frame residence, 30x28 ft., to be erected on the Turnpike, 149 ft. east of Todd Hill rd, for John D. Kohlman, Jr., Tompkinsville, S. I., owner. Cost, \$2,500.

#### MUNICIPAL WORK.

**RICHMOND.**—George Cromwell, president, Borough of Richmond, St. George, New Brighton, S. I., is taking bids to close October 8 at 12 m. for constructing a temporary combined sewer in Hardy st and sanitary sewer and appurtenances in Market st.

#### Out of Town.

##### APARTMENTS, FLATS AND TENEMENTS.

**YONKERS, N. Y.**—Foundations have been completed for the 4-sty brick apartment, 27x65 ft., on Hawthorne av, for Sarah Abraham and Kate Engle, 225 Hawthorne av, owners. William Katz, 15 North Broadway, architect. S. Polite, 70 School st, has mason work, and Andrew Kustiff, 24 Riverdale av, carpentry. Cost, \$14,000.

**NEWARK, N. J.**—Simon Cohen, 89 Mercer st, has completed plans for a 3-sty frame and stucco flat, 22x80 ft., to be erected at 603 South 11th st, for R. Endlich, 364 Littleton av, owner. Cost, \$7,500.

**PORTCHESTER, N. Y.**—W. S. Wetmore, 1 North Main st, is revising plans for a 3-sty brick apartment, 40x65 ft., to be erected at 67 Travis st for J. Garminsky, on premises, owner. W. S. Wetmore is general contractor. Cost, \$8,000.

**TOWN OF UNION, N. J.**—Joseph Lugosch, 408 Kossuth st, is preparing plans for a 3-sty frame flat, 22x41 ft., to be erected in Humboldt st for Mrs. Minnie Hering, owner, care of architect. Cost, \$10,000.

**ALBANY, N. Y.**—Samuel Sass, 32 Union sq, N. Y. C., is preparing plans for a 3-sty apartment house, 40x90 ft., to be erected at 7 and 8 St. Josephs Park Terrace, for the Warranty Construction Co., 153 Western av, owner, who builds.

**ORANGE, N. J.**—E. V. Warren, 22 Clinton st, Newark, has completed plans for a 4-sty brick and limestone apartment, 110x72 ft., to be erected on Central av, near Lincoln av, for the Central Realty Co., owner, care of A. Strauss, 782 Hunterdon st, Newark, N. J. Owner builds by day's work.

#### BANKS.

**WEST ORANGE, N. J.**—Ralph H. Doane, Boston, Mass., is preparing plans for a 2-sty brick bank building to be erected on Valley rd, near Northfield rd, for the First National Bank, this place, owner; T. H. Powers Farr, 49 Wall st, N. Y. C., president. F. S. Holmes, 2 Rector st, N. Y. C., vault engineer.

#### DWELLINGS.

**CALDWELL, N. J.**—Wilbur Sheers, Central av, contemplates the erection of a 2½-sty frame and stucco residence, 30x28 ft. Cost, \$5,000.

**FISHKILL LANDING, N. Y.**—Additional figures are being received for a frame residence for Lewis E. Kamp, owner, care of P. M. Lloyd, 109 Lexington av, N. Y. C., and 1 Washington st, Poughkeepsie, architect.

**NEW ROCHELLE, N. Y.**—A. Sundberg, Huguenot st, has completed plans for a 2½-sty frame residence, 32x26 ft., to be erected on Sylvan pl, near 5th av, for Mrs. Margaret Ruhl, 24 Lockwood av, owner. Architect is ready for bids on separate contracts. Cost, \$5,500.

**ROCHESTER, N. Y.**—Hutchinson & Cutler, 323 Cutler Building, architects, are taking bids on separate contracts for a 2½-sty frame residence, 35x50 ft., to be erected in Alexander st for Geo. Gleichauf, 221 Park av, owner. Landscape architect has not been selected. Cost, \$8,000.

**EASTWOOD, N. Y.**—James D. Meehan, Henricks Block, Syracuse, N. Y., is preparing plans for a 2½-sty frame and shingle residence, 28x55 ft., to be erected at James st and Euclid av for Joseph Michels, Euclid av, owner. Cost, \$6,000.

**LAKE GEORGE, N. Y.**—Frank C. Farley, 24 East 23d st, N. Y. C., is preparing plans for a 2½-sty residence for F. F. Peabody, 13 Elk st, Troy, N. Y., owner. Cost, \$70,000. Bids by October 10.

**LEONIA, N. J.**—H. Fritz, 237 Main st, Passaic, N. J., has completed plans for a 2½-sty frame and stucco residence, 30x26 ft., for Cooper Hitchcock Co., this place, owner. Cost, \$5,000.

**NEW ROCHELLE, N. Y.**—Benj. Hubbell, Jr., Sycamore Park, has completed plans for a 2½-sty frame residence, 28x33 ft., on Cole Terrace, near Webster av, for Helen R. Hubbell, Sycamore Park, owner. Architect builds. Cost, \$5,500.

**RIDGEFIELD PARK, N. J.**—Iver Johnson, this place, contemplates the erection of eight frame residences in Arthur street. Owner builds. Cost, \$5,000.

**CALDWELL, N. J.**—John Oppenheimer, Bloomfield av, contemplates the erection of a 2½-sty frame and stucco residence, 30x22 ft., on Waid pl, at a cost of \$5,000.

**JERSEY CITY, N. J.**—Emil Guhl, 19 Charles st, architect, is taking bids for four 2-sty brick residences, 18x61 ft., to be erected at 225-231 Manhattan av for A. R. Zack, care of architect, owner. Total cost, \$24,000.

**NEWARK, N. J.**—F. H. Koenigsbergen, 68 Hudson st, Hoboken, N. J., architect, is taking bids for forty-two 2-sty hollow tile and brick residences, 17x43 ft., to be erected in 12th st, between Abingdon and Beardsley sts, for the Branch Brook Novel Homes Co., care of architect, owner. Cost, \$5,000 each.

**CALDWELL, N. J.**—Mrs. Evelina Kirk, Bloomfield av, owner, is taking bids for a 2½-sty frame residence, 30x22 ft., to be erected on Westfield av at a cost of \$5,000.

**NEW ROCHELLE, N. Y.**—A. G. C. Fletcher, 103 Park av, N. Y. C., is preparing plans for a 2½-sty stone and frame residence, 30x40 ft., on Quaker Ridge rd, for Dominick Smith, Pelham, N. Y., owner, who builds.

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LEONIA, N. J.—H. Fritz, 237 Main av, Passaic, has completed plans for a 2½-sty frame and stucco residence, 30x22 ft., for L. Richards, this place, owner, who builds. Cost, \$5,000.

CALDWELL, N. J.—H. J. F. Bartlett, architect, is taking bids for a 2½-sty frame residence, 40x30 ft., to be erected in Hatfield st for C. C. Baker, Small av, owner. Cost, \$8,000.

AMSTERDAM, N. Y.—Foundations have been completed for the residence at the southeast corner of Market and Water sts for John Barnes, 15 Washington st, owner. D. D. Cassidy, Jr., 83½ East Main st, architect. Ralph Coolidge Henry, 12 West st, Boston, Mass., is associate and landscape architect. John J. Turner & Sons, 65 East Main st, are general contractors. Cost, \$50,000.

CALDWELL, N. J.—Charles Stager, Central av, contemplates the erection of a 2½-sty frame residence, 30x28 ft., on Central av. Cost, \$5,000.

MT. VERNON, N. Y.—Harry J. Robinson, First National Bank Building, is preparing plans for a 2½-sty hollow tile residence, 26x35 ft., to be erected at Vernon Heights and Bedford av for David S. Crater, 284 Garden av, owner. Cost, \$5,000.

JERSEY CITY, N. J.—J. J. O'Neill, 14 Oakland av, architect, is taking bids for alterations to the residence at 645 Pavonia av for Louis Vogel, at site, owner. Cost, \$5,000.

SECAUCUS, N. J.—J. Huber, at site, owner, is taking bids for a 2-sty brick residence, 24x55 ft., to be erected at the Paterson plank rd and Huber st, from plans by Leo Feinen, 3697 Boulevard, Jersey City, N. J., architect. Cost, \$6,000.

JERSEY CITY, N. J.—Bids are in for the 2½-sty brick and stone residence and office building at Gifford and West Side avs for Dr. William Hetherington, 299 Varick st, owner. Dodge & Morrison, 133 Front st, N. Y. C., architects. Cost, \$15,000.

DEAL BEACH, N. J.—Fred M. Truex, 1170 Broadway, N. Y. C., architect, is taking bids for a 2½-sty frame residence to be erected here for Inglis M. Uppercu, 1819 Broadway, N. Y. C., owner.

CLIFTON, N. J.—Excavating is under way for four 3-sty brick residences, 22x65 ft., for Isaac Horwitz, 147 Passaic av, Passaic, N. J., owner, who builds. Cost, \$7,500.

EAST ORANGE, N. J.—Foundations are under way for a 2½-sty brick and stone residence at 99 Telford st for Rosalia Trenbaski, 153 Camden st, Newark, owner. J. B. Allen, 738 Broad st, Newark, architect. N. J. Norcia, 153 Camden st, has the mason work, and Vietro Orrato, at site, the carpentry. Cost, \$4,000.

NEW ROCHELLE, N. Y.—Joseph Gahan, Huguenot st, is preparing plans for alterations to a 2½-sty frame residence on Locust av. Cost, \$5,000.

CALDWELL, N. J.—R. Keenan, Central av, contemplates the erection of a 2½-sty frame residence, 30x28 ft., at a cost of \$5,000.

CALDWELL, N. J.—H. J. F. Bartlett, Gould av, architect, is taking bids for a 2½-sty frame residence, 20x32 ft., to be erected at Ravine and Cayton sts for Mrs. Ella Oldfield, North Caldwell, owner. Cost, \$5,000.

NEWARK, N. J.—A. M. Kleeman, 741 Broad st, architect, is taking bids for a 2½-sty frame residence, 24x54 ft., to be erected on the north side of Pomona av, 200 ft. west of Hedden st, for Andrew McKechnie, Jr., 36 Fabyan pl, owner. Cost, \$5,500.

### FACTORIES AND WAREHOUSES.

STAMFORD, CONN.—The Stamford German Silver Co., J. G. MacKay, Seymour, Conn., contemplates the erection of a rolling mill here. Plans will be prepared privately.

NEWARK, N. J.—Alfred Peter, 238 Washington st, is preparing plans for a 2-sty brick and reinforced concrete addition to the leather factory at 93 Colden st for Kelly & McLaughlin, on premises, owners.

NORTH TONAWANDA, N. Y.—Plans have been completed for a 1-sty brick and steel addition to the plant of the Buffalo Bolt Co., R. Clumb in charge. Cost, \$15,000.

### HALLS AND CLUBS.

NEWARK, N. J.—Bids are in for an addition to the 2-sty brick club house, 18x40 ft., at 211 Bruce st, for the National Turn Verein, on premises, owner. E. A. Wurth, Union Building, architect. Cost, \$3,000.

### HOSPITALS AND ASYLUMS.

MONTCLAIR, N. J.—The Mountainside Hospital, Dr. Brown, at site, contemplates the erection of a 2½-sty brick medical building on Bay av. Architect has not been selected. Cost, \$20,000.

SKILLMAN, N. J.—George S. Drew, State House, Trenton, N. J., has nearly completed plans for the 2-sty Custodial Building for the State Village of Epileptics, Dr. D. F. Weeks, owner. Cost, \$40,000.

PLAINFIELD, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, N. Y. C., architects, are taking bids for additions to the Muhlenberg Hospital, Frank H. Hubbard, civil engineer, chairman; George P. Mellick, P. H. Stewart, E. H. Ladd, Jr., H. L. Hall, Samuel Townsend, all of Plainfield.

OXFORD, N. Y.—Herman W. Hoefler, Capitol, Albany, N. Y., has completed plans for an addition to the 2-sty hospital building for the Women's Relief Corps Home, this place, owner.

### LIBRARIES.

ALDEN, N. Y.—Otis Dockstader, 103 West Church st, Elmira, N. Y., is preparing sketches for a 1-sty and basement Warsaw bluestone library to be erected here at the Josephine

Ewell Memorial Library for Col. E. J. Ewell, commandant Soldiers and Sailors' Home, Bath, N. Y., donor. Cost, \$25,000.

### MUNICIPAL WORK.

MAMARONECK, N. Y.—James M. Duffy, this place, engineer, is preparing plans for street improvements on Beach av for the village of Mamaroneck, J. F. Hunter, president; J. Fairchild, clerk. Cost, \$12,000.

TROY, N. Y.—Bids will close October 28, at 12 m., at the office of W. M. Black, Colonel Engineer, U. S. Engineering office, 710 Army Building, 39 Whitehall st, N. Y. C., for building a lock dam and lock operating house.

LOWVILLE, N. Y.—The village of Lowville, Superintendent of Public Works, M. A. Young, Lowville, L. C. Davenport, clerk, State st, is taking bids for paving Dagan st. Bids to close October 9.

NEW YORK STATE.—The Board of Water Supply of New York, 165 Broadway, Charles Strauss, president; commissioners will take bids about November 10 for roofing tile (Contract 130) along the Catskill Aqueduct from plans by J. Waldo Smith, chief engineer, care of owner.

MAMARONECK, N. Y.—Plans have been completed for the sewage disposal plant and are before the State Board of Health for approval. Bids are in for the sewer to be constructed on Railroad av, at Harbor Island, for the Town of Mamaroneck, J. F. Hunter, president; James M. Duffy, Main av, village engineer. Hering & Gregory, 170 Broadway, N. Y. C., engineers. Cost, \$50,000.

CRANFORD, N. J.—The Township Committee of Cranford, Edward Mosher, engineer, Bank Building, Cranford, is taking bids to close October 9 at 8 p. m. for the construction of curbs and gutter in Holly st and West Holly st between Springfield av and Spring Garden st.

NEWARK, N. J.—Bids were received by the Shade Tree Commission, James A. Berry, president; George B. Astley, Bernard M. Shanley, Jr., City Hall, Carl Bannwart, secretary, for concrete foundations, granite post and coping, at Broad st and Washington pl. Wylie-Saylor Granite Co., 627 Central av, was low bidder, at \$4,650; for the bronze work the Newark Art Foundry Co., 30 Franklin st, \$1,150.

### PUBLIC BUILDINGS.

LE ROY, N. Y.—H. W. Homelius & Son, 2 Main st, Batavia, N. Y., are preparing plans for a 2-sty brick and litholite town hall, 45x82 ft., to be erected at Main and Clay sts for the Village of Le Roy, N. Y., owner, Joseph Lapp, president.

NEW BRUNSWICK, N. J.—Gross & Kleinberger, Bible House, N. Y. C., are preparing plans for the 2-sty brick bathhouse, 38x150 ft., for J. Levine, this place, owner.

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### SCHOOLS AND COLLEGES.

**YONKERS, N. Y.**—The Board of Education of Yonkers, C. P. Eaton, president, is taking bids for an addition to the 3-sty brick school in Clinton st, from plans by C. C. Chipman, 220 Broadway, N. Y. C., architect. Cost, \$30,000.

**WEST ORANGE, N. J.**—Plans have been completed for the 2-sty brick public school, 120x130 ft., to be erected in Gaston st for the Board of Education of West Orange. Dillon, McLellan & Beadel, 3 West 29th st, N. Y. C., architects; Clark, MacMullen & Riley, 80 Maiden la, N. Y. C., steam and electrical engineers.

**ITHACA, N. Y.**—The Durolithic Co., Ellicott sq, Buffalo, N. Y., has submitted the lowest bid for the erection of the stock judging pavilion of the New York State College of Agriculture, Cornell University, E. L. Williams, treasurer, Herman W. Hoefler, Capitol, Albany, architect.

**CHERRY VALLEY, N. Y.**—Additional figures are being received to close October 25, for the 2-sty brick high school, 50x70 ft, for the Board of Education of Cherry Valley District, Frank Winne, president; D. L. Van Dyke, secretary, William T. Towner, 320 5th av, N. Y. C., architect. Cost, \$25,000.

**PATERSON, N. J.**—Bids were received by the Board of Education, George W. Scott, president, for the addition to P. S. 9, bounded by Thomas st, George and Getty sts, from plans by William T. Fanning, Colt Building, Paterson, architect, Thomas Barwick, 23 Park Row, N. Y. C., steam engineer. For the general contract, including carpentry, mason, roofing, plumbing (heating and ventilating separate), O. W. Shelly, 1123 Broadway, N. Y. C., was low bidder at \$113,451; for the iron work, J. K. Cooke & Sons, 213 Central av, Passaic, N. J. Cost, \$125,000.

**NEWARK, N. J.**—Bids will be received about October 15, for the 3-sty and basement South Side Public High School to be erected on Johnson av and Alpine st, for the Board of Education of Newark, George W. Knight, City Hall, engineer. Cost, \$350,000.

**WEST ORANGE, N. J.**—George A. Shedden Co., 37-39 East 28th st, is figuring the general contract for the Fairmont School, Dillon McLellan & Beadel, architects, and would like sub-bids on all parts of the work. Bids go in October 15th.

### STABLES AND GARAGES.

**NEWARK, N. J.**—Excavating is under way for a 2-sty garage and salesroom, of cement block, steel and concrete, at 373-375 Central av, for H. Grobert, 246 South Clinton st, East Orange, N. J., owner. E. V. Warren, 22 Clinton st, architect. Owner builds.

**NEWARK, N. J.**—H. Baechlin, 665 Broad st, architect, is taking bids for a 1-sty brick, hollow tile and stucco garage, 50x100 ft., to be erected on the north side of Park av, between Highland av and Lake st, for R. B. McLean, 486 Main st, East Orange, N. J., owner.

**YONKERS, N. Y.**—William Katz, 12 North Broadway, is preparing plans for a 1-sty brick garage, 33x43 ft., to be erected at Woodworth av and Locust st for Samuel Golden, Woodworth av, owner, who will take bids on general contract. Cost, \$3,000.

### STORES, OFFICES AND LOFTS.

**JERSEY CITY, N. J.**—H. & W. Neumann, 202 Ogden av, architects, are taking bids for alterations to three stores at 393-397 Central av for Mrs. W. H. Oest, at site, owner. Cost, \$4,000.

**MOUNT VERNON, N. Y.**—Hettinger & Schudy, New Rochelle, owners, are taking bids on the general contract for a 1-sty frame store to be erected on South 7th av, near 6th st, from plans by Joseph Gahan, Huguenot st, New Rochelle, architect. Cost, \$4,000.

**NEWARK, N. J.**—Simon Cohen, 89 Mercer st, has completed plans for three 1-sty frame stores, 36x55 ft., at 398 15th av, for Alois Kraemer, 12 Belmont av, owner. Cost, \$3,000.

**NEW ROCHELLE, N. Y.**—Gus Kiltbau, 221 Huguenot st, is preparing plans for a 1-sty brick store, 67x60 ft., to be erected in Main st, near Centre av, for William Kolby, owner, care of architect. Cost, \$8,000.

**BATAVIA, N. Y.**—John S. Brown, 18 Main st, contemplates rebuilding the 3-sty brick and stone store, office and flat at 14 Main st, at a cost of \$6,000-\$7,000.

**ELIZABETH, N. J.**—Plans are being revised for a 3-sty brick office building, 64x51 ft., to be erected in North Broad st for the Public Service Corporation. Department of Maintenance of Ways, Thomas M. McCarter, president, 759 Broad st, Newark, owner.

**EAST PEMBROKE, N. Y.**—Ezra Seamans & Son, this place, contemplate the erection of a 2-sty store and flat in Main st. Owners build. Cost, \$6,000.

**LANCASTER, N. Y.**—S. R. Berry, 445 Breckenridge st, Buffalo, N. Y., is preparing sketches for remodeling the church in East Main st for store purposes for Edward Snyder, East Main st, owner. Cost, \$4,000.

### THEATRES.

**MOUNT VERNON, N. Y.**—H. S. Rapelye, 103 South 6th av, has completed plans for a 1-sty brick moving picture theatre, 30x100 ft., to be erected in 3d st, near 8th av, for Nicolo Giacco, 60 West 3d st, Mount Vernon, owner. Cost, \$5,000.

**ORANGE AV.**—R. Bottelli, 191 Market st, has nearly completed plans for alterations to the 1-sty brick and reinforced concrete moving picture theatre at 990 South Orange av for the Hope Amusement Co., on premises, owner. Cost, \$18,000.

**WEST HOBOKEN, N. J.**—Leo Feinen, 3697 Boulevard, Jersey City, has completed plans for a 1-sty moving picture theatre, 47x110 ft., to be erected at the corner of Paterson plank rd and Cortland st for Charles C. Rabe, Summit av and Malone st, Jersey City, owner. Cost, \$15,000.

**SOUTH RIVER, N. J.**—Alex. Merchant, 363 George st, architect, is taking bids for a 1-sty brick moving picture theatre, 45x100 ft., for George Allgair, owner. Cost, \$8,000.

### MISCELLANEOUS.

**YONKERS, N. Y.**—W. P. Seaver, 320 5th av, N. Y. C., architect, is taking bids for alterations to the car barn of the Westchester Electric Railway Co., 34 East 1st st, Mt. Vernon, N. Y., owner. Cost, \$20,000.

**UTICA, N. Y.**—Plans have been completed for the 4-sty passenger station, 100x200 ft., for the N. Y. Central & H. R. R. Co., Grand Central Station, N. Y. C., William C. Brown, president, Stem & Fellheimer, 7 East 42d st, N. Y. C., architects. G. W. Kittredge, care of owner, chief engineer. Cost, \$500,000.

**CANASTOTA, N. Y.**—The New York Central & Hudson R. R. Co., 70 East 45th st, William C. Brown, president, contemplates the erection of a 2-sty frame and brick freight station, 25x40 ft. G. W. Vaughan, care of owner, will have full charge. Cost, \$3,500.

### Contracts Awarded.

#### APARTMENTS, FLATS AND TENEMENTS.

**PARK ST.**—The Mazza Construction Co., 524 Van Nest av, has received the general contract to erect the tenement at 103 Park st for Barthelomeo Gauzza, 38 Oak st, owner. M. W. Del Gaudio, 401 Tremont av, architect. Cost, \$10,000.

**KEARNEY, N. J.**—Charles S. and Harry Willey, Belgrove Drive and Bergen av, have received the general contract to erect a 3-sty frame flat and two stores at Devon st and Devon Terrace for William Beck, on premises, owner, R. Bottelli, 191 Market st, Newark, N. J., architect. Cost, \$6,000.

**JERSEY CITY, N. J.**—G. B. Beaumont Co., 286 5th av, N. Y. C., has received the general contract to erect a 4-sty brick and limestone apartment house, 50x75 ft., on the Hudson Boulevard, 93 ft. south of Highland av, for the Est. of Asenath A. Shaw, 21 Monticello av, owner. Charles E. Birge, 29 West 34th st, N. Y. C., architect. Cost, \$25,000.

**NEWARK, N. J.**—Vreeland & Kolster, 532 4th st, have received the mason work for the 3-sty brick, hollow tile and stucco flat, 23x49 ft., to be erected at 47 Speedway av for Conway Decker, 49 Speedway av, owner. Aug. M. Kleemann, 741 Broad st, architect. Cost, \$6,000.

**NEWARK, N. J.**—John Leehy, at site, has received the general contract to erect the 2-sty frame flat, 36x56 ft., at 531-533 13th av for Joseph Passinger, 541 13th av, owner. Cost, \$6,500.

**JERSEY CITY, N. J.**—A. Del Angelo, Neptune av, has received the mason work and B. Sutstein, Ocean av, the carpentry, for two 3-sty frame and stucco tenements, 30x61 ft., to be erected at 112-114 Arlington av for Jacob Well-toff, 13 Wegman Court, owner. Nathan Well-toff, 13 Wegman Court, architect. Cost, \$7,000 each.

#### ARMORIES.

**WASHINGTON AV.**—John T. Kreeger, 30 Broad st, has received the contract for furnishing iron grills and Charles T. Grimmer & Son, 230 East 37th st, the painting, decorating and wainscot work for the 22d Regiment Armory, 182x442x181 ft., at the foot of Washington av, 168th to 169th sts, for the Board of Armory Commissioners, Hall of Records, Chambers and Centre sts. Walker & Morris, 200 5th av, architects. Frank Sutton, 93 Wall st, steam and electrical engineer. Cost, \$650,000.

#### DWELLINGS.

**ISLIP, L. I.**—Rogers & Blydenburgh, Babylon, L. I., have received the general contract to erect a 2-sty brick and limestone residence on South Country rd and Islip av for Mrs. Bruce Brown, owner, care of F. R. Loney, 105 West 40th st, N. Y. C., architect.

**MEDINA, N. Y.**—Arthur J. Soucie, this place, has received the general contract to erect a 2½-sty brick veneer residence, 36x38 ft., for H. S. Olmsted, Albany, N. Y., owner. Joseph J. Obelies, Granite Building, Rochester, N. Y., architect. Cost, \$8,000.

**STAMFORD, CONN.**—A. D. Donning, this place, has received the general contract to erect a frame residence for B. N. Ayres Sound Beach, Conn., owner. N. E. Emmons, 1 Bank st, architect.

**MURRAY HILL, SCARSDALE, N. Y.**—Emil Johanson, 730 Cranford av, Wakefield, N. Y., has received the general contract to erect a 2½-sty frame residence, 100x33 ft., for Frank O. Ayers, 1 Madison av, N. Y. C., owner. D. E. Waid, 1 Madison av, N. Y. C., architect. J. F. Musselman, 17 Madison av, N. Y. C., electrical engineer. Cost, \$50,000.

**ALEXANDER, N. Y.**—Westerly Ranger, Attica, N. Y., has received the general contract to erect a 1½-sty frame bungalow, 36x44 ft., for Byram Moulton, owner. Homelius & Son, Batavia, N. Y., architects. Cost, \$5,000.

**MONTCLAIR, N. J.**—Mullins & Braddock, 14 Bruce rd, have received the general contract to erect a 2½-sty frame residence on the east side of North Fullerton av, 228 ft. north of Watchung av, for Frank J. and Clara S. Taylor, 89 Walnut st, owners. Cost, \$5,000.

**BRONXVILLE, N. Y.**—J. & A. Walter, 121 Webster av, New Rochelle, have received the general contract to erect an addition to the residence of F. W. Kraft, Kraft av, owner. Charles Lupprian, Main st, New Rochelle, architect. Noonan Bros., 14 Grand st, New Rochelle, have the heating and plumbing contract, and Frank Dolan, Lawton st, New Rochelle, the wiring. Cost, \$7,000.

**72D ST.**—The Mitchell Construction Co., 4 Court sq, has received the general contract to erect the 3-sty brick parish house, 33x54 ft., at the southeast corner of 72d st and 15th av for the Church of Our Lady of Guadalupe,

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R. C., 73d st and 13th av, Brooklyn, Rev. John J. Durick, pastor. Frank Helmle, 190 Montague st, architect.

STAMFORD, CONN.—Anton Nordin, Darien, Conn., has received the general contract to erect a frame residence for A. A. Wilson, owner. N. E. Emmons, 1 Bank st, architect. Cost, \$3,500.

BRIGHTON, N. Y.—Peter G. Houck, 503 Cox Building, Rochester, N. Y., has received the mason work, John Garrett, 489 Garson av, Rochester, the carpentry, and Saunders & Nolan, 167 East av, Rochester, the plumbing for the 2½-sty brick veneer residence, 52x40 ft., and a frame and stucco garage, 20x24 ft., for S. L. Solomon, 284 St. Paul st, Rochester, owner. Foote & Headley, Cutler Building, Rochester, architects. William Pitkin, Jr., 424 Cutler Building, Rochester, landscape architect. Cost, \$15,000.

SYOSSET, L. I.—George Sykes, 1123 Broadway, has received the general contract for alterations to the 2½-sty frame residence, 30x40 ft., for John W. Minturn, owner, care of F. Burrall Hoffman, 527 5th av, N. Y. C., architect.

ARVERNE, L. I.—Herman H. Dein & Son, Woodhaven, L. I., have received the general contract to erect the 2½-sty frame residence, 23x38 ft., on the west side of Vernon av, 100 ft. south of Amstel Boulevard, for F. G. Burkhardt, this place, owner. Cost, \$5,000.

SUMMIT, N. J.—Joseph Zilli, 270 West 261st st, has received the general contract to erect a 2-sty rubble stone and frame residence, 38x50 ft., for Miss M. Kihm, owner, care of R. M. Byers, 59 Pearl st, N. Y. C., architect.

UTICA, N. Y.—M. J. Sherry, Albany st, has received the general contract to erect the 3-sty frame residence, 26x50 ft., in Sunset st, for Regina Ritzel, 316 Sunset st, owner. Cost, \$5,500.

**FACTORIES AND WAREHOUSES.**

BLISSVILLE, L. I.—The Raymond Concrete Pile Co., 70 West st, N. Y. C., and Chicago, has received the contract for constructing the complete foundations, including the placing of approximately 1,200 Raymond concrete piles, for the General Vehicle Co., Blissville, L. I. Harris & Richards, architects.

SOUTH NORWALK, CONN.—W. F. White & Son, Charles st, have received the general contract to erect a 1-sty frame storehouse, 26x40 ft., in Rowan st for William Efron, owner. Cost, \$3,000.

**HOSPITALS AND ASYLUMS.**

KINGS PARK, L. I.—Evans, Almirall & Co., Dominick and Park sts, N. Y. C., have received the contract for complete steam piping of the boiler house at Kings Park State Hospital for the State Commission in Lunacy, T. E. McGarr, secretary, 53 Lancaster st, Albany, N. Y., owner. Charles G. Armstrong & Son, 149 Broadway, N. Y. C., engineers.

BLACKWELL'S ISLAND, N. Y. C.—L. Dornbusch, 103 East 13th st, N. Y. C., has received the general contract for alterations to the R. & S. Building of the New York City Home for Aged and Infirm on Blackwell's Island. Sylvester A. Taggart, foot of East 26th st, N. Y. C., architect.

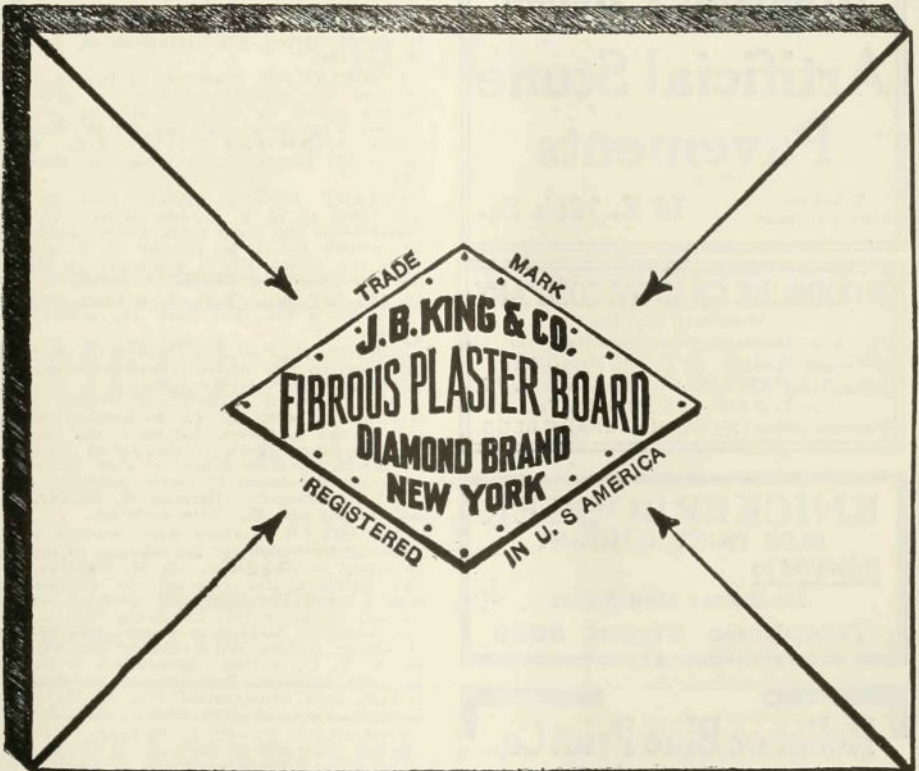
BATAVIA, N. Y.—John Glade & Sons, 102 West Main st, have received the general contract to erect the 3-sty frame nurses' home, 33x57 ft., for the Women's Hospital Association of Batavia, Mrs. T. J. Perfield, 38 State st, chairman of building committee; Miss M. E. Robbins, superintendent. Miss Adelaide K. Richmond, this place, donor. Homelius & Son, this place, architects. Cost, \$10,000-\$15,000.

BATH, N. Y.—Gould & Nowlen, this place, have received the general contract for the new conduit steam and return lines of the N. Y. State Soldiers' & Sailors' Home, Glen Clinton, and C. McDougall, president, board of trustees.

**MUNICIPAL WORK.**

NIAGARA FALLS, N. Y.—H. P. Burgard Co., 275 Lathrop st, Buffalo, has the contract for asphalt pavement, and the Read Coddington Engineering Co., Canal Basin, the contract for Hassam pavement of 16th, 17th and 13th sts and Pierce av for the Board of Public Works, Thomas Hogan, clerk, City Building, owner. Frederick S. Parkhurst, City Building, engineer. Cost, \$40,000.

88TH ST.—H. H. Oddie, 251 4th av, has received the general contract to erect the courtroom, office and store building, 50x85 ft., at



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**POWER HOUSES.**

NIAGARA FALLS, N. Y.—The Leonard Construction Co., 332 South Michigan av, Chicago, Ill., has received the general contract to erect two 1-sty brick buildings on Highland av for the United States Light & Heating Co., 30 Church st, David W. Paye, president. James R. White, Arcade Building, Niagara Falls, N. Y., architect. Cost, \$15,000.

**PUBLIC BUILDINGS.**

JERSEY CITY, N. J.—McGowan & McCabe Co., 320 Market st, Newark, has received the electric wiring and conduit work for the post office building, in the east side of Washington st, between Montgomery and York sts, for the U. S. Government, Washington, D. C. Oscar Wenderoth, Treasury Department, Washington, D. C.,

155-157 East 88th st, for the Rhineland Estate, R. J. Oakley Rhineland, 36 West 52d st, and Philip Rhineland, 16 East 55th st, owners. Sixth Municipal District Court, 3d av and 83d st, lessee. Donald P. Hart, 323 West 85th st, architect. Cost, \$25,000.

AVON, N. Y.—Samuel Bonn, 654 Burnet av, Syracuse, N. Y., has received the general contract to build the disposal plant for the Village of Avon, Charles T. Moran, president Board of Sewer Systems, owner. C. C. Hopkins, Cutler Building, Rochester, N. Y., engineer. Cost, \$10,000.

QUEENS.—The Cannon Engineering Co., 1217 Grand st, Brooklyn, has received the general contract for paving Seneca av, from DeKalb av to Putnam av, and from Cornelia st to Myrtle av.

## 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.

### INVITATIONS FOR PROPOSALS.

TREASURY DEPARTMENT,  
Office of the Supervising Architect,  
Washington, D. C., October 1, 1912.  
Sealed proposals will be received at this office until 3 o'clock p. m. on the 12th day of November, 1912, and then opened, for the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus, electric conduits and wiring system, and interior lighting fixtures) of the United States post office and courthouse at Harrisburg, Pa.

The extension is about 46 by 121 feet, one story and basement, stone faced, tin roof, fireproof construction. Drawings and specifications may be obtained from the custodian at Harrisburg, Pa., or at this office, at the discretion of the Supervising Architect.

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architect. The Hedden Construction Co., 11 Madison av, has the general contract. Cost, \$350,000.

ROSEBANK, S. I.—David J. Ryan, 723 3d av, Brooklyn, has received the general contract; Altman Plumbing Co., 324 East 6th st, N. Y. C., plumbing; Anderson Martin Electric Co., 1 Madison av, N. Y. C., electrical work; and John A. Scollay, 74 Myrtle av, Brooklyn, heating, for the Pathological Laboratory at the Quarantine Station, for the State of New York, Dr. J. J. O'Connell, Health Officer, this place, owner. Herman W. Hoefler, State Capitol, Albany, N. Y., State architect.

### SCHOOLS AND COLLEGES.

MILBURN, N. J.—The D. A. Calhoun Contracting Co., Inc., 17 Madison av, N. Y. C., has received the general contract to erect the 1½-sty hollow tile and stucco public school on Hobart Gap rd for the Board of Education of Milburn Township, Essex County, William E. Davis, chairman of building committee; Clifford Willis, district clerk. James Diehl, Bernardsville, N. J., architect. Cost, \$7,500.

WEST NEW YORK, N. J.—Theodore Von Bommel, West New York, N. J., has received the general contract to erect an addition to the Hudson County school for the Board of Education of West New York, N. J., William Wolff, chairman of building committee. William Mayer, Jr., 693 Eline av, Town of Union, architect. Cost, \$8,000.

BROOKLYN.—The United Plumbing & Contracting Co., 323 Smith st, has received the plumbing contract for alterations to the Girls' High School, on the east side of Nostrand av, between Halsey and Macon sts, from plans by H. M. Devoe, 131 Livingston st, architect. Cost, \$9,000.

BROOKLYN.—B. Diamond, 12 Bergen st, has received the general contract for alterations to the school in the east side of West 3d st, 200 ft north of Park pl, for the Board of Education, 500 Park av, N. Y. C. H. M. Devoe, 131 Livingston st, architect. Cost, \$4,500.

BRYANT AV.—The Hinkle Iron Co., 534 West 56th st, N. Y. C., has received the steel contract for the 5-sty brick Public School No. 50, 200x94 ft, to be erected at Bryant and Vyse avs, about 175 ft southeast of 173d st, for the Board of Education, corner of Park av and 59th st, C. B. J. Snyder, architect, P. J. Exner Co., 103 Park av, general contractor.

ALFRED, N. Y.—L. F. Corsett, Olean, N. Y., has received the contract for construction of the State School of Clay Workings & Ceramics, including electric conduit installation; M. G. Lippincott, Hornell, N. Y., the heating contract, and Charles E. Green, this place, the plumbing and gas piping work at the Alfred University for the N. Y. State School of Clay Working & Ceramics, Dr. Booth C. Davis, president of the board of managers. Herman W. Hoefler, Capitol, Albany, N. Y., State architect.

NEWARK, N. J.—Bids were received by the Board of Education for the addition to the public school in Newton st. E. M. Waldron, Ordway Building, has received the general contract; Jacob Steinberg, 229 Belmont av, the roofing; Storms & Co., 126 South 14th st, Newark, heating; Jaehing & People, 221 13th av, plumbing; Stehlin Willer Henes Co., 103 Park av, N. Y. C., wiring; Aschenback & Rasmussen, 392 Main st, East Orange, painting; the Hedden Iron Construction Co., 22 Clinton st, Newark, steel and iron work. Cost, \$180,000.

HUMBOLDT ST.—P. J. McAuley, 647 Prospect pl, has received the contract for plumbing in P. S. 23 in the west side of Humboldt st, between Conseyea and Skillman avs, for the Department of Education. H. M. Devoe, 131 Livingston st, architect.

### STABLES AND GARAGES.

JEROME AV.—Charles Loesch, 415 West 50th st, has received the general contract to erect the 2-sty brick and stone garage at 1934 Jerome av, from plans by Louis F. Dell, 1133 Broadway, architect.

WASHINGTON AV.—Wills & Marvin Co., 1170 Broadway, have received the general contract to erect the 3-sty brick garage, 52x108 ft, on Washington av, near 169th st, for John C. Heintz and Jacob Seigel, 169th st and 3d av, owners. Mortenson & Co., 114 East 28th st, architects.

MIDDLETOWN, N. J.—H. D. Best & Co., 320 5th av, N. Y. C., have received the general contract to erect a 2-sty concrete stable, 35x37 ft, for the Standard Oil Co., 26 Broadway, N. Y. C., owner and architect.

### STORES, OFFICES AND LOFTS.

27TH ST.—J. H. MacDonald, 357 West 16th st, has received the carpenter work for the 8-sty brick and limestone loft building, 91x128 ft, to be erected at 337-347 West 27th st, for St. John's Park Realty Co., William D. Kilpatrick, president; James H. Cruikshank, secretary, 50 Pine st, owner. Robert E. Moss, 126 Liberty st, engineer. W. L. Crow Construction Co., 103 Park av, is general contractor. Cost, \$75,000.

BROADWAY.—The Vogel Cabinet Co., 535-45 East 79th st, has received the contract for installing all the cabinet fixtures, etc., in the altered building for the Tower Mfg. & Novelty Co., 326 Broadway.

### THEATRES.

146TH ST.—The Vogel Cabinet Co., 535-45 East 79th st, has received the contract for the carpentry work in the Lafayette Theatre, 146th st and Broadway, for Cramp & Co., 25 East 26th st.

HOPKINSON AV.—Eugene Frank, 22 East 21st st, has received the contract for the electric work necessary for the 4-sty fireproof theatre, 55x75x100 ft, at 482-488 Hopkinson av, Brooklyn, for the Samuel Howe Amusement Co., Columbia Theatre Building, 701 7th av, N. Y. C., owner. Thomas W. Lamb, 501 5th av, N. Y. C., architect. William Henderson, 516 5th av, N. Y. C., general contractor. Cost, \$50,000.

### MISCELLANEOUS.

WICHITA, KANSAS.—The Raymond Concrete Pile Co., 70 West st, N. Y. C., and Chicago has received the contract for the concrete piles necessary for the foundations of the Wichita Terminal Railroad Co.'s new terminal station at Wichita, Kansas; Charles E. Skinner, resident engineer.

WHITE PLAINS, N. Y.—L. Brandt, at site, has received the general contract to erect a 2-sty terra cotta and stucco freight house, 25 x50 ft, for the New York, Westchester & Boston R. R. Co., Grand Central Terminal, N. Y. C. L. S. Miller, president; R. T. Bird, assistant treasurer; C. L. Nagle, auditor.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

5TH ST, 236-240 East, 6-sty tenement, 63x82; cost, \$40,000; owner, Harris Sokolski, 354 Grand st; architect, George F. Pelham, 507 5th av. Plan No. 572.

POST AV, n s, 100 w Academy st, five 5-sty tenements, 50x113; total cost, \$250,000; owner, Bendheim Construction Co., 128 Broadway; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 573.

53D ST, 121-129 E, 8-sty apartment house, 81.7x83.9; cost, \$200,000; owner, 118 East 54th St, Co., 546 5th av; architects, Cross & Cross, 527 5th av, and Julius Harder, 31 West 31st st. Plan No. 574.

7TH AV, 828-830, 12-sty store and apartment, 50.2x82, slag roof; cost, \$250,000; owner, Adion Constn. Co., 501 5th av; architects, George and Edward Blum, 505 5th av. Plan No. 576.

#### FACTORIES AND WAREHOUSES.

33D ST, 424-438 West, 12-sty warehouse, 131.3 x91; cost, \$475,000; owner, McKeon Realty Co., 424 West 33d st; architect, Paul C. Hunter, 191 9th av. Plan No. 571.

#### STABLES AND GARAGES.

42D ST, 147 East; 43d st, 142 East, 1-sty stable, 13x7.3; cost, \$150; owner, Ogden Goellet Estate, 9 West 17th st; architect, L. A. Hornum, 145 East 42d st. Plan No. 570.

WEST END AV, e s, between 63d and 64th sts, 6-sty garage, 200x125, tar and felt roof; cost, \$250,000; owner, Archibald D. Russell, Princeton, N. J.; architect, L. C. Holden, 103 Park av. Plan No. 575.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

191ST ST, s s, 100 w Hoffman st, 5-sty brick tenement, slag roof, 50x70.8; cost, \$45,000; owners, Reliable Construction Co., Israel I. Wolf, 1126 Union av, president; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 755.

WESTCHESTER AV, n w cor Elder av, 5-sty rick tenement, plastic slate roof, 41x93.89; cost, \$55,000; owners, Winnie Construction Co., Maurice Muller, 939 Intervale av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 753.

#### DWELLINGS.

BRONXWOOD AV, w s, 68.6 ft s 216th st, 2-sty brick dwelling, slag roof, 20x50; cost, \$6,000; owner, F. Castelli, 2290 1st av; architect, R. F. Knockenbauer, 1901 Bathgate av. Plan No. 741.

CARPENTER AV, e s, 20 s 236th st, five 2-sty brick dwellings, slag roof, 18.9x52; cost, \$19,000; owners, P. & S. Const. Co., Thos. Pisarra, 766 Decatur st, Brooklyn; architect, Chas. W. Ross, 45 West 34th st. Plan No. 749.

MAHAN AV, w s, 183 n Middletown rd, 2½-sty frame dwelling, shingle roof, 20x30; cost, \$3,000; owner, Matilda Amsler, 1616 Crosby av; architect, J. H. Amsler, 1616 Crosby av. Plan No. 747.

#### FACTORIES AND WAREHOUSES.

JACKSON AV, w s, 275 n 149th st, 2-sty brick factory, slag roof, 50x100; cost, \$15,000; owners, G. Schlaier Eagle Wrought Iron Works, G. Schlaier, 150th st and Jackson av; architects, Kreyenberg Architectural Co., 1330 Wilkinson av. Plan No. 744.

#### STABLES AND GARAGES.

BEDFORD PARK BOULEVARD, s s, 99 e Webster av, 1½-sty brick garage, slag roof, 50x94.1; cost, \$15,000; owner, Harry Linn, 303 East 157th st; architects, Kreyenberg Architectural Co., 1330 Wilkins av. Plan No. 743.

MULLINER AV, e s, 100 s Brady av, 1-sty frame garage, 10x20; cost, \$400; owner, Refel Smith, on premises; architect, Henry Nordheim, 1089 Tremont av. Plan No. 752.

#### STORES AND DWELLINGS.

CARPENTER AV, s e cor 236th st, 2-sty brick store and dwelling, slag roof, 20x90; cost, \$4,200; owners, P. & S. Const. Co., Thos. Pisarra, 766 Decatur st, Brooklyn; architect, Chas. W. Ross, 45 West 34th st. Plan No. 748.

### MISCELLANEOUS.

CASTLE HILL AV, w s, 172 n Westchester av, 1-sty frame shop, 16x14; cost, \$100; owners, Weinstock & Singer, on premises; architect, J. Schwalbenberg, 2060 Westchester av. Plan No. 742.

175TH ST, n s, 147 w Marmion av, 1-sty brick boiler house and coal bins, 24.2-3x82½; cost, \$50,000; owners, Biograph Co., 11 East 14th st; architects, The Snare & Triest Co., 143 Liberty st. Plan No. 754.

MORRIS AV, n e cor 162d st, 4-sty brick library, slag and tile roof, 65x86; cost, \$70,000; C., general contractor. Cost, \$50,000.



**Brooklyn.**

**APARTMENTS, FLATS AND TENEMENTS.**

SOUTH 5TH ST. n s, 125 e Hooper st, 6-sty brick tenement, 49.11x79.9, slag roof, 28 families; cost \$45,000; owner, 381-389 South 5th St. Co., 1104 Broadway; architects, Shampam & Shampam, 772 Broadway. Plan No. 5841.

68TH ST. s e cor 3d av, 4-sty brick tenement, 50.4x80.1, — roof, 18 families; cost, \$40,000; owner, Harris Wilner, 1311 49th st; architects, Shampam & Shampam, 772 Broadway. Plan No. 5842.

NEW YORK AV. s w cor Union st, 4-sty brick tenement, 37.3x90, tar and gravel roof, 12 families; cost, \$35,000; owner, Lefferts Construction Co., 44 Court st; architect, D. Salvati, 525 Grand st. Plan No. 5826.

NEW YORK AV. w s, 37.3 s Union st, 4-sty brick tenement, 40x85, tar and gravel roof, 12 families; cost, \$30,000; owner, Lefferts Construction Co., 44 Court st; architect, D. Salvati, 525 Grand st. Plan No. 5827.

3D AV. e s, 50.4 s 68th st, 4-sty brick tenement, 50x60.3, tar and gravel roof, 14 families; cost, \$40,000; owner, Harris Wilner, 1311 49th st; architect, Shampam & Shampam, 772 Broadway. Plan No. 5843.

ATLANTIC AV. s s, 150 w Saratoga av, two 4-sty brick tenements, 50x88, tar and gravel roof, 20 families each; total cost, \$50,000; owner, Isidore Merman, 58 Chester st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 5877.

BERGEN ST. n s, 126 e Classon av, two 4-sty brick tenements, 56x89, tar and gravel roof, 24 families each; total cost, \$48,000; owner, Serota Bros. Construction & Realty Co., 1492 Eastern Parkway; architect, Cohn Bros., 361 Stone av. Plan No. 5893.

SUTTER AV. s e cor Saratoga av, 4-sty brick store and tenements, 50x90, tar and gravel roof, 22 families; cost, \$23,000; owner, Nathan Kovensky, 1615 Pitkin av; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 5880.

STERLING PL. s s, 227.2 w Howard av, 4-sty brick tenement, 22.10x75, tar and gravel roof, 8 families; cost, \$15,000; owner, Burland Co., 112 Watkins st; architect, Adelson & Feinberg, 1776 Pitkin av. Plan No. 5938.

ALABAMA AV. w s, 102.6 s New Lots rd, fifteen 3-sty brick tenement, 27x68, tar and gravel roof, 6 families each; total cost, \$150,000; owner, Georgia Building Co., Inc., 318 New Lots av; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 5954.

ALABAMA AV. w s, 100 n Hegeman av, four 3-sty brick tenements, 26.6x68, tar and gravel roof, 6 families each; total cost, \$40,000; owner, Georgia Building Co., Inc., 318 New Lots av; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 5955.

40TH ST. s s, 95 w 5th av, 3-sty brick tenement, 30x68, tar and gravel roof, 6 families; cost, \$10,000; owner, Louis Bonert, 625 2d st; architect, Eisenla & Carlson, 16 Court st. Plan No. 5967.

40TH ST. s s, 125 w 5th av, eleven 3-sty brick tenements, 30x68, tar and gravel roof, 6 families each; total cost, \$110,000; owner, Louis Bonert, 625 2d st; architect, Eisenla & Carlson, 16 Court st. Plan No. 5966.

**DWELLINGS.**

EAST 34TH ST. w s, 160 s Church av, two 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families each; total cost, \$10,000; owner, Harry Cohen & ano., 227 Belmont av; architect, Adelson & Feinberg, 1776 Pitkin av. Plan No. 5850.

EAST 93D ST. e s, 163 s Foster av, six 2-sty frame dwellings, 16x26, shingle roof, 1 family each; total cost, \$10,500; owner, Edwin M. Lewis, 9502 Farragut rd; architect, Louis F. Schillinger, 167 Van Sicken av. Plan No. 5844.

MERMAID AV. s e cor West 36th st, 1-sty frame dwelling, 23x34, shingle roof, 1 family; cost, \$1,250; owner, C. Callahan, 2966 West 32d st; architect, George H. Suess, 2966 West 29th st. Plan No. 5825.

WILLIAMS AV. e s, 20 s Newport av, four 2-sty brick dwellings, 20x44, tar and gravel roof, 2 families each; total cost, \$10,400; owner, Sam Perres, 59 Malta st; architect, Morris Rothstein, 627 Sutter av. Plan No. 5831.

DOVER ST. Nos. 156 to 160, 2-sty frame dwelling, 46x27, peak roof, 1 family; cost, \$4,000; owner, Arthur Schlechter, 25 West 42d st; architect, Eugene Schoer, same address. Plan No. 5875.

HINSDALE ST. w s, 74.1 n New Lots av, five 2-sty brick dwellings, 20x44, tar and gravel roof, 2 families each; total cost, \$13,000; owner, Abraham Sagolowitz, 657 Williams av; architect, Morris Rothstein, 627 Sutter av. Plan No. 5862.

WEST 15TH ST. w s, 680 n Neptune av, 1-sty frame dwelling, 17.6x40, shingle roof, 1 family; cost, \$1,000; owner, Angelo Mauro, 61 Rapelyea st; architect, George H. Suess, 2766 West 29th st, C. I. Plan No. 5907.

AV M. n s, 40 e East 21st st, 2-sty frame dwelling, 24x35, shingle roof, 1 family; cost, \$5,000; owner, E. R. Strong Co., 1702 Newkirk av; architect, Slee & Bryson, 153 Montague st. Plan No. 5900.

SURF AV. n s, 50 e West 32d st, 2-sty frame tenement, 20x78, tin roof, 4 families; cost, \$4,500; owner, Theodora Kaetyn, 3136 Broadway, N. Y.; architect, Eisenla & Carlson, 16 Court st. Plan No. 5902.

CORBIN PL. w s, 40 s Oriental Boulevard, 2-sty brick dwelling, 30x44.8, tar and gravel roof, 1 family; cost, \$15,000; owner, Edward Gallagher, —; architect, P. J. Gallagher, —. Plan No. 5910.

HENDRIX ST. w s, 29 s Jamaica av, 2-sty brick dwelling, 18.1x52, tar and gravel roof, 2 families; cost, \$3,500; owner, Christina Henken, Jamaica av and Hendrix st; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 5951.

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HENDRIX ST, s w cor Jamaica av, 2-sty brick dwelling, 20x40, tar and gravel roof, 1 family; cost, \$3,500; owner, Christina Henken, Jamaica av and Hendrix st; architect, Charles Inganger & Son, 2634 Atlantic av. Plan No. 5952.

UNION ST, n s, 124 w Utica av, 2-sty brick dwelling, 20x35, slag roof, 1 family; cost, \$5,000; owner, George Potts, Jr., 210 Schenectady av; architect, Adelson & Feinberg, 1776 Pitkin av. Plan No. 5940.

EAST 9TH ST, e s, 220 n Av P, two 2-sty brick dwellings, 20x35, tar and gravel roof, 1 family each, total cost, \$6,000; owner, Brighton Line Building Co., 1557 East 7th st; architect, Frederick J. Dassau, 1373 Broadway. Plan No. 5913.

50TH ST, n s, 160 w 9th av, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, \$3,500; owner, Ferdinand Gotte, 38 Sackett st; architect, Thomas Bennett, 3d av and 52d st. Plan No. 5932.

52D ST, s s, 160 w 8th av, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, \$3,500; owner, Dennis Meagher, 425 41st st; architect, Thomas Bennett, 3d av and 52d st. Plan No. 5931.

AV M, n e cor East 21st st, 2-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$4,500; owner, E. R. Strong Co., — East 17th st; architect, Snee & Bryson, 153 Montague st. Plan No. 5930.

DITMAS AV, s s, 58.2 East 13th st, 2-sty frame dwelling, 23.10x33.10, shingle roof, 1 family; cost, \$4,500; owner, John F. Kendall, 350 Ocean Parkway; architect, Snee & Bryson, 153 Montague st. Plan No. 5929.

19TH AV, n w s, from 62d to 63d sts, seven 2-sty frame dwellings, 20x30, shingle roof, 1 family each; total cost, \$21,000; owner, Norton Contracting & Supply Co., 381 Fulton st; architect, Henry Maher, 6815 17th av. Plan No. 5924.

FULLER ST, n w cor Prospect av, 2-sty brick dwelling, 25.6x39.2, tar and gravel roof, 2 families; cost, \$9,000; owner, Wm. M. Calder & Co., Sherman st and 11th av; architect, Benjamin F. Hudson, 319 9th st. Plan No. 5962.

EAST 18TH ST, w s, 420 s Av J, 2-sty frame dwelling, 24x29.8, shingle roof, 1 family; cost, \$4,500; owner, E. R. Strong Co., — East 17th st; architect, —. Plan No. 5973.

61ST ST, s s, 140 e 6th av, 2-sty brick dwelling, 20x52, tar and gravel roof, 2 families; cost, \$4,500; owner, Minnie Bunnell, 1541 51st st; architect, Benjamin F. Hudson, 319 9th st. Plan No. 5960.

BELMONT AV, n s, 80 w Milford st, 2-sty frame dwelling, 17x43, tin roof, 2 families; cost, \$2,800; owner, Marie Passarillo, 306 Euclid av; architect, Ernest Dennis, 241 Schenck av. Plan No. 5979.

PROSPECT AV, n s, 52.5 w Fuller pl, 2-sty brick dwelling, 48.2x16.6, tar and gravel roof, 2 families; cost, \$9,000; owner, Wm. M. Calder & Co., Sherman st and 11th av; architect, Benjamin F. Hudson, 319 9th st. Plan No. 5963.

#### FACTORIES AND WAREHOUSES.

FRONT ST, n e c Pollock st, 1-sty brick storage, 51x100, slag roof; cost, \$6,000; owners, J. N. C. Wiardo Co. (Inc.), 137 Hooper st; architect, Albert Ullrich, 371 Fulton st. Plan No. 5920.

FRONT ST, n e c Pollock st, 1-sty brick storage, 37.6x50, slag roof; cost, \$3,000; owners, Jno. C. Wiardo Co. (Inc.), 137 Hooper st; architect, Albert Ullrich, 371 Fulton st. Plan No. 5921.

FRONT ST, n e c Pollock st, 1-sty brick storage, 88x50, slag roof; cost, \$6,000; owners, Jno. C. Wiardo Co. (Inc.), 137 Hooper st; architect, Albert Ullrich, 371 Fulton st. Plan No. 5917.

FRONT ST, n e c Pollock st, 2 1/2-sty brick storage, 100x50, slag roof; cost, \$12,000; owners, Jno. C. Wiardo Co. (Inc.), 137 Hooper st; architect, Albert Ullrich, 371 Fulton st. Plan No. 5915.

FRONT ST, n e c Pollock st, 1-sty brick storage, 88x50, slag roof; cost, \$6,000; owner, Jno. C. Wiardo Co. (Inc.), 137 Hooper st; architect, Albert Ullrich, 371 Fulton st. Plan No. 5916.

#### STABLES AND GARAGES.

84TH ST, n w cor 12th av, 1-sty frame garage, 19x29, tile roof; cost, \$800; owner, Francesco Romeo, on premises; architect, Rodolico Bros., 517 St. Marks av. Plan No. 5832.

OCEAN AV, w s, 400 s Av L, 1-sty hollow tile stable, 20x13, tile roof; cost, \$500; owner, Rufus H. Brown, 1357 Rogers av; architect, Dodge & Morrison, 135 Front st, N. Y. Plan No. 5837.

PARKSIDE AV, s s, 238 e Parade pl, 2-sty brick garage, 22x60, slag roof; cost, \$8,500; owner, Ceasar Weissman, 137 Prospect Park, West; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 5834.

UNION ST, s s, 206 w New York av, 1-sty brick garage, 19x18, tar and gravel roof; cost, \$500; owner, Wm. M. E. Pendergast, on premises; architect, Sylvester Baker, 1521 President st. Plan No. 5853.

EAST 14TH ST, n e c Wellington st, 1-sty frame garage, 18x20, shingle roof; cost, \$200; owner, Giovanni Saracco, 155 East 14th st; architect, Hildege Ducharme, 1022 38th st. Plan No. 5867.

EAST 17TH ST, e s, 300 s Av G, 1-sty frame garage, 18x20, shingle roof; cost, \$250; owner, C. Wildon, 1022 38th st; architect, Hildege Ducharme, 1022 38th st. Plan No. 5866.

HART ST, 421, 1-sty frame garage, 10x15, tin roof; cost, \$150; owner and architect, Clarence E. Cowles, on premises. Plan No. 5906.

CANARSIE RD, n s, 325.6 e Av E, 1-sty frame stable, 25x25, peak roof; cost, \$700; owner, David Podolsky, 447 East 94th st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 5881.

KENT AV, w s, 129 s Myrtle av, 1-sty brick stable, 21x28, — roof; cost, \$1,200; owner, Max Egoron, 553 Myrtle av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 5897.

73D ST, 340, 2-sty brick garage, 10x18, tin roof; cost, \$200; owner, Hiram H. Babcock, on premises; architect, —. Plan No. 5927.

FRONT ST, n e c Pollock st, 1-sty brick stable, 25x30, slag roof; cost, \$4,000; owner, Jno. C. Wiardo Co. (Inc.), 137 Hooper st; architect, Albert Ullrich, 371 Fulton st. Plan No. 5922.

EAST 5TH ST, e s, 442.10 s Foster av, 1-sty frame stable, 21x18, tin roof; cost, \$300; owner, Delia Murphy, 961 East 5th st; architect, Charles G. Wessel, 1456 35th st. Plan No. 5959.

EAST 19TH ST, n w cor Cortelyou rd, 1-sty brick garage, 17x20, shingle roof; cost, \$200; owner, Wm. H. Goldey, Newkirk av and East 19th st; architect, Benjamin F. Hudson, 319 9th st. Plan No. 5961.

84TH ST, n s, 240 w 19th av, 1-sty frame garage, 20x25, shingle roof; cost, \$1,200; owner, Jere R. Van Brunt, on premises; architect, Adolph W. Gutheil, 8758 24th av. Plan No. 5978.

#### STORES AND DWELLINGS.

VAN SICLEN AV, e s, 100 s Sutter av, 3-sty brick store and dwelling, 25x80, tar and gravel roof, 5 families; cost, \$7,500; owner, Max Nass, 413 Van Siclen av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 5965.

#### STORES, OFFICES AND LOFTS.

FRONT ST, n e c Pollock st, 2-sty brick office, 50x50, tar, gravel roof; cost, \$6,000; owner, Jno. C. Wiardo Co. (Inc.), 137 Hooper st; architect, Albert Ullrich, 371 Fulton st. Plan No. 5914.

#### THEATRES.

DITMAS AV, n s, 85.6 e Gravesend av, 1-sty brick moving picture show, —x—, slag roof; cost, \$3,850; owner, Alexander MacDonald, 735 East 3d st; architect, Charles B. White, 6323 New Utrecht av. Plan No. 5968.

#### MISCELLANEOUS.

HICKS ST, e s, 280 s Rapelyea st, 2-sty brick mission house and dwelling, 30x60, tin roof, 1 family; cost, \$6,500; owner, Greater N. Y. Corporation of 7th Day Adventists, 32 Union sq, East; architects, Brook & Rosenberg, 44 Court st. Plan No. 5822.

WEST 17TH ST, s w cor Surf av, 1-sty brick arcade, 25x800, — roof; cost, \$3,500; owner, Steeplechase Park, on premises; architect, E. K. Warren, same address. Plan No. 5847.

SHEPHERD AV, s s, 238 e Parade pl, 1-sty frame coop, 16x100, felt roof; cost, \$100; owner, Jacob Tulbaum, 631 Sneider av; architect, Ernest Dennis, 241 Schenck av. Plan No. 5833.

SPENCER ST, 93, 1-sty frame toilet, 6.3x7.3, — roof; cost, \$150; owner, Frank Ledonico, 464 Flushing av; architect, Laspia & Salvati, 525 Grand st. Plan No. 5890.

66TH ST, s s, 160 e 14th av, 1-sty brick storage shed, 17x8, tin roof; cost, \$100; owner, Peter Salimoni, 51 Bayard st, N. Y.; architect, M. D. Foot, 1432 75th st. Plan No. 5884.

CLINTON ST, n w cor Bryant st, 1-sty brick boiler house, 11x8, tin roof; cost, \$300; owner and architect, The Texas Co., 17 Battery pl, N. Y. Plan No. 5912.

FREEMAN ST, s s, 190 w Whale Creek, 1-sty brick boiler house, 11x8, tin roof; cost, \$300; owner and architect, The Texas Co., 17 Battery pl, N. Y. Plan No. 5911.

FRONT ST, n e c Pollock st, 1-sty brick boiler house, 49.6x37.6, slag roof; cost, \$4,000; owner, Jno. C. Wiardo Co. (Inc.), 137 Hooper st; architect, Albert Ullrich, 371 Fulton st. Plan No. 5918.

FRONT ST, n e c Pollock st, 2-sty brick foundry, 100x50, slag roof; cost, \$6,000; owner, Jno. C. Wiardo Co. (Inc.), 137 Hooper st; architect, Albert Ullrich, 371 Fulton st. Plan No. 5919.

#### Queens.

##### DWELLINGS.

CORONA.—Markow st, e s, 120 n Shopler av, 1-sty frame dwelling, 16x24, gravel roof, 1 family; cost, \$800; owner, Mary A. Larioci, 65 Vine st, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 2973.

FOREST HILLS.—Ibis st, s s, 200 e Continental av, 2 1/2-sty brick dwelling, 29x28, tile roof, 1 family; cost, \$5,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, 13 West Jackson av, Corona. Plan No. 2974.

KEW.—Greenfell av and Park la, 2 1/2-sty frame dwelling, 24x51, shingle roof, 1 family; cost, \$12,000; owner and architect, John R. Corbin, 1500 Av J, Brooklyn. Plan No. 2971.

JAMAICA.—Clayton pl, n s, 100 w Puntine st, 2 1/2-sty frame dwelling, 14x37, shingle roof, 1 family; cost, \$2,500; owner, S. P. Schlansky, 8 Elizabeth st, N. Y. C.; architect, R. F. Mellon, 5618 4th av, Brooklyn. Plan No. 2972.

JAMAICA.—Beaufort st, n s, 25 w Longfellow av, 2 1/2-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$2,500; owner, Harry S. O'Neill, 2 Remington av, Jamaica; architect, William Cramer, East 17th st, Sheephead Bay, Brooklyn, N. Y. Plan No. 2967.

JAMAICA.—Cannonbury rd, n s, 140 w Warwick av, 2-sty frame dwelling, 25x52, shingle roof, 2 families; cost, \$6,000; owner, E. A. & F. G. Kernan, Brenton Court, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 2965.

RIDGEWOOD.—Bleecker st, s s, 90 w Covert av, four 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families; cost, \$14,000; owner, Stephen Voris, 1560 Myrtle av, Brooklyn; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 2979-80.

ROCKAWAY BEACH.—Grove av, w s, 356 s Bay av, nine 2-sty frame dwellings, 18x36, shingle roof, 1 family; cost, \$18,000; owner, Eldert Ranck Construction Co., 577 Atlantic av, Brooklyn; architect, Charles G. Wessell, 1456 35th st, Brooklyn. Plan No. 2964.

WYCKOFF PARK.—Gherardi av, e s, 223 s Ridgewood av, two 2-sty frame dwellings, 17x32, shingle roof, 1 family; cost, \$7,000; owner, Middlesex Building Co., 632 Sutter av, Bklyn; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 2978.

WYCKOFF PARK.—Gherardi av, e s, 111 s Ridgewood av, two 2-sty frame dwellings, 17x32, shingle roof, 1 family; cost, \$7,000; owner, Middlesex Building Co., 632 Sutter av, Brooklyn; architect, C. W. Vanderbeck, Richmond Hill. Plan Nos. 2976-77.

ELMHURST.—Weimar st, w s, 215 n Jefferson st, two 2-sty frame dwellings, 20x46, tin roof, 2 families; cost, \$5,600; owner, Adam Uhl, Manheim st, Elmhurst; architect, Edward Rose & Son, Grand st, Elmhurst. Plan Nos. 3001-2.

JAMAICA.—Greenwood av, e s, 296 s Jamaica av, two 2-sty frame dwellings, 18x43, shingle roof, 1 family; cost, \$5,600; owner, H. E. Wade, 68 Vandever av, Union Course; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 2997-98.

JAMAICA.—1st st, s s, 300 w Hoffmann av, 2-sty frame dwelling, 16x31, shingle roof, 1 family; cost, \$1,900; owner, W. Rogers, Hoffman Park, Jamaica; architect, Charles Bieden-kapp, P. O. Box, 57 Hoffmann Park, Jamaica. Plan No. 3012.

JAMAICA.—Kosiusko st, s s, 140 e Stanley pl, 2-sty frame dwelling, 16x34, shingle roof, 2 families; cost, \$1,500; owner, Joseph Gemsky, 11 Pacific st, Jamaica; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 2995.

JAMAICA.—Kosiusko st, s s, 160 e Strensky pl, 2-sty frame dwelling, 16x34, shingle roof, 2 families; cost, \$1,500; owner, Steve Sostak, Strensky pl, Jamaica; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 2996.

JAMAICA.—Globe av, s w cor South st, 2-sty brick dwelling, 34x57, tar and gravel roof, 2 families; cost, \$4,000; owner, Koppel Cohen, premises; architect, Phillip Caplan, 477 Boulevard, Rockaway Beach. Plan No. 3004.

JAMAICA.—Pacific st, n s, 150 w Vine st, two 2-sty frame dwellings, 18x32, shingle roof, 1 family; cost, \$4,800; owner, John A. Bloom, Gaylord av, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 3008-9.

MASPETH.—Jefferson av, w s, 700 n Grand st, 2-sty frame dwelling, 20x46, tin roof, 2 families; cost, \$3,000; owner, Hugo Hildebrandt, Madison av, Maspeth; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 3003.

RICHMOND HILL.—Welling st, e s, 144 n Jamaica av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$3,000; owner, H. E. Wade, 68 Vandever av, Union Course; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 2999.

RICHMOND HILL.—Welling st, e s, 119 n Jamaica av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$3,000; owner, H. E. Wade, 68 Vandever av, Union Course; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 2992.

RICHMOND HILL.—Willard av, e s, 480 s Ashland av, four 2-sty brick dwellings, 18x45, tar and gravel roof, 1 family; cost, \$12,000; owner, George Muller, Jamaica av, Brooklyn; architect, Ernest H. Tatje, 658 Jamaica av, Brooklyn. Plan No. 2982.

ROCKAWAY BEACH.—Hammells av, w s, 673 n Boulevard, four 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$10,000; owner, Eldert Ranck Construction Co., 577 Atlantic av, Brooklyn; architect, Charles G. Wessell, 1456 35th st, Brooklyn. Plan Nos. 2984-85.

ROCKAWAY BEACH.—Grove av, w s, 180 s Bay av, ten 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$25,000; owner, Eldert Ranck Construction Co., 577 Atlantic st, Brooklyn; architect, Charles G. Wessell, 1456 35th st, Brooklyn. Plan Nos. 2986-7-8-9-90.

ROCKAWAY BEACH.—Grove av, w s, 300 s Bay av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$5,000; owner, Eldert Ranck Construction Co., 577 Atlantic av, Brooklyn; architect, Charles G. Wessell, 1456 35th st, Brooklyn. Plan No. 2991.

SOUTH OZONE PARK.—Boss av, w s, 240 s Rockaway Plank rd, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$2,950; owner and architect, Albert J. Wick, Pressberger av, South Ozone Park. Plan No. 3005.

UNION COURSE.—Stanley st, s s, 250 e Lott av, 2½-sty frame dwelling, 17x40, shingle roof, 1 family; cost, \$2,700; owner, Henry Schuler, 9 Dennington av, Woodhaven; architect, George E. Crane, 67 Welling st, Richmond Hill. Plan No. 2983.

WOODHAVEN.—Fulton st, s e cor Yarmouth av, eleven 2-sty brick dwellings, 19x36, tar and gravel roof, 1 family; cost, \$30,000; owner, Epstein, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 3010-11.

ARVERNE.—Clarence av, e s, 220 n Amstel Boulevard, 2½-sty frame dwelling, 25x38, shingle roof, one family; cost, \$3,500; owner and architect, Mollé & Mejo, 488 Boulevard, Rockaway Beach. Plan No. 3053.

COLLEGE POINT.—14th st, e s, 94 n 4th av, 2-sty frame dwelling, 20x42, tin roof, two families; cost, \$3,000; owner, Mrs. Anna Fischer, 14th st, College Point; architect, C. Gebele, 114 Cook av, Elmhurst. Plan No. 3050.

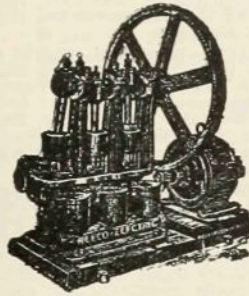
FOREST HILLS.—Seminole av, n w cor Euclid av, 2½-sty brick dwelling, 36x31, Spanish tile roof, one family; cost, \$6,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worral, 13 West Jackson av, Corona. Plan No. 3063.

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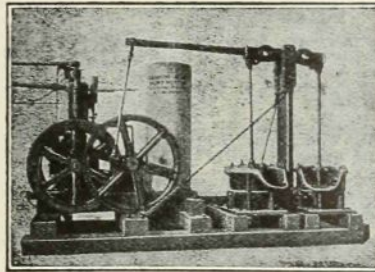
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**CORONA.**—Henry st, n e cor Park av, 2-sty frame dwelling, 20x54, tin roof, two families; cost, \$3,700; owner, Thomas Daly, 39th st and Park av, Corona. Plan No. 3051.

**JAMAICA.**—Brown av, e s, 100 n State st, 1-sty frame dwelling, 18x26, tin roof, one family; cost, \$1,200; owner, Wladystan Malnowski, Jamaica; architect, Paul Strand, 15 Lincoln pl, Jamaica. Plan No. 3048.

**RICHMOND HILL.**—Cedar st, w s, 375 s Chichester av, 2 1/2-sty frame dwelling, 18x53, shingle roof, two families; cost, \$2,500; owner, Thomas Paine, Richmond Hill; architect, Chas. B. Snowden, 677 Briggs av, Richmond Hill. Plan No. 3068.

**ROCKAWAY BEACH.**—Washington av, s s, 175 w Conway st, 2-sty frame dwelling, 18x50, felt and slag roof, two families; cost, \$3,000; owner, J. L. R. Himmel, Washington av, near Pier av, Rockaway Beach; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 3057.

**ROCKAWAY BEACH.**—Hammels av, e s, 167 n Bayside pl, eight 1-sty frame dwellings, 14x28, Burmite roofing, one family; cost, \$3,200; owner, E. Schuster, 393 Stanhope st, Brooklyn; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan Nos. 3058 to 3065.

**ROCKAWAY BEACH.**—Bayside pl, w s, 248 n e Hammels av, 1-sty frame dwelling, 14x28, Burmite roofing, one family; cost, \$400; owner, E. Schuster, 393 Stanhope st, Brooklyn; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 3066.

**ROCKAWAY BEACH.**—Bayside pl, w s, 24 n e Hammels av, three 1-sty frame dwellings, 14x28, Burmite roofing, one family; cost, \$1,200; owner, E. Schuster, 393 Stanhope st, Brooklyn; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan Nos. 3054-5-6.

**ROCKAWAY BEACH.**—Division av, w s, 200 n Boulevard, 2-sty brick dwelling, 22x35, tar and gravel roof, two families; cost, \$3,000; owner, Antonia Rosso, 19 North Division av, Rockaway Beach; architects, Molle & Mejo, 488 Boulevard, Rockaway Beach. Plan No. 3052.

**ROCKAWAY BEACH.**—Gaston av, w s, 100 n Morris av, five 2 1/2-sty frame dwellings, 20x36, shingle roof, one family; cost, \$2,500; owner, Shore Building Co., 456 Hopkinson av, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 3041-2-3-4-5.

**ROCKAWAY BEACH.**—Oxford av, w s, 75 n Washington av, 2-sty frame dwelling, 32x34, slate roof, one family; cost, \$7,000; owner, Mrs. G. Wainwright, 51 East 84th st, N. Y. C.; architect, Geo. W. Phillips, 2025 Morris av, N. Y. C. Plan No. 3047.

**ST. ALBANS.**—Monticello av, w s, 275 s Banks av, 2-sty frame dwelling, 18x30, asbestos shingle roof, one family; cost, \$2,500; owner, Peter C. Magdlen, 126 West 102d st, N. Y. C.; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 3067.

**BAYSIDE.**—7th st, w s, 193 s Montauk av, 2 1/2-sty frame dwelling, 24x29, shingle roof, 1 family; cost, \$4,000; owner and architect, John Dayton, Inc., Bayside. Plan No. 3040.

**CORONA.**—Clinton st, e s, 300 n Washington pl, 2-sty frame dwelling, 20x26, tin roof, 1 family; cost, \$2,500; owner, G. Lindstrom, 68 DeWitt st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3013.

**FAR ROCKAWAY.**—Bayview av, n s, 200 e Prospect st, 2 1/2-sty frame dwelling, 34x70, slate roof, 1 family; cost, \$11,000; owner, William J. Morris, Jr., Far Rockaway; architect, A. J. Bogart, Far Rockaway. Plan No. 3024.

**JAMAICA.**—Clayton pl, n s, 125 w Puntine st, 2 1/2-sty frame dwelling, 14x37, shingle roof, 1 family; cost, \$2,500; owner, S. P. Schlansky, 8 Elizabeth st, N. Y. C.; architect, R. F. Mellon, 5618 4th av, Brooklyn. Plan No. 3015.

**JAMAICA.**—Clyde st, e s, 237 n Oceanview av, 2 1/2-sty frame dwelling, 24x41, shingle roof, 1 family; cost, \$5,100; owner, Hazard Realty & Construction Co., Napier av, Woodhaven; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 3026.

**JAMAICA SOUTH.**—Harrison av, n s, 278 e 2d st, 1 1/2-sty frame dwelling, 18x32, shingle roof, 1 family; cost, \$1,500; owner, Andrew Erickson, Garfield av, Jamaica; architect, Walter Hadler, 1770 Fulton st, Brooklyn. Plan No. 3021.

**MEADOWMERE.**—3d st, s s, 180 w Rockaway rd, 2-sty frame dwelling, 21x27, shingle roof, 1 family; cost, \$1,000; owner and architect, Chas. Meyer, Meadowmere, L. I. Plan No. 3033.

**MEADOWMERE.**—3d st, s s, 189 w Rockaway rd, two 2-sty frame dwellings, 22x25, shingle roof, 1 family; cost, \$2,000; owner and architect, Chas. Meyer, Meadowmere, L. I. Plan Nos. 3031-32.

**METROPOLITAN.**—Metropolitan av, s s, 53 e Himan st, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$8,000; owner, Charles Vetter, 2170 Metropolitan av, Metropolitan; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3023.

**ROCKAWAY BEACH.**—8th av, w s, 220 s Newport av, 2 1/2-sty frame dwelling, 22x38, shingle roof, 1 family; cost, \$4,500; owner, J. F. Lasher, 9th av, Rockaway Beach; architect, John A. Lasher, Rockaway Beach. Plan No. 3016.

**ROCKAWAY PARK.**—6th av, s w cor Washington av, 2 1/2-sty frame dwelling, 26x20, shingle roof, 1 family; cost, \$4,000; owner, Thos. McGee, So. 5th av, Rockaway Park; architects, Colton Bros., 138 Washington st, Rockaway Beach. Plan No. 3018.

**ROCKAWAY BEACH.**—Kneer av, e s, 250 n Boulevard, 1-sty frame dwelling, 24x16, shingle roof, 1 family; cost, \$400; owner, M. J. Brown, on premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 3022.

**SOUTH OZONE PARK.**—Martin av, w s, 200 n Horan av, 2-sty frame dwelling, 16x33, shingle roof, 1 family; cost, \$2,300; owner, H. Lankonan, 190 Sackman st, Brooklyn; architect, J. W. Anderson, 193 Helen av, So. Ozone Park. Plan No. 3035.

**ST. ALBANS.**—Lanrach rd, e s, 60 s Everitt av, 2 1/2-sty frame dwelling, 24x35, shingle roof, 1 family; cost, \$3,000; owner, W. E. Packard, St. Albans, L. I.; architect, William S. Phillips, 103 Park av, N. Y. C. Plan No. 3036.

**WOODHAVEN.**—Brandon st, n s, 200 e Manor av, two 2 1/2-sty frame dwellings, 18x38, shingle roof, 1 family; cost, \$5,600; owners, Geo. A. & Gustave A. Gutting, 10 Forest parkway, Woodhaven; architect, Charles N. Ross, 45 West 34th st, N. Y. C. Plan Nos. 3027-28.

**HALLS AND CLUBS.**

**FOREST HILLS.**—Seminole av, s e cor Ibis st, 1-sty frame clubhouse, 30x32, tin roof; cost, \$300; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, 13 West Jackson av, Corona. Plan No. 2975.

**SCHOOLS AND COLLEGES.**

**WOODHAVEN.**—Atlantic av, s w cor 4th st, 2 1/2-sty brick school, 57x85, tin roof; cost, \$35,000; owner, St. Elizabeth's School, Woodhaven; architect, Francis J. Berlenbach, 260 Graham av, Brooklyn. Plan No. 3014.

**STABLES AND GARAGES.**

**BROOKLYN HILLS.**—Maple st, s s, 200 w Union pl, 1-sty frame garage, 20x18, shingle roof; cost, \$500; owner, Adam Kiefer, premises; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 2994.

**BROOKLYN HILLS.**—Maple st, s s, 150 w Union pl, 1-sty frame garage, 20x18, shingle roof; cost, \$500; owner, Chris Ripp, premises; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 2993.

**LONG ISLAND CITY.**—1st av, e s, 60 n Beebe av, 1-sty frame garage, 10x20, gravel roof; cost, \$75; owner, Dr. M. F. Burns, 167 1st av, L. I. City. Plan No. 3007.

**BAYSIDE.**—7th st, w s, 193 s Montauk av, 1-sty frame garage, 12x20, shingle roof; cost, \$200; owner and architect, John Dayton, Inc., Bayside. Plan No. 3039.

**BAYSIDE.**—Linwood av, w s, 140 s Palace boulevard, 1-sty frame garage, 12x20, shingle roof; cost, \$200; owner and architect, John Dayton, Inc., Bayside. Plan No. 3038.

**FAR ROCKAWAY.**—Crescent st, s s, 100 e McNeil av, 1-sty corrugated iron garage, 10x18, iron roof; cost, \$150; owner, Lawrence S. Wasserman, on premises. Plan No. 3019.

**FLUSHING.**—Locust st, n s, 110 e Main st, 1-sty brick garage, 40x75, paroid roof; cost, \$3,500; owner, D. Sylvester & Son, Lincoln st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 3025.

**JAMAICA.**—Clinton pl, s s, 150 e Union av, 1-sty brick garage, 18x28, asbestos shingle roof; cost, \$300; owner, T. F. Archer, Jamaica; architect, H. Schultz, Jamaica. Plan No. 3037.

**WOODHAVEN.**—Woodhaven av, e s, 245 s Jamaica av, 1-sty frame garage, 17x18, shingle roof; cost, \$275; owners, Muller & Kratznestein, 1139 Jamaica av, Woodhaven; architect, H. E. Haugaard, Richmond Hill. Plan No. 3020.

**WOODHAVEN.**—Brandon st, n s, 170 e Manor av, 1-sty frame garage, 13x18, shingle roof; cost, \$200; owners, Gutting Bros., 10 Forest parkway, Woodhaven; architect, Charles W. Ross, 45 West 34th st, N. Y. C. Plan No. 3029.

**WOODHAVEN.**—Brandon st, n s, 200 e Manor av, 1-sty frame garage, 13x18, shingle roof; cost, \$200; owners, Gutting Bros., 10 Forest parkway, Woodhaven; architect, C. W. Ross, 45 West 34th st, N. Y. C. Plan No. 3030.

**FOREST HILLS.**—Seminole av, n w cor Euclid av, 1 1/2-sty brick garage, 19x10, tile roof; cost, \$400; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, 13 West Jackson av, Corona. Plan No. 3070.

**STORES AND DWELLING.**

**LONG ISLAND CITY.**—Payntar av, n e s, 75 s e Sherman st, 2-sty brick store and dwelling, 24x38, felt and gravel roof, 2 families; cost, \$3,500; owner, Peter Nese, 624 Payntar av, L. I. City; architect, Charles W. Hewitt, 717 Crescent st, L. I. City. Plan No. 3006.

**LONG ISLAND CITY.**—Webster av, n s, 50 w Marion st, 2-sty frame store and dwelling, 25x48, shingle roof, three families; cost, \$4,500; owner, R. Hedo Lopez, 153 Webster av, L. I. City; architect, Frank Brau, 311 Steinway av, L. I. City. Plan No. 3049.

**MISCELLANEOUS.**

**JAMAICA.**—Humboldt boulevard, s e cor Allen st, 1-sty frame shed, 16x12, tar and gravel roof; cost, \$75; owner, John Hemmer, on premises; architect, Geo. A. Elliott, Walton st and Jeffrey av, Jamaica. Plan No. 3034.

**FLUSHING.**—Grove st, s s, 110 w Main st, 2-sty brick passenger station, 92x29, tile roof; cost, \$13,000; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 2981.

**MASPETH.**—Juniper av, w s, opposite Gladys pl, erect frame fence, 600x350; cost, \$600; owner, Serlen & Hand, premises. Plan No. 3000.

**JAMAICA.**—L. I. R. R. right of way, 120 s Archer pl, frame contractors shanty, 20x15, paroid roof, 2 houses; cost, \$500; owner, L. I. R. R. Co. New York City. Plan No. 2968-2969.

**MURRAY HILL.**—Wilson av, w s, 59 n Madison av, 1-sty frame temporary passenger station, 8x96, paper roof; cost, \$400; owner and architect, L. I. R. R., Penn. Terminal, N. Y. C. Plan No. 2970.

**LONG ISLAND CITY.**—Blackwell st, s e s, 250 s w Potter av, 1-sty frame shed, 70x24, corrugated iron roof; cost, \$800; owner, T. A. Gillespie Co., 50 Church st, N. Y. C. Plan No. 2966.

**LONG ISLAND CITY.**—Jackson av, n s, nr Newtown rd, frame sign board, 500x12; cost, \$250; owner, Disoway & Fisher, 1075 3d av, N. Y. C. Plan No. 2962.

**LONG ISLAND CITY.**—Hamilton st, e s, 190 n Harris av, 3-sty brick electric sub-station, 50 x90, tar and slag roof; cost, \$75,000; owner, N. Y. & Queens Electric Light & Power Co.,

444 Jackson av. L. I. City; architect, W. W. Knowles, 1133 Broadway, N. Y. C. Plan No. 3017.

**METROPOLITAN.**—Metropolitan av. n e cor Union turnpike, 2-sty frame pavilion, 95x50, shingle roof; cost, \$25,000; owner, Wm. Ulmer Brewery, 31 Belvedere st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 5046.

**Richmond.**  
**DWELLINGS.**

**EGBERT AV.** s s, 75 n e Lincoln av, Grant City, frame dwelling, 2-sty, 20x26; cost, \$2,200; owner, Emil J. Jaeger, Grant City; architect, C. Schultz, Dongan Hills; architect builds. Plan No. 661.

**WIMAN AV.** south of Nelson av, Great Kills, two frame bungalows, 1-sty, 18x26; cost, \$700 each; owner, Geo. Blush, Great Kills; owner builds. Plan No. 654.

**THOMPSON ST.** n s, 29 n Colfax st, Stapleton, frame dwelling, 2-sty, 24x30; cost, \$2,000; owner, Caroline Gchin, Stapleton; architect, Gustave Penet, Stapleton; builder, E. C. Werthmuller, Stapleton. Plan No. 656.

**LAFORGE PL.** e s, 48 s Borden av, Pt. Richmond, frame dwelling, 2-sty, 18x35; cost, \$2,400; owner, James Riviello, Pt. Richmond; architect, Jos. Fortiore, Pt. Richmond; architect builds. Plan No. 647.

**EDGE GROVE AV.** s e s, 160 s w Jefferson boulevard, Annandale, frame dwelling, 2-sty, 24x30; cost, \$3,500; owners, Margaret Ryan and Isabelle Ripley, Annandale; architect, Chas. B. Hewcker, Tompkinsville; builders, Richmond Borough Constn Co., Pt. Richmond. Plan No. 657.

**CRESCENT AV.** w s, 1000 s Boulevard, Great Kills, frame bungalow, 1 1/2-sty, 20x30; cost, \$700; owner, Andrew Isolo, Great Kills; builder, Axel Lundgren, Great Kills. Plan No. 649.

**SEASIDE BOULEVARD.** w s, 400 s Burgher av, South Beach, 30 frame bungalows, 1-sty, 14x14; total cost, \$1,500; owners, McCourt & Merrill, South Beach; builder, owner. Plan No. 641.

**MADISON AV.** w s, 168 s Palmer av, Port Richmond, frame dwelling, 2-sty, 21x42; cost, \$3,000; owner, C. Christianson, Pt. Richmond; architect, G. Anderson, Pt. Richmond; builder, John P. From, Pt. Richmond. Plan No. 645.

**NEW DORP LANE.** 300 n Cedar Grove av, New Dorp, frame bungalow, 1-sty, 12x21; cost, \$200; owner, Jas. R. Sheedy, New Dorp; architect, P. P.; owner builds. Plan No. 650.

**TOMPKINS AV.** e s, 100 n Lows Lane, New Brighton, frame dwelling, 2-sty, 22x36; cost, \$5,000; owner, Roger Di Pasco, Tompkinsville; architect, M. W. Del Gaudio, Park av, N. Y. C.; owner builds. Plan No. 658.

**WESTERN AV.** w s, s Richmond terrace, Mariners Harbor, two brick manufacturing buildings, 40x104, 1-sty & 1-sty, 35x60; cost, \$3,500; owners, Proctor & Gamble Mfg. Co., Mariners Harbor; architect, P. P.; owner builds. Plan No. 651.

**TOMPKINS AV.** w s, 250 s Fingerboard rd, Rosebank, frame dwelling, 1-sty, 22x27; cost, \$1,600; owner, F. Autico, Rosebank; architect, D. Santoro, Tompkinsville; builder, S. Rispoli, Rosebank. Plan No. 652.

**FACTORIES AND WAREHOUSES.**

**TAYLOR ST.** w s, 250 s Castleton av, West New Brighton, frame storage, 1-sty, 14x20; cost, \$150; owner, A. K. Buhl, West New Brighton; architect, E. A. Deppe, West New Brighton; architect builds. Plan No. 655.

**STABLES AND GARAGES.**

**WILLARD AV.** s w cor Walters, West New Brighton, brick garage, 1-sty, 12x20; cost, \$300; owner, Chas. Timmerman, West New Brighton; architect, James Whitford, St. George; owner builds. Plan No. 648.

**FINGERBOARD RD.** e s, Rosebank, frame garage, 1-sty, 14x22; cost, \$150; owner, E. C. Anderson, Rosebank; builder, J. M. Stelletson, Rosebank. Plan No. 644.

**MISCELLANEOUS.**

**BRADLEY AV.** e s, 240 s Richmond turnpike, West New Brighton, two frame poultry houses, 1-sty, 10x10; cost, \$60; owner, M. A. Cooley, West New Brighton; builder, L. H. Cooley, West New Brighton. Plan No. 659.

**BRADLEY AV.** e s, 200 s Richmond turnpike, West New Brighton, concrete cesspool; cost, \$75; owner and builder, Wood, Harmon & Co., West New Brighton. Plan No. 660.

**WASHINGTON AV.** s s, 250 e Egbert st, Grant City, frame coal shed, 1-sty, 12x14; cost, \$50; owner, Lincoln Brandes, Grant City; owner builds. Plan No. 653.

**CEDAR GROVE AV.** e s, 1386 s New Dorp lane, New Dorp, frame boat house, 1-sty, 48x14; cost, \$500; owner, St. Johns Guild, New Dorp; owner builds. Plan No. 642.

**FISHER AV.** w s, 241 s Arents av, Tottenville, frame carpenter shop, 1-sty, 14x20; cost, \$150; owner, Laura E. Paugh, Tottenville; builder, E. R. Paugh, Tottenville. Plan No. 643.

**450 N TER.** bet Andros and Lockman avs, Mariners Harbor, frame saw mill, 2-sty, 25x80; cost, \$3,000; owner, S. I. Ship Building Co., Port Richmond; architect, P. P.; owner builds. Plan No. 646.


**PLANS FILED FOR ALTERATION WORK.**

**Manhattan.**

**BARCLAY ST.** 92, partitions, windows to 4-sty store and loft; cost, \$600; owner, estate John A. McGau, 30 Nassau st; architect, Wm. E. Bloodgood, 1 Madison av. Plan No. 2578.


**BARCLAY ST.** 42, partitions, show windows to 5-sty store and loft; cost, \$1,000; owner, John F. McEvoy, 42 Broadway; architect, Charles H. Richter, 68 Broad st. Plan No. 2583.

**CHAMBERS ST.** 105-107, change fronts to 5-sty store and office; cost, \$2,100; owner, Wm. H. Cary, 200 Fulton st; architect, E. Greene, 5 Beekman st. Plan No. 2554.



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ELIZABETH ST, 275, partitions, toilets, windows to three 4-sty stores and tenements; cost, \$900; owner, Callahan Est., Inc., 135 Broadway; architect, J. C. Sims, 2 East 23d st. Plan No. 2541.

FULTON ST, 231-233, columns, beams to two 5-sty factories; cost, \$150; owner, Thomas R. McNeil, 201 Washington st; architect, H. W. Secor, 233 Fulton st. Plan No. 2537.

PEARL ST, 300, add 1-sty to 3-sty store and loft; cost, \$1,000; owner, H. Pfaltz & F. M. Bauer, 300 Pearl st; architect, H. G. Knapp, 111 Broadway. Plan No. 2573.

RIVINGTON ST, s w cor Allen st, partitions, toilets, windows to 6-sty store and tenement; cost, \$1,500; owner, Harris & Abraham Cohen, 168 Park Row; architect, C. B. Meyers, 1 Union sq. Plan No. 2553.

SPRING ST, 19, stairway, fireproof enclosure, show windows to 5-sty dwelling; cost, \$120; owner, Carmela Luccaro, 19 Spring st; architect, Joseph Monda, 872 Broome st. Plan No. 2551.

SPRING ST, 26-28, partitions, show windows to 6-sty tenement and store; cost, \$1,000; owner, Pincus Lowenfeld, 149 Broadway; architect, Raphael Prager, 149 Broadway. Plan No. 2563.

UNION SQ, 39, partitions, windows, floors to 5-sty store and offices; cost, \$1,700; owner, Adeline B. Downer, Gloucester, Mass.; architect, Chas. S. Saxe, 955Cauldwell av. Plan No. 2565.

WEST ST, n e cor Dey st, change partitions, windows to 3-sty store and dwelling; cost, \$150; owner, James A. McDonald, 95 Liberty st; architect, Philip Goldrich, 676 Beck st, Bronx. Plan No. 2539.

1ST ST, 55, partitions, toilets, windows to 5-sty tenement; cost, \$2,500; owner, M. Cashman, 55 1st st; architect, O. Reissmann, 30 1st st. Plan No. 2546.

3D ST, 135 East, 4-sty rear extension, 13.5x38, partitions, windows to 8-sty tenement; cost, \$6,000; owner, Benedict Bockar, 126 Broome st; architect, O. Reissmann, 30 1st st. Plan No. 2589.

14TH ST, 342-348 East, stairs to 4-sty school; cost, \$5,500; owner, City of N. Y.; architect, C. B. J. Snyder, 500 Park av. Plan No. 2567.

14TH ST, 106-108 East, change beams to two 5-sty hotel and store; cost, \$3,500; owner, August Luchow, on premises; architect, Frank Wennemer, 2136 Honeywell av. Plan No. 2562.

16TH ST, 18 East, tank to 7-sty loft; cost, \$700; owner, Union Sq Realty Co.; architect, R. J. Mansfield, 135 William st. Plan No. 2585.

16TH ST, 150-160 West, stairs, partitions, fire doors to 6-sty factory; cost, \$18,000; owner, James L. Van Alen, 34 Nassau st; architect, E. D. Litchfield, 244 5th av. Plan No. 2588.

17TH ST, 26-32 West, tank to 12-sty loft; cost, \$2,000; owner, Philip Braender, 315 4th av; architect, E. C. Maxwell, 30 Church st. Plan No. 2575.

20TH ST, 36-38 West, partitions to 11-sty loft; cost, \$400; owner, M. C. Nichten, 23 East 76th, and Julius Heimann, 315 West 105th st; architect, M. S. Falk, 251 4th av. Plan No. 2538.

22D ST, 127 West, partitions to 1-sty store and tenement; cost, \$100; owner, Sarah A. Brown, 306 West 93d st; architect, Max A. Limon, 24 Clinton st. Plan No. 2556.

39TH ST, 57 West, cut doors, alter front, walls to 4-sty dwelling; cost, \$1,200; owner, George Evans, 55 West 39th st; architect, Charles Baxter, 117 Prospect pl, Brooklyn. Plan No. 2545.

40TH ST, 54 West, toilets, partitions to 4-sty tenement; cost, \$50; owner, Jacob Ehmer, 554 West 40th st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2577.

40TH ST, 7 East, alter interior to 4-sty club; cost, \$750; owner, Thomas Clarke, premises; architect, D. Timendorfer, 103 West 138th st. Plan No. 2542.

44TH ST, 210 East, partitions, windows, toilets to 5-sty tenement; cost, \$2,500; owner, Harry Samson, 409 East 46th st; architect, O. L. Spahnake, 233 East 78th st. Plan No. 2570.

44TH ST, n e cor 11th av, partitions, windows, to 5-sty store and tenement; cost, \$1,800; owner, Hubbard Eldridge, Rochester, N. Y.; architect, O. Reissmann, 30 1st st. Plan No. 2579.

50TH ST, n s, bet Broadway and 7th av, partitions, windows to 3-sty stores; cost, \$1,500; owner, Wm. K. Vanderbilt; architect, W. A. Swasey, 47 West 34th st. Plan No. 2572.

54TH ST, 126 East, 2-sty rear extension, 10x19, toilets, partitions to 2-sty garage; cost, \$1,100; owner, M. Starbuck, 8 East 64th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 2568.

56TH ST, 130 East, partitions, windows to 4-sty dwelling; cost, \$600; owner, Charles Van Rensselaer, premises; architect, A. H. Taylor, 138 West 65th st. Plan No. 2581.

58TH ST, 131 West, 2-sty front extension, 16.8x5, partitions, columns to 5-sty dwelling; cost, \$3,000; owner, James T. Hambay, 131 West 58th st; architect, C. H. Lang, 145 West 45th st. Plan No. 2561.

59TH ST, 911-913 East, partitions to 5-sty office; cost, \$1,000; owner, Henry Sidenberg, 114 5th av; architects, Buchman & Fox, 11 East 59th st. Plan No. 2535.

62D ST, 351 East, change windows, walls to 3-sty store and dwelling; cost, \$500; owner, Paul L. Rosenfeld, 145 East 37th st; architect, Alfred Freeman, 29 West 34th st. Plan No. 2560.

67TH ST, n s, 300 w 1st av, move building, 2-sty dwelling; cost, \$300; owner, Schermerhorn estate, 25 Liberty st; architect, C. H. Dietrich, 300 East 74th st. Plan No. 2547.

86TH ST, 205-207 East, partitions, store fronts to 2-sty garage; cost, \$1,500; owner, Estate Mary S. Bonnell, Elizabeth, N. J.; architect, David Lippman, 2295 2d av. Plan No. 2566.

90TH ST, 61 East, 1-sty rear extension, 9x10, add 1-sty to extension, windows to 4-sty dwelling; cost, \$2,000; owner, George S. Kornblower, 61 East 90th st; architect, H. D. Whitfield, 160 5th av. Plan No. 2586.

97TH ST, 229-231 West, partitions, baths to 7-sty apartment; cost, \$300; owner, estate Jacob Bookman, 9 East 62d st. Plan No. 2548.

100TH ST, 213 East, partitions, toilets, windows to 4-sty tenement; cost, \$800; owner, Antonio Montemagno, 308 East 113th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 2532.

106TH ST, 56 East, toilets, partitions, windows to 5-sty tenement; cost, \$1,000; owner, Jacob Horowitz, 2 West 120th st; architect, M. Bernstein, 131 East 23d st. Plan No. 2534.

111TH ST, 227 East, partitions, windows, toilets to 4-sty store and tenement; cost, \$500; owner, Vito Gregorio, 1659 Cruger av; architect, L. G. Sheinart, 194 Bowery. Plan No. 2552.

134TH ST, 77-79 West, change windows, walls to two 3-sty dwellings; cost, \$1,200; owners, D. H. & Peter Burney, on premises; architect, O. Reissmann, 30 1st st. Plan No. 2564.

BROADWAY, 737, tank to 7-sty loft; cost, \$700; owner, H. E. & F. Jones; architect, R. J. Mansfield, 135 William st. Plan No. 2587.

BROADWAY, n w cor 4th st, windows, partitions to 9-sty loft; cost, \$200; owner, David L. Newborg, premises; architect, R. J. Mansfield, 135 William st. Plan No. 2571.

BROADWAY, 214, vault to 7-sty bank; cost, \$60,000; owner, The National Park Bank, 214 Broadway; architect, Donn Barber, 25 East 26th st. Plan No. 2550. Marc Eiditz & Sons, 489 5th av, have contract.

BROADWAY, 481, show windows to 4-sty loft and store; cost, \$400; owner, Julius B. Fox, 520 Ocean av; architect, Henry S. Lion, 38 West 32d st. Plan No. 2584.

COLUMBUS AV, s w cor 105th st, partitions, columns, store fronts to 5-sty store and apartment; cost, \$600; owner, Amalia Margraf, 97 Central Park West; architect, J. Hoffmann, 318 West 121st st. Plan No. 2582.

MADISON ST, 176, partitions, windows, toilets to 5-sty tenement; cost, \$2,000; owner, Julius Salzstein, 445 South 11th st, Newark, N. J.; architect, M. Bernstein, 131 East 23d st. Plan No. 2533.

MADISON AV, n e cor 34th st, partitions to 16-sty loft and office; cost, \$1,000; owner, A. B. Ashforth, 10 East 33d st; architects, Hughes & Hughes, 404 West 34th st. Plan No. 2549.

PARK AV, n w cor 34th st, alter interior to 2-sty church; cost, \$3,000; owner, Unitarian Congregational Society of New York, premises; architect, Wm. S. Miller, 141 East 40th st. Plan No. 2543.

ST. NICHOLAS AV, s e cor 174th st, partitions to 6-sty tenement; cost, \$25; owner, Lawrence Davies, 62 West 82d st; architect, B. W. Levitan, 20 West 31st st. Plan No. 2558.

ST. NICHOLAS AV, 1422-1426, alter beams, dumb waiter to 2-sty stores; cost, \$175; owner, Leo N. Klein, 149 Broadway; architect, J. C. Cocker, 2017 5th av. Plan No. 2574.

2D AV, s w cor 64th st, partitions to 1-sty poultry salesroom; cost, \$200; owner, estate Thomas Leitner, 1215 2d av; architect, J. Ph. Voelker, 1215 2d av. Plan No. 2544.

2D AV, 162-168, interior changes to two 5-sty church and parish house; cost, \$12,000; owner, N. Y. C. Baptist & Mission Society, premises; architects, Ewing & Chappell, 345 5th av. Plan No. 2555.

3D AV, 2378, stairs, windows to 4-sty hotel; cost, \$275; owner, James Ayres Estate, 118-120 East 126th st; architect, N. Langer, 81 East 125th st. Plan No. 2569.

5TH AV, s w cor 21st st, remove encroachments to 9-sty store and office; cost, \$1,000; owner, Edward H. Van Tugen, 9 East 71st st; architect, Thomas M. Robertson, 117 East 38th st. Plan No. 2559.

5TH AV, n w cor 26th st, change windows, partitions to 21-sty office; cost, \$2,500; owner, Croisic Realty Co., 220 5th av; architects, Browne & Almiroty, 220 5th av. Plan No. 2536.

6TH AV, 781, change partitions, windows to 4-sty store and loft; cost, \$160; owner, Sarah M. Belden, premises; architect, A. V. Bourke, 220 Broadway. Plan No. 2540.

7TH AV, 281, partitions, walls to 5-sty store and tenement; cost, \$2,000; owner, Madison Square Mortgage Co., 265 7th av; architect, George M. McCabe, 96 5th av. Plan No. 2576.

8TH AV, 2339-2341, partitions, windows to 2-sty office and dwelling; cost, \$550; owner, Charles Adrian, 2341 8th av; architect, O. Reissmann, 30 1st st. Plan No. 2580.

10TH AV, n w cor 52d st, girders, columns to 5-sty store and tenement; cost, \$1,500; owner, Geo. Ehret, 291 Lenox av; architect, J. B. Franklin, 25 West 42d st. Plan No. 2557.

## Bronx.

HERSHALL ST, n s, 269 e Westchester av, 1-sty frame extension, 22.10x25, to 3-sty frame dwelling; cost, \$500; owner, P. Flaherty, on premises; architect, M. A. Buckley, 1513 Hone av. Plan No. 453.

146TH ST, 237 East, build 1-sty of brick under 1-sty brick extension, 8x8, to 2-sty frame dwelling; cost, \$2,000; owner, Joseph Jacifano, on premises; architect, T. J. Cunningham, 648 Jackson av. Plan No. 451.

154TH ST, No. 388, 2-sty brick extension, 7x8, to 2-sty frame dwelling; cost, \$500; owner, John Straub, on premises; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 442.

161ST ST, n w cor Forest av, new show windows, new columns, etc., to 3-sty brick stores and dwelling; cost, \$5,000; owners, Zinke & Cahn, 604 Melrose av; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 441.

175TH ST, No. 772, 1-sty frame extension, 14.3x18, to 2 1/2-sty frame dwelling; cost, \$750; owner, Wm. J. Gabel, on premises; architect, Philip H. Gabel, 320 5th av. Plan No. 445.

179TH ST, n e cor Arthur av, new partitions to 5-sty brick tenement; cost, \$200; owner, John McNulty, 3058 Bainbridge av; architect, Charles Schaefer, Jr., Co., 401 Tremont av. Plan No. 454.

240TH ST, s w cor Webster av, 1-sty frame extension, 23.14x33.3, to 3-sty frame store and dwelling; cost, \$700; owner, Anthanasios Crickellas, on premises; architect, C. A. Beusel, 29 Grave av, Yonkers. Plan No. 448.

BELMONT AV, w s, 15 n 189th st, new sty of brick built under 2-sty frame store and dwelling; cost, \$1,000; owner, Michael Pignone, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 450.

DALY AV, 2081, 1-sty frame extension, 12x16, to 2 1/2-sty frame dwelling; cost, \$300; owner, Julius Flach, on premises; architect, George P. Crosier, 223d st and White Plains av. Plan No. 447.

LAWRENCE AV, w s, 25 n Merrill st, new steps to 2 1/2-sty frame dwelling; cost, \$100; owner, Sarah Spero, 836 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 457.

MORRIS PARK AV, n s, 50 e Amethyst st, new show windows, new partitions, etc., to 2-sty frame store and dwelling; cost, \$1,200; owners, Shapiro & Jacobs, 1734 Unionport rd; architect, T. J. Kelly, 782 Morris Park av. Plan No. 443.

NELSON AV, e s, 410 n 174th st, 1-sty frame extension, 9.5x15, to 1-sty frame office; cost, \$75; owner, E. Stratton, on premises; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 438.

RIVERDALE AV, n e cor Coogans la, new partitions to 3-sty brick store and tenement; cost, \$200; owner, Mary Tracey, on premises; architect, Wm. A. Kenney, 420 West 259th st. Plan No. 455.

SEDGWICK AV, w s, 506 n Kingsbridge terrace, new partitions, etc., to 2-sty and attic frame dwelling; cost, \$600; owner, Mary Stearns Sommers, on premises; architects, Ahneman & Younkure, 3320 Bailey av. Plan No. 440.

ST. ANN'S AV, e s, 40 n 156th st, 1-sty brick extension, 11.10x9.2, to 5-sty brick brewery; cost, \$450; owners, The Ebling Brew Co., 760 St. Ann's av; architect, Fred Hammond, 391 East 149th st. Plan No. 452.

VAN NEST AV, n s, 75 w Filmore st, 2-sty frame extension, 21.2x12, to 2-sty frame store and dwelling; cost, \$500; owner, Philip Caio, on premises; architect, T. J. Kelly, 782 Morris Park av. Plan No. 449.

VAN NEST AV, s s, 78 w Van Buren st, new partitions, etc., to 2-sty frame slaughter house; cost, \$500; owner, Geo. Silva, 1617 Adams av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 446.

WASHINGTON AV, 1477, new flue, new fire-proofing, new partitions, etc., to 5-sty brick tenement; cost, \$3,900; owner, Ferd C. Kneer, 236 West 51st st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 444.

WESTCHESTER AV, 1045, new floor beams to 1-sty brick nicollette; cost, \$225; owners, Henry Morgenthau Co., 163d st and South Boulevard; architect, J. T. Rigney, 1139 Tiffany st. Plan No. 439.

3D AV, e s, 150 s 184th st, new stairs beams, columns, etc., to 3-sty brick home; cost, \$10,000; owners, Home for Incurables, F. C. Wagner, 29 Broadway, president; architect, Samuel D. Harned, 848 Herkimer st, Brooklyn. Plan No. 456.

## Brooklyn.

BERRY ST, 340, interior alterations; cost, \$800; owner, Sarah Kemp, 81 South 5th st; architect, Tobias Goldstone, 27 Fayette st. Plan No. 5891.

BERGEN ST, 62, new extension; cost, \$250; owner, Abraham Schwartz, on premises; architect, W. J. Conway, 400 Union st. Plan No. 5977.

BOERUM ST, 218, interior alterations; cost, \$300; owner, Joseph Pughise, on premises; architect, C. E. Harle, 1362 38th st. Plan No. 5899.

CHEEVER PL, 48, new plumbing, etc.; cost, \$200; owner, Romaldo Esposito, on premises; architect, Brook & Rosenberg, 44 Court st. Plan No. 5856.

CLARK ST, 92, exterior alterations; cost, \$150; owner, Georgina Brown, on premises; architect, W. J. Conway, 400 Union st. Plan No. 5904.

COLUMBIA ST, 418, exterior alterations; cost, \$750; owner, Umberto Polito, 535 Buffalo av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 5956.

DELMONICO PL, 35, new plumbing, etc.; cost, \$200; owner, Elta Tuck, Plainfield, N. J.; architect, Brook & Rosenberg, 44 Court st. Plan No. 5857.

DEVOE ST, 286, exterior and interior alterations; cost, \$200; owner, Barbara Karz, 290 Devoe st; architect, Frederick J. Dassau, 1373 Broadway. Plan No. 5926.

DEVOE ST, s s, 88.10 e Bushwick av, interior alterations; cost, \$1,700; owner, Bushwick Park Packing Co., on premises; architect, Frederick Wunder & Son, 957 Broadway. Plan No. 5970.

FLOYD ST, 328, new extensions, 4.6x7; cost, \$300; owner, Wm. & Otto Kuhn, 99 Stag st; architect, Tobias Goldstone, 27 Fayette st. Plan No. 5828.

FULTON ST, 1170, new extensions and alterations; cost, \$1,200; owner, John H. Meyer, on premises; architect, James F. Bly, 422 St. Marks av. Plan No. 5888.

GARFIELD PL, 41, interior alterations; cost, \$250; owner, Raffello Gallo, 507 Elm st, Hoboken, N. J.; architect, W. J. Conway, 400 Union st. Plan No. 5935.

GRAND ST, 133, new windows, etc.; cost, \$500; owner, David N. Zeman, 163 Grand av; architect, Wm. Debus, 86 Cedar st. Plan No. 5879.

GRAND ST, 417, interior alterations; cost, \$250; owner, Sarah Samuels, on premises; architect, Ernest H. Tatje, 658 Jamaica av. Plan No. 5958.

GRAND ST, n s, 210 e Morgan av, new tier of beams, etc.; cost, \$500; owner, Sackett & Wilhelm, on premises; architect, Emil Meisinger, 394 Grand av. Plan No. 5950.

HARRISON ST, 137, new plumbing; cost, \$200; owner, Thomas W. Morris, 392 Hicks st; architect, James D. Carroll, 71 Dean st. Plan No. 5957.

HEWES ST, 136, new extensions, 8.6x15; cost, \$750; owner, Elizabeth G. Braid, on premises; architect, J. H. Dillmann, 1123 Broadway. Plan No. 5855.

HOOPER ST, 269, interior alterations; cost, \$300; owner, Joseph Moskowitz, 291 Broadway; architect, Laspia & Salvati, 525 Grand st. Plan No. 5894.

IMLAY ST, s e cor Verona st, new extension, 25x39.10; cost, \$2,500; owner, Albert Meyer, on premises; architect, Daniel J. Lynch, 97 Coffee st. Plan No. 5824.

JAVA ST, Nos. 253-5, new windows, etc.; cost, \$140; owner, Wm. Quinlan, 172 Java st; architect, Jos. McKillop, Jr., 154 India st. Plan No. 5868.

KENMORE PL, w s, 131 s Caton av, move building, etc.; cost, \$600; owner, Eugene A. Walsh, on premises; architect, John C. Sawkins, 104 Martense st. Plan No. 5829.

KOSCIUSKO ST, 78 and 80, new store front; cost, \$150; owner, A. J. Eastley, 610 DeKalb av; architect, Walter H. Volckening, 186 Remsen st. Plan No. 5972.

LINWOOD ST, w s, 150 s New Lots rd, interior alterations; cost, \$400; owner, Regina Bushman, 756 Linwood st; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 5923.

MESEROLE ST, s e cor Waterbury st, new extension, 38.11x98.10; cost, \$4,000; owner, Otto Huber Bwy, on premises; architect, F. Wunder & Son, 957 Broadway. Plan No. 5836.

OSBORNE ST, 175, interior alterations; cost, \$300; owner, Mary Rabinowitz, on premises; architect, Louis Danancher & Co., 7 Glenmore av. Plan No. 5953.

PARK PL, 416, new extension; cost, \$800; owner, Albert Rosen, on premises; architect, Charles Infanger, 2634 Atlantic av. Plan No. 5980.

PRESIDENT ST, 625, new plumbing, etc.; cost, \$200; owner, Fannie Arsino, on premises; architect, David A. Lucas, 98 3d st. Plan No. 5964.

PRESIDENT ST, s w s, 100 s e 3d av, new elevator shaft; cost, \$1,000; owner, Shults Bread Co., 261 Beaver st, N. Y.; architect, Arthur G. Stone, 44 Court st. Plan No. 5896.

REMSEN ST, n s, 288 w Court st, new extensions, 45x8; cost, \$12,000; owner, Ellen A. O'Connell, Spring Lake, N. J.; architect, Von Wagner Construction Co., 30 Church st, N. Y. Plan No. 5863.

ROBINSON ST, s s, 100.6 w Rogers av, new plumbing, etc.; cost, \$800; owner, Wm. V. Farrell, 165 Clarkson av; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 5840.

SACKETT ST, 83, new plumbing, etc.; cost, \$300; owner, Louis Garaventa, on premises; architects, Brook & Rosenberg, 44 Court st. Plan No. 5885.

STATE ST, 564, new extension, 20x28.6; cost, \$1,000; owner, Edward W. Dolphin, 1417 Dean st; architect, Harold J. Dangler, 215 Montague st. Plan No. 5942.

SUMMIT ST, s s, 240 e Columbia st, exterior alterations; cost, \$1,000; owner, George Bove, 115 Gatling pl; architect, F. P. Imperato, 356 Fulton st. Plan No. 5901.

UNION ST, 600, new plumbing, etc.; cost, \$1,000; owner, Richard Donovan, on premises; architect, George H. Bush, 97 Liberty av. Plan No. 5823.

WASHINGTON ST, 107, new extension; cost, \$200; owner, Charles Thomas, on premises; architect, W. J. Conway, 400 Union st. Plan No. 5905.

WEST ST, e s, 80 n Ditmas av, new plumbing, etc.; cost, \$175; owner, Charles Rena, 1 Ditmas av; architect, Jos. McKillop, Jr., 154 India st. Plan No. 5870.

WOODHULL ST, 61, interior alterations; cost, \$200; owner, Francesco Montie, on premises; architect, W. J. Conway, 400 Union st. Plan No. 5934.

2D PL, 35, new windows, etc.; cost, \$1,200; owner, Isaac Weinstein, 266 Columbia st; architect, Tobias Goldstone, 27 Fayette st. Plan No. 5887.

WEST 3D ST, w s, 780 n Neptune av, new extensions, 19.10x12.6; cost, \$750; owner, Mrs. T. Dowd, 2704 West 3d st; architect, James F. Brewster, 2936 West 8th st. Plan No. 5816.

NORTH 5TH ST, 207, new plumbing, etc.; cost, \$125; owner, Sarah Cono Dallo, 237 North 5th st; architect, Max Cohn, 280 Bedford av. Plan No. 5892.

14TH ST, 248, interior alterations; cost, \$1,500; owner, Estate of John Bolton, 692 10th st; architect, James F. Bly, 422 St. Marks av. Plan No. 5865.

38TH ST, n s, 175 w 15th av, new interior alterations; cost, \$150; owner, W. Szenke & no., on premises; architect, Thomas Bennett, 3d av and 52d st. Plan No. 5974.

BATH AV, Nos. 1802 and 1804, new extension, etc.; cost, \$5,000; owner, Harry Perkins, on premises; architect, Parfitt Bros., 26 Court st. Plan No. 5882.

BROADWAY, 1657, exterior and interior alterations; cost, \$500; owner, Wilbur T. Hawken, 16 Court st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 5898.

DEKALB AV, 625, exterior and interior alterations; cost, \$1,000; owner, Julius H. Zschorna, 627 DeKalb av; architect Brook & Rosenberg 44 Court st. Plan No. 5908.

EVERGREEN AV, n w cor Monteith st, raise building, etc.; cost, \$45,000; owner, S. Liebmans Sons Brewing Co., 36 Bremen st; architect, Theo. Engelhardt, 905 Broadway. Plan No. 5854.

FLATBUSH AV, 839, new electric sign, etc.; cost, \$118; owner, Edward Ehlers, on premises; architect, Marion H. Kauer, 136 Liberty st. Plan No. 5845.

FLATBUSH AV, 1009, new electric sign, etc.; cost, \$233; owner, Wm. J. McDermott, on premises; architect, Marion H. Kauer, 136 Liberty st. Plan No. 5846.

HAMILTON AV, 17, exterior and interior alterations; cost, \$700; owner, Eureka Prange Ulster Co.; architects, Brook & Rosenberg, 27 Fayette st. Plan No. 5886.

HOPKINSON AV, 818, new porch, etc.; cost, \$125; owner, Samuel Katz, on premises; architect, Adelsohn & Fernberg, 1776 Pitkin av. Plan No. 5939.

JOHNSON AV, n s, 175 w Graham av, interior alterations; cost, \$200; owner, R. C. Church of the Holy Trinity, 138 Montrose av; architect, Frank J. Berlenbach, 260 Graham av. Plan No. 5943.

LEXINGTON AV, s s, 150 e Tompkins av, new vault; cost, \$350; owner, Wm. Carr, 476 Putnam av; architect, John L. Young, 372 Quincy st. Plan No. 5839.

MYRTLE AV, 655, replace store front; cost, \$200; owner, Mary Bissland, 634 Quincy st; architect, F. J. Ganter, 271 Sumner av. Plan No. 5849.

ROCKAWAY AV, s e cor Glenmore av, exterior alterations; cost, \$500; owner, Rubin Leiberman, 3 Glenmore av; architect, Louis Danancher & Co., 7 Glenmore av. Plan No. 5832.

ROCKAWAY AV, e s, 96 s Herkimer st, new store front, etc.; cost, \$100; owner, Ellen McDonnell, 1211 Herkimer st; architect, Charles Waltsa, 15 Hall st. Plan No. 5851.

SUMNER AV, e s, 75 s Park av, exterior alterations; cost, \$500; owner, Alexander Smith, on premises; architects, Shampam & Shampam, 772 Broadway. Plan No. 5889.

SURF AV, s s, 45 e Seaside Walk, new extension, 10.6x6; cost, \$3,000; owner, Tony Polakos, on premises; architect, Richard Maizan, 2818 West 6th st. Plan No. 5817.

THATFORD AV, 62, new plumbing, etc.; cost, \$1,200; owner, Hyman Raifel, 1296 Eastern Parkway; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 5835.

3D AV, s e cor Bay Ridge av, remove wall, etc.; cost, \$500; owner, Copley H. Self, 3d av, cor Bay Ridge av; architect, C. Schubert, 13th av, cor 86th st. Plan No. 5873.

3D AV, 979, new extension; cost, \$150; owner, Frank Malone, 664 57th st; architect, W. J. Conway, 400 Union st. Plan No. 5141.

5TH AV, s e cor 50th st, exterior alterations, etc.; cost, \$300; owner, P. H. McCormack, 5001 5th av; architect, James C. Wandell Co., 415 Court Square. Plan No. 5925.

5TH AV, 4408, new extension, 18.7x3.6; cost, \$1,000; owner, Charles Osterheld, 5002 3d av; architect, W. H. Harrington, 5906 5th av. Plan No. 5830.

Queens.

BAYSIDE.—Maurice av, s s, 125 e Prince st, 1 sty added to top, shingle roof; cost, \$525; owner, Frank Finger, Maurice av, Bayside; architect, Herman Haak, Bayside. Plan No. 994.

CORONA.—Prometcha av, 5, raise roof of building; cost, \$50; owner, Mrs. Scully, premises. Plan No. 995.

LONG ISLAND CITY.—Harris av, 257, erect new electric sign; cost, \$50; owner, William Adamitz, premises. Plan No. 996.

GLENDALE.—Walling st, n s, 100 e Northern Boulevard, 1-sty frame extension side, 19x64, tin roof and other repairs; cost, \$600; owner, Lorenzo Campo, premises; architect, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 997.

GLENDALE.—Walling st, n s, 200 e Northern Boulevard, building to be raised to provide for another story, tin roof, interior alterations; cost, \$500; owner, Marino & Gagliardi, premises; architect, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 999.

MASPETH.—North Hempstead Plank rd, s s, 43 w Ward st, erect new brick foundation; cost, \$300; owner, Gaetano Fenanda, 191 North 5th st, Brooklyn. Plan No. 1000.

RICHMOND HILL.—Fulton st, n e cor Lef-ferts av, 1-sty frame extension, 9x12, tin roof; cost, \$75; owner, S. Byrnes, Leferts av, Richmond Hill. Plan No. 993.

Richmond.

BICKAUT ST, s s, 180 e Broadway, Tottenville, frame addition to dwelling; cost, \$250; owner, James Loprest, Tottenville; owner builds. Plan 374.

WRIGHT ST, n s, 260 w Water st, 29, Stapleton, add to frame dwelling; cost, \$300; owner, F. Werner, Stapleton; architect, Otto Loeffler, Stapleton. Plan No. 377.

BROADWAY, n s, 500 w Church st, Tottenville, frame alterations to hotel; cost, \$100; owner, Elizabeth Kieger, Tottenville; architect, L. F. Kiefer, Tottenville; builder, George Weber, Tottenville. Plan No. 370.

BROADWAY, s s, 150 e Main st, Tottenville, alterations to brick dwelling; cost, \$50; owner, Dan B. Hayes, Tottenville; builder, Wm. Dixon, Tottenville. Plan No. 376.

CLOVE AV, n s, 30 w Railroad track, West New Brighton, frame addition to factory; cost, \$200; owner, C. D. Durken, 3 South st, N. Y. C.; builders, C. B. Deemis, West New Brighton. Plan No. 366.

RICHMOND AV, s s, 50 e Terrace, 17 Port Richmond, alterations to brick store and dwelling; cost, \$50; owner, Charles Krukman, Port Richmond; builder, American Sign Co., Liberty st, N. Y. C. Plan No. 372.

TURNPIKE, s s, 1800 e Clove rd, West New Brighton, frame addition to home; cost, \$300; owner, Swedish People's Aged Home Association, West New Brighton; builders, Carlson & Carlson, Elizabeth, N. J. Plan 365.

Personal and Trade Notes.

THOMAS C. PERKINS, architect, announces that his offices are now located at 103 Park av, corner 41st st.

THE S. H. POMEROY CO., INC., manufacturers of fireproof windows, will move to their new factory, 282 to 296 East 134th st, about December 1.

REGINALD P. BOLTON, consulting engineer, is making a western business trip. Last Saturday Mr. Bolton read an historical sketch of Washington Heights at the dedication of Isham Park.

THOMAS A. EDISON will, on October 8, open the New York Electrical Show at the Grand Central Palace. The show will contain among other exhibits a number by the Government.

PRESIDENT F. E. PARKER, of the National Wholesale Lumber Dealers' Association, presided at a meeting of the executive committee of that body held in New York, Wednesday, October 2.

THE LUMBER YARD, formerly Hardy & Voorhees', on Newtown Creek, in the Maspeth section, has been sold by Sarah Ann Voorhees to Martin N. Payne and William S. Wanderle for \$250,000, according to the papers filed.

NATIONAL HARDWARE ASSOCIATION will meet at Atlantic City October 23 to 25, at Hotels Dennis and Shelburn. T. James Fernley, 505 Arch st, Philadelphia, is the secretary. The American Hardware Manufacturers' Association will meet at the same time and place.

WOODRUFF LEEMING, president of the Brooklyn Chapter of the American Institute of Architects, has made preliminary sketches for the memorial institute and arcades to be erected at Plymouth Church in honor of Henry Ward Beecher, by the Arbuckle estate, at a cost of \$100,000.

HENRY H. HORNBOSTEL is the consulting architect for the masonry towers of Hell Gate Bridge, which the New York Connecting Railroad Co. has commenced to build over the East River. Gustav Lindenthal is consulting chief engineer and architect.

THE MCINTIRE BUILDING CO., one of the most active developers in the Flatbush section, has commenced the erection of over fifty houses on East 6th and East 8th streets, south of Avenue J. The company is also building at Woodhaven and the Hillcrest section of Jamaica.

CHARLES DIPPLE, general superintendent of the Hecla Iron Works, Brooklyn, manufacturers of architectural iron work, has resigned and will be succeeded by his son. A banquet was given in his honor last Saturday night. Mr. Dipple will continue as a director of the company. He has been connected with the works for thirty-six years.

ROBERT SYPHER, formerly vice president of the Charles W. Hoffman Co., announces that the Chelsea Elevator Co., 332 West 26th st, has succeeded to the Charles W. Hoffman Co.'s selling interest in the hand power elevator and lumbar. They make inspection and repairs to the electrical and hand power elevators and dumb waiters of various descriptions a specialty.

WILLIAM ARCHER, of the firm of Dawson & Archer, mason builders, with offices at 150 Fifth avenue, has been nominated for State Treasurer by one of the political parties. Mr. Archer resides at Corcoran Manor, a fine residential park at Mount Vernon. He is a director of the First National Bank of Mount Vernon, a director of the Lawyers' Westchester Mortgage and Title Company, of White Plains, and owns a large amount of property in Mount Vernon and elsewhere.

DEPARTMENTAL RULINGS.

Two Theatres in One Building Disapproved.

Board of Examiners Considers Questions of Exits Aisle Gradients and Ventilation of Dressing Rooms, Wall Thickness and Dormer Window Construction.

APPEAL 176 of 1912, Alteration 2319 of 1912, premises 125 Cherry St., Manhattan, Michael Bernstein, appellant.

Question of construction of dormer windows in a three-story and attic non-fireproof tenement. Sec. 142.

APPROVED. APPEAL 177 of 1912, New Building 353 of 1912, premises 221-223 West 44th St., Manhattan, Henry B. Herts, appellant.

Question of exits, gradients of aisles and ventilation of dressing rooms in a theatre. Section 109.

APPROVED ON CONDITION that the two exit doors on the easterly side of the balcony tier be eliminated, and instead thereof that an opening not less than seven feet (780 in.) wide be provided; that the passage leading to the stairway be widened so as to permit a fireproof door not less than five feet (5 ft.) wide, which shall be provided; that the partition dividing the closet and passage be built in circular form, as indicated in red on balcony plan, at the point marked "A"; and, further, that the dressing room skylight shall be provided with louvres.

APPEAL 178 of 1912, New Building 397 of 1912, premises southwest corner 97th St. and

Broadway, Manhattan, Thomas W. Lamb, appellant.

Question of two theatres in one building. DISAPPROVED.  
 APPEAL 179 of 1912, New Building 539 of 1912, premises 18-20 East 41st St., Manhattan, Messrs. George and Edward Blum, appellants.  
 Question of wall thicknesses. Sections 26 and 36 of the Code.

APPROVED. This approval is granted on the assumption that the wall thicknesses mentioned in the appeal are exclusive of the ashlar or other wall facings.

APPEAL 180 of 1912, New Building 354 of 1912, premises 220-230 West 45th St., New York, Henry B. Herts, appellant.  
 Question of exits, gradients and ventilation in a theatre. Section 109.

APPROVED.  
 APPEAL 181 of 1912, Alteration 942 of 1912, premises, 104-6 West 39th St., Manhattan, W. Albert Swasey, appellant.

Question of altering a 6-story non-fireproof building, formerly used as a stable, and converting the lower two stories into a theatre with a seating capacity of 299. DISAPPROVED.

APPEAL 182 of 1912, Alteration 2321 of 1912, 144 Fulton St., Manhattan, W. D. Hunter, appellant.

Question of altering a 3-story non-fireproof building to convert the first story into a moving picture theatre with a seating capacity of 261. APPROVED.

Metal and Canvas Awnings.

An ordinance amending section 252 of the Code of Ordinances of The City of New York. Be it Ordained by the Board of Aldermen of The City of New York as follows:

Section 252. Awnings of tin or other light metal or canvas may be erected across the sidewalk of any of the streets of the Borough

of Manhattan, provided any and every awning shall not be higher than the floor of the second story of the building, the first floor being the ground floor, but in no case to be covered with wood; and every such awning that may be built on Lexington avenue shall be constructed of steel with glass roof, and every awning or water shed of any kind covering one-half or more than one-half or less than the full width of the sidewalk shall have connected therewith a gutter and leader of material and size sufficient for conducting the water from the same to the outer line of the curbstone; a penalty of five dollars for each day such awning or water shed shall remain without such appurtenances to be imposed.

Adopted by the Board of Aldermen July 9, 1912.

Received from his Honor the Mayor September 24, 1912, without his approval or disapproval thereof; therefore, as provided in section 40 of the Greater New York Charter the same took effect as if he had approved it.

# 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. & Oct.
- 28 Avery, Marcellus—S Hauser.....80.57
- 28 Atlas, Herman—A Merten.....61.21
- 28 Alexander, Henry P—Schwartz Trunk & Leather Goods Co.....61.25
- 28 Andujar, Antonio—B Golla.....69.82
- 30 Askew, Wm F—Blickensderfer Mfg Co.....35.81
- 30 Avidon, Henry G—J Maslow.....39.40
- 30 Aschenbach, Chas F & Robert & Hanford Co—N Y Stamping Co.....44.48
- 30 Allen, Maud & Minnie Ingliss—John Miles, Inc.....29.77
- 1 Adams, Edw E—D R Lucas.....27.31
- 1 Arndstein, Max J—Electrotone Auto Music Co.....203.78
- 2 Albert, Jno—G R Hoecker.....534.40
- 2 Ahern, Henry E—Gimbel Bros NY.....819.17
- 2 Adams, Henry C Jr—Jno Wanamaker NY.....42.22
- 2 Aiguier, Mary—Interborough Rapid Transit Co.....costs, 12.88
- 3 Adler, Max—N Y Edison Co.....13.68
- 4 Ackerman, Carl E—Sterling Engraving Co.....\$164.50
- 28 Beck, Maks—W C Addoms.....81.75
- 28 Beyer, Wm—National Electric Sign Co.....30.41
- 28 Busch, Max—J Lang.....204.40
- 28 Binder, Abr—E Regensburg & Sons.....109.26
- 30 Burns, James C—S Fazekas.....14.08
- 30 Becker, Nathan—D Olinger et al.....25.87
- 30 Brown, Joseph—D Bandler.....36.65
- 30 Bloch, Gustave & Adolf Burger—Organizer Investing Co.....178.81
- 30 Bergman, Sigmund E—German-American Bronze Powder Mfg Co.....46.70
- 30 Badeschfsky, Abraham—Geo F Wiemann Co.....20.08
- 30 Brewer, Thomas C—J H Seymour.....214.31
- 30 Barro, Arthur A—C Barrow, costs, 32.60
- 30 Bock, Hyman—Donigan & Nielson, Inc.....33.54
- 30 Block, Max—Y Greenberg.....46.41
- 30 Bodker, Albert J—E A Newell of N Y.....146.94
- 30 Blinderman, Benjamin—M Nadler.....36.45
- 30 Benich, Helen & Meyer—B Lowenstein.....268.41
- 30 Brammer, Charles & Otto—J Lee, 701.55
- 1 Baust, Barbara—Lawyers Title Ins & Trust Co.....67.49
- 1 Binder, Abr or Abe—Jose Lovera Co.....51.59
- 1 Brugnoli, Alphonus A—M A Lesser.....28.49
- 1 Brandon, Francis & Harry Edwards exrs—J P Winter.....603.16
- 1 Bierman, Pauline—Wm Knabe & Co Mfg Co.....126.85
- 1 Breen, Jno J—E C Breen, costs, 330.15
- 2 Ballin, Albt V—W Leydecker.....169.37
- 2 Benner, Ferd W—E Muller et al, 112.91
- 2 Brill, Henry—Illustrated Postal Card & Novelty Co.....32.21
- 2 Brown, Geo L—F W Schwiers.....395.68
- 2 Black, Isaac—A A Doctor.....26.85
- 2 Bleier, Benj—A Rothschild.....482.86
- 2 Baxter, Eloise—Butler Bros.....419.65
- 2 Bufalo, Peter—Swift & Co.....180.61
- 3 Bispham, Carolyn—O A Olson.....47.92
- 3 Berry, Harry J—I De Keyser et al.....197.83
- 3 Buttolph, Robt C—M B Evans.....37.40
- 3 Brayton, H Reeve—R L McDuffie.....890.96
- 3 Brenner, David—Globe Commercial Co.....305.68
- 4 Berthier, Gaston—E Cohn.....224.65
- 4 Bleyer, Rudolph—M L Weil.....38.03
- 4 Butterick, Geo H—John Wanamaker, N Y.....241.47
- 4 Baccharria, Benj—A H Stern.....49.10

- 28 Cohen, Barnet—J Geher.....107.65
- 28 Celia, Francis—American Radiator Co.....194.23
- 28 Conover, Edison K & Walter W Robinson—F G Patterson Inc.....38.20
- 30 Collins, Chas W—City of N Y.....60.22
- 30 Capers, Wm W—A Littman.....142.15
- 30 Constantini, George & Theodore Averinos—Wood & Selick.....41.32
- 30 Coste, John B—C Hargle.....49.59
- 30 Cohen, Joseph A—S Burtow et al, 276.83
- 1 Cohen, Wolfe & Jos Dolsey—Sitka Fur Dyeing Works.....167.41
- 1 Crutchley, Wilbur F—I L Lichtenstein.....83.81
- 1 Ciammaichella, Giovanni—I Verdini.....72.41
- 1 Cary, Walter B—S S White Dental Mfg Co.....63.88
- 1 Call, Edw P—Lord & Taylor.....171.77
- 1 Constad, Wm W—W W Reynolds Jr.....1,090.28
- 2 Cragg, Walter H & Mable F Abrams—A Zentler.....60.65
- 2 Crocoll, Jno—G B Raymond & Co, 408.29
- 2 Castello, Geo E—E S Barnard, 754.89
- 2 Cicerelle, Luigi—W Caigano.....63.24
- 2 Chaims, Geo S—H Ruchmeyer.....46.41
- 2 Crocoll, Jno, May Niehaus, Albt H Niehaus & Walter Crocoll—G B Raymond & Co.....323.58
- 3 Clark, Michl J—American Radiator Co.....108.15
- 3 Couture, Napoleon N—F Van Buren.....29.66
- 3 Casey, Molly—Dougan Investing Co.....74.41
- 3 Crippen, Henry D & Marie V—Natl Park Bank of N Y.....97.02
- 3 Clifford, Wm L & Chas Ortloff—N Y Edison Co.....73.94
- 3 Cooley, Edw Sr & Edw Jr—A W Stieglitz.....139.38
- 4 Coffin, John F—Hahnemann Hospital of City of N Y et al.....9,057.18
- 4 Campbell, Geo W—E R Breck.....83.91
- 4 Campbell, Duncan—Title Guar & Trust Co.....39.90
- 4 Chapman, Walter L—J L Chapman.....costs, 33.64
- 28 Dunn, Wm A & Danl Morgan—"Receptors".....115.42
- 28 Dickson, Herbert E—Locust Farms Co.....30.47
- 28 Dillon, Isidore—J W Shott.....19.46
- 28 Digiovanna, Giovanni—Phillips Zelenka & Son Inc.....5.83
- 28 Des Roche, Gertrude—E B Bloodgood.....293.40
- 28 De Rosa, Josephine—N Levine.....41.40
- 28 Dooley, Frank A—H Salzer et al, 77.96
- 28 Davis, Herman—F Davis, costs, 88.25
- 28 De Revere, Frank—W J McLean et al.....237.36
- 30 De Angelis, Irmio—Oliver Typewriter Co.....26.41
- 30 Dager, David—D J Faour et al, 1,721.52
- 30 Dignowity, Henry L—W P Sicklely.....557.67
- 30 Donker, Ruth—C Roeser.....128.41
- 30 Denny, Warren J—J O'Brien et al.....60.81
- 30 Davis, Walter B—G Morrison.....167.41
- 1 Duggan, Wm—Geneva Farms Co, 96.99
- 1 Dixon, Lawrence P—P F Collier & Sons Inc.....costs, 22.41
- 1 Dickerson, Mary E & Ellen Gomperts—E P Sheehy et al, costs, 45.50
- 2 Donahue, Thos T—Lawyers Title Ins Co.....89.41
- 2 Dodge, Albt C—T McC Anderson, 96.72
- 2 Deitrick, Jas—J W Bowles.....17,260.05
- 3 Dillmeier, Jno A—F Poggenburg, 406.91
- 3 Di Micele, Maurice—Union Stove Works.....216.41
- 3 Diekman, Jno A—N Y Edison Co, 12.37
- 3 Doukas, Kristos & Peter Metromaro—M Aronson.....184.41
- 3 Douglas, Jno L & Harry G Hemming—E Karpel.....62.01
- 3 Dunham, Louis—C E Morrison, 20,820.18
- 4 Dincin, Isaac & Philip—I Wallach et al.....59.79
- 4 De Lamater, Josie M—Title Guar & Trust Co.....137.55
- 4 Doney, Benj C—C P Leggett.....650.60
- 4 D'Amica, Salvatore—V Di Pasqua, 33.81
- 4 Dempsey, Thos T—M J Silverman, 47.52
- 4 Di Lorenzo, Salvatore—E Van Dyke et al.....132.09
- 4 Denn, Emma—F H A Gerken.....47.31
- 28 Efferman, Jacob I—Geo N Lowry Co.....78.49
- 1 Edmunds, Ralph—E Charoet.....197.26

- 1 Evelyn, W L—B M Kaemfer et al, 99.41
- 1 Evans, Wm S—S H Montague, 492.77
- 2 Edwards, Kirkwood S—C F Rogers.....103.05
- 3 Ermacora, Jos—M Rainbow & Co, 295.43
- 28 Freedman, Saml & Geo J Cooke—Hudson Trust Co.....324.15
- 28 Falco, Michl—H W Baker Linen Co.....100.20
- 28 Flannenbaum, Max—Deane Plaster Co.....24.64
- 30 Fegert, Arthur P—W W Farley.....costs, 76.97
- 30 Fellows, Frank J—John Wanamaker, N Y.....80.21
- 30 Fleming, Irene or Mrs F J Dickson—F B Widmayer Co.....34.12
- 30 Friedman, Louis—I H Eisenberg, 215.25
- 1 Franzone, Antonio—New Prague Flouring Mill Co.....250.34
- 1 Fogarty, Patk A—W P Fogarty.....costs, 1,974.32
- 2 Frohling, N Victor—J D Nagle.....39.65
- 2 Farrell, Thos V—N Utter.....58.72
- 2 Facella, Gaspare & Jos—M Longo, 45.31
- 3 Friedman, Max—A Berman.....267.60
- 3 Fordinsky, Jacob H—Wall Pocket Importing Co.....45.69
- 3 Feinberg, Isaac—A Radin.....147.15
- 3 Field, Martin—G L Curtis.....29.67
- 3 Friedlander, Edw—V Weichmann, 217.41
- 3 Freedman, Jos—N Y Edison Co, 298.55
- 3 Frenkel, Emanuel S—N Y Edison Co.....17.19
- 3 Fuchs, Jos—M Fuchs.....costs, 37.68
- 3 Farkus, Mary—Y Peariman.....25.00
- 3 Fiore, Jos—W Lennox.....148.83
- 4 Franklin, Grace H—J C King.....156.91
- 4 Franklin, John J & Monroe Cohen—Nucoa Butter Co.....91.47
- 4 Franklin, Irving—J H Lawson.....366.41
- 28 Goldberg, Maurice N—Novelty Wire Works Inc.....48.37
- 28 Goldstein, Moses D—M Aronson, 113.50
- 28 Ganther, Frank J—E W Blakeslee.....71.91
- 28 Goldstein, Saml—L Kappholtz.....29.41
- 28 Gilmore, Frank J—A Bucksbaum, 60.28
- 30 Guilford, Wallace—Princeton Construction Co.....122.26
- 30 Glickstein, Max—E H Sayre et al, 22.65
- 30 Goldberg, Joseph M—F De Giuseppe.....68.25
- 30 Griffin, Casper—M Frankenthaler, 28.25
- 30 Goldberg, Morris—A J Tamor.....141.91
- 30 Gallagher, Wm—G Knauer et al, 33.41
- 30 Geracel, Francesco & Angela—M Megna.....152.91
- 1 Grant, Jas D—W R L Cook.....235.05
- 1 Guterman, Louis H—Brooklyn Automobile Supply Co.....33.27
- 1 Grant, Ezra M—N Y Tel Co.....72.10
- 1 Groff, Jos C—W W Douglass, 6,228.80
- 2 Goodliffe, Lillian—Fluri Constr Co.....95.07
- 2 Goldberg, Jos—Bank of the Metropolis.....2,146.03
- 2 Gooth, Wm J & Charlotte—P J Hoellner.....178.23
- 2 Goldberg, Saml—Clover Leaf Wine Co.....314.29
- 3 Gilroy, Eliz G admr—J R Clarke.....767.50
- 3 Gallup, Nathan—W H Meyer.....64.72
- 3 Goodyear, Walter—G Grossman, 112.69
- 3 Goldschmidt, Herman E—Press Pub Co.....27.69
- 3 Greenberg, Herman & Isidor Holtzberg—N Y Edison Co.....145.66
- 3 Goldenberg, Israel—same.....13.44
- 3 Gregory, Edith A—same.....13.04
- 3 Greenberg, Abe—17 East 97th St Co.....164.16
- 4 Goldstein, Edw I—G W Faber, Inc.....287.46
- 4 Griggs, Frances A—United Elec Light & Power Co.....36.33
- 4 Golla, Bertha—W C Reed.....318.40
- 4 Goldstein, Abr—J A McCafferty, 105.98
- 4 Genzale, Patty—A Glaser.....60.66
- 4 Garfield, Benj—L Gottlieb & Son, 382.81
- 4 Gloyer, Bettina V—L Keiflin.....29.31
- 4 Graham, Robt D—A F Hoagland, 42.59
- 28 Harrison, David—T Boyd et al, 71.85
- 28 Halper, Jacob—S Feldman et al, 27.76
- 28 Held, R. Johnson—M Lorinez.....197.30
- 28 Hose Chas G—A O Schoonmaker & Co.....44.65
- 28 Hammond, Wm E—J J Wood.....245.78
- 30 Hons, Meta—Rustman & Conrad, 49.49
- 30 Herfurth, Rudolph W—T Friedenberg.....246.61
- 30 Hughes, Patrick J—Francis H Leggett & Co.....120.00



30 Hobby, William—Barrett Mfg Co.984.01	28 Muller, Peter—Henry H Heert & Co. 68.06	30 Rochester, Wm L Jr—W W L Lee 123.95
30 Hermann, Charles—Rohe & Bro. 75.56	28 Murray, Walter—M P Molinari.31.20	30 Rosengart, Israel—A H Gutkes costs, 78.16
1 Hunt, Jas B—M O Sage. 5,214.66	28 McKee, Andw & Aaron Clark—C G Cornell Jr. 71.37	30 Rotheram, Wm H—J Somers et al 50.73
1 Hentschel, Chas Jr—Baker, Voorhis & Co. 28.39	27 Madine, Jno F—Blickensderfer Mfg Co. 61.41	30 Rosoff, Samuel R—Corrugated Bar Co. 88.69
1 Hazard, Bowdoin F—Natl Nassau Ek of N Y. 12,566.58	30 Meyer, Ludwig—Reliance Building Co. 89.51	1 Rebbe, Wm—Hudson Trust Co. 353.71
1 Hall, Chas P—Sealshipt Oyster System 170.46	30 McCarty, Frank M—J C Clark et al 38.45	1 Roske, Louis—Pioneer Paper Co.322.43
1 Hill, Patk—C T Wills. costs, 13.08	30 McMenamy, Thomas—Fischer & Co. 17.41	1 Reiber, Bernard—L Cohn. 69.12
2 Helfstein, Max—L Lazarus. 89.65	30 McKaharay, Alice—H Held. 184.22	1 Rabinowitz, Jacob—L Gropper. 101.13
2 Hiltz, Geo D—Brooklyn Realty Co. 119.98	30 Meyer, Henry C—H Cohen. 89.41	1 Rosenthal, Morris—M Cohan et al 53.21
2 Hacker, Morris—Knerll Co. 60.41	30 Meyer, Rebecca—C Higgins. 91.32	2 Ritzwoller, Elias—A Greenberg.200.32
2 Horowitz, David—Metuchen Natl Bk 235.40	30 Murphy, Frank E—Gray Realty & Development Co. 106.51	2 Rapisalda, Jos & Gaetano—V Langmann 90.98
3 Harvey, David M—W Donahue. 118.00	1 McDermott, Patk J—E C Shifler. 145.62	2 Ryan, Michl—F Rosenthal. 152.01
3 Hallahan, Wm H—Piel Bros. 43.76	1 Mullin, Danl J—W Spitz et al. 51.15	2 Rose, Joe—A Millang. 25.51
3 Hafken, Herman & Hedwig—C Hollwedel. 284.56	1 McMullen, Jas H, Robt E West, T L Taylor, Walter Brooks, Lloyd G Smith, Jno H Chase—J & R Lamb. 534.21	3 Rogaliner, Maurice—N Y Edison Co. 46.33
3 Hallowell, Louis S & Herbert S Cole—H T Barrett. 208.91	1 Michael, Adelaide—I A Samuels & Co. 93.41	3 Ratz, Gebhard, H—same. 69.03
3 Hart, Margt—F Gartenzaum. 267.36	1 Morel, Louis—Burns Bros. 117.90	3 Robertson, Henry J—G M Rittenhouse et al 871.13
3 Hilz, Peter—Swift & Co. 168.49	1 Monahan, J Archibald—Monarch Vacuum Cleaner Co. 99.05	3 Ryan, Edw H—First National Bank of Wellsburg, Pa. 715.58
4 Herzberg, Jos—J Rubins. 544.26	1 McComb, Harry—H B Smith Co.719.62	3 Rawle, Francis P—J Z Quinn. 2,001.87
4 Hollender, Saml J—Sloss-Flanagan Mfg Co. 21.59	2 Merola, Gaetano—A Rosenthal et al 61.06	3 Rath, Henry C & Margt—L Steiglitz 284.50
1 Ife, Walter W—Saks & Co. 194.53	2 Maas, Louis—Evans Bros Inc. 181.51	3 Rogers, Robt M—S J Rode et al. 265.43
1 Irish, Chas H—Saks & Co. 267.18	2 McCracken, Raymond—Harlem Automobile Co Inc. 140.96	3 Russ, August—B Langtree. 64.22
4 Ille, Frank—L Lowenstein. 59.31	2 May, Lewis A—S G May. costs, 155.94	4 Reddy, Patk—Oscar Daniels Co. 121.56
28 Johns, Carita E—Regent Realty Co. 376.32	2 Macito, Tony, Lorenzo Marena & Luigi Mareno—People, &c. 500.00	4 Rubens, Chas—American Distributing Co. 75.29
30 Juchowitzky, Isidore—Martinez Havana Co. 42.57	2 Maisto, Ernesto—M Mazza. 153.21	4 Ryan, Timothy J—W H McWhirter 909.75
30 Jensen, Julius W—O'Neill & Adams Co. 37.46	2 Miller, Sampson I—Moss Photo Engraving Co. 257.96	4 Robinson, Morris & Abr Gabriel—People, &c. 3,500.00
1 Jankower, David—D Weisenberger. 524.16	2 McDermott, Margt—K Jennings. 71.80	4 Russell, Leo—E L King. 47.53
1 Jacoby, Nathan D—Century Bank of City of N Y. 198.81	3 Mulhall, Josephine J—Jas McCreery & Co. 162.82	4 Rose, Louis—N Rogers. 29.00
2 Jaffris, Nich—S Frank et al. 9.81	3 same—O'Neill Adams Co. 226.54	4 same—B Friedman. 30.00
2 Jacobs, Wm S & Jos Frankfort—W R Ostrander & Co. 210.85	3 Marbet, Edw & Chas Reis—J W Robert et al. 35.31	4 Samuel, Albt D—S C Beckwith Special Agency. 219.41
4 Jaffe, Moses & Benj—S Greenfast. 267.26	3 Meibach, Louis & Jno Ginsberg—N Y Edison Co. 108.04	28 Sully, Albt W—J E Shea. 217.81
28 Kleckner, David—Berlin & Jones Envelope Co. 158.12	3 Miller, Margt—Clover Farms Co.206.07	28 Stanley, Geo E & Elder P De Tuch—J Lader. 95.06
28 Kashansky, Jacob & Abram Rubinfeld—J Neugeboren et al. 29.65	3 Meyer, Robt—Wolf Sayer & Heller Inc. 94.81	28 Smolensky, Saml—Coney Island Bklyn R R Co. costs, 32.65
28 Kurtzman, Louis & Sarah—B Rubin. 24.96	4 Mandel, Saml—M Ritterman et al. 100.09	28 Smolensky, Jacob by gdn—same. costs, 32.65
28 Kaliski, Bernard & Adolph S Jakobson—L Schneider. 43.09	4 McGee, John—Watson Wagon Co.109.41	28 Simpson, Wesley B & Jennie C—Royal Eastern Electrical Supply Co. 226.33
30 Kramer, Michael—B A Smith. 8,563.81	4 Meyer, Albt—L S Schoninger. 184.66	30 Stearns, Rudolf—United Merchants Realty & Improvement Co. 264.67
30 Killian, Edw J—American Radiator Co. 310.35	4 Marcus, User—John Wanamaker N Y. 123.58	30 Snyder, Louis P—Southern Boulevard Realty Co. 292.31
30 Kelly, Frederick J—A Breslauer. 74.41	4 Miller, Frank & Lentz Realty Co—G Luckes. 521.41	30 Spor, George—S Hochstadter. 59.41
30 Klein, Max—P Hartung. 59.87	4 Miller, Henry Jr—United Elec Light & Power Co. 69.66	30 Sugarman, Harry L & Isidor Wolff—Waterhouse, Resher & Kahn. 24.57
30 Kahn, Isaac—A Richter. 124.03	4 Mohrmann, Clarence R—J Sklar.184.56	30 Seaver, Frank L—O R Thielhart et al. 134.01
1 Kaufman, Saml—J G Kugelmann et al. 55.36	4 Meyer, Jos & Abe Levy—White's Express Co. 26.71	30 Schulman, Max A—L Landsberg.156.66
1 Kelly, Thos—Smith & Darling. 64.01	28 Neimeth, Isaac—J Whitelaw & Co.83.15	30 Sandler, Morris—J J Schwartz. 174.91
1 Kucker, May—B Isaac. 29.65	30 Noir, Charlotte—Colton Realty Co. 226.31	30 Schauble, Chas R—F A Baker & Co. 62.80
1 Kane, Mary—M Callahan. 175.16	2 Noreng, Arna—Bogert Flour Co.120.84	30 Spero, Saul C—S Simon. 121.51
1 Kahan, Saml—I Aronson et al.121.00	3 Neville, Michl K—National Nassau Bank of N Y. 788.41	30 Steiger, Fred—J S Sills et al. 117.23
1 Kaufman, Lou B—89-90 Co. 655.28	3 Norton, Fletcher—Brooks Bros. 510.66	30 Shontz, Mille D—American Lithographic Co. 6,280.68
1 Kennedy, Harold M—P M Pilcher.35.00	3 Nathan, Saml & David Glass—A Seaton et al. 196.58	30 Stevens, Dorothy—Abbott Hardware Co. 26.21
1 Knox, Wm K—Victor N Nunes Co. 42.96	4 Nelson, Christopher—R L Stebbins. 249.88	30 Simers, Geo W—Smith Gray & Co. 49.90
2 Kirwan, Jno—H A McAleenan. costs, 32.67	4 Nissen, Carl L—Valentine Thiel Jr. 451.31	30 Simon, George—Century Petticoat Co. 187.85
2 Klinger, Izerin—R E Doolittle. 36.30	4 Nurack, Adolph—M Nurack. 326.91	30 Stoerger, Abraham—Toledo Computing Scale Co. 151.01
2 Kirschenblit, Philip—M Gelman et al. 77.90	28 Ormsby, Robt—P C Lorenz. 28.41	1 Siegel, Henry W—A Rosenberg.225.16
2 Klein, Saml & Saml Reichman—A Levenstein et al. 89.65	30 Ornstein, Morris A—Goodman & Mandel. 78.81	1 Steele, Jno J—American Radiator Co. 81.97
2 Kressch, Edw C—R Hagar. 1,375.73	3 Oscharoff, Isidor—L Klein. 63.61	1 Siegel, Saml—J P Sauer & Co. 43.66
2 Kepner, Jno B—Jno Wanamaker, N Y. 682.02	3 O'Brien, Jno F—Max Huncke Chemical Co. 53.18	1 Southworth, Ellis B—S Cohen. 241.21
2 Kaplan, Max—Natl Cash Register Co. 214.40	4 Olmstead, Henry A—C S Stearns.106.11	1 Scheurer, Jno J—L F J Weiher. 64.31
2 Kirk, Wm F—P Levine. 159.11	28 Patton, Isaac W—H B Hardenburg et al. 17.21	1 Silverson, Abr & Wendover Bronx Co—Twenty-Third Ward Bank of City of N Y. 138.47
2 Keaser, Frank B—Warsaw Wilkinson Co. 95.12	3 Pearlman, Albert—W Schrinman.62.41	1 Stenzig, Frank—H C Watteran & Co. 124.28
2 Kuhn, Jas C & Lillian Kellar—C B Kuhn. costs, 41.68	3 Pelllock, Isaac—E H Sayre et al.279.02	1 Smith, Alfd C—Western Clock Mfg. 1
3 Klosty, Maurice G—S Glassman. 16.41	20 Perkins, Thomas C—John Wanamaker, N Y. 326.00	1 Stratton, Edmund F—J M Leddy.194.56
3 Karp, Michl—E A Lonergan. 690.42	30 Potter, Geo W—C B Plante. 29.65	1 Sanders, Jos—Bakers Voorhis & Co. 53.01
4 Kennedy, Frank H—L Pluvermacher et al. 21.85	1 Poldow, Jos—Harlem Savgs Bank. 3,584.61	1 Sachs, Isaac—Kevelson & Sons.519.65
4 Keil, Leonard—A Lamberg. 135.21	1 same—same. 3,524.12	1 Smith, Leila W—Wm Knabe & Co Mfg Co. 97.66
4 Kelly, Wm H—M Meyers et al. 1,450.02	1 same—same. 3,651.59	1 Smith, Alfd C—Western Clog Mfg Co. costs, 97.10
4 Klotsky, Maurice G—S Glassman. 16.41	1 Priece, Jos—Lachman & Jacobi of N Y. 157.37	1 Sweeney, Geo F—J Fisch. 407.04
4 Kaplitz, Leon—M Schleiff et al. 60.22	1 Patterson, Robt S—Gimbel Bros, N Y. 46.95	2 Stearns, Walter H—G M McWilliam 236.31
4 Krevitz, Harry—L Kadaus. 202.56	1 Perlonzo, Girolamo—J Barbera.1,019.81	2 Spero, Jonas V—Interborough City Car Advertising Co. 40.26
4 Kuhn, Fredk—C S Brisk. 37.56	1 Parcell, Chas A—A C Meyers. 34.79	2 Schuster, Jacob A—R Reiner. costs, 2,119.06
28 Landes, Leonard—Roycrofters. 95.41	2 Polla, Wm C—E E Tull. 220.41	2 Sinclair, Richd R—Garden City Estates. 168.28
28 Lopez, Bernardo D—Martinez Havana Co. 51.59	2 Peggs, Harry McD—Cutting Larson Co. 78.77	2 Story, Helen—A L Story. costs, 164.72
28 Levy, Abr—General Fireproofing Co. 72.26	2 Piser, Jos & Jas Russell—W R Lyman. 2,569.68	2 Succarato, Chas—Frank P Hayes Co. 93.96
30 Levy, Morris & Kassell Simon—S Ashner. 4,356.96	2 same—Canton Steel Ceiling Co. 850.88	2 Stein, Berni—A Krayer. 201.97
30 Lipman, Joseph—M Kalpan. 190.33	2 Payton, Corse—American Play Co. 542.74	2 Skidmore, Jno A—S W Johnson. 49.91
30 Lieb, Laura—F Spingold. 370.41	2 Perez, Thos Y—R Anzola. 150.95	2 Studwell, Clementine—J L McCoy. 134.97
30 Levine, Frank—J Berger. 79.72	3 Phillips, Edwin P—Chauncey Real Estate Co, Ltd. 129.40	3 Senior, Theodore E—N Y Edison Co. 9.74
30 Loewenthal, Gustav—Security Mortgage Co. 144.91	3 Periberg, Israel—J Auerbach. 129.62	3 Schaffer, Rudolph L—same. 44.59
30 Lynch, Michael J—A Smith. 30.16	3 Pallotz, Jos—A Freidenheit et al.54.18	3 Spallino, Jos—same. 16.03
1 Ludemann, Jos—Saml Wildes Sons Co. 430.55	3 Press, August—J Blohmann. 112.15	3 Singer, Ernestine—B Corn. 59.65
1 Lippmann, Wm J—J P Church. 153.76	3 Pascal, Isidor L—B Pascal. 35.60	3 Stern, Sigfried—Roscorn Realty Co. 46.31
2 Lazaro, Albt—H W Baker Linen Co. 278.96	3 Peysar, Jacob M—S D Goldstein.172.26	3 Schoroer, Wm B—S Gordon. 275.71
2 Levy, Jacob—F Zadek et al. 67.39	4 Preschel, Kamil—M Jacoby. 30.41	3 Salzman, Max J—Schroeder Ice Co. 28.91
2 Leahy, Wm P—Henry Schiff & Co. 219.19	4 Pisan, Philip & Vincenzo Fumigalli—Bway Trust Co. 399.81	3 Stearns, Walter H—Gotham Press.29.07
2 Levin, Morris—F Payne. 74.46	4 Pfaff, Carl B—General Drug Co. 28.91	3 Slavens, Hiram C—American National Bank. 182.54
2 Lucie, Clarence—A M Moody. 28.41	4 Rao, Matteo & Independent Vineyard Co—Peoples Bank of City of N Y. 135.02	3 Spanuth, Hans A—T A Keppler. 35.80
3 Long, Felix—People, &c. 500.00	3 Quinn, Anna—N Y Edison Co. 25.93	3 Schwartz, Nathan—Star Mortgage Co. 261.91
3 Langermann, Walter L S—American Auto Top Mfg Co. 130.42	28 Robinson, Eugene C—Francis Draz & Co. costs, 36.42	3 Simes, Fredk C—B Graff. 122.95
3 Leder, Philip—A Katzer. 89.65	28 Russell, Davis—M Michaels. 5,480.58	3 Scherwick, Jacob—J Levine. 218.50
3 Lang, Morris—J Flaumenbaum et al. 119.41	28 Roeder, Ernst—H B Hardenburg et al. 41.92	3 Schragar, Leon—A Agress et al. 155.17
3 Levy, Morris—N Y Edison Co. 18.44	30 Reitzel, Gustave—E Figge. 93.81	4 Spero, Morris—J E O'Connell. 51.49
3 Lowe, Emil A—same. 45.53	30 Rosenthal, Milton—H Weinsbank et al. 115.87	4 Seltz, Michl—H Hamburger. 2,164.84
3 Lapping, Anna—N Y Edison Co. 10.41	30 Randell, Elias & Morris—S Abramson et al. 107.31	4 Scarlett, Egbert E—L Scarlett. costs, 41.74
3 Lebsky, Louis & Jno—same. 22.21	30 Rivesman, Marx—Fiberloid Co. 98.94	4 Scholz, John A—Fireproof Wall & Panel Board Co. 2,413.48
3 Lichtenauer, Moses—same. 32.12		4 Sunderhauf, Alfred E—S Rose. 47.53
3 Lipman, Jos—H Hencken. 17.87		4 Seckel, Benj J—H Selkln. 42.72
4 Levine, Albt & Bessie—N Saul et al. 50.18		4 Streep, Michl—L G Kellogg. 212.42
4 Laska, Jos—Natl Fertilizer Co. 306.88		
4 Lee, Curtis G—Central Holding Co. 94.56		
4 Lowe, Albt E—American Bill Posting Co. 103.33		
28 Muller, Nina—H C Low. 121.30		

4 Shulman, Barnet or Ben—M L Polansky et al .....103.99  
 4 Stroh, Isaac—M Sonberg .....206.65  
 4 Springer, John H—G J Gould et al .....2,468.41  
 4 Simmons, Jas A—H F Searle et al .....188.02  
 4 Smith, Matha A—H Froman .....111.81  
 4 Steinberg, Sarah—J D Zerwick .....115.41  
 28 Thomas, Harry G—Pyle MacLaren Printing Co .....68.90  
 28 Thomas, Hugh—W Oxenhirt .....254.66  
 30 Tepper, Wilhelmina—W S Howell .....446.31  
 30 Tobin, Stephen R—D E S Colesman .....38.78  
 2 Thompson, Helen E—McGibbon & Co .....54.65  
 2 Thompson, Jno H—J M Johannsen Inc .....108.56  
 3 Timble, Jos—Weber & Heilbronner .....83.77  
 4 Taylor, Mary—Lichtenstein Millinery Co .....21.77  
 4 Truesdell, John W & Chas B Cummings—Francis H Leggett & Co .....785.89  
 4 Triest, Hans—American Lead Pencil Co .....457.64  
 30 Volmer, Otto—J D Smith .....156.63  
 30 Vaughan, Charles—N R Reid .....14.58  
 2 Velisarios, Vasilias—Orange County Milk Assn .....86.15  
 3 Vogel, Saml—J Goldowitz et al .....51.10  
 3 Van Sicklen, Jno K—S Hoffman .....46.16  
 28 White, W De Courcy—S S White Dental Mfg Co .....90.51  
 30 Wells, Wm J—G D Hendrickson .....144.75  
 30 Wood, Annie C—M C Delle .....130.48  
 30 Werner, Theodore—American Pin Co .....71.53  
 30 Welch, Ellis G—C B Milbank et al .....174.66  
 30 Welikson, Naum—J S Van Wezel, Jr .....642.42  
 30 Williams, Samuel J—Atlantic Box & Lumber Co .....59.67  
 30 Wolf, Jacob—Rohe & Bro .....109.21  
 30 Williams, Thomas A—J H Marsteller et al .....189.28  
 1 Witherstine, Horatio P & Benj S Carey—M Maresco .....89.50  
 1 Wilhelm, Gottlieb A—Hannis Distilling Co .....82.08  
 2 Walsh, Jno—B Dunn .....515.65  
 2 Weissman, Max—Peerless Standard Paper & Woodware Co .....31.87  
 2 Wallace, Frank—Mausser Mfg Co .....132.68  
 2 Wolf, Louis—R Wolf .....33.50  
 3 Werner, Saml—N Y Edison Co .....13.82  
 3 Williams, Jos—same .....23.95  
 3 Walman, Wm & Morris Moskowitz—O O'Beirne .....130.70  
 3 same—Victor Neustadt, Inc .....30.42  
 3 Wolf, Bernard—C D Koppell .....27.47  
 3 Werner, Louis—W H Hussey & Son .....339.50  
 3 Wasinsky, Saml or Saml Warren—J Turnbull .....1,195.59  
 4 Wedertz, Oliver—N Y Tel Co .....35.01  
 4 Watters, Wilford—H C Ruhmschottel et al .....54.76  
 4 Waigner, Abr J—W G Hollbrock .....166.71  
 4 Weiss, Francis—S Male .....82.71  
 28 Youman, Demerest—R S Wallace et al .....193.55

CORPORATIONS.

28 Benjamin Bleier Import Co—J Hirds et al .....207.17  
 28 Darre Co—Snow Moss Co .....67.66  
 28 Donald Campbell Co & Jas A Campbell—B Golla .....190.74  
 28 Fluri Constn Co—H Frank Jr .....47.13  
 28 Greve Piano Co, Helen O Greve & Gustav B Greve—First Natl Bank of Amityville .....2,271.19  
 28 Harlem Baby Carriage Co Inc—A I Moskowitz .....100.09  
 28 Lake Hopatcong Land Co—W H Irvine .....123.90  
 28 Motor Exchange Inc—Motor Finance Co .....1,547.24  
 28 Peerless Cleaning & Dyeing Co—Curtis Blaisdell Co .....75.21  
 28 Stanley Gollick Co—Kerr Coal Co .....405.87  
 30 Actors Society of America—Edmonds & Bouton, Inc .....387.16  
 30 Bay State Thread Works—F J Nicholls et al .....costs, 13.28  
 30 Chase Trucking Co—A T Schneider .....604.65  
 30 Caledonia Golf Cleek & Mfg Co—A G Spalding & Bros .....140.66  
 30 Glaton Holding Co, Joseph Lassoff & Victor Lassoff—W Cohen .....354.65  
 30 Hennebique Construction Co—John A Roebing Co of N Y .....348.88  
 30 Ivy Court Realty Co—R R Knapp .....costs, 22.41  
 30 Mack & Potter—Greeley Square Leasing & Amusement Co .....514.65  
 30 Same—Same .....407.15  
 30 National Surety Co—A Alessandro et al .....costs, 999.01  
 30 National Surety Co & Francesco Zanolin—Same .....14,832.97  
 30 N Y Pennsylvania Real Estate Associates—W H Priestly .....390.20  
 30 Towanda Construction Co—Cardo Bros .....274.00  
 1 American Clock Co—Franklin Hardware Co .....134.17  
 1 American Pulp & Cordage Co—J H Aimmons Puv Co .....45.91  
 1 Bronx Bazar Inc, Simon Gelfand, Moses Urmann & Isidore Susman—A Hauptman .....95.50  
 1 Emerson Pump Co—R T Heaer, 141.07  
 1 same—same .....161.36  
 1 F K Roberts Co—Deneca Iron Front & Steel Co .....1,360.25  
 1 Independent Order of Ahawath Brad Congregation—R Sholom .....833.33  
 1 Murray Hill Transfer Co & Herzog E Rider—W Thompson .....250.99

1 Motor Car Exchange Inc—Motor Finance Co .....4,888.05  
 1 same—Harolds Motor Car Co .....169.37  
 1 Rhinestone Products Co—J A Rosenberg .....70.97  
 1 Steam Carriage Boiler Co—Indian Refining Co of N Y .....152.13  
 1 Singler & Weinstraub Co—R Gureeritz .....637.80  
 2 Benfra Realty & Holding Co—M S Hoffman .....84.41  
 2 Chateau Realty Co—H Goldberg .....393.06  
 2 Chas Soble Lumber Co—H Wright .....597.00  
 2 Cotton Felt Mfg Co—A Haines .....107.65  
 2 Dayton Realty Co—Hans Rees Sons Inc .....727.27  
 2 Dyett Sand & Lime Brick Co—F K Long & Co .....194.55  
 2 Hotel Register Co—Kelting Electric Co .....29.65  
 2 Hotel Register Co—Kelting Electric Co .....29.65  
 2 Hunts Point Pharmacy—E Hamburger .....105.17  
 2 Independent Steam Laundry—T Gill Soap Co Inc .....163.91  
 2 Jenkine Linen Co—M J McConn .....29.86  
 2 Krieger Belting Co—Royal Typewriter Co .....51.86  
 2 U S Packing Co—E N Harrison .....2,396.75  
 2 Wm A Ehrgot Jr & Co & Geo T Walker—Newark Lumber Co .....422.82  
 2 Rhinestone Products Co—A Koenigsberger .....365.44  
 3 Trustees of Sailors Snug Harbor in the City of N Y—T Carmody, atty gens .....costs, 35.00  
 3 F & H Cloak Co—S Sharfstein .....139.95  
 3 Neptune Bathing Co & Bernard Goodman—J Skam .....407.68  
 3 Brenner Brainin Co, Inc—Royal Embroidery Works, Naday & Fleischer .....550.64  
 3 Dunn & Peckner Laundering Co—Troy Laundry Machinery Co, Ltd .....249.82  
 3 Atlantic Motor Truck Co—N Y Edison Co .....38.40  
 3 Geneva Fur Co—same .....10.63  
 3 Cherry Driscoll Co—High Grade Foundries Co .....111.96  
 3 Eugene Christian Food Co—American Real Estate Co .....333.90  
 3 Elias Puterman & Co—N Y Edison Co .....228.92  
 3 V M Rezos & Co—Dodge Metallic Cup Co .....73.35  
 3 Parsons Dyeing & Cleaning Co—Kolle & Co .....144.01  
 3 Independent American Ice Cream Co—McDermott Dairy Co .....81.27  
 3 Gill Lumber Co—Eastern District Trim & Lumber Co et al .....costs, 10.17  
 3 Greater New York Royal Rubber Co—United Silk Waterproofing Co .....121.45  
 3 McCabe-Quenn Co—H L Judd Co .....159.88  
 3 Greenwich Investing Co—Empire Roofing Co .....215.32  
 3 Financing Securities Co—R C Von Bayer .....430.44  
 3 Bank of Discount—A Beinhauer .....1,652.56  
 3 Queens Land & Title Co—Hudson Trust Co .....666.13  
 3 N Y C & H R R Co—B Stella, by gdn .....275.00  
 3 Independent American Ice Cream Co & Isaac Stroh—Creamery Package Mfg Co .....107.45  
 4 Board of Education of City of N Y—W F Hoelz .....237.53  
 4 Colonial Cloak & Novelty Co—Celluloid Zapon Co .....126.34  
 4 Miss Redmond Beauty Parlors, Inc—M A Gershel .....790.67  
 4 North Borough Homes Co—Northern Bank of N Y .....2,421.63  
 4 Wishart Dayton Auto Truck Co of N Y—W Farnum .....752.84  
 4 Hauser Co—J Groh .....63.90  
 4 Martin Building Co & Long Island Heating Co—C G Cornell, Jr .....230.91  
 4 Cullen Cobalt Mines, Ltd—Jas McCreery Realty Corp .....1,209.51  
 4 Saveoil Co—White's Express Co .....47.35  
 4 Tomahawk Realty Co—C Jacobs .....174.22  
 4 Pocano Realty Co—B Grutman et al .....251.61  
 4 New York White Gross Milk Co—W P Clyde .....2,681.94  
 4 Automobile & Cycle Co of America—W R Smith et al .....37.67

Borough of Brooklyn.

Sept. & Oct.  
 26 Adams, Jos H & Helen M—Frank Presbrey Co .....160.23  
 27 Alexander, Henry P—Schwartz Trunk & Leather Goods Co .....61.25  
 28 Avidon, Henry G—J Maslow .....39.40  
 28 Accardi Alessio & Rosaria—L S Mitchell .....848.02  
 2 Agnew, Kenneth G—Fred Adee Co .....54.71  
 2 Auerbach, Geo—G Jochnowitz & ano .....67.35  
 2 Auerbach & Liebow—Same .....67.35  
 2 Askew, Wm F—Blickensderfer Mfg Co .....35.81  
 26 Block, Rosa—Rose Mayer .....664.91  
 26 Bonner, Oliver R, also known as O R—Chas J Bogue Electric Co .....136.27  
 26 Bohlback, Jno—O H Cheney, Supt of Banks .....(D) 1,283.60  
 26 Beers, Geo—Atlantic Supply Co .....40.95  
 27 Ball, Geo—Ida Kobelin .....184.61  
 27 Bergman, Tidmund E, doing bus as Criterion Bronzing Co—German American Bronze Powder Mfg Co .....46.70  
 27 Blauberg, Wm—N Y Tel Co .....16.23  
 27 Bullwinkle, Sidney M & Agnes E & Maud L—N Phillips .....292.18  
 27 Same—Same .....419.02  
 28 Bohling, Wm—S J Schiff .....123.00  
 30 Beyer, Wm—Natl Electric Sign Co .....90.41

20 Bick, Harry—I Marwell et al .....153.15  
 30 Boorne, Zoe—H H Kiffe .....29.40  
 30 Braune, Jos—C Kahn .....64.32  
 30 Braune, Anna—L Cejarliello .....290.75  
 1 Benisch, Meyer & Helen—B Lowenstein et al .....268.41  
 1 Blonsky, Esther—J Miller & ano .....119.85  
 2 Blinderman, Benjamin—M Nadler .....36.45  
 2 Bocchino, Ralph & Elisa C—A S Frascor & ano .....64.72  
 2 Bock, Hyman—Donigan & Nielson .....33.54  
 2 Bolton, Mary—N Y Tel Co .....26.66  
 2 Brady, Susan E—N Y Tel Co .....22.75  
 2 Beatty, Geo W—Same .....16.46  
 2 Broman, Adolph—McLoughlin & Donovan .....278.37  
 26 Crass, Fannie E—Anna M Finn .....719.97  
 27 Carey, Sarah E—N Y Tel Co .....20.45  
 27 Conovich, Theo—A Rogasch .....104.50  
 27 Cullen, Edw F & Henrietta—B Altman & Co .....1,643.29  
 28 Conomos, Jas—B Weissberg .....818.75  
 28 de Hierapolis Geo S & Emile S, doing bus as Hierapolis & Co—Waterbury Co .....2,050.77  
 30 Carey, Benj S—P Maresca .....89.50  
 30 Curran, Edw T—University Research Extension .....71.55  
 1 Chapman, Emma C—M Levin .....113.63  
 1 Cohen, Barnet—J Geher .....107.65  
 1 Curran, Harry L—T Hopkinson .....319.28  
 2 Cary, Walter B—S S White Dental Mfg Co .....63.88  
 2 Cohen, Harris M—Jennie Becker .....1,088.52  
 2 Constad, Wm W—W M Reynolds Jr trustee .....1,090.28  
 26 Denenburg, Hyman—M Levine .....34.27  
 26 Deutsch Albert—M J Wolf .....119.41  
 26 Deutschman, Elias A—Helen Doyle .....12.42  
 26 Dawson, Frank S—Marie Batchelder .....110.40  
 26 Same—Same .....36.40  
 26 de Hierapolis, Geo S—same .....2,050.77  
 26 Dillmeier, Wm M, Edw, Jno A, Chas C, Teresa H, Emily V & Aloysius J—O Palmleaf .....73.55  
 30 Dickover, Cecil C—C Tisch .....203.68  
 30 Digiovanna, Giovanni—P Zellenka & Son (Inc) .....40.83  
 1 Desmond, Frank—Foundation Co .....642.83  
 1 Dilliard, Jno A Jr—Inter City Car Advertising Co .....157.05  
 2 Dezogo, Carmine—N Y Tel Co .....43.94  
 2 Dickson, Cath—N Y Tel Co .....22.10  
 27 Edelstein, Josef—P Silverman .....183.12  
 1 Engeman, Wm A—C S Voorhees .....5,305.79  
 26 Fanning, Chas—Livingston Nail Co .....68.77  
 26 Fairchild Electric Vehicle Co—City N Y .....17.40  
 27 Fleming, Irene, also known as Mrs F J Dickson—Frank B Widmayer Co .....34.12  
 28 Ferisi, Jos—Maria Ferisi .....63.50  
 28 Ferisi, Jos—Maria Ferisi .....63.50  
 28 Forth, Arthur—New Yorker Staats Zeitung .....112.85  
 28 Frankfurt, Jos—Stanley & Patterson (Inc) .....132.43  
 2 Feiner, Lena & Sigmund—N Federman .....255.40  
 2 Frank, Harry—A F H Smith .....84.60  
 26 Green, Wm F—Swift & Co .....53.08  
 26 Goldberg Bernard—Forest Box & Lumber Co (Inc) .....137.81  
 27 Gerbino, Louis J—R J Donovan Co .....38.12  
 27 Gertum, Geo T—N Y Tel Co .....16.48  
 30 Goldstein, David—J G Scharff & ano .....282.90  
 1 Ganter, Frank J—Elbert W Blakeslee .....121.91  
 1 Gettys, Wm C—Inter City Car Advertising Co .....446.40  
 1 Goldsein, Saml—L Klappholz .....29.41  
 2 Garfield \*Simon & Mary (S Garfield—Samedovitz & ano .....40.25  
 2 Geracci, Francesco & Angelo—Maria Megna .....152.91  
 2 Goldberg, Jos—Bank of the Metropolis .....2,146.03  
 26 Husted, Stanley W—C Woram .....27.40  
 27 Haire, Robt J—Title G & T Co .....52.35  
 27 Hill, Marie—N Y Tel Co .....36.04  
 27 Horn, Geo—S L Snyder .....214.65  
 28 Hoffmann, Blanche M—O Palmleaf .....73.55  
 30 Halberle, Wm—Commr of Excise .....74.97  
 30 Halberle & Simon—Commr of Excise .....74.97  
 1 Hagmaier, Chas—State of N Y .....78.02  
 1 Hammond, Henry D—C B Plante .....29.65  
 2 Hughes, Patk J—Francis H Leggett & Co .....120.10  
 2 Iffe, Walter W—Saks & Co .....194.52  
 26 Joseph, Wm—Forest Box & Lumber Co (Inc) .....137.81  
 27 Jackson, Saml—D Duff .....113.15  
 27 Joyce Edw & Rosetta R—M F Harte .....329.50  
 28 Jacobs, Wm S—Stanley & Patterson (Inc) .....132.43  
 2 Joseph, Samuel—Warheit Publishing Co .....134.81  
 26 Kahn Montifiore G—Agnes Beck .....549.40  
 26 Krulig, Jacob—United Produce Co .....92.32  
 26 Kornblum, Abr—North American Fruit Exchange .....288.59  
 27 Katze, Mary—S Kaplan et al .....367.41  
 30 Kelsch, Martin L—Western Film Exchange .....44.86  
 30 Kenney or Kinney, Thos—Margt Schwarz .....43.65  
 1 Kahan, Saml—I Aronsohn et al .....121.00  
 1 Kelgard, Wm P—Helen Kelgard .....108.80  
 1 Koppel, Moses—M Chigorinsky .....121.85  
 1 Krichmier, Henry C—Stevenson Lumber Co .....151.65  
 2 Kempner, Jos—N Y Tel Co .....25.03  
 2 Kent, Jos A—Fred Adee Co .....54.71  
 2 Koepfel, Abr—M J Kane .....352.27  
 2 Same—Same .....399.05  
 26\* Lavidoff, Saml—Forest Box & Lumber Co (Inc) .....137.81

26 Locutelli, Dominico & Mary—Obermeyer & Liebmann ..... 48.40  
 26 Levinson, Sol—M J Wolf ..... 119.41  
 26 Liss Abr—M Bache & ano ..... 202.90  
 27 Langdon Jas L—J Green ..... 106.35  
 27 Laster, Saml & Hyman L—S Bleich ..... 113.40  
 28 Lauro, Frank—L G Baldwin ..... 119.40  
 2 Lassoff, Jos & Victor (Lassoff Bros)—W Cohen ..... 354.65  
 2 Lemisch, Nathan—N Y Tel Co ..... 15.66  
 2 Levine, Isaac—Jennie Becker ..... 1,088.52  
 2 Liebow, Herman—G Jochnowitz & ano ..... 67.35  
 2 Lopez, Bernardo D—Martinez Havana Co ..... 51.59  
 26 Muller, Geo—Brentwood Realty Co ..... 34.65  
 26 Mead, B Eugene Jr—Atlantic Supply Co ..... 142.53  
 27 Mannix, Chas—W C Heidelberg & ano ..... 984.75  
 27 McMinn Geo—Weber & Heilbronner ..... 209.55  
 27 Morris, Saml H—N Y Tel Co ..... 34.00  
 27 Morrison, Nettie H—J J Pascand ..... 64.40  
 28 Muller, Nina—H G Loew ..... 121.30  
 30 Magill, Mary—Margareth Schwarz ..... 202.80  
 30 Martini, Frederico—L Cejariello ..... 290.75  
 30 McDermott, Patk T—E C Shiffler ..... 145.62  
 30 Mohrmann, Clarence R—J S Klar ..... 184.56  
 30 Montfort, Henry A—G W Nequist ..... 106.00  
 1 McGill, Jas—J J A O'Reilly ..... 41.85  
 1 Meyersohn, Hyman—Peoples Trust Co ..... 948.73  
 2 McDermott Margt—Kath Jennings ..... 71.80  
 2 McGuire, Jas—N Y Tel Co ..... 33.90  
 2 Murphy, Anna G—N Y Tel Co ..... 21.66  
 2 Moeller, Wm—Same ..... 21.43  
 2 McIntosh, Gertrude—Same ..... 14.88  
 2 Matriciano, Guisepe—Same ..... 22.86  
 27 Nadler, Sarah—J L Herschmann ..... 162.57  
 30 Nelson or Harris, Frances—W Shefts ..... 91.66  
 30 Nixon, Wm J—A A Hovell ..... 64.40  
 2 Nocera, Guisepe—R Hill ..... 320.71  
 2 Nolan, Cornelius T—L Meyer ..... 60.62  
 1 Ornstein, Morris A, doing business as Ornstein Co—M Goodman & ano ..... 78.18  
 2 O'Connor, Mary J—N Y Tel Co ..... 24.48  
 2 Ollikainen, Peter—F Gronman ..... 44.65  
 26 Palmieri, Donato & Teresa—Teresa Alfani ..... 2,087.15  
 26 Pepper, Thos—F E Adams ..... 135.83  
 27 Paladino, Jos—Norton & Gorman Contracting Co ..... 53.95  
 28 Peyser, Hermena C—C Bertrand ..... 25,347.33  
 30 Pennacchio, Frank—L Cejariello ..... 290.75  
 30 Polito, Vincenzo—J Farbstein & ano ..... 48.00  
 1 Potter, Geo W—C B Plante ..... 29.65  
 1 Phillips, Harry—P F Hynes ..... 20.19  
 1 Phillips, Edwin P—Chauncey R E Co, Ltd ..... 129.40  
 2 Palmer, John—C Gollmar et al ..... 819.10  
 2 Perlman, \*Morris—S Kaplan et al ..... 72.04  
 2 Potter, Howard L—N Y Tel Co ..... 28.76  
 27 Roseno, Isaac—J D Shea ..... 80.65  
 27 Robinson, Fredk—S L Snyder ..... 214.65  
 28 Rheim, Otto Jr—Equitable Trust Co ..... 47.23  
 30 Rosenthal, Fred—J G Scharf & ano ..... 282.90  
 2 Rosenzweig, Morris—F C Williams & Co ..... 114.62  
 2 Raymond, Newman H—N Y Tel Co ..... 29.93  
 2 Roth, Max—N Y Tel Co ..... 19.10  
 2 Rouness, Fredk—J Jaburg & ano ..... 125.76  
 26 Savarese, Frank & Humbert indiv & as composing the firm of F Savarese & Son—O H Cheney, Supt of Banks (D) ..... 1,283.60  
 26 Schneck, Henry D—B & S Samuel ..... 96.17  
 26 Smith, Delia—J Greason et al ..... 208.33  
 26 Shelly, Edw—Atlantic Supply Co ..... 75.91  
 27 Schultz, Annie—N Y Tel Co ..... 40.78  
 27 Simers, Geo W—Smith, Gray & Co ..... 49.90  
 27 Sinclair, Laura—J B Reimer ..... 62.44  
 27 \*Sosnowitz, Hyman—S Kaplan et al ..... 367.41  
 27 Strahl, Henry & Mollie—H Korn ..... 1,063.49  
 27 Stevenson, Bernard, also known as Bernhard—W S Friedlander ..... 68.94  
 27 Spero, Saul C—S Simon ..... 121.51  
 28 Scheuing, Emil C—J H Werbelovsky ..... 113.90  
 28 Schroeder, Geo C—G M John ..... 74.52  
 28 Schumann, Agnes B—O Palmleaf ..... 73.55  
 28 Smith, Jere M—Alice Kane ..... 83.43  
 30 Sattel, Philip—H W Baker Linen Co ..... 757.14  
 30 Simon, Herman—Commr of Excise ..... 74.97  
 30 Silver, Benj—G Coraneos ..... 60.47  
 30 Slutzkys, Michl—M Cohen ..... 321.98  
 30 Schoonmaker, Wm H—L Trowbridge Martin as exr ..... 68.59  
 1 Savagnano, Jos, Jno & "Jas" doing business at Savagnano & Sons—Norton & Gorman Contracting Co ..... 106.17  
 1 Slauson, Edw V—Sixty Wall Street ..... 797.03  
 1 Spencer, Herbt A—Ontario Bldg Co ..... 67.42  
 2 Sandler, Morris—J J Schwartz ..... 174.91  
 2 Schwartz, Carl—N Y Tel Co ..... 19.77  
 2 Schwartz, Wm—Finslaer & Still Co ..... 150.33  
 2 Simes, Fredk C & \*Lillian—Bessie Graff ..... 122.95  
 2 Schwartz, Gustav—Arwin Realty Co ..... 257.74  
 2 Silverman, Harry—N Y Tel Co ..... 25.03  
 2 Smith, Walter A—Same ..... 28.76  
 2 Sonnenstrahl, Abr—N Y Tel Co ..... 33.90  
 2 Stein, Berni—A Krayer ..... 201.97  
 26 Tibbits, Henry B, doing bus as H B Tibbits & Co—R C Heather Co ..... 123.91  
 26 Torre, Anthony—Forest Box & Lumbar Co (Inc) ..... 137.81

27 \*Tannenbaum Saml—P Silverman ..... 183.12  
 30 Tranel, Jno G—Burnham & Phillips ..... 68.61  
 1 Tangemann, Bruen H—O J Schumacher ..... 209.10  
 1 Taylor, Jas—E A Seebrick Jr ..... 24.40  
 2 Taylor, Walter S—Watson & Pittinger ..... 319.23  
 2 Thomas, Harry G—Pyle-MacLaren Printing Co ..... 68.90  
 2 Timble, Jos—Weber & Heilbronner ..... 83.77  
 30 Underhill, Alex J—Premium Chocolate Co ..... 81.57  
 1 Von Spiegel, Chester L—Sixty Wall Street ..... 797.03  
 27 Winter, Geo—Matheson Lead Co ..... 83.25  
 28 Weinstein, Isidore—Walter Cigar Co ..... 59.37  
 28 Wolf, Paul—Robt Griffin Co ..... 75.66  
 30 Wagner, Fredk—Bank of Westbury ..... 827.62  
 30 White, Jno—Margt Schwarz ..... 67.12  
 30 Witherstine, Horatio P—P Maresca ..... 89.50  
 1 Westall, Walter W—Sixty Wall St ..... 797.03  
 2 Walker, Geo T—E E Phillips ..... 422.82

CORPORATIONS.

26 Child Lore Co—L Press ..... 181.96  
 26 Ital American Marble Co—Forest Box & Lumbar Co (Inc) ..... 137.81  
 26 Safe Realty Corporation—W S Schoenjohn (D) ..... 3,211.83  
 27 Acme Bldg Co—Agnes H Poirier ..... 4,252.00  
 27 Brooklyn Unique—N Y Tel Co ..... 32.50  
 27 Bklyn Wireless Electrical Novelty Co—F L Ketcham ..... 1,357.65  
 27 Lake Hopatcong Land Co—W H Irvine ..... 123.90  
 27 Sheephead Bay Impt Co—J Josephson & ano ..... 82.75  
 27 U S Filter Co—N Y Tel Co ..... 21.16  
 28 Quin Borough Realty Associates Colwell Lead Co ..... 531.90  
 30 Maxville Farm & Development Co—H J Pforr (D) ..... 1,904.64  
 30 Victor Ointment Mfg Co—P Maresca ..... 89.50  
 1 Brighton Beach Racing Assn—C S Voorhies ..... 5,305.79  
 1 Feldman Heating Co—American Radiator Co ..... 209.97  
 1 Independent Steam Laundry—Gill Soap Co (Inc) ..... 163.91  
 1 M A Thomas Co—Wichert & Gardner ..... 138.45  
 1 \*Sweet & Cutler Co—I Aronson et al ..... 121.00  
 2 Cherry-Driscoll Co—High Grade Foundries Co ..... 111.96  
 2 Elvan Const Co—McLaughlin & Donovan ..... 278.37  
 2 Glaton Holding Co—W Cohen ..... 354.65  
 2 Himmelstein & Arker Co—F Avellino ..... 59.42  
 2 Hoboken Plaining Mill Co—Watson & Pittinger ..... 319.83  
 2 Kempner & Silverman—N Y Tel Co ..... 25.03  
 2 Monok Co—M J Kane ..... 352.27  
 2 Same—Same ..... 399.05  
 2 Potter & Smith—N Y Tel Co ..... 28.76  
 2 Sonnenstrahl, A, & Co—N Y Tel Co ..... 33.90  
 2 William A Ehrgott, Jr, Co—E E Phillips ..... 422.82

SATISFIED JUDGMENTS.

Manhattan and Bronx.

SEPT. 28, 30, OCT. 1, 2, 3, & 4.

Amolsky, David—L Black; 1912 ..... 210.35  
 Anselmi, Adeline—A Fleisler; 1909 ..... 40.45  
 Cunningham, Catherine, Mary Phillips, Daniel Bradley, Kate Gallagher, Agnes Collins, John Bradley, Mary J Dalton, Charles Bradley, Peter Cunningham & Catherine Luttrell—T Carmody; 1912 ..... 88.00  
 Comfort, Ralph M—W B Johnstone; 1911 ..... 1,117.75  
 Cimotti, Ferdinand—J L Meyer; 1912 ..... 239.41  
 Cafferty, Thos & Patk Stanton—Julius Kessler & Co; 1912 ..... 172.74  
 Doyle, Anna—Lord & Taylor; 1911 ..... 124.68  
 Dickinson, Frederick S—Equitable Trust Co of N Y; 1912 ..... 197.46  
 Drake, Chas W—S H Raphael; 1912 ..... 258.62  
 Duranta, Armand A—Bamberger, Stern Co; 1909 ..... 175.02  
 Eckstein, Frank—J W Brannan et al; 1911 ..... 24.55  
 Furmans, Adolph—R Gough; 1912 ..... 1,206.61  
 Fisher, Harry W—L J Oppenheim; 1912 ..... 79.60  
 Foley, Geo A—J Brodie; 1912 ..... 47.00  
 Fullerton, Wells—Lord & Taylor; 1911 ..... 88.29  
 Fleming, Wm M—J Henschel & Co; 1912 ..... 55.06  
 Fischer, Frank & Fabian Lachman—H A Eisner; 1910 ..... 100.47  
 Gollick, Stanley & Stanley Gollick Co—Blaw Steel Constn Co; 1912 ..... 724.72  
 Greenberg, David W—W E Voigt; 1909 ..... 481.92  
 Haims, Rebecca—Curtis Blaisdell Co; 1912 ..... 319.41  
 Hewlett, Geo B—A C Seaman et al; 1912 ..... 101.20  
 Isecke, Bernard J—G F Ewald et al; 1909 ..... 251.37  
 Jackson, Michl—P Samuels; 1912 ..... 492.60  
 Knerbil, Simon—N Y Tel Co; 1911 ..... 20.28  
 Kollinger, Harry—J Segalowitz; 1912 ..... 78.01  
 \*Kirk, Wm F—P Levlie; 1912 ..... 159.11  
 Loeffler, Mary A—S J Park et al; 1912 ..... 624.97  
 Lane, Richd H—A Mackenzie; 1911 ..... 475.72  
 Landesberger, Hyman & Saml Eisenfeld—P Pressman; 1912 ..... 77.53  
 Morris, Munson—R J M Lewis; 1912 ..... 227.41  
 Same—"Leikers"; 1912 ..... 240.85

Muren, Geo M—Surgery Pub Co; 1911 ..... 32.41  
 McMann, Chas A—T Morgan; 1912 ..... 221.52  
 \*McCall Co—A Sharron; 1912 ..... 205.07  
 Manzione, Vincenzo—Falconer Holt Co; 1911 ..... 106.59  
 \*Milner, J Philip & Isaac Greenberger—Allen Lane Co; 1912 ..... 1,331.17  
 \*Neidhammer, Fredk—Cmbination Rubber Mfg Co; 1912 ..... 207.35  
 Nickish, Jno H—Thos C Edmonds & Co; 1912 ..... 23.69  
 O'Rourke, Patk—D Kligenbeck Cut Stone Co; 1912 ..... 265.65  
 Posner, Nathan E—N Y Tel Co; 1912 ..... 14.44  
 Powers, Wallace M—Fluri Construction Co; 1912 ..... 94.31  
 Quick, Augusta—D J Heffer; 1909 ..... 73.62  
 Rothbaum, Annie—A Gronich; 1912 ..... 34.41  
 Sherman, Mary M—T J Clarke; 1910 ..... 108.12  
 Sanger, Mack W—Jamestown Window Screen Co; 1912 ..... 130.41  
 Straus, Mark J—Realty Trust; 1912 ..... 384.19  
 Smith, May—S Weil; 1912 ..... 61.03  
 \*Sackin, Louis—Tenement House Dept; 1908 ..... 60.17  
 Schramek, Aug—H Reisinger; 1909 ..... 304.43  
 Solomon, Ellis—J Herb; 1908 ..... 13,139.70  
 Sickles, Danl E—Harper & Bro; 1912 ..... 101.25  
 Schwaid, Josiah J—R H Donnelly; 1912 ..... 25.51  
 Schuyler, Walter G & Jas E—Electric Fireproofing Co; 1912 ..... 71.42  
 \*Sulzbach, Jacob—J Corday; 1912 ..... 1,107.67  
 Saitta, Peter R—Fruit Auction Co; 1911 ..... 4,787.77  
 \*Stedman, Emore A—P Livingston; 1912 ..... 391.91  
 \*Sackin, Louis & Harris—Tenement House Dept; 1910 ..... 55.00  
 Tesser, Louis—A E Tower; 1911 ..... 337.71  
 Same—same; 1911 ..... 308.22  
 Same—same; 1911 ..... 306.80  
 Von Bergen Teresa C—Gimbel Bros, NY; 1912 ..... 21.57  
 Wall, Max—H K Arnold et al; 1912 ..... 131.18  
 \*Wynn, John H—People & C; 1912 ..... \$500.00  
 \*Same—Same; 1912 ..... 500.00  
 \*Wannop, Joseph—C Peterson; 1911 ..... 312.04  
 Whitfield, Louis C—Title Guarantee & Trust Co; 1912 ..... 50.65

CORPORATIONS.

Latham Realty Co & Anthony Schwoerer, Jr—Empire Gas Fixture Co; 1902 ..... 220.51  
 H E Taylor & Co—J A McDonald; 1912 ..... 3,269.62  
 Levering & Garrigues Co—J Murtha; 1912 ..... 12,590.48  
 Silberstein & Silver Inc, Max Silberstein & Hyman Silver—Reedy Elevator Co; 1912 ..... 312.12  
 Forman Realty Co, Alex A Forman Jr & Geo A Tisdale—W A Barnes; 1912 ..... 3,028.43  
 Atlantic Avenue Construction Co—E Katz; 1911 ..... 347.83  
 \*Title Guarantee & Trust Co—City of N Y; 1910 ..... 67.85  
 \*Same—same; 1911 ..... 83.55  
 \*Same—same; 1912 ..... 107.95

Borough of Brooklyn.

SEPT. 26, 27, 28, 30, OCT. 1 & 2.

Amolsky, David—L Black; 1912 ..... 210.35  
 Baron, Moe H—State Excise Comr; 1912 ..... 1,819.97  
 \*Cucurullo, Theo F—Tenement House Dept (vacated); 1912 ..... 50.00  
 Callahan, Winifred T—W T Travis; 1912 ..... 565.37  
 Carson, Henry—P S Anderson et al as trustees Ivanhoe Lodge No 127 I O O F; 1912 ..... 57.82  
 Dreeland, Wm J—State Excise Comr; 1912 ..... 1,820.97  
 Freedman, Jos—Bernstein & Bernstein; 1909 ..... 527.65  
 Friedman, Jos—Same; 1910 ..... 182.65  
 Feldman, David H & Max & Frankfeldt, \*Louis, \*Herman & Jacob—Barnet Green; 1908 ..... 135.19  
 Fox, Jno A—W Livingston (infant); 1912 ..... 85.53  
 Same—same; 1912 ..... 741.37  
 Frank, \*Harris & Ida—C Chugerman & ano; 1911 ..... 119.90  
 Goldberg, Saml, trading as Goldberg & Co—Merrill Bros (Inc); 1912 ..... 155.92  
 Goldstein, Harris & Rubin & Finkelstein, Isidor—City of N Y; 1906 ..... 81.40  
 Greenberg, David W—W E Voigt; 1909 ..... 481.92  
 Hay, Ike—State Excise Comr; 1912 ..... 1,819.97  
 \*Horne, Wm—Annie M Eastman; 1912 ..... 586.80  
 Kaufman, Morris—State Excise Comr; 1912 ..... 1,819.97  
 Kubeck, Gervase, \*Misicki, Thos & Dobkowski, Tony—German Exch Bk; 1910 ..... 1,035.90  
 Leonard, Wm B—C Hadden; 1912 ..... 5,528.44  
 Lynch, Edw B—Newkirk Garage & Taxicab Co; 1912 ..... 71.43  
 Lipp, Jos A—Elise Hunz; 1912 ..... 49.62  
 Leibowitz, Oslas—A Alport; 1912 ..... 66.40  
 Lieberman, Morris—L Poster; 1909 ..... 59.80  
 Mack, Andw T—C F Halsted as Exr; 1912 ..... 366.64  
 Maniella, Antonio—S Eckstein; 1911 ..... 711.27  
 Marrozzo, Christofaro—A W Schmidt, Jr; 1912 ..... 38.40  
 Mathies, Henry & Jacob—W E Kane; 1909 ..... 86.94  
 Morressey, Mary—Lillian G Mean; 1912 ..... 69.40  
 \*Peterson, Andw—A N Cole; 1911 ..... 69.71  
 Quick, Augusta—D J Heffner & ano; 1909 ..... 73.62  
 Resch, Victor & Wm Baker—G P Jacobs & ano; 1898 ..... 565.09  
 Robbe, Max—E B Carrick; 1912 ..... 31.84  
 Ribas, Jos B—First Natl Bk; 1912 ..... 697.68  
 Rickert, Lena—H Wender; 1912 ..... 63.57

Silberstein, Max, Hyman Silver & Silverstein & Silver (Inc)—Reedy Elevator Co; 1908 .....312.12  
 Sommers, Jacob—F Uhl; 1912.....90.40  
 Stein, Philip, Frank Baron, doing business as Stein & Baron—N Y Tel Co; 1910 .....31.60  
 Sel, Benj—Tenement House Dept; 1910 .....57.40  
 Stupelli, Jno—H C Smith; 1912.....706.51  
 Tynes, Geo E—A R Bean; 1909.....39.40  
 Tynes, Geo—A Goetz & ano; 1911, 389.73  
 Warnock, David K—J Warnock; 1904 .....447.98  
 Whitfield, Louis C—Title Guar & Trust Co; 1912 .....50.65

CORPORATIONS.

N Y Dock Co, Weld, Stephen M, Edw M & Rudolph, Neville, Geo W & Cairns, Robt C—Grenada Bank; 1912...2,974.11  
 Williamsburgh Dairy Products Co—Camden Co; 1911 .....2,047.21  
 Same—same; 1911 .....1,112.56  
 Edison Electric Illuminating Co—F H Dittman; 1911 .....8,705.00  
 Same—same; 1912 .....88.70  
 Nassau Electric R R Co—A Renkaff; 1912 .....84.85  
 Same—same; 1912 .....150.00  
 Falkenberg Bldg Co & Matti Falkenberg—H Weisfeld et al; 1912.....133.67

<sup>1</sup>Vacated by order of Court. <sup>2</sup>Satisfied of appeal. <sup>3</sup>Released. <sup>4</sup>Reversed. <sup>5</sup>Satisfied by execution. <sup>6</sup>Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

SEPT. 26.

**Bristow st**, nwc 170th, 55.3x15.11; Wm J Willett agt Chas Spreessig, Jr; Arthur Knox (A); Louis B Hasbrouck (R); due, \$3,129.00.

SEPT. 27.

**147TH st**, ss, 112.4 w St Anns av, 37x 84.10; Henry Engel agt Wm G Rose; Emile A Hassey (A); Edw Weil (R); due, \$8,352.18.

**Bathgate av**, swc 188th, 89.4x32; Pauline Haebler agt Clarence A Sahler et al; Eugene Cohn & Julius Levy (A); Jas A Laird (R); due, \$8,862.67.

SEPT. 28.

**Broome st, 141**; Ebenezer Draper agt Esther Greenstone; Jno H Post (A); Chas D Donohue (R); due, \$1,824.66.

**12TH st, 345 W**; Broadway Savings Institution of the City of N Y agt Adelia A Sleight; Richd Kelly (A); Henry W Unger (R); due, \$6,270.00.

SEPT. 30.

**152D st**, ss, 300 w Ams av, 45x99.11; Central Building Improvement & Investment Co agt Birch Realty Co et al; Goldfogle, Cohn & Lind (A); Jos W Gavan (R); due, \$11,304.59.

**152D st**, ss, 345 w Ams av, 40x99.11; Same agt same; Action No 2; same (A); same (R); due, \$11,179.44.

**Bradhurst av**, nec 154th, 50.11x99.11; Same agt same; Action No 3; same (A); same (R); due, \$11,240.74.

**Bradhurst av**, es, 50.11 n 154th, 51x109.8; Same agt same; Action No 4; same (A); same (R); due, \$11,158.89.

OCT. 1.

No Judgments in Foreclosure Suits filed this day.

OCT. 2.

**Bronx Boulevard, 3662**; Mary C Poulin agt Stanislaus Pianka; J Homer Hildreth (A); Jos D Kelly (R); due, \$2,620.82.

**Longwood av**, nwc Hewitt pl, 147x18; Geo F Johnson agt Geo Edgar et al; Ferris & Storck (A); Jas M Vincent (R); due, \$56,659.67.

LIS PENDENS.

Manhattan and Bronx.

SEPT. 28.

**Madison av, 1109-1111**; also LEXINGTON AV, 1364; also LEXINGTON AV, 1377-79; also 3D AV, 1437; also 92D ST, 124 E; also 92D ST, 130 E; also 92D ST, 132 E; also 120TH ST, 18 W; also 49TH ST, ns, 150 w 11 av, 25x97; also 49TH ST, 609 W, right, title, &c; also 58TH ST, 141-43 E; Robt Weber agt Emelie C Kelm et al; partition; Simpson & Carodo attys.

**Bryant av**, ws, 175 s 173d, 25x82.1; City of N Y agt Geo Reubel; action to acquire title, &c; A R Watson, atty.

**Jennings st** sec Vyse av, 100x75; Jos Popkin agt Charlotte St Constn Co et al; action to set aside conveyance; J J Alexander, atty.

SEPT. 30.

No Lis Pendens filed this day.

OCT. 1.

No Lis Pendens filed this day.

OCT. 2.

**174TH st**, ns, 110.5 e Webster av, 40.3 x100.7x irreg; Tremont Mills agt Rose M Coyle et al (foreclosure of transfer of tax lien); E L Jacoli, atty.

**85TH st 450 E**; Eva Geit agt Godfrey M Lahm et al (partition); C Brandt, Jr, atty.

**William st, 179**; Emma M Schmidt agt Henry Stender et al (partition); Rabe & Keller, attys.

OCT. 3.

**Crotone av**, es, 140.7 n Tremont av, 25x 170.6; Mary N White agt Mary A Pfeiffer et al; counterclaim; G M S Schulz, atty.

**Parcel of land** beg at a point 250.8 ft w of 2 av & centre line of block bet 39th & 40th, runs .05xs28.6xe.08xs8.6xe.05xn8.6wx .08xn28.6 to beg; Rees & Rees agt Sarah A F Ash et al; partition; Gregg & McGovern, attys.

OCT. 4.

**Monroe st, 94**; City of N Y agt Jane Whelan; notice of levy; A R Watson, atty.

Borough of Brooklyn.

SEPT. 26.

**Diamond st, 169**; Harry Zirinsky agt Thos Little et al (foreclosure tax lien); D. Zirinsky, atty.

**73D st**, ss, 240 w 19th av, 200x100; Jas M Horton agt Domenico Difiede et al; R K Brown, atty.

**Driggs av**, es, 48 n S 3d, 48x105; City N Y agt Chas Delaney et al (to acquire title to premises); A. R Watson Corp, counsel, atty.

**Melrose st, 239**; Antonio Marino & ano agt Louis Ognilene & wife; S H Weinberg, atty.

**E 15TH st**, es, 361 n Av N, 19x75; Jno Feindt agt Henry Alf indv & as admr Augusta B Alf; R E Moffett, atty.

**St Johns pl**, ss, 187.10 w Washington av, 49.11x100; Saml Shapiro agt Churchford Co et al; J D Armstrong, atty.

**E 93D st**, nws, 420 se Flatlands av, 40x 100; Geo A Morris Jr agt Albt Waterhouse & wife; J F Stricker, atty.

**40TH st**, ws, 250 nw 8 av, 25x100; Natl Savgs Bk, Albany, agt Henry F Risch et al; T F Redmond, atty.

**New Utrecht av**, nwc 47th, runs n 238.6 xw68.3 to 11 av, xs100.2xe60.4xs103.8xe 107.10 to beg; Realty Associates agt Casey Driscoll et al; H L Thompson, atty.

**Manhattan av**, nec Powers, 25x75; Margt Parker & ano agt Clifford W Parker et al (partition); Jay & Smith, attys.

**Hamilton av, 45**; Flora Fields agt Manuel Silva et al; S E Klein, atty.

**Ocean Pkway**, ws, 553.7 s Foster av, 27x150; Philip Kramer & ano agt Seid Realty Co et al, amended; H C Gollmar, atty.

**Bergen st**, ns, 300 e Howard av, 50x 107.2; Wm A Crane agt Ocean Hill Contracting Co et al (foreclosure mechanics lien); S Seiderman, atty.

**Ocean Pkway**, ws, 478.1 s Foster av, 27x150; Philip Kramer & ano agt Seid Realty Co et al; H C Gollmar, atty.

**56TH st**, ss, 140 e 7 av, 140x100; Michl F Kelly agt Acme Homes Co et al; C J Ryan, atty.

**Glenmore av**, ns, 86 e Sackman, 14x84; Wm Shaw agt Rosie Levenson et al; L Karasik, atty.

**43D st, 760**; Hannah Mathison & ano as extrx &c Wm Mathison agt Nils P Jacobson et al; Eastman & Eastman, attys.

**Sterling pl**, ss, 110 w Hampton pl, 20x 90.7; Bklyn Savgs Bank agt Aronson Realty Co et al (amended); Snedeker & Snedeker, attys.

**Hampton pl**, es, 170 s Sterling pl, 20x95; Bklyn Savgs Bank agt Aronson Realty Co et al (amended); Snedeker & Snedeker, attys.

**Hampton pl**, es, 30.4 n St Johns pl, runs e23.2xn0.3xe71.10xn20xw95 to pl xs20.3 to beg; same agt same (amended); same attys.

**Lenox rd**, ns, 1,252.1 e Flatbush av, 50x 200; Fredk A Koch & ano agt Catherine F Mullaly et al; Armstrong & Brown, attys.

SEPT. 27.

**Essex st**, es, 115 s Liberty av, 25x100; Jos A Misland & ano agt Jos Eisenberg et al; W G Rooney, atty.

**Monmouth st**, ws, 220 s Lex av, 20x125; Jas S Alexander as guard &c Clinton D Backus agt Jason C Cameron et al; H J Davenport, atty.

**41ST st**, ss, 135 e 13th av, 25x100; Edith K Montross as guard &c Chas N Wilkinson agt Christiana W Allen et al; G H Bruce, atty.

**Gatling pl**, ws, 200 s Lex av, 20x125; Jas S Alexander as guard &c Clinton D Backus agt Jason C Cameron et al; H J Davenport, atty.

**65TH st**, ns, 100 w 13 av, 90x100; Jennie A E Flockhart agt Paul E Jackson et al; J Kirschenbaum, atty.

**Adams st**, ss, being Lot 80 Map of property Town of Bushwick; Margt B P Nowbray agt Hortense Probst indv & as admtrix Louis P Probst (partition); Davis, Meyer & Zizelman, attys.

**Stillwell av**, nec Neptune av, 75.1x140.8 x88.7x140; Realty Associates agt Checchia Realty Co et al; H L Thompson, atty.

**Graham av**, es, 41.4 n Bayard, 20x73; Abr Mattis agt Sam Goldstein et al (partition); H S & C G Bachrach, attys.

**Grattan st**, ss, 275 e Porter av, 25x100; Bond & Mtg Guarantee Co agt Fred G Wilson et al; H L Thompson, atty.

**Troy av**, es, bet Dean & Bergen, —x —x—x99; North Side Bank agt Hattie E Burger et al; S Bier, atty.

**St Johns pl**, ss, 57.4 w Ralph av, 33.4x 91.9x33.4x92.8; Williamsburgh Savgs Bk agt Peter Cleary et al; S M & D E Meeker, attys.

**49TH st**, ss, 160 e 7 av, 20x100.2; Geo A Molitor & ano agt Robt Russell et al; W C Relyea, atty.

**Sterling pl**, nec Brooklyn av, 20x90; Dime Savgs Bk of Williamsburgh agt Emma Hagedorn et al; O F Struse, atty.

**Cook st**, ns, 275 e Morrell, 25x100; Susan A Nickerson agt Hyman Greenberg et al; Coombs & Wilson, attys.

**Lot 26**, map of property belonging to Jno Dimon et al; Wm Ihnken as exr &c Louise Salzmann agt Chas G Ihnken et al; J B Quintin, atty.

**Hamburg av**, sws, 100 se Cooper av, 25x 100; Robt Cockcroft agt Appollonia Neis et al; Coombs & Wilson, atty.

**Glenada pl**, es, 50 s Decatur, runs e89x s50xw8.1xs—xw—to pl xn88.1 to beg; N Y Life Ins Co agt Wm B Reeve et al (amended); C C Suffren, atty.

**Glenada pl**, es, 138.1 s Decatur, runs s 88.1xe103.3xnw—xw—to beg; same agt same; same atty.

**Troy av**, es, 140 s Rutland rd, 60x100; Geo H Terry agt Walter R Willets & wife; C S Taber, atty.

**New York av**, ws, 240 s Av F, 40x102.6; Franklin Trust Co agt Vincedora E Jackson et al; T F Redmond, atty.

**Myrtle av**, ss, 89.9 e Marcy av, 39.6x 100; Windsor Trust Co agt Aaron J Friedman et al; T F Redmond, atty.

**W 7TH st**, ws, 370 n Av R, 30x82.6; Chas V Bossert agt Saml J Parkhill et al; Jonas, Lazansky, N, attys.

**W 7TH st**, ws, 220 n Av R, 30x82.6; Rose Goetz agt same; same attys.

**W 7TH st**, ws, 280 n Av R, 30x82.6; Rose C etz agt Thos P Mangan Sr et al; same attys.

SEPT. 28.

**E 4TH st**, ws, 226 n Av U, 18x100; Home Title Ins Co agt Mortimer Schwager et al; H J Davenport, atty.

**13TH av**, es, 20.2 s 42d, 20x80; Max Ettlinger agt Joe Barnett et al; S N Freedman, atty.

**Surf av**, ss, at int div line bet lands of Kath Balmer & land P P & C I R R Co, 200x374; Herman L Stern agt Prospect Park & C I R R Co et al (foreclosure mechanics lien); A A Howell, atty.

**Parkside ter**, ws, 95.5 n Parkside av, 20x83.7x20.4x77.8; Louis Balz agt Louise Sinnott et al; H Weismann, atty.

**Parkside ter**, ws, 115.5 n Parkside av, 20x89.6x20.4x83.7; same agt same; same atty.

**Parkside ter**, ws, 135.5 n Parkside av, 20x95.5x20.4x89.6; Merchants Co-op Mtg Co agt same; same atty.

**Georgia av**, ws, 160 n Hegeman av, 20 x100; Elias Margulies agt Abr Weinstock et al; Seckler & Lavitt, attys.

**Willoughby av**, sec Wyckoff av, 25x 86.3x25x85.7; Alice M Cordier et al agt Robt Ward et al; H L Thompson, atty.

**Madison st**, ses, 40 sw Ridgewood av, 40x80; Juliet T Bonlander Kappauf agt Lizzie Behr et al; R H Schenck, atty.

SEPT. 30.

**Ocean Pkway**, es, 565 n C I Plank rd, 113.11x160.3x104.9x142.9; Title Guar & Trust Co agt Agnes Somerville & ano; T F Redmond, atty.

**Bergen st**, ss, 300 w Vanderbilt av, 25 x112.7x30.9x130.7; Nellie Miller agt Adolph Freedman et al; J Moffett, atty.

**Willoughby av, 163**; Emil T Palmenberg agt Geo W Heatley et al; Sackett & Lang, attys.

**STH av**, wc 19th, 20.2x81; Emil T Palmenberg agt Matilda Parlman et al; Sackett & Lang, attys.

**Middagh st**, ns, 178 w Henry, 22.6x100.8; Emil T Palmenberg agt Harrison Clarke Jr et al; Sackett & Lang, attys.

**Chester st**, es, 100 s Sutter av, 50x100; Saml Becker as exr, &c, Haskel L Bloominthal agt Sonie Brody & ano; I Steinhauas, atty.

**Halsey st**, ss, 60 e Throop av, 20x100; Bond & Mtg Guar Co agt Francis L Maher & wife; H L Thompson, atty.

**De Kalb av**, ns, 47 e Throop av, 29x100; Nathan Bloch agt Saml Isaacs et al; partition; M H Latner, atty.

**17TH av**, nws, 55 ne 76th, 18x100; Ellwood Harlow agt Boone Constn Co et al; H W Gaines, atty.

**17TH av**, nws, 73 ne 76th, 18x100; Hanie E Burr agt same; same atty.

**Hopkinson av**, ws, 40.3 s Livonia av, 20x75; Louis Guttman agt Markus Heker et al; I Grunstein, atty.

**Chestnut st**, ss, 500 w Liberty av, 20x 100; Henry Herdling agt Robinson & Smith Constn Co e al; H Herdling, atty.

**Fountain av**, ws, 632 n Liberty av, 18x 100; Eugenie A W Gage agt Walter M Engel et al; A W Venino, atty.

**Sheridan av.**, es, 75 n Glenmore av, 25x 100; Kath F Woolsey agt Jennie Teplitz et al; Kiendl & Sons, attys.

**Powers st.**, ns, 140.6 w Lorimer, 22x 100; Kings Co Sav'gs Inst agt Grace Coar et al; Coombs & Wilson, attys.

**Franklin av.**, swc Union, runs s77.9xsw 99.11xnw158.5 to st, xe169.5 to beg; also UNION ST, nwc Franklin av, runs n173.5 xsw27.1xse28.7 to st, xe214.8 to beg; also UNION ST, nec Franklin av, 220x192 to Eastern Pkway; also UNION ST, sec Franklin av, runs e47.8xsw57.1xn31.6 to beg, gore; Robt Weber indiv & as exr, &c, Jno Weber agt Laura A Weber et al; partition; Simpson & Cardozo, attys.

OCT. 1.

**Louisiana av.**, ws, 320 s Hegeman av, 20x90; Adelbert Nawrocki agt Bernard Graye et al; M T Manton, atty.

**Louisiana av.** ws, 340 s Hegeman av, 20x90; Same agt same; same atty.

**Clinson av.**, es, 413.4 n Myrtle av, 24.4 x93x24.4x92.10; Katie Schock as Gen Guard, &c Arthur Wheeler agt Raffaele Giordano et al; J C Hoenninger, atty.

**Ainslie st.**, ns, 209 w Manhattan av, 25 x111.5x25.4x115.6; Jos Farber agt Soffie Navok et al; J Gans, atty.

**Diamond st.**, sec Meserole, 20x100; Annie Armuth agt Israel Meschnick et al; E J Reiley, atty.

**Olive pl.**, es, 75 n Atlantic av, 18.6x79; Myer Frank agt Harry Levin et al; partition; R W Coleman, atty.

**SIST st.**, sws, 270 nw 17 av, 100x202.9x 140x205.3; Pasquale Reale agt Roccella Realty Co et al; A Bivona, atty.

**Park pl.**, ss, 150 w Kingston av, runs s255.7 to Sterling pl, xe150 to av, xn130.7 xw23xn125 to pl, xw126 to beg; Thornon Apartment Co agt Margt Cumisky et al; Roy, Watson & Naumer, attys.

**54TH st.**, sws, 235 nw 4 av, 20x100.2; Wilhelm Koenig & ano agt Clara Rothacker & ano; P V Manning, atty.

**Palmetto st.**, ses, 225 w Irving av, 25x 100; Title Guar & Trust Co agt J Henry Small Realty Co; T F Redmond, atty.

**Rockaway av.** ws, 36 s Marion, 16x50; Saml S Partridge agt Danl Vossler, Jr, et al; amended; J N Williams, atty.

**Lenox rd.**, ns, 1252.1 e Flatbush av, 50 x200; Fredk A Koch & ano agt Cath F Mullaly et al; Armstrong & Brown, attys.

**Rockaway av.** ws, 20 s Marion, 16x50; Saml S Partridge agt Danl oVssler, Jr et al; amended; I N Williams, atty.

**3D av.**, es, 55.6 s 10th, 17.9x70; Merchants Co-op Mtg Co agt Jos Barnett et al; H Weismann, atty.

**44TH st.**, ns, 125 w 14 av, 25x100.2; Cohen & Grau agt Greyson Holding Co et al; A S Aaronstamm, atty.

**E 29TH st.**, es, 120 n Newkirk av, 20x 100; Merchants Co-op Mtg Co agt Jas Santugge et al; H Weismann, atty.

**Lots 59 & 60.** block 12 map of Ocean Pkway & Park lots; Chas A Miller agt Wm Kruger et al; W N Vreeland, atty.

**Degraw st.**, ss, 156.4 e 4 av, 16.4x100; Wm Meyer agt Giovanni Bonacci; H D Merchant, atty.

**66TH st.**, ss, 100 e 14 av, 20x100; aP-squalina Inno agt Luigi Bozzicolonna et al; O S Bowling, atty.

OCT. 2.

**Myrtle av.**, ns, 38 w Harman, 25x91.2x27 x101.7; Jos Meyer agt Saml Stolz & wife; Mann, Buxbaum & Schoenhew, attys.

**E 5TH st.**, ws, 135 s Av I, 100x125; Bond & Mtg Guarantee Co agt Chas F Du Bois et al; T F Redmond, atty.

**Ellery st.**, ns, 100 e Throop av, 50x100; Trustees of the First Unitarian Congregational Society of Bklyn agt J Barshalky & Co et al; T F Redmond, atty.

**12th av.** ws, 100.2 s 40th, 50x100; John S Cameron agt Ferd Ehrlich et al; Reeves & Todd, attys.

**Flushing av.**, ss, 58 e St Edwards pl, 18x96.2x18x97; Fruit Auction Co agt Catarina Lo Dolce et al; McElheny, Bennet & Sicher, attys.

**Marcy av.** 944; John E Henry Jr agt Quick Transit Realty Co (notice of levy); G M Moscovitz, atty.

**Cropsey av.** ws, 20th av, 90.8x311.1x101.6 x315.6; Frank Pennacchio agt Mary L Warren et al (to recover possession); N Selvaggi, atty.

**E 74th st.** ws, 180 n Av V, 40x100; Harry Zirinsky agt Jas Coughlin et al; D Zirinsky, atty.

**39th st.**, ns, 171.1 e 12th av, 20x95.2; Ellen F Flanagan et al as exrs &c Wm Flanagan agt Walter Kraslow et al; W H Sefton, atty.

**Lots 121 to 135, 162 to 169, 170 to 185 & 186 to 193** on "Amended Map No 3 of property belonging to Gertrude Schoonmaker; Adrian O Schoonmaker et al agt David Michel et al; Easton & Bailey, attys.

**Frost st.**, ns, 100 e Lorimer, 150x100; Selah B Strong 3d as Trustee agt Harry Brenner et al; O A Lewis, atty.

**Eldert st.**, ses, 80 ne Central av, 24x100; N Y Yearly Meeting of the Religious Society of Friends agt Talitha Hatch et al; S W Collins, atty.

**46th st.** nc 14th av, 120x100.2; Henry C Read Jr agt Fanny Duberstein et al; B W Hitchcock, atty.

**New Jersey av.** ws, 186.3 s Sutter av, 26.3x100; Herman Berkovitz et al agt Nellie Margolin et al; M S Feiter, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

SEPT. 28.

**Roosevelt st.**, 119-125; Saml Kempner agt Saml Ellis et al; Kurzman & Frankeneheimer, attys.

**143D ST.**, ss, 350 e 8 av, 25x99.11; Morgan E Coman agt Godspeed Realty Improvement Co et al; O'Gorman, Battle & Marshall, attys.

**5TH av.** 2149; Moncure Burke et al agt Geo Latour et al; McClure & McClure, attys.

**Lafontaine av.** swc 179th, 97.6x101.1; Mutual Life Ins Co agt Tully Constn Co; F L Allen, atty.

**137TH st.** 444 E; Geo C Engel agt Herman W Marpmann et al; Wesselman & Kraus, attys.

SEPT. 30.

**5TH av** ws, 130 s 132d, 19.11x75; Pauline Boettger agt Jas A Hennessy et al; Bandler & Haas, attys.

**129TH st.** ns, 391.8 e Lenox av, 50x 99.11; N Y Life Ins Co et al agt Fannie Glick et al; amended; Cary & Carroll, attys.

**Cleveland pl** 19; Crescent Star Realty Co agt Michl Brigante et al; A D Pape, atty.

**Broome st** 436; Trustees of the Presbytery of N Y agt Sarah J Naething et al; Merrill & Rogers, attys.

**Walton av.** nec Hawkstone, 43.9x38.11; Harold Swain agt Robt Byars et al; H Swain, atty.

**Bedford st.** sec Commerce, 21x50; also BEDFORD ST, 72; Wm Hassey agt Saml Horowitz et al; R C Birkhahn, atty.

**Fulton av.** nwc 170th, 180x280; Chas Frazier et al agt Liberty Brewing Co et al; Rose & Putzel, attys.

**White Plains rd.**, es, 170.10 s 216th, 43.6 x40.10xirreg; Julius Wolf agt Adelaide Burlando et al; E Acker, atty.

**2D av.** sec 48th, 50.3x100; Margt E Griffith agt David-Lena Cohen Co et al; Duer, Strong & Whitehead, attys.

OCT. 1.

**111TH st.** ns, 139.9 w Park av, 46.9x 100.11; Michl Piel agt Jos Wolf et al (amended); Ashbel P Fitch, Mott & Grant, attys.

**Fairmount pl** ss, 220.9 w Marmion av, 25x75.4; Mary A Baker agt Stephen J Lahay et al; D D Ackerman, atty.

**5TH av.** 1405; Saml Josephson et al agt Hulda Grohs et al; M Arens, atty.

**101ST st.** 106 E; Frank G Bossey agt Edith Bossey et al; Watson & Kristeller, attys.

**137TH st.** ss, 274.6 w 7 av, 16.6x99.11; Danl J O'Conor agt Lillie Weiner et al; Gannon, Seibert & Riggs, attys.

**Vyse av** ws, 39.10 s 179th, 25x100; Ella F Bolton agt Carlo Zolossi et al; C P Hallock, atty.

**130TH st.** 18 W; Wm B Boulton agt Abr S Iserson et al; Low, Miller & Low, attys.

**111TH st.** ns, 92 e 8 av, 36x100.11; Henry F Schwarz agt Louis Greenblatt et al; Rounds, Hatch, Dillingham & Debevoise, attys.

**St Nicholas pl.** es, 375 n 150th, 50.5x 200; Wm Webber et al agt Jas Ahearn et al; D L O'Reilly, attys.

**Coaster st.** 630; Herman Frank agt Raifael Luongo et al; I Levison, atty.

**1ST av.** 1073; Max Katz et al agt Morris Weiner et al; Arnstein, Levy & Pfeiffer, attys.

OCT. 2.

**3D st.** 320 E; Julius Blauner et al agt Hayman Wallach et al; I E Schlesinger, atty.

**Allen st.** 167; Aaron Blume et al agt Dora Davis et al; M S & I S Isaacs, attys.

**144TH st.** 541-3 W; Jos Nordenschild agt Patk Reddy et al; Engel Bros, attys.

**100TH st** 215-17 E (two actions); Harry Hardesty agt Saml Epstein et al; J L Bernstein, atty.

**Pine st.** 83; Morris Weinstein agt Geo W Cisney et al; Eisman, Levy, Corn & Lewine, attys.

OCT. 3.

**Penfield av.** ss, 87.8 e White Plains av, 25x97.2; Caroline Ritter et al agt Wm W Penfield et al; S Williamson, atty.

**5TH av.** 1405; Saml Josephson et al agt Hulda Grohs et al; amended; M Arens, atty.

**239TH st.** swc Carpenter av, 100x100; Lillian M White agt Wm W Penfield et al; S Williamson, atty.

**48TH st.** ns, 240 w " av, 20x100.5; Henry Wendt agt Philipp L Hubinger et al; G M Bode, atty.

**144TH st.** ns, 100 e Convent av, 36x99.11; two actions; Germania Life Ins Co agt Luise Kilian et al; Dulon & Roe, attys.

**7TH av.** 2195; David Fawlowitz agt Jos A Barry et al; Wolf & Kohn, attys.

**S8TH st.** 180 W; Fredk Torkler et al agt Alfred C Bachmann et al; J T Booth, atty.

**Bronxdale av.** ws, 227.5 s 187th, —x—; Paul Langner et al agt Rachel Bailey et al; amended; Dutton & Kilsheimer, attys.

**131ST st.** 134 W; Stephen H Jackson agt Melville B Morse; S H Jackson, atty.

**Greene st.** 171-3; Rosie Bernheimer et al agt Ferd H Meja et al; Rose & Putzel, attys.

OCT. 4.

**Columbus av.** swc Lincoln, 25x100; Henry C Merritt agt Jacob Cohen et al; O J Kalt, atty.

**115TH st.** ss, 225 w Lenox av, 25x100.11; Abraham Umland agt Jno M Gibson et al; S R Simpson, atty.

**Madison av.** ws, 60 n 126th, 20x85; N Y Savings Bank agt Catharine L Thomas et al; Webber & Webber, attys.

**Jennings st.** sec Chisholm, 75x25; Geo Schwegler agt Morris R Stang et al; A & H Bloch, attys.

**Stebbins av.** nec Bristow, 113.3x100; Seymour P Kurzman agt Jackson Associates et al; amended; W Frank, atty.

**43D st.** 147-151 W; Berghoff Brewing Ass'n agt Geo F Considine et al; R B Aldcroft, Jr, atty.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

SEPT. 28.

**Fort Schuyler rd.** nec Pilgrim av, 25x 100; Geo McCauslan loans Lily Barroi to erect a 2-sty bldg; 3 payments. 8,500

**Madison av.** nec 82d, 95x85; Allenc Constn Co loans Alpha Constn Co to erect a 12-sty apartment; — payments. 18,000

**Madison av.** sec 29th, 98.9x100; N Y Life Ins Co loans Thos Addis Emmet Realty Co to erect a 16-sty loft; 2 payments. 100,000

**Daly av.** ws, 115 n Tremont av, 27.11x 40.1; Chas C Thompson loans Geo Hooks Bldg Co to erect a —sty bldg; —payments. 5,000

**4TH st.** ss, 405 w Av B, 25x108; Annie A Kimber loans Gustave Georges to erect a —sty bldg; —payments. 3,000

SEPT. 30.

No Building Loans filed this day.

OCT. 2.

**Grenada pl.** ss, 26.7 e St George's Crescent, 25x95; Manhattan Mortgage Co loans Angela M Monaco; to erect a —sty bldg; — payments. 10,000

**West End av.** swc 104th, 100.11x100; City Mortgage Co loans Michl E Paterno Realty Co; to erect a 12-sty loft; 11 payments. 425,000

**75TH st.** ns, 68 w Columbus av, 59x 102.2; Lawyers Title Ins & Trust Co loans One Hundred Five Seventy-Second St Co; to erect a —sty bldg; — payments. 345,000

OCT. 3 & 4.

No Building Loan Contracts filed these days.

ATTACHMENTS.

Manhattan and Bronx.

SEPT. 26 & 27.

No Attachments filed these days.

SEPT. 28.

Johnson, Wm D; Hugh C Harris; \$550; G H D Foster.

Gaff, Thos T; Kinahan Cornwallis; \$2,- 625; S Sultan.

Pennsylvania Textile Co; Raw Silk Trading Co; \$2,340.36; Putney, Twombly & Putney.

SEPT. 30, OCT. 1 & 2.

No Attachments filed these days.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

SEPT. 26, 27, 28, 30, OCT. 1, 2 & 3.

Bristow Constn Co. 944-E 165th.. Hyman Hisiger. Gas & Electric Fixtures. (R) 39

Diamond, Jos S. 45 St Marks pl.. Raiser-ler Heating Co. Steam Heating Plant. 825

Jacobs, E R & Co. 749 West End av.. Consolidated Gas Co. Ranges. 126

Lentz Realty Co. 175th st, swc Ams av.. Consolidated Gas Co. Ranges. 177

Levien, S & Son. 5th av, swc 138th.. Wm Kirby. Ranges. 1,104

McKinley Square Casino. 169th & Boston rd.. Albert Gas Fix Co. Gas Fixtures. 200

McMorrow Engine & Constn Co. Bway, swc 143d.. Consolidated Gas Co. Ranges. 337

Mellwin Realty Constn Co. Clay av, cor 173d.. Central Chandelier Co. Gas Fixtures. 1,100

Mellwin Realty Constn Co. 1680-86 Clay av Central Chandelier Co. Gas Fixtures. 1,100

Noble & Gauss Constn Co. Park av, se c 159th.. Central Union Gas Co. Ranges. 60

Old Lyceum Bldg Co. 112 Cathedral pkwy.. Consolidated Gas Co. Ranges. 235

Onawn Constn Co. Loring pl, es, 395 n 183d. Northern Union Gas Co. Ranges. 86  
 Pope, Helen M. 325 W 56th. Edison Light & Power Co. Electric Pumps & Elevator. 2,500  
 Roberts, Irving. 944-6 E 165th. Hyman Hisiger. Gas & Elec Fixtures. (R) 39  
 Ruppert, J. 569 W 171st. Consolidated Gas Co. Rranges. 59

**Borough of Brooklyn.**

**AFFECTING REAL ESTATE.**

SEPT. 26, 27, 28, 30 & OCT. 1 & 2.

Armheim, Geo J & Nathan Realty & Impt Co. Newkirk, cor Rogers av.. S Weinstein. Doors, &c. 2,400  
 Cunningham, Jas V. 56th, nr 7 av.. O A Brennan. Dumb Waiters. 112  
 Kronengold, Ignatz. Eastern pkway nr Utica av.. Wm Kerby. (R) 562  
 Kingsbury, J C. Bainbridge st, bet Ralph & Howard av.. Wm Kerby. (R) 140  
 Lashinsky, Sol, Dean st nr Troy av.. Isaac A Sheppard & Co. (R) 1,000  
 Lubkin, C. E 8th nr Av R.. West End Gas Fix Co. 700  
 Malta-Hegeman Impt Co, 425 Hegeman av.. Spatt Plumbing Supply Co. Plumbing Supplies. 810  
 Rosenthal, Marcus, Baltic nr Smith.. Isaac A Sheppard & Co, Gas Ranges. 440  
 84th Constn Co, 84th, bet 16 & 17 avs.. Wm Kerby. (R) 1,516  
 Hudson Homes Co, 203 Bay 25th.. West End Gas Fix Co, Gas Fix. 270  
 Hudson Homes Co, 203 Bay 25th.. West End Gas Fix Co. 270  
 Martin Bldg Co, Newkirk c Rogers av.. Geo P Morell, Plumbing. 4,900  
 Martin Bldg Co & Geo J & Wm Martin, Newkirk c Rogers av; Geo P Morell, Plumbing Supplies. 4,900  
 Milton Constn Co, Bay 34th nr Bath av.. Wm Kerby. (R) 1,050  
 Partridge Contg Co, 22 Railroad av.. M Margolis, Gas Fix. 41  
 Partridge Contracting Co, 22 Railroad av.. M Margolis, Gas Fix. 41  
 Pauline Constn Co, Chester, bet Diamond & Livonia avs.. Colonial Mantel & Refrigerator Co, Mantels. 306  
 Seid Bros, Sackman, c Blake av.. Isaac A Sheppard & Co. (R) 300  
 Snediker Realty Co, Snediker av nr Hegeman av.. Colonial Mantel & Refrigerator Co, Mantels. 120  
 Taft Constn Co, W 8th, swc Av R.. Wm Kerby. (R) 465  
 Same, W 8th, bet Avs R & S.. same. (R) 1,440  
 Same, W 8th, 1826 to 1848.. same. (R) 1,440  
 Wodahy Realty Co, Vermont nr Blake av.. Colonial Mantel & Refrigerator Co, Mantels. 135  
 Wodahy Realty Co, Vermont nr Blake av.. Colonial Mantel & Refrigerator Co, Mantels. 135

**MECHANICS' LIENS. Manhattan and Bronx.**

SEPT. 28.

3D av, 102; Wolf Rabinowitz agt Albt E Smith, Isaac P Blyn & Son & W J Tillack (184). 153.00  
 46TH st, 227-31 W; Thos Galligan, Inc, agt Susan Mount, Jos M Adrian, Edw H Mount, Harold K Mount, trustees; White Realty Co, lessee & West Side Mason Contract Co (185). 225.00  
 Washington av, swc 173d, 50x100; Fiske & Co, Inc, agt Jos L Rubenstein & Wolkenstein & Cohen (186). 79.50  
 34TH st, 163 W; Lorenzo Building & Constn Co agt Wm H Sutphin, Estate of Jas Verallo, lessee & Wm H Sutphin (187). 826.00  
 177TH st, 591-97 W; Philip Goldwasser agt McAfee Building Co & Gilbert Boyd (188). 74.50

SEPT. 30.

Cruiger av, 1731; Morris Gitelson agt Radcliffe Realty Co (189). 12.00  
 Jackson av, ws, 50 n Pontiac, 50x100 to Terrace pl; Diedrich Gercken agt Pasquale Santini & Paride Santini & S Conforti & Co (190). 251.85  
 Wooster st, 97; Sterling Ceiling & Lathing Co agt Estate of Jas A Flomerfelt, Jacob, David J, Jno M, Zachriah Flomerfelt, Martha J Brown, Sarah Melich, Emma Cole, Rachel Smith Louisa Cramer Josephine R Fessenden, Anna T Gaylord, Jno J Klein, Danl J Cole & Levi A Fessenden (191). 225.00  
 9TH st, 45 E; Harry Rosenbaum Iron Works agt Trustees of the Sailors Snug Harbor & Robt Scott (192). 790.00  
 8TH av sec 29th, 18x100; Sam Rosen agt Ellen Gordon (193). 250.00  
 Stone st, 6; Kalman Grossman et al agt Eliza A Murphy & W J Lawlor (194). 22.00  
 Lexington av, 1498; Louis Boscher agt Rosi K Benaim (195). 41.50

OCT. 1.

58TH st, 135 W; Voska, Foelsch & Sidlo Inc agt The 135 West 58th St Co & Jas Livingston Constn Co (1). 1,603.10  
 12TH av, ws, bet 94th & 95th, 100x250; Exeter Machine Works agt Curtis Blaisdell Co, leasee City NY & Raymond M Booth (2). 2,901.00

5TH av, 601; Hall Bros & Co agt Ida B Flower & North Eastern Constn Co (3). 164.74  
 105TH st, 112-18 W; Hydraulic Press Brick Co agt Mary A Loeffler & Wm H Heddendorf (4). 252.00  
 Marmion av, swc 179th, 75x150; Jas B Brooks agt C K Realty Co (renewal) (5). 400.00  
 88TH st, 451 E; Pasquale Cardile et al agt S H Jackson & Clark & Appelman (6). 75.00  
 Rivington st, 70; Saml Marmorek agt Michl Karp (7). 50.00  
 4TH av, swc 30th, 87x124.9; E & J Marrin Co agt Reliance Constn Co & P C Stuart Co (8). 5,981.25  
 Lenox av, 170; Perfect Contracting Co agt Mayer L Halff & Harris Pomeranz (9). 191.00  
 Rivington st, 70; Louis Kosowsky agt Michl Karp & Jno Fuchs (12). 223.50  
 13TH st, 317 E; Perfect Contracting Co agt Leopold Harris & Louis Zimmerman (13). 35.00  
 32D st, 37 W; Edw L Gardner agt Jennie K Stafford & Mechanics Constn Co (14). 51.00  
 Murray st, 61; Harry Rosenblum Iron Works agt Albt Schierenbeck & Wm A Burr & Co (15). 40.00

OCT. 2.

33D st, 1 to 13 E; Atwell Contracting & Constn Co agt Henry Corn & Jacob A Zimmerman (16). 9,300.00  
 Wooster st, 8; Wm P Reynolds agt Joshua F Tobin (17). 42.94  
 Wooster st, 10; Wm P Reynolds agt same (18). 23.48  
 Canal st 349; Wm P Reynolds agt same (19). 40.34  
 Hoffman st, nwc 187th, 100x96.11; Wilkinson Contracting Co agt Beatrice Tuoti & Guisepena Santangelo & Garibaldi Realty & Constn Co (20). 330.00

OCT. 3.

1ST av, 2157; Globe Sash & Door Co agt Mary Marine & Robt Feinstein (22). 124.60  
 Amsterdam av, es, bet 113th & 114th, 211.10x532.3; Alberene Stone Co agt St Lukes Hospital; Wm H Quick (23). 188.00  
 4TH st, 111 E; Edw Feuerstein agt Jos Savage trste & Saml Laster (24). 830.00  
 Jackson av, 613; Diedrich Gercken agt Pasquale Santini & Paride Santini & S Conforti & Co (25). 251.85  
 3D av, sec 175th, —x—; E I Du Pont De Nemours Powder Co agt Jno Doe & Conforti Excavating & Foundation Co (renewal) (26). 123.83  
 4TH st, 112-14 E; Edw Feuerstein agt Jos K Savage trste & Saml Laster (27). 830.00  
 Eldridge st, 74; Wm A Thomas Co agt Leopold Hellinger & Nathan Plavnik (28). 489.20  
 Houston st, 262 E; Wm A Thomas Co agt Hamilton Fish Corp, Spergel & Binder & Nathan Plavnik (29). 376.40  
 10TH st, 77 E; Wm A Thomas Co agt Robt R & Augustus V H Stuyvesant & Nathan Plavnik (30). 223.66

OCT. 4.

130TH st, 145-49 W; New Jersey Terra Cotta Co agt Karmack Realty Co (31). 1,380.00  
 53D st, 37 E; Wm M Oliver agt Estate of Collins J Balch, Douglas Elliman Co & Mrs Fredk B Hart (32). 764.90  
 Same prop; Wm Vail Inc agt Estate of Collins L Balch & Mrs Fredk B Hart (33). 226.30  
 3D av, 130; Mark Strompf agt Geo E Gourand, trste, & Harry Gilmore Co (34). 111.80  
 3D av, 132; Same agt Geo Ehret & Harry Gilmore Co (35). 339.56

**Borough of Brooklyn.**

SEPT. 26.

Reid av, nwc Macon, 25x80; Gustav Auslander agt Tesie Stadholz & Edw Stadholz. 100.00  
 Clermont av, 470; W R Craw Co agt Michl F Marlborough & Dubro Const Co. 385.55  
 E 9TH st, ws, 80 n Av P, 40x100; also E 9TH ST, ws, 180 n Av P, 40x100; Bristol Bldg Co agt Wm H Burroughs. 750.00  
 Stone av, swc Blake av, 25x100; Rubin Musicant agt Rosie Levy, Jacob Wolfman & Morris Weiss. 55.00  
 Atlantic av, 2784; L Lapidus Co agt Jennie Hordes. 1,365.00  
 Clermont av, 470-4; Jno F Reilly agt Michl F Marlborough & Dubro Const Co. 84.08

SEPT. 27.

Amboy st, ws, 260 n Lott avf 50x100; Standard Lime Co agt Weiss & Shodorovsky Constn Co, David Weiss, Annie & Becky Weiss, Lippe Chodoravsky & Louis Chodoravsky. 86.80  
 Fulton st, 1500-S; Hyman Wolovitz agt Harry Pinson, Saml Bergofer & "Charles" Stamatis & "Morris" Chrytmas. 207.26  
 81ST st, 1840; Edmund L Dathe agt Victoria Percy. 131.80

Clermont av, 470; Szemko & Gaydica agt Michl F Marlborough & Dubro Constn Co. 344.70  
 Clermont av, 470-2; Ellen E Purcell agt same. 308.00  
 Bristol st, es, 150 n Sackett, 70x100; Philip Silver agt Barrington Realty Co. 254.50  
 Lake st, es, 357 s 2 pl, 40x113; Geo W Burns agt Mary Bottega & Lucrezia Acovino & Vincenzo Bottega. 155.45  
 E 24TH st, 1025; Roebuck Weather Strip & Wire Screen Co agt Benson H Pierce. 516.00  
 Fulton st, 1666; Thos F Brown agt Estelle B Boyce & Colonial Land, Impt & Produce Co (Inc). 169.10

SEPT. 28.

Clermont av, 470-4; Acme Metal Ceiling Co agt Michl F Marlborough & Dubro Constn Co. 295.00  
 Clermont av, 470; Henry Weisfeld et al agt M F Marlborough & Dubro Constn Co. 527.00  
 Williams av, ws, 130 s Hegeman av, 100x160; Sam Lifschitz agt Nathan Rolnick. 120.00  
 Clermont av, 470-4; Audley Clarke Co agt M F Marlborough & Dubro Constn Co. 838.56  
 Jamaica av, nc Bushwick av, runs nw 102.2xn128.10xnw12.3xe238.5 xsl142.11 xsw 195.2 to beg; Jos Rosenthal agt H A F Holding Co & Dr Garifalos. 600.00

SEPT. 30.

79TH st, nwc 20 av, 320x100; Harbison Walker Refractories Co agt Marloe Constn Co. 456.00  
 Clermont av, 470-4; Louis Frisse agt Michl F Marlborough & Dubro Constn Co. 330.75  
 Alabama av, es, 100 n Glenmore av, 80 x100; Kramer Contg Co agt F & J Realty Co. 100.00  
 Halsey st, 564-72; Pluemacher Contg Co agt Jno H Deeves & Bro. 200.00  
 New Jersey av, ws, 112.6 n Glenmore av, 87.6x100; Jos Egel agt Purdy Constn Co. 273.00  
 Prospect pl, ns, 100 w Ralph av, 328x 128; Geo Singer agt Miller Bldg Co. 233.12  
 53D st, 1248; Louis Kartt agt Geo W Thomas & Mrs Ballard. 29.00  
 53D st ss, 80 w 11 av, 140x100.2; Martin Luther agt L W Beveridge (Inc). 128.00  
 Mermaid av, nwc W 32d, —x—; U S Radiator Corporation agt McFarren Bldg & Realty Co & Frank Hahn. 334.24

OCT. 1.

Clermont av, 470-4; Louis Bossert & Son agt Michl F Marlborough & Dubro Constn Co. 216.00  
 Atlantic av, ss, 200 w Hopkinson av, 200x100; Wm O Fredenburg & ano agt Lawrence Realty & Constn Co. 178.50  
 Railroad av, ws, 153 s Jamaica av, 20 x100; Chas Dargent agt Wm L Walter & Partridge Constn Co. 232.55  
 Bridgewater st, ws, 250 n Meeker av, 50x75; Chas H Wright agt Jacob Barr. 167.85  
 Sutter av, nwc Douglas, 50x93; Andw Brein agt Jas, Jessie & Danl O'Connor. 450.00  
 Fulton st, 1508; Harry Pinson agt Matthew Chrystmos & Costas Stamatis, B & S Amusement Co & Saml Bergoffen. 1,050.00  
 Atlantic av, swc Warwick, —x—; Standard Lime Co agt Wittman Constn Co. 64.30  
 Williams av, es, 280.10 s New Lots rd, 100x—; Standard Lime Co agt Hayman Mendelowitz. 50.72

OCT. 2.

20th st, 100; Jos Zesselton agt Jake Bloch & Jos Bloch. 35.50  
 Gold st, 255; Nathan Rolnik agt Jacob Spectorsky. 64.00  
 Railroad av, ws, 153 s Jamaica av, 25x100; Brislin Co agt Louis Walter & Partridge Contracting Co. 247.82  
 E 13th st, ws, 380 s Av N, 20x100; Wm M Young agt Slocum Park Const Co & Jos Sidoti. 51.74  
 73d st, 1265-7; Harry Hewston agt Sol Levine. 92.25

**SATISFIED MECHANICS LIENS. Manhattan and Bronx.**

SEPT. 28.

Lafontaine av, nec Tremont av; Aaron Brodsky agt L Napoleon Levy; Sept9'12. 100.00  
 33D st, 30-34 W; Phoenix Color Works agt A J McKelvey et al; Aug22'12. 139.20  
 Sept. 30.  
 Tremont av, nec LaFontaine av; Bronx Roofing & Waterproofing Co agt L Napoleon Levy et al; Sept4'12. 150.00  
 Same prop; Louis Marks agt same; Sept7'12. 688.75  
 Same prop; Clyde F Howes agt same; Aug24'12. 596.00

OCT. 1.

Hester st, 188; Cleonice Policastro et al agt Minnie Flanagan et al; July24'11. 584.00  
 3D av, 102; Herman Tennenbaum agt Isaac Blyn & Sons et al; Sept10'12. 450.00

**La Fontaine av** nec Tremont av; Ornamental Sheet Metal Works agt L Napoleon Levy et al; Sept'12. 231.00  
**Same prop;** Bronx Sash & Door Co agt same; Sept'12. 596.00  
**2 Southern blvd**, sec Aldus; Williams & Spadaconi agt Eberhardt & Podgur et al; Aug'22'12. 1,026.45  
**55TH st, 25 W;** Bradford B Babbitt agt Honore M Berger et al; Sept'12'12. 256.40  
 OCT. 2.

**125TH st, 164-6 W;** Herringbone Metal Lath Co agt Nodrog Realty Co et al; Oct '12. 266.00  
**Same prop;** same agt same; Oct'12. 157.50

**Park av, 929-31;** Oscar Lowinson agt 929 Park Ave Co et al; Sept'24'12. 18,500.00  
**29TH st, 128 W;** Evans & Thomas agt Geraldine M Brosseau et al; Aug'28'12. 639.04

**White Plains av, 4826;** Chas E Jones agt Jacob Brandon et al; July'12. 144.20

**Union av, ws, 125 n 147th;** V Valentine & Co agt Ibrow Realty Co et al; Aug'29 '12. 1,763.40

OCT. 3.

**48TH st, 220-8 W;** Candee, Smith & Howland Co agt Frazee Realty Co et al; Oct'3'12. 9,802.89

**23D st, S E;** Berger Mfg Co agt P J Pad-dell et al; Dec'6'11. 140.00

OCT. 4.

**Holland av, 3638;** Raefaelo Salzano agt G De Genova et al; Aug'22'12. 732.25

**69TH st, 209 E;** Reuben Solove agt Amalia Schanck et al; Aug'27'12. 67.00  
**Riverside Drive, 622-632;** Every Roth agt Geo F Picken Constn Co et al; Sept 5'12. 2,500.00

**113TH st, 427-29 E;** Max Gordon et al agt Carisbrook Realty Co et al; Sept'20'12. 110.00

Borough of Brooklyn.

SEPT. 26.

**Parkside av, nwc Parkside ct, —x—;** Estate of S Weinstein agt Parkside Ct Realty Co & T J Sinnott; May'12. 170.00  
**Same prop;** same agt same; July'18'12. 169.60

**W 29TH st, es, 130 n Mermaid av, —x—;** Colwell Lead Co agt Cristoforo Marrazzo; July'12'12. 80.00

**Same prop;** Louis Solomon agt Cristoforo Marrazzo; July'12'12. 40.00

**W 29TH st, es, 130 n Mermaid av, 60x 118.10;** Fisher & Voorhies agt Cristoforo Marrazzo; July'12'12. 530.00

**W 29TH st, es, 130 n Mermaid av, —x—;** Construction Material & Coal Co agt Cristoforo Marrazzo; July'12'12. 304.83

**Same prop;** Lorenzo Vastolo agt Cristoforo Marrazzo; Sept'18'12. 177.47

SEPT. 27.

**51ST, 135-49;** Bergen Const Co agt Philip F & Margt J Fitzsimmons & Murray & Manceri; Aug'15'12. 108.00

**W 7TH st, es, 340 n Av O, 26x100;** Ruegamer & Auer Co agt Jno M O'Grady & Lawrence A Brennan; May'23'12. 235.00

**E 24TH st, ws, 180 n Av Q, 40x100;** Ruegamer & Auer Co agt Lawrence A Brennan & L A Brennan Co; May'23'12. 1,000.00

SEPT. 28.

**Bergen st, ss, 160 e Hopkinson av, —x—;** Solomon Weltman & ano agt H Fry & Jos Malkin; Apr'12'12. 67.50

**E 10TH st, es, 100 s Av K, 86.8x100;** Leo Minisohn & ano agt Shield Realty & Constn Co & Regal Homes Co; Aug'9'12. 300.00

**AV K, ss, 158.5 e E 40th, runs e195.10 xsw195.9xw100.2xn15xw20xs15xw20xn90 to beg;** Oliver C Horton agt Model Home Bldg Co; Jan'10'12. 200.00

SEPT. 30.

**7TH av, es, 20.2 n 43d, 40x100;** Frank Szemko & ano agt Falkenberg Bldg Co & M Falkenberg; Feb'2'12. 282.61

**E 10TH st, es, 100 s Av K, 300x100;** Hudson Wrecking & Lumber Co agt Shield Realty & Constn Co & Regal Homes Co; Aug'29'12. 308.08

**Same prop;** Stains, Bunn & Taber Co agt Regal Homes Co; Aug'14'12. 359.00

OCT. 1.

**Parkside av, nwc Parkside ct, —x—;** Purcell Bros agt T J Sinnott & Robt Ward; July'18'12. 1,000.00

**Sackett st, ns, 150 w Van Brunt, 25x 100;** Wm T Conway agt Pietro Pannello; Aug'13'12. 15.00

**New Lots rd, ss, from Snedeker av to Vanl Sinderen av, 211x118x211x88;** Homer L Bartlett agt Wyona Bldg Co; July 26'12. 44.00

OCT. 2.

**W 3d st, ws, 610 n Neptune av, 20x88;** Annie Perlmutter agt Annie Becker & Antonio Aspromonte; June'8'11. 45.00

**Kings Hway, ns, at int with E 14th, 60x153;** Gordon & Stein Contracting Co agt Jemima Hand & Theo F Endress, Highway Amusement Co & Robert B Livingston & Edwin C Rockwell; July'18'11. 6,275.00

**E 14th st, es, — — —;** Frank J Byrne agt Jemima Hand, Theo F Endress & Gordon & Stein Contracting Co. July 29'11. 197.00

**Same Prop;** Melbourne N Lucas agt Highway Amusement Co, Gordon & Stein Contracting Co & Jemima Hand & Theo F Endress. July'20'11. 1,006.99

**Kings Hway, nes, 42 e E 14th, 21x118;** Joseph Schimideberg agt Jemima Hand & Gordon & Stein Contracting Co & Highway Amusement Co. June'11. 124.00

**14th st, es, 75 n Kings Hway, 95x60;** Benj E Hitchings (Inc) agt Highway Amusement Co & Gordon & Stein Contracting Co. May'11. 208.35

**Kings Hway, ns, 40 e E14th, 20x120;** Sash & Door Co agt Mrs Hand, Highway Amusement Co & Gordon & Stein Contracting Co & I Gordon. June'11. 179.00

Discharged by deposit.  
 Discharged by bond.  
 Discharged by order of Court.

ORDERS

Borough of Brooklyn.

SEPT. 26, 27 & 28.

No Orders filed these days.

SEPT. 30

**Williams av, ws, 130 s Hegeman av, 80x100;** Nathan Rolnick on Julius Lehrenkrauss & ano to pay Jos Egel. 100.00

OCT. 1.

No Orders filed this day.

OCT. 2.

**56th st, ss, 270 e 16th av, —x—;** Felix Pascual on Home Title Ins Co to pay C I Const & Supply Co. 1,200.00

**Alabama av, es, 200 n Dumont av, 120x 100;** Angelo Const Co on Title Ins Co N Y to pay Curtis Bros Lumber Co. 1,107.61

**St Johns pl, ns, 100 w Albany av, 210x 112.9;** Clason Const Co on Title Ins Co N Y to pay W M Young. 175.00

New York Central's Riverside Improvements.

The committee appointed by the Board of Estimate some time ago to solve the problem presented by the tracks of the New York Central along Riverside Drive has made an "interim report" to the board concerning the section north of 60th street.

The negotiations with the New York Central have produced satisfactory results, the report said, and if embodied in a final contract would obtain for the city these advantages:

"The elimination of the present low-swing bridge at the Harlem Ship Canal.

"The creation of an important freight distributing yard in the vicinity of Dyckman street.

"The elimination of the present railroad nuisance through Fort Washington Park.

"The improvement of the entire Riverside Park section, not only through the wiping out of the present railroad nuisance, but through the extension of the yard area over the railroad company's right-of-way.

"The possession of a continuous city controlled marginal way at no point less than 100 feet, and at important points widening to 150 feet, thus securing to the city control over the commercial development of the entire waterfront.

"The elimination of dangerous grade crossings throughout the entire line, and the extension of important cross streets to the waterfront."

An agreement as to how the expense of covering the tracks along Riverside Drive will be divided has not yet been reached.

New Street Near Brooklyn Bridge.

Proceedings were instituted this week to condemn property adjoining the Brooklyn Bridge needed for a street as yet unnamed, extending from William street to North William street under the bridge.

Ten per cent. of the cost will be paid by the area of special benefit, fifty per cent. by the Borough of Manhattan and forty per cent. by the Borough of Brooklyn. The street will be used in connection with the construction of the railroad leading from the bridge to the Municipal Building and will be twenty-eight feet wide.

The Corporation Counsel will at once apply for the appointment of commissioners of estimate and assessment, who will also assess damages resulting from closing of portions of William and North William streets.

Riverdale Lot Sale.

The prices paid for the lots in the Sheridan and Segrave tracts at Riverdale, at auction last Saturday by Bryan L. Kennelly, are quoted in detail in another part of this paper. The ninety-six lots were sold for the total sum of \$99,650, or \$1,036 per lot on an average. The property was originally part of the Schermerhorn estate and has a frontage on Broadway, at 256th street.

The interest of the sale centered in the Broadway frontage. The first lots

sold immediately adjoining the corner of 256th street were purchased by William Garner, of Orange, N. J., who paid \$2,700 each for lots Nos. 2 and 3. Louis R. Oliver purchased lot No. 4 for \$2,300; Arthur Morgan, lot No. 5, for \$2,175; Anna Wirth, lots Nos. 6 and 7, for \$2,025 each; R. J. Ritterbush, the next two lots on Broadway, for \$2,000 each, and F. H. Rice the remaining four lots, at \$1,925 each.

The corner of Fieldston road and Mosholu avenue was purchased for \$2,450 by John J. Campbell, who also bought the adjoining lot on Mosholu avenue for \$1,425.

The remaining lots on Mosholu avenue brought from \$1,275 to \$1,250 each, and were acquired by Newton Holden and Robert W. Murphy. The corner of Faraday avenue and Fieldston road was purchased by Francis Allan for \$1,400.

New Factory Laws Now in Effect.

A number of new factory laws passed by the last Legislature went into effect on Tuesday of this week, October first. They relate principally to the employment of women and to sanitary arrangements, but an important provision gives the Commissioner of Labor summary power to close a factory that is not kept in a proper condition.

The State Factory Investigating Commission is considering other proposed laws for the regulation of factories, as reported in the Record and Guide of last week. Not improbable is it that the committee will decide to report a complete building code to regulate the construction of buildings to be used in whole or part for manufacturing purposes. Indeed, there is a growing belief that hereafter all building codes for the City of New York are likely to come from the Legislature instead of the Board of Aldermen.

More Automobile Works For L. I. City.

Work has been commenced in Long Island City on two more big concerns connected with the automobile industry, which, when completed, will cost at least \$1,000,000. These are the plants of the General Vehicle Company, located near Borden and Starr avenues, and the Goodyear Rubber Tire Company, at Jackson avenue and Honeywell street.

The building to be erected for the vehicle company now is but one unit of a plant which, when completed, is expected to cost about \$600,000. As soon as the unit now started is finished another building will be started.

The Goodyear Company has purchased 93,000 square feet of ground with a 200-foot frontage on Jackson avenue. On this will be erected a six-story brick and stone building, having a depth of 300 feet. It will be one of the largest industrial buildings in Long Island City.

Sale of the Fishkill Landing Machine Works.

George B. Van Tine, superintendent of the Fishkill Landing Machine Works, confirms the report of the sale of the buildings to the New York Central Railroad Company. The Central is four-tracking and straightening its line from New York to Poughkeepsie and is buying right-of-way. Extensive improvements will be made at Fishkill. It is understood that the Fishkill Landing Machine Company, manufacturers of the noted Fishkill Corliss engine and other specialties, will be reorganized and that it will be some time before work will be resumed.

Brooklyn's Academy of Music Will Be Safe

The St. Felix street subway route passes the Academy of Music, in Brooklyn, but the subway wall will not come within twelve feet of the building. This information was given to Vice-President Ogden of the Academy of Music this week by Chairman Willcox of the Public Service Commission. Methods will be adopted to reduce the vibrations from blasting in that particular stretch. Construction will be carried on by the cut-and-cover method and the surface of the street will be fully maintained for travel.

New Borough Offices.

The Receiver of Taxes, the Collector of Assessments and Arrears, the Department of Water Supply, Gas and Electricity, the Water Register and the Coroner's office in the Bronx have all removed to the Bergen Building, at the southeast corner of Tremont avenue and Arthur avenue.

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# RECORDS SECTION

of the

## REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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

Vol. XC

No. 2325

New York, October 5, 1912

(14) 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.

30-16, & 21	908-37	1341-5	1751-43	2043-50
209-1	912-24	1374-48	1767-63	2046-12 & 15
210-10	944-1-4	1424-8	1786-33½-35	2050-22
253-103	949-43	1461-26	1799-1	2062-41
326-48	967-1-12, 32, 33 & pt lt 13	1466-23	1808-17 & 50	2063-27½
352-43	1002-49-50	1471-47	1824-44	2065-54
375-29	1009-37	1496-44 & 46	1833-54-55 & 61	2074-1 & 61
377-70	1013-55-56	1510-10	1844-33	2075-49 & 53
388-7	1026-54	1513-13	1847-51-52	2115-60
395-55	1027-1½	1522-22	1890-57-62	2116-17
419-6	1031-3-58	1535-45	1903-62	2117-41
436-26	1056-17	1543-5-7	1904-17	2121-49
438--6	1134-12	1545-41	1908-13 & 22	2152-34 & 60
456-18	1144-28-30	1551-4	1916-7 & 47½	2168-pt lt 61
458-47	1150-34	1594-41	1917-23	2248-53, 57 & 117
482-31	1185-66	1600-30	1918-32	
492-43	1195-47	1644-69	1922-14-16	
493-15-16	1202-40 & pt lts 38-39	1664-25	1925-55	
519-22	1237-10 & 61	1672-48	1933-5-6	203-28-32
542-59	1240-60¾ & 63	1686-47	1942-45	271-42
557-17	1260-62-63	1689-18	1944-13, 14 & 51	635-34
599-8	1261-47 & 50	1700-48	1949-11	750-41-42
699-22	1262-62	1704-pt lt 1	1955-20	943-50
735-17	1270-7	1710-20½	1958-20	944-17
749-4	1281-68	1717-65	1963-39	1390-51½
786-64	1284-71	1724-6	1984-13	1416-5
871-60	1297-13	1737-23	2001-44 & 47	1662-5
882-75	1309-52	1746-9	2002-40	1839-37
892-49	1331-40	1748-10	2011-20	

#### 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.  
adm—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—Company.  
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.

v—years.

O C & 100—other consideration and \$100.

CONVEYANCES.

Borough of Manhattan.

SEPT. 27, 28, 30, OCT. 1, 2, 3.

Bleecker st, 199 (2:542-59), ns, 95.11 w MacDougal, 29x96, 4-sty bk tnt & str, 2-sty ext; Charlton V Pierce & ano to Gianbatista Perazzo, 93 MacDougal; mtg \$10,000; Sept27; Sept28'12; A\$21,000-24,000. O C & 100
Canal st, 324 (1:210-10), ss, 153.6 e Church, 25.5x95.5 to ns Lispenard (No 43), x25x100.9, 5-sty bk & stn loft & str bldg; Colonial Holding Co to Quiboes Co, a corp, 2 Rector; mtg \$40,000; Sept30; Oct 1'12; A\$42,000-52,000. O C & 100
Canal st, 324 (1:210), ss, 153.6 e Church; re asn rents; David Israel to Colonial Holding Co, 501 5 av; Sept30; Oct1'12. nom
Canal st, 277-83, see Bway, 418-22.
Cathedral pkwy, 1, see 111th W, ss, 100 w 5 av.
Chrystie st, 132 (2:419-6), es, abt 125 n Broome, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; Ralph J Cahen & ano to Carrie Lutz, 601 W 127; 2 pt; mtg \$25,000 & AL; Sept26; Oct1'12; A\$22,000-30,000. O C & 100
Goerck st, 11, on map 9 (2:326-48), ws, 100 s Broome, 17x50, 8-sty bk loft & str bldg; Norman L Archer to Grace Archer, his wife, 295 Sterling pl, Bklyn; Sept30; Oct2'12; A\$6,500-11,500. O C & 100
Houston st, 349 W, see West, 342.
Irving pl, 24-30 (3:871-60), sec 16th (Nos 122-4), 103.3x80, 12-sty bk loft & str bldg; Central Realty Co to August Eimer, 205 3 av; mtg \$560,000; May29; Oct3'12; A \$182,000-P265,000. O C & 100
King st, 34 (2:519-22) ss, 350.2 e Varick, 25x100, 3-sty & b bk dwg; Francis Cavagnaro to Maddelina Cavagnaro, 34 King; Sept24; Sept27'12; A\$14,000-15,000. nom
Lafayette st, 212 (2:482-31) ws, abt 225 n Broome, 25x100, 5-sty bk tnt & str; Geo J Adams to Edw Siegman, 14 E 60th; mtg \$25,000 & AL; Oct14'10; Oct2'12; A\$23,000-30,000. nom
Lispenard st, 43, see Canal, 324.
Monroe st, 10 (1:253-103), s s, abt 150 e Catharine, 25.1x88.3x—x90.6, ws, 6-sty bk tnt & str; Chas M Levy to Louis Levy, 4 W 118th; mtg \$22,000; Sept18; Oct2'12; A\$15,000-28,000. O C & 100
Norfolk st (2:352-43), es, 200.2 n Broome, a strip 2.1x100x1.8x100; Saml J Silberman to Chas Karg, 58 St Andrews pl, Yonkers, NY; Sept30'12; A\$3,500-3,500. O C & 100
Old sl 9 & 11 (1:30-16, 19 & 21), ss, 65.11 e Pearl, runs s39.10xw66 to es Pearl (No 102), xst18.8x68.1xno.8x61.0xno.65.11 to ws Water (No 68) x19.2xw41.7x114.7, Old sl xw38.6 to beg, 4-4-sty bk loft & str bldgs; Harold H O'Connor to Bklyn Terminal Co, a corp, 26 Stone; C A G; mtg \$50,000 & AL; May2; Sept28'12; A\$68,500-87,000. O C & 100
Pearl st, 102, see Old sl, 9 & 11.
Prince st, 26 see Prince, 24.
Prince st, 24 (2:493-16), ss, 71.6 e Mott, 23.6x104x22.9x109.9, 5-sty bk tnt & str; A\$18,000-25,000; also PRINCE ST, 26 (2:493-15), ss, 47.6 e Mott, 24x109x23.1x114.7, 5-sty bk tnt & str; A\$18,500-25,000; Antonino Franzone to Vincenzo Cicio, 5206 6 av, Bklyn; 1/2 pt; AT; AL; Sept10; Oct 3'12. O C & 100
Spring st, 9 (2:492-43), ns, 25.3 e Elizabeth, 25.3x101.6x25x95.3, 7-sty bk tnt & str; Fredk Cobb, TRSTE & c of Dominick Maguire, to Leonardo & Stefano Guardino, 228 Lynch, Bklyn; Sept30; Oct3'12; A\$20,000-50,000. nom
Water st, 68, see Old sl, 9 & 11.
Water st, 235 (1:97-50), ss, 83.3 e Beekman, 16.6x74.10x16.8x73.11, 5-sty bk loft & str bldg; re mtg; Bank for Savgs, NY to Jas Stanley, 136 Cambridge pl, Bklyn; QC; Sept26; Oct1'12; A\$11,000-18,000. 11,500
West st, 342 (2:599-8), sec Houston (No 349), 25x75.7x25.1x77.8, 3-sty bk tnt & str & 1-sty bk str; Michl Regan to Michl J Doherty, 119 E 47; Oct1; Oct3'12; A \$22,000-24,000. nom
1ST st, 9 (2:456-18), ss, 139.1 e Bowery, runs s 74.1xell.3xns9.10xell.25xns80.5 to st x w24.6 to beg, 5-sty bk tnt & str; Harris Lustgarten to Jeanette Weil, 251 W 139; QC; Sept28; Sept30'12; A\$20,000-28,000. nom
2D st, 4 (2:458-47), ns, 87.6 e Bowery, runs n62.1xw3.4xn4.1xw17x86.2 to st x—20.4 to beg, 3-sty bk tnt & str; Gizella Rosenbach to Sophie Greenbaum, 324 Hudson, Jersey City, NJ; mtg \$8,000; Sept 23; Sept28'12; A\$10,500-14,000. nom
6th st, 740 E (2:375-29) ss, 221 w Av D, 22x97, 3-sty bk tnt; Edw L Parris, ref, to Abr J Gottlieb, 17 W 127, EXR, & c. Leopold Gottlieb; mtg \$14,000; FORECLOS Sept27; Oct1; Oct2'12; A\$14,000-16,000. 100
7TH st, 235 (2:377-70), ns, 53.2 e Av C, 18.1x48.9, 3-sty bk tnt; Dora Biegeleisen to Minnie Hauptman, 518 W 151st; B&S; mtg \$7,500; May23; Oct2'12; A\$8,000-9,500. O C & 100
9TH st, 434 E (2:436-26), ss, 138 w Av A, 25x94, 5-sty bk tnt & str; Jno H Rogan, ref, to Chas Barden, 131 Cumberland, Bklyn, & Edw Heppenheimer, 60 Av D, N Y. EXRS of Adam Heppenheimer; FORECLOS; Sept17; Sept24; Oct1'12; A\$17,000-22,000. 18,000
12TH st, 611-3 E (2:395), ns, 142.7 e Av B, 50x103.3, 2-sty bk & fr stable; also 12TH st E (2:395 this & above lot 55), ns, 142.7 e Av B, strip 0.5x—; Louis H Kircher et al, EXRS & c Louis Kircher, to Standard Dairy Co, a corp, 611-13 E 12; AL; Sept 30'12; A\$26,000-28,000. 32,000
12TH st, 60 E, see Bway, 822-4.
12TH st E, ns, 142.7 e Av B, see 12th, 611-3 E.
16TH st, 122-4 E, see Irving pl, 24-30.
18TH st, 416 E (3:949-43), ss, 244 e 1 av, 25x92, 5-sty bk tnt & str; Filomena Consoli to Fred F Maggi, 903 6 av; mtg \$14,600; Sept26; Sept27'12; A\$11,000-16,000. nom
27TH st, 519 W (3:699-22), ns, 250 w 10 av, 25x98.9, 5-sty bk tnt; John H Wynn to Emma Smith, 259 E 58; AL; Sept5; Sept27 '12; A\$8,000-22,000. nom
27TH st, 122 E (3:882-75), sws, 150 w Lex av, 25x98.9, 3-sty & b stn dwg; Josephine M Nicholas nee Egan, EXTRX Wm G Egan to Josephine E Beekman nee Egan, 1111 Dean, Bklyn; Oct1; Oct 2'12; A\$30,000-34,000. 24,250
28TH st, 236-8 E (3:908-37), ss, 137.6 w 2 av, 37.6x98.8, 6-sty bk tnt & str; B G Realty Co to Philomena Koempel, 816 E 156; mtg \$38,000; Oct1; Oct2'12; A\$18,500-52,000. O C & 100
31ST st, 243 E (3:912-24) ns, 140 w 2 av, 20x98.9, 4-sty bk tnt; Eva S Fenyes to Eliphalet L Davis, 249 W 22; Sept4; Oct2'12 A\$9,600-13,500. O C & 100
31ST st, 243 E; Eliphalet L Davis to Adam J Klinger, 140 E 31; mtg \$11,000; Oct1; Oct2'12. O C & 100
35TH st E, nec 1 av, see 1 av, 616-22.
37TH st, 160 E (3:892-49), ss, 100 w 3 av, 20x98.9, 4-sty & b stn dwg; Jessie H Williams to Alwell Realty Co, a corp, 68 Wm; mtg \$20,000 & AL; Sept28; Oct1'12; A\$20,000-26,000. O C & 100
37TH st, 226 W (3:786-64), ss, 312.6 w 7 av, 28.1x98.9, 5-sty bk tnt; Eliz Lane to Jos Manheimer, 212 E 60; mtg \$39,000; Sept28; Oct1'12; A\$42,000-52,000. O C & 100
37TH st, 431 W (3:735-17), ns, 400 w 9 av, 25x98.9, 1-sty fr str & 4-sty bk rear tnt; Jacob Herb to Geo Kern, 496 9 av; mtg \$7,500 & AL; Sept30; Oct2'12; A\$10,000-11,000. O C & 100
38TH st, 301-3 E, see 2 av, 710-6.
41ST st, 35 W (4:1031-58), ss, 150 e 9 av, 25x98.9, 5-sty bk tnt; A\$15,000-31,000; also 62D ST, 145 W (4:1134-12), ns, 275 e Ams av, 25x100.5, 5-sty stn tnt; Ella F Babcock to Edna A Babcock or Deike & Fredk H Babcock or Deike, both at 949 E 156; 1-6 pt; AL; Sept30'12; A\$13,000-24,000. nom
42D st, 135 E (5:1297-13), nwc Lex av (Nos 400-6), 125x200.10 to ss 43d (Nos 120-4), 5, 6 & 7-sty bk hospital; N Y Society for the Relief of the Ruptured & Crippled to N Y State Realty & Terminal Co, a corp, swc 45th & Lex av; B&S; Sept 26; Oct1'12; Aempt-empt. 1,350,000
42D st, 250-2 W (4:1013-55-56), ss, 200.4 e 8 av, runs s92.9x24.8xso.6x24.6xns98.9 to st xw49.2 to beg, 3-sty bk loft & str bldg & 5-sty stn loft & str bldg; Mary C Stewart to Alfd L Anderson at Closter, N J; mtg \$215,000 & AL; Sept28; Oct1'12; A \$148,000-150,000. O C & 100
42D st, 250-2 W; Alfd L Anderson to Geo H Earle, Jr, at Bryn Mawr, Pa; pr mtg, \$215,000 & AL; Oct1'12. O C & 100
43D st, 120-4 E, see 42d, 135 E.
45TH st, 52 W, see 45th, 54 W.
45TH st, 54 W (5:1260-63), ss, 280 e 6 av, 20x100.5, 3-sty & b stn dwg; A\$63,000-67,000; also 45TH ST, 52 W (5:1260-62), ss, 300 e 6 av, 20x100.5, 3-sty & b stn dwg; A\$64,000-68,000; Susie E Fitchett et al to 52 & 54 West 45th St Co, a corp, 320 5 av; mtg \$66,000 & AL; Sept9; Oct1'12. O C & 100
46TH st, 20 W (5:1261-50), ss, 308 w 5 av, 22x100.5, 4-sty & b stn dwg; Jno A Mitchell to Blanche S Weed at Stamford, Conn; AL; Sept27; Oct1'12; A\$74,000-83,000. O C & 100
46TH st, 12 W (5:1261-47), ss, 220 w 5 av, 20x100.5, 4-sty & b stn dwg; 3-sty ext; J Morgan Howe to Michel C Bouvier, 14 W 46; AL; Sept27; Oct1'12; A\$74,000-85,000. O C & 100
46TH st, 2 E (5:1281-68), ss, 100 e 5 av, 30x100.5, 4-sty & b stn dwg, 2-sty ext; Henry & Albert J Seligman, EXRS & c, Henriette Seligman to 2 East 46th Co, a corp, 542 5 av; AL; Oct1; Oct2'12; A \$125,000-140,000. O C & 100
46TH st, 435 W (4:1056-17), ns, 376 w 9 av, 26.4x100.5, 5-sty stn tnt; Jacob M Lotto to Eugene C Ludin, 261 W 34; mtg \$20,000; Oct1; Oct3'12; A\$12,000-23,000. O C & 100
47TH st, 50 W (5:1262-62), ss, 302 e 6 av, 22.8x100.5, 4-sty & b stn dwg; Jos H Choate to J Morgan Howe, 48 W 47; C a G; AL; Sept18; Oct2'12 A\$60,000-69,000. O C & 100
48TH st, 307 E (5:1341-5), ns, 100 e 2 av, 25x100.5, 5-sty bk tnt & str; Benj Brettler et al to Ray wife Israel Rauch, 601 E 139; mtg \$11,000; Sept30; Oct1'12; A\$9,000-15,500. O C & 100
50TH st, 132-4 W (4:1002-49-50), ss, 350 e 7 av, 50x100.4, 4-sty bk tnt & 4-sty bk tnt & str & 2-sty bk rear loft bldg; Harriet S James to 132 & 134 W 50th St Co, a corp, 11 Pine; mtg \$52,000 & AL; Sept 28; Sept30'12; A\$66,000-67,500. O C & 100
54TH st, 55 W (5:1270-7), ns, 153.4 e 6 av, 16.8x100.5, 4-sty & b stn dwg; Ferguson W Fooks TRSTE Sarah Fooks to Edw W Harris, 55 W 54; Sept30; Oct2'12; A \$33,000-40,000. nom
54TH st, 55 W; Elsa V K Watson et al to same; Sept30; Oct2'12. nom
54TH st, 55 W; Ferguson W Fooks to same; QC; Sept30; Oct2'12. nom
55TH st, 255 W (4:1027-14), ns, 81.6 e 8 av, 18.6x75, 4-sty & b stn dwg; Nellie L Archer to Theresa Abelson, 141 W 120; Sept26; Oct2'12 A\$23,000-25,000. O C & 100
55TH st, 255 W; Theresa Abelson to Fisher Lewine, 116 E 78; B&S; mtg \$19,000; Oct1; Oct2'12. O C & 100
55TH st, 240 W (4:1026-54), ss, 145.10 w Bway, 20x100.5, 3-sty bk bldg; Sarah J W Bent to David Bandler, 321 W 92; B&S; AL; Sept26; Sept27'12; A\$28,000-29,000. nom
57TH st, 102 W (4:1009-37), ss, 100 w 6 av, 15x100, with all title to strip in rear, 15x0.5, 4-sty & b stn dwg, 2-sty ext; Chas L Van Baar to Mollie H Van Baar, 102 W 57; mtg \$22,000; Oct2'12; A\$28,000-35,000. nom
58TH st, 214 E (5:1331-40), ss, 190 e 3 av, 20x100.5, 3-sty & b stn dwg; Emanuel W Stein et al to Wm Beck, 979 3 av; mtg \$6,000; Sept6; Oct2'12; A\$9,500-13,000. O C & 100
60TH st, 22 E (5:1374-48), ss, 112 e Mad av, 22x100.5, 4-sty & b stn dwg; Waldo E Rice et al, heirs & c, Laura E Rice to Edw C Rice, 22 E 60; C a G; Sept 12; Oct2'12; \$49,000-57,000. nom
62D st, 145 W, see 41st, 350 W.
69TH st, 209 E (5:1424-8), ns, 184 e 3 av, 28x100.4, 4-sty stn tnt; Geo W Schenck to Fredk C Schneider, 256 E 68; mtg \$23,000 & AL; Oct1; Oct2'12; A\$13,500-24,000. 2,500
69TH st, 209 E (5:1424-8), ns, 184 e 3 av, 28x100.4, 4-sty stn tnt; Amelia Schenck to Geo W Schenck, 209 E 69; mtg \$23,000; Sept25; Sept27'12; A\$13,500-24,000. nom
72D st, 105-9 W (4:1144-28-30), ns, 68 w Col av, 59x102.2, 3-4-sty & b bk & stn dwgs; West 72d St Corp to One Hundred Five West Seventy-Second St Co, a corp, 33 E 20; mtg \$120,000; Oct1; Oct2'12; A \$106,500-143,000. nom
76TH st, 303 W (4:1185-66), ns, 63 w West End av, runs n 36xw5.4xn13.7xnw 5.10xn21.6xw14.8xw76.1 to st x23 to beg, 4-sty & b bk dwg; Henry B Platt to Thos C O'Sullivan, 303 W 76; AL; Sept30'12; A\$18,000-31,000. O C & 100
79TH st, 100 W, see Col av, 390.
80TH st, 305-9 E (5:1543); agmt as to encroachment of wagon shed on above premises; Jacob Klingenstein with Sterling Stable Co, 523 E 73. nom
80TH st, 305-9 E (5:1543-5-7), ns, 100 e 2 av, runs n102.2xe25xs2.2xe25xn2.2xe25xs 102.2 to st xw75 to beg, 3-sty bk stable, 1-sty bk str & 2 1-sty fr bldgs; Jacob Klingenstein to Sterling Stable Co, a corp, 523 E 73; AL; Sept20; Oct1'12; A \$27,000-31,000. O C & 100
81ST st, 115 E (5:1510-10), ns, 165 w Lex av, 20x102.2, 3-sty & b bk dwg; Leopold W Harburger, ref, to Fredk W Longfellow, 235 West End av; mtg \$18,000; FORECLOS; Sept10; Sept30; Oct1'12; A \$15,000-21,000. 4,265
82D st, 30 W (4:1195-47), ss, 355 w Central Park W, 20x102.2, 4-sty & b stn dwg; Naomi A Solomon to Hattie L Goodhart, 21 W 81 & Settle L Fatman, 23 W 81; AL; Sept25; Oct1'12; A\$16,000-30,000. O C & 100
82D st E, nec Mad av, see Mad av, nec 82d.
83D st E, sec Mad av, see Mad av, sec 83d.
83D st, 318 E (5:1545-41), ss, 350 w 1 av, 25x102.2, 5-sty bk tnt; Chas L Van Baar to Mollie H Van Baar, 102 W 57; mtg \$13,000; Oct2'12; A\$9,000-18,000. nom
84TH st, 127 E (5:1513-13), ns, 296.10 e Park av, 20.5x102.2, 3-sty & b stn dwg; Ellen Murphy to Bernard A Ottenberg, 495 West End av, & Leo Salomon, Wild Acre av, Lawrence, LI mtg \$10,000 & AL; Sept 30'12; A\$12,000-15,000. nom
85TH st E (5:1496-46), ss, 166.8 w Park av, 33.4x102.2, vacant; Williamson W Fuller to Jno P Buderus, at White Plains, NY; AL; Sept27; Oct2'12; A\$26,500-26,500. O C & 100
85TH st E (5:1496-44), ss, 133.4 w Park av, 33.4x102.2, vacant; Jas B Duke to Jno P Buderus, at White Plains, NY; AL; Sept30; Oct2'12; A\$26,500-26,500. O C & 100
89TH st W (4:1202-40-pt Its 38 & 39), ss, 160 w Central Park W, 40x100.8; vacant; re dower; Margarette, wife Friederich O Koenig, to Koenig Realty Co, a corp, 172 W 79; QC; June21; Sept27'12; A\$—\$. nom
89TH st, 251 W, see Bway, 2421.
90TH st, 202 E (5:1535-45), ss, 85 e 3 av, 25x100.3, 5-sty bk tnt; Ellen Musgrave to Mary E Musgrave, 161 E 93; mtg \$12,000; Sept23; Sept27'12; A\$9,000-22,000. nom
90TH st, W, see West End av, see Bway, 2421.
93D st, 270 W (4:1240-60 3/4), ss, 36 e W End av, runs s26.5xe20xsl12xn41.5 to stxw32 to beg, 5-sty bk dwg; Ella N Haskell to Laura Opper, at Shippan Point, Conn; mtg \$17,000; Sept24; Oct2'12; A\$10,000-21,000. O C & 100
93D st, 161 E (5:1522-22), ns, 356 w 3 av, 14x61, 3-sty & b bk dwg; Ellen Musgrave to Mary E Musgrave, 161 E 93; mtg \$7,500; Sept23; Sept27'12; A\$5,000-8,000. nom
98TH st, 52-4 W (7:1833-54-55), ss, 225 e Col av, 50x100.11, 2 5-sty stn tnts; Ellen Musgrave to Christopher J Musgrave, 161 E93; AL; Sept23; Sept27'12; AL; A\$30,000-52,000. nom
98TH st, 72 W, see Col av, 775.
101ST st, 302 E (6:1672-48), ss, 510.11 w 1 av, 39.1x100, 6-sty bk tnt & str; Jos Rossman to Pauline Polacsek, 302 E 101; B&S & C a G; Sept27; Sept28'12; A\$12,500-40,000. O C & 100
104TH st, 300 W, see West End av, 899.

**104TH st, 302 W** (7:1890-62), ss, 82 w West End av, 18x60.11, 4 & 5-sty bk dwg; Mary E Cowen to Michl E Paterno Realty Co, a corp, 601 W 115; mtg \$13,000 & AL; Oct1'12; A\$12,000-24,000. O C & 100

**109TH st, 2 W**, see Central Park W, 482-5.

**110TH st, 401 E**, see 1 av, 2138-52.

**111TH st, 400 E**, see 1 av, 2138-52.

**111TH st W** (6:1594-41), ss, 100 w 5 av, 45x171.10 to ns Cathedral pkwy (No 1), 3-sty bk coliseum; Edw Friedman to Louis Gordon, 527 E 146; AL; Sept30; Oct 1'12; A\$—\$—\$. nom

**111TH st W & Cathedral pkwy, 1**; re mtg; Emma G Badgeley to same; QC; Sept28; Oct1'12. 25,000

**111TH st, W, & Cathedral pkwy, 1**; re mtg; Curtis B Pierce EXR Mary G Pinkney to Louis Gordon, 527 E 146; QC; Sept 28; Oct1'12. 21,204.79

**111TH st W & Cathedral pkwy, 1**; Louis Gordon to Edw Friedman, 518 W 111; mtg \$80,000; Sept30; Oct1'12. nom

**111TH st W** (6:1594-41), ss, 100 w 5 av, 45 x171.10 to ns Cathedral Pkwy (No. 1) owned by party 1st pt & leased to party 2d pt; sobrn of Ls to mtg for \$80,000; Edw Friedman, 518 W 111, party 1st pt, John K Bimberg, 1878 7 av et al, parties 2d pt, with Alfred E Cohn, 1070 Mad av et al, EXRS & c Abr Cohn; Sept30; Oct 3'12; A\$—\$—\$. nom

**113TH st, 303-5 W** (7:1847-51-52), ns, 100 w 8 av, 50x100.11, 2-5-sty bk tnts; August C Nanz to Henrietta Geier, 209 W 64; mtg \$46,000; Sept30; Oct1'12; A\$30,000-56,000. nom

**115TH st, 310 E** (6:1686-47), ss, 125 e 2 av, 25x100.11, 4-sty bk tnt & str; Rosina wife Parmilio Rescigno, to Cecelia Ferrari, as EXTRX Vito S Ferrari, decd, & Angelina Ferrari, both at 327 E 116; mtg \$9,000 & AL; Sept26; Sept30'12; A\$9,000-13,500. O C & 100

**115TH st, 108 W** (7:1824-44), ss, 193.6 w Lenox av, 31.6x100.11, 5-sty bk tnt; Morris Berney to Paul Wilson, 40 W 114; mtg \$32,000; Sept30; Oct1'12; A\$20,000-34,000. O C & 100

**116TH st, 11-13 on map 11 W** (6:1600-30), ns, 143 w 5 av, 61x100.11, bk theatre abandoned at 1 sty; David Goldberg to Uptown Holding Co, a corp, 110 W 34; C a G; mtg \$57,500; Sept20; Sept27'12; A\$50,000-P55,000. O C & 100

**116TH st, 227-33 W** (7:1922-14-16), ns, 320 e 8 av, 80x100.11, 2-6-sty bk tnts & str; Iversen & Case Realty Co to H A F Holding Co, a corp, 501 5 av; AL; Sept 25; Sept28'12; A\$66,000-130,000. nom

**117TH st, 351 W**, see Manhattan av, 411-21.

**117TH st 335 E** (6:1689-18), ns, 200 w 1 av, 25x100.11, 4-sty bk tnt & str; Grant Hoerner, ref, to Henry Elias Brewing Co, a corp, 403 E 54; FORECLOS; Aug15; Oct1'12; A\$9,000-14,000. 11,600

**117TH st, 450 E** (6:1710-30½), ss, 94 w Pleasant av, 28.11x100.10, 3-sty & b bk dwg; Noel B Sanborn EXR Cordelia Smith to Amerigo Vespucci Realty Co, a corp, 226 E 121; Sept30; Oct1'12; A\$8,000-9,500. 9,000

**117TH st, 106 E** (6:1644-69), ss, 47.6 e Park av, 15.10x64.11, 3-sty bk dwg; Christina Keegan to Alice M Lynch, the younger, 2040 Mad av; B&S; AL; Aug14; Oct3'12; A\$5,500-6,000. nom

**118TH st, 350 W**, see Manhattan av, 411-21.

**119TH st, 11 E** (6:1746-9), ns, 200 w Mad av, 20x100.11, 5-sty bk tnt; Saml Levine to Clementine Merzbach, 520 8th, Bklyn; AL; Sept26; Sept27'12; A\$10,000-22,000. O C & 150

**119TH st, 131 W** (7:1904-17), ns, 365 e 7 av, 20x100.11, 3-sty & b stn dwg; Jennie L Dale to Robt J Rosenthal, 355 W 120; Oct1; Oct2'12; A\$12,000-22,000. O C & 100

**119TH st 74 W** (6:1717-65), ss, 169 e Lenox av, 16x100.11, 3-sty & b stn dwg; Newton Holding Co to Amelia Neumeyer, 1144 Jackson av; mtg \$10,000; Oct2; Oct 3'12; A\$8,500-12,000. O C & 100

**119TH st 118 E** (6:1767-63), ss, 215 e Park av, 25x100.10, 5-sty bk tnt; Bertha Hirschfeld et al to Jos Hirschfeld, 87 E 108; mtg \$16,000; Sept27; Oct3'12; A\$9,000-21,000. O C & 100

**119TH st, 118 E**; Jos Hirschfeld to John McKee, 113 Columbia Heights, Bklyn; mtg \$16,000; Sept30; Oct3'12. O C & 100

**120TH st, 433 E** (6:1808-17), ns, 225.6 w Pleasant av, 24.6x100.11, 5-sty bk tnt; Morton H C Foster, EXR Susan M Thall to Henry Schwartz, 230 E 6, Emma Schwartz, 332 Marion av, Bklyn, & Laura Schwartz, 859 Hart, Bklyn, heirs Susan M Thall; mtg \$7,000 & AL; Sept26; Oct 2'12; A\$7,000-14,000. 14,000

**121ST st, 419 W** (7:1963-39), ns, 125 e Ams av, 37.6x100.10, 5-sty bk tnt; Aaron M Janpole & Louis Werner to Janpole & Werner Constn Co, a corp, 206 Bway; AL; Sept26; Sept28'12; A\$26,000-47,000. O C & 100

**122D st, 341 W** (7:1949-11), ns, 254 e Morningside av E, 16x100.11, 3-sty & b stn dwg; Alice A Silkworth to Silkworth Realty Co, both at Sea Cliff, LI; Sept19; Sept27'12; A\$9,200-12,000. nom

**122D st, 232-6 E** (6:1786-33½-35), ss, 203.10 w 2 av, 56.2x100.10, 3-4sty stn tnts; Nathan Hutkoff to Jno J Tully Co, a corp, 1603 Boston rd; mtg \$19,500; Oct 1; Oct2'12; A\$22,500-31,500. O C & 100

**122D st, 301 E**, see 2 av, 2380.

**122D st, 61 E** (6:1748-10), ns, 155 w Park av, 25x100.11, 5-sty stn tnt; Philip Schwartz to Lottie Schwartz his wife, 10 W 117; mtg \$24,000; Oct2; Oct3'12; A\$11,000-23,000. O C & 100

**123D st, 117 W** (7:1908-22), ns, 225 w Lenox av, 18.9x100.4, 3-sty & b frame dwg; Wm DeWint Eckerson to Pauline M E Bauer at Sparkill, NY; QC; Sept30; Oct2'12; \$11,200; 11,500. nom

**123D st, 143 W** (7:1908-13), ns, 459.11 w Lenox av, 18.9x100.11, 3-sty & b stn dwg; Helen M Hayes to Adelaide G Hoyt, 141 W 123; mtg \$11,000 & AL; Sept 27; Oct3'12; A\$11,200-14,000. O C & 100

**126TH st, 75 W** (6:1724-6), ns, 109 e Lenox av, 17x99.11, 3-sty & b stn dwg; Pauline M E Bauer to Wm DeWint Eckerson, at Sparkill, NY; QC; Sept30; Oct 2'12; A\$8,000-12,000. nom

**127TH st, 72 E** (6:1751-43), ss, 140 w Park av, 25x99.11, 3-sty & b fr dwg & 1-sty fr rear garage; Ada Brower to Jas E Garner, 220 W 28; mtg \$10,000; Aug12; Oct2'12; A\$11,000-12,000. O C & 100

**127TH st, 277-9 W** (7:1933-5-6), ns, 100 e 8 av, 50x99.11, 2-4-sty bk tnts; Henry Acker to Jas Haggerty, 103 W 114; B&S & C a G; AL; Feb2; Sept28'12; A\$26,000-36,000. O C & 100

**127TH st, 277-9 W**; Jas Haggerty to Jno J McGrath, 8 W 123; B&S & C a G; mtg \$34,888.16 & AL; Sept27; Sept28'12. O C & 100

**129TH st, 306 W** (7:1955-20), ss, 125 w 8 av, 25x99.11, 5-sty bk tnt; Janet Rochelle to Owners Standard Realty Corp, 299 Bway; mtg \$19,000; Aug31; Sept28'12; A\$13,000-22,000. nom

**131ST st, 163 W** (7:1916-7) ns, 125 e 7 av, 16x99.11, 3-sty & b stn dwg; Julius H Seymour to Jas M Betts, 5 W 125; mtg \$9,000; Sept28; Sept30'12; A\$7,600-11,000. O C & 100

**132D st, 119 W** (7:1917-23), ns, 209 w Lenox av, 17x99.11, 3-sty & b stn dwg; Revenue Realty Co to Dickie F Caffey, 2 Houston, Montgomery, Ala; mtg \$7,500; Sept25; Sept27'12; A\$7,400-10,000. O C & 100

**132D st, 134 W** (7:1916-47½), ss, 345 w Lenox av, 15x99.11, 3-sty & b stn dwg; Celestine M Kenney to Wm L Shepherd, 134 W 132; Oct1; Oct3'12; A\$6,600-8,500. O C & 100

**134TH st, 233-5 W** (7:1940-18), ns, 415 e 8 av, 40x99.11, 5-sty bk tnt; re mtg; Chelsea Realty Co to R Lawrence Smith, at Smithtown, L I; QC; Oct2'12; A\$18,500-31,000. 10,000

**134TH st, 233-5 W**; re-dower; Bess S, wife Monson Morris, to same; QC; Oct2'12. nom

**134TH st, 233-5 W**; Monson Morris, TRSTE Alonzo C Monson, to R Lawrence Smith, at Smithtown, LI; B&S; Oct2'12. 26,000

**135TH st, 610 W** (7:2001-44), ss, 254.6 w Bway, 38.7x99.11, 5-sty bk tnt; A\$23,500-47,000; also 135TH ST, 614 W (7:2001-47), ss, 331.9 w Bway, 38.7x99.11, 5-sty bk tnt; A\$23,500-47,000; D L Block Co to Jos Rosenthal, 970 Park av, & Jacob Grotta, 600 West End av; mtg \$94,000; Sept27'12. O C & 100

**135TH st, 614 W**, see 135th, 610 W.

**136TH st, 611-3 W** (7:2002-40), ns, 154.6 w Bway, 54x99.11, 5-sty bk tnt; Bleecker N Leggett to Mary A Ollwenter, at Bergenfield, NJ; B&S; AL; Sept30; Oct2'12; A\$33,500-65,000. O C & 100

**137TH st, 224 W** (7:1942-45), ss, 291 w 7 av, 17x99.11, 3-sty & b stn dwg; Max Lederer to Jacob Streifer Co, a corp, 1340-2 Wilkins av, or 1135 Intervale av; mtg \$8,000; Oct1; Oct3'12; A\$8,100-15,000. nom

**139TH st, 27-9, on map 27 W** (6:1737-23), ns, 525 e Lenox av, 50x99.11, 6-sty bk tnt; Reuben Bruck to Jas E Garner, 220 W 28; ¼ pt; mtg \$44,100; Sept14; Oct2'12; A\$14,000-50,000. nom

**139TH st, 27-9, on map 27 W**; Elias Sentf to same; ¼ pt; QC; Sept25; Oct 2'12. nom

**139TH st, 27-9, on map 27 W**; Gustav Kaliski et al to same; ½ pt; mtg \$44,100; Sept30; Oct2'12. nom

**139TH st, 27-9, on map 27 W**; Rose Klein to same; ¼ pt; mtg \$44,100; Sept 30; Oct2'12. nom

**142D st, 131 W** (7:2011-20), ns, 270 w Lenox av, 40x99.11, 6-sty bk tnt; Geo E Weller, ref, to Siegfried Rown, 489 E 139; mtg \$37,000; FORECLOS; Sept27; Sept30; Oct1'12; A\$17,000-47,000. 4,000

**142D St, 547-9 W**, see Bway, 3478-86.

**143D st, 538-40 W**, see Bway, 3489-96.

**143D st, 310-12, on map 312-4 W** (7:2043-50), ss, 175 w 8 av, 50x99.11, 4-sty bk stable; Neil P Duross to Lizzie D Gerlelt, 471 W 145; mtg \$44,000 & AL; Oct1; Oct2'12; A\$17,600-36,000. nom

**144TH st, 540 W** (7:2075-49), ss, 287.6 e Bway, 87.6x99.11, 6-sty bk tnt; Louis Eisenberg to New Haven & New York Realty Corp, 44 Court, Bklyn; mtg \$136,000 & AL; Sept10; Oct2'12; A\$52,000-140,000. O C & 100

**144TH st, 550 W** (7:2075-53), ss, 200 e Bway, 87.6x99.11, 6-sty bk tnt; Israel J Tombacher to New Haven & New York Realty Corp, 44 Court, Bklyn; mtg \$128,000; Sept10; Oct2'12; A\$52,000-140,000. O C & 100

**148TH st, 405 W** (7:2063-27½), ns, 119.6 w St Nicholas av, 20x99.11, 3-sty & b stn dwg; Leonard Adair to Phoebe M S Beers, 502 W 152; Oct1'12; A\$8,380-17,550. O C & 100

**148TH st, 412-20 W** (7:2062-41), ss, 75 e Convent av, 100x99.11, 6-sty bk tnt; Chas F Thayer TRSTE to Cunard Realty Co, a corp, 412 W 148; B&S & C a G; mtg \$165,000; Aug23; Oct1'12; A\$45,000-150,000. nom

**151ST st, 300 W**, see 8 av, swc 151.

**151ST st, 452 W** (7:2065-54), ss, 254 e Ams av, 21x99.11, 5-sty bk tnt; Clara wife Aaron Haber et al to Martin B Babcock, 454 W 152; mtg \$18,000 & AL; June 20; Sept27'12; A\$7,800-18,500. nom

**156TH st, 545 W** (8:2115-60), ns, 200 e Bway, 39.6x99.11, 5-sty bk tnt; Minnie Vincent Lambertson to Enos S Booth, 840 West End av; mtg \$38,000; Sept27'12; A \$19,000-45,000. nom

**158TH st, 536-8 W** (8:2116-17), ss, 274.9 e Bway, 50.3x99.11, 6-sty bk tnt; Lamer-moor Realty Co to Henry M Bloch, 12 E 97, & Louis Block, 416 W 127; mtg \$66,000; Sept11; Oct2'12; A\$56,000— O C & 5,000

**158TH st, 501 W**, see Ams av, 1980.

**164TH st, 503-5 W** (8:2121-49), ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; South Yonkers Home Constn Co to Manchester Leasing Co, a corp, 55 Liberty; mtg \$66,000; Oct1; Oct2'12; A\$21,000-61,000. O C & 100

**179TH st 517 W** (8:2152-60), ns, 258 w Ams av, 17x100, 2-sty bk dwg; Jas B Gillie to Calabra Bldg Co, a corp, 240 Mott; Sept30; Oct1'12; \$6,100-\$800. O C & 100

**190TH st** (8:2168, pt II 61), ss, 100 w St Nicholas av, 100x89.11; vacant; Gertie A Gorman to 190th St Realty Co, 47 W 34; Sept30'12; A\$—\$—\$. O C & 100

**Av A, 1337** (5:1466-23), ws, 54.4 n 71st, 25x100, vacant; Ten Eyck R Beardsley, ref, to Excelsior Savings Bank, a corp, 6 av, nec 23d; FORECLOS; May31; Sept28; Oct1'12; A\$9,000-\$9,000. 5,650

**Av A, 1239** (5:1461-26), ws, 40.5 s 67th, 40x100, 6-sty bk tnt; Saml Strausberg to Julia C Jones, 76 Willow, Bklyn; mtg \$43,500; Sept30; Oct2'12; A\$16,000-50,000. nom

**Av B, 85** (2:388-7), es, 60.6 s 6th, 20.6x 64, 4-sty bk tnt & str; Jacob Janos to Max Froomkin, 85 Av B; AT; AL; Oct 2'12; A\$11,200-15,000. O C & 100

**Audubon av, 283-5** (8:2152-34), es, 75 s 180th, 50x95, 5-sty bk tnt; Calabra Bldg Co to Jas B Gillie, 356 Convent av; mtg \$50,000; Oct1'12; A\$23,000-51,000. nom

**Amsterdam av, 1980** (8:2117-41), nwc 158th (No 501), 24.11x100, 3-sty bk tnt & str, 1-sty ext; Ensign Realty Co to Mark L Kelley, 501 W 110; mtg \$28,000 & AL; Oct1; Oct2'12; A\$27,000-33,000. O C & 100

**Broadway, 3478-86** (7:2074-1), nec 142d (Nos 547-9), 99.11x100, 6-sty bk tnt & str; Harcourt Realty Co to Caroline Bookman, 9 E 62; Jos E Hoffman, 59 E 80, & Saml Bookman, 9 E 62 TRSTES Jacob Bookman decd; AL; Sept27'12; A\$105,000-225,000. O C & 100

**Broadway, 3488-96** (7:2074-61), sec 143d (Nos 538-40), 99.11x100, 6-sty bk tnt & str; Harcourt Realty Co to Caroline Bookman 9 E 62; Jos E Hoffman, 59 E 80, & Saml Bookman, 9 E 62 TRSTES Jacob Bookman decd, AL; Sept27'12; A\$105,000-225,000. O C & 100

**Broadway, 418-22** (1:209-1), nec Canal (Nos 277-83), runs e 127x89.10xw42.8xs 3.1xw98.4 to es Bway & 862.1 to beg, 4-sty bk loft & str bldg; Irving T Smith et al to Frank C Schlitt, 495 Ocean av, Jersey City, NJ; AL; Sept30'12; A\$300,000-320,000. nom

**Broadway, 418-22**; Frank C Schlitt to John H Hallock, at Hartwood, Sullivan Co, NY; mtg \$270,000; Sept30'12; nom

**Broadway, 822-4** (2:557-17), sec 12th (No 60), runs se124.8xsw8.10xnw16x1n of w 98.7 to Bway xne13.4 to beg, 6-sty stn loft & str bldg; J Frederic Kernochan, EXR & et al heirs & c Eweretta C Whitney, to Peerless Investing Co, a corp, 31 Nassau; Sept3; Sept30'12; A\$160,000-175,000. O C & 1,000

**Broadway, 2421** (4:1237-10), nwc 89th (No 251), 100.8x150, 12-sty bk tnt & str; A\$255,000-1,000,000; also WEST END AV, (4:1237-61), sec 90th, 100.8x162.6, 12-sty bk tnt; A\$175,000-P800,000; 89-90 Company, a corp, to Morewood Realty Holding Co, a corp, 71 Bway; mtg \$1,775,000 & AL; Sept30; Oct2'12. O C & 100

**Central Park W, 482-5** (7:1844-33), swc 109th (No 2), 100.11x100, 7-sty bk tnt; Wm C Lester et al to Many H Lester, 453 W 143; ½ pt; mtg \$170,000; Aug20; Sept30'12; A\$14,500-265,000. nom

**Columbus av, 390** (4:1150-34), swc 79th (No 100), 76.8x18.6, 5-sty stn tnt & str; Ida Sweigard to Caroline S Stetler, 249 E 57; AL; Feb11'11; Sept30'12; A\$37,000-45,000. O C & 100

**Columbus av, 775** (7:1833-61), sec 98th (No 72), 25.6x100x25.5x100, 5-sty bk tnt & str; Jacob Hertzberg to Emanuel Arnstein & Saml Levy, both at 600 West End av; mtg \$42,000; Sept28; Sept30'12; A\$35,000-55,000. O C & 100

**Convent av, 317** (7:2050-22), es, 479.6 n 141st, 20x100, 3 & 4-sty & b bk dwg; Jno E Shaw to Katie Steckler, 1885 7 av; B& S; AL; Sept26; Oct2'12; A\$9,500-19,000. nom

**Lenox av, 471** (7:1918-32), ws, 91.2 s 134th, 33.8x100, 5-sty bk tnt & str; Wm J Bolger, ref to Fred L Conroy, 417 Greene av, Bklyn; FORECLOSED & drawn; Sept30'12; A\$27,000-40,000. 10,000

**Lexington av, 649** (5:1309-52), es, 57 s 55th, 18.11x80, 4-sty & b stn dwg; Johanna B Becker to Peter H Newman, 530 W 159; AL; Sept25; Oct1'12; A\$13,000-17,000. O C & 100

Lexington av, 649; Peter H Newman to C Alfd Capen, 1146 Park av & Fredk M Capen, 123 W 92; mtg \$16,000; Sept25; Oct1'12. O C & 100
Lexington av, 400-6, see 42d, 135 E.
Madison av (5:1494), see 83d, 109.4x85; asn rents to secure mtg of \$20,000; Mansad Constn Co to Allenel Constn Co; Sept 26; Sept27'12. O C & 100
Madison av (5:1494), nec 82d, 95x85; asn rents to secure mtg of \$18,000; Alpha Constn Co to Allenel Constn Co, 135 Bway; Sept27'12. nom
Manhattan av, 411-21 (7:1944-13, 14 & 51), nwc 117th (No 351), runs n201.10 to ss 118th (No 350) xw25x100.11xw25x100.11 to ns 117th x50 to beg, 3-5-sy bk tnnts & str; Richd C Kipp to Wm R Smith at Old Saybrook, Conn; mtg \$102,500; Sept30; Oct1'12; A\$81,000-132,000. nom
Old Broadway, 2336 (7:1984-13), es, 25 n 129th, 25x102.7x25x101.3, 3-sty fr tnt & str; Emily R Doak to Annie Demmerle, 1554 Bryant av; Sept26; Oct1'12; A\$11,000-12,000. nom
Prescott av (8:2248-53, 57 & 117), ss, 614.2 e Bolton rd, runs ed7.10x81.4xw 151.9x160.7 to ns Seaman av xw50x158.11 x again n158.5 to beg, vacant; Geo Nash to Ernest C Hinck 62 Walnut, Montclair, NJ; mtg \$25,000; Sept27; Sept28'12; A\$15,200-15,200. O C & 100
St Nicholas av, 195 (7:1925-55), ws, 59.3 s 120th, 29.7x82.11x25.2x67.5, 5-sty str tnt & str; Wm Schenker to Edw Vaczy, 70 Berry, Bklyn; AL; Sept30; Oct1'12; A\$12,000-24,000. O C & 100
St Nicholas av, 195; Edw Vaczy to Ella C Smith, 109 E 88; mtg \$22,500 & AL; Sept30; Oct1'12. O C & 100
Seaman av, ns, 625 w Emerson pl, see Prescott av, ss, 614.2 e Bolton rd.
West End av, 891 (7:1890-57), ws, 80.11 s 104th, 20x100, 3-sty & b stn dwg; Dinah W Morris to Michl E Paterno Realty Co, a corp, 601 W 115; mtg \$18,500 & AL; Oct1'12; A\$18,500-26,000. nom
West End av, 893 (7:1890-58), ws, 60.11 s 104th, 20x100, 3-sty & b stn dwg; Eliza J Adams to Michl E Paterno Realty Co, a corp, 601 W 115; mtg \$10,000 & AL; Oct 1'12; A\$18,500-26,000. O C & 100
West End av, 895 (7:1890-59), ws, 40.11 s 104th, 20x82, 3-sty & b stn dwg; Mary E Mooyer to Michl E Paterno Realty Co, a corp, 601 W 115; AL; Sept5; Oct1'12; A \$17,000-25,000. O C & 100
West End av, 897 (7:1890-60), ws, 20.11 s 104th, 20x82, 3-sty & b stn dwg; Emma J Eagan to Michl E Paterno Realty Co, a corp, 601 W 115; mtg \$22,000 & AL; Oct1 '12; A\$17,000-25,000. nom
West End av, 899 (7:1890-61), swc 104th (No 300), 20.11x82, 3-sty & b stn dwg; Cora C Withers to Michl E Paterno Realty Co, a corp, 601 W 115; B&S; AL; Sept 26; Oct1'12; A\$25,000-36,000. O C & 100
West End av, see 90th, see Bway, 2421.
West End av, 674 (4:1240-63), es, 47.5 s 93d, runs e43.7xse9.10xel17.5xsl3xw68 to av xn20 to beg, 5-sty bk dwg; Kath W Rogers to Laura Opper & Alice G, wife Victor M Opper, all at Shippin Point, Conn; mtg \$19,500 & AL; Oct2'12; A\$12,000-24,000. O C & 100
1ST av, 616-22 (3:967-1-12, 32, 33 & pt lt 13), nec 35th, 151.3x321.4 to exterior line x152 to ns 35th x322 to beg, with all title to land under water, 3-sty bk stable & 1 & 2-sty bk sheds; Hannahett Youngs to St Gabriel's Park Land Co, a corp, 616 1 av; mtg \$150,000; Sept23; Sept27'12; A \$-\$. nom
1ST av, 1474 (5:1471-47), es, 52.2 s 77th, 25x85, 4-sty bk tnt & str, 1-sty ext; Annie H Haft to Savoy Glass Co, a corp, 2590 3 av; 1/2 pt; AL; Aug31; Sept28'12; A\$10,000-17,000. nom
1ST av, 1474; Savoy Glass Co to Annie H Haft, 214 E 128; 1/2 pt; AL; Aug31; Sept 28'12. nom
1ST av, nec 110th, see 1 av, 2138-52.
1ST av, 2138-52 (6:1704-pt lt 1), sec 111th (No 400), 201.10 to ns 110th (No 401) x107, 2-sty bk office & 2 1-sty bk & fr bldgs; Consolidated Gas Co of NY to Standard Gas Light Co of City of NY, a corp, 1328 Bway; June26; Sept30'12; A \$-\$. O C & 100
1ST av, 2354 (6:1808-50), es, 40.11 s 121st, 20x80, 4-sty bk tnt & str, 1-sty ext; Basilius Busch to Minnie A Brian, 637 E 176; Sept30'12; \$7,000-13,000. O C & 100
1ST av, 174 (2:438-6), es, 59.2 s 11th, 17.9x94, 3-sty bk tnt & str & 2-sty bk rear tnt; Edw Knapp to Henry Elias Brewing Co, a corp, 403 E 54; mtg \$7,500, Oct1'12; A\$12,000-13,000. O C & 100
1ST av, 2060 (6:1700-48), es, 80.11 s 107th, 20x93, 2-sty bk str; Giuseppe Cannata by Herman Lubetkin, atty, to Wm H Williams, 200 W 109; B&S; AL; Sept27; Oct2'12; A\$8,500-13,000. O C & 100
2D av, 2235 (6:1664-25), ws, 75 s 115th runs w100x7.5 & —xe87 to av xn25.11 to beg, 5-sty bk tnt & str; Phillip L Hoch to Rosie Goldstein, 3 E 115; mtg \$18,000; Aug8'10; Oct2'12; A\$10,000-21,500, 30,000
2D av, 1766 (5:1551-4), es, 75.8 n 88th, 25x100, 5-sty bk tnt & str; Moritz Adler to Fredk Hothan, 174 Denman, Elmhurst, B, of Q; mtg \$26,500; Sept30'12; A\$15,000-28,000. O C & 100
2D av, 710-6 (3:944-1-4), nec 38th (Nos 301-3), 98.9x100, 4 4-sty bk tnnts & str; C Stacy Clark & ano, EXRS & c Mary B Robinson, to Progress Holding Co, a corp, 135 Bway; mtg \$65,000; Sept25; Oct 3'12; A\$67,500-86,500. 80,000
2D av, 2380 (6:1799-1), nec 122d (No 301), 20.11x80, 4-sty str tnt & str, 1-sty ext; John McKee to Jos Hirschfeld, 17 & 19 E 107; mtg \$13,000; Sept30; Oct3'12; A\$11,500-18,000. O C & 100

5TH av, 605 (5:1284-71), es, 53 s 49th, 25x100, 6-sty bk loft & str bldg; Peerless Investing Co to Mary S wife J Frederic Kernochan, 1/2 pt, & Eweretta, Mary S & Whitney Kernochan, all at 862 Park av, & Frederic Kernochan, 35 E 30; ea 1/2 pt; B&S; mtg \$365,000; Sept30'12; A\$265,000-\$-\$. O C & 1,000
7TH av, 1975-7 (7:1903-62), es, 27.11 s 119th, 36.6x100, 5-sty bk tnt; Max Selonick to Julius A Newman, 835 Kelly; mtg \$42,000; Sept24; Sept30'12; A\$29,200-49,000. O C & 100
8TH av (7:2046-15), swc 151st (No 300), 50x100, 6-sty bk tnt & str; A\$31,000-82,000; also 8TH AV, 2825-7 (7:2046-12), ws, 50 s 151st, runs w100x84.11xe—xn0.1xe 86.6 to av xn49.10 to beg, 6-sty bk tnt & str; A\$25,000-65,000; Chas H Ehrenstrom to Ascher Osterman, 652 West End av; CaG; Apr14'11; Sept27'12; re recorded from May26'11. nom
8TH av, 2825-7, see 8 av, swc 151.
8TH av, 2455 (7:1958-20), ws, 334.6 s 133d, 25.3x100, 5-sty bk tnt & str; Jennie A Rosenberg to Edw Rosenberg at Rochester, NY; mtg \$17,750; Sept9; Oct1 '12; A\$18,000-25,000. nom
9TH av, 256 (3:749-4), es, 59.4 n 25th, 19.8x65, 3-sty bk tnt & str; Gertrude wife Eimer M Meyer to Ernest H Thode, 336 Bleecker; mtg \$7,500; Sept27; Sept30'12; A\$8,500-10,500. O C & 100
9TH av, 548 (4:1031-3), es, 49.7 n 40th, 24.6x72, 5-sty bk tnt & str; Cath Loeser & ano EXRS, & c, Eva E Schabbehar to Louis Steets, 492 9 av; Oct1'12; A\$15,000-24,500. 30,300
9TH av, 548; Louis Steets to Geo & Danl Gallo, boh at 411 W 41; mtg \$25,000; Oct1'12. O C & 100
Interior lot (5:1543-pt lt 6), at cl of blk bet 80th & 81st & 125 e 2 av, runs s2.2xe0.6xn2.2xw25 to beg; Jacob Klingenstein to Sterling Stable Co, a corp, 523 E 73; AT; QC; Sept20; Oct1'12; A\$-\$. nom
Interior Strip (4:1232), at cl of blk bet 84th & 85th & 100 e West End av, runs s2.2xe0.6xn2.2xw0.6 to beg; City Real Estate Co to Waterman Realty Co, a corp, 527 5 av; QC; Aug14; Sept27'12. nom

MISCELLANEOUS CONVEYANCES. Borough of Manhattan.

All R T & I to strip, begins on ss 102 Pearl st at pt 68.1 e Pearl, runs n0.8xe10.4 xs0.10xw10.4 to beg; Emma L Black, EX-TRX, & c, Margt W Duyckinck to Brooklyn Terminal Co, a corp, 26 Stone; QC; Sept23; Sept28'12. O C & 100
Deed (misc), appointing new trstes; Douglas Brown of Oakland, Cal, to Janet Gibbey of Roselle, NJ, & A Edith Lester of Hastings-on-Hudson, NY, as sub-trstes will of Janet Gentle; Aug7; Oct'12.
General release (misc); Saml M Heyman, 320 W 87, to Jos E Steckler & Abr Heyman, both at Far Rockaway, L I, & Louis A Heinsheimer, 52 Wm; Sept28; Oct2'12. nom
Power of atty to Lease & (misc); Julia Kopperl et al to Maurice Steiner, 35 Nassau; Dec1'09; Sept27'12.
Power of atty (misc), under will of Henry Youngling; Meta C Youngling to Pauline Youngling, both at Queens, LI; Sept17; Sept28'12.
Power of atty (misc); Reuben Bruck, at Venice, Cal, to Saml L Bruck, 331 E 103; Sept14; Oct2'12.
Power of atty (misc); Louise C Mc Creery to John A McCreery, her son, 119 Nassau; May6'09; Oct3'12.
Power of atty (misc); Eliz Faust to Wm H Faust, her brother, both of Bklyn; Oct8'09; Oct3'12.
Revocation (PA), of two powers of atty; Mary Block to Aaron Block; Sept26; Sept 27'12.

WILLS

Borough of Manhattan.

Bank st, 107 (2:635-34), ns, 95 w Greenwich, runs w 20xn91.6xe20.2xss88.6, 3-sty bk dwg; 1/2 int; A\$7,500-9,000; also MADISON AV, 967 (5:1390-51 1/2), es, 49.8 s 76th, 20x 66, 4-sty bk tnt; 1/2 int; A\$29,000-33,000; Eliz R Van Arsdale Est, Fredk C Wagner, EXR, 134 E 44; attys, Anderson & Anderson, 15 Broad; will filed Sept3'12.
Madison st, 217 (1:271-42), ws, 104.4 s Jefferson, 26.1x100.3, 5-sty bk tnt; pt int; A\$20,500-38,000; also 61ST ST, 207 E (5: 1416-5), ns, 115 s 3 av, 20x100.5, 3-sty bk tnt; pt int; A\$12,000-16,000; also 8TH AV, 335-7 (3:750-41-42), ws, 24.8 s 27th, 50x 60.2, 3-sty bk tnt & 2 1-sty bk bldgs in rear; pt int; A\$37,000-45,000; also BOW-ERY, 64-68 1/2 (1:203-28-32), ws, 25 s Canal, 75.2x100, 2 2-sty, 2 2 1/2-sty & 1 3-sty bk tnnts; pt int; A\$101,000-104,000; Abr Simon Est, Abel King, EXR, 148 E 65; attys, Green, Hurd & Stowell, 43 Exchange pl; will filed July15'12.
38TH st, 312 E, see 38th, 329 E.
38TH st, 329 E (3:944-17), ns, 225 w 1 av, 25x98.9, 1-sty fr stable; 1/2 int; A\$10,500-10,500; also 38TH ST, 312 E (3:943-50), ss, 217.4 e 2 av, 21.2x92.8, 4-sty bk tnt; 1/2 int; A\$8,500-10,500; Robt J Turley Est, John J Delehanty, EXR, 696 2 av; atty, Fred W Frost, 60 Wall; will filed Aug30'12.
61ST st, 207 E, see Mad, 217.
104TH st, 4 E (7:1839-37), ss, 100 w Park av, 25x100.11, 5-sty bk tnt; Rose Mason Est, Augusta Schoek, EXTRX, 259 Windsor pl, Bklyn; atty, John Hardy, 265 Bway; A\$18,000-27,000; will filed Sept27'12.

112TH st, 205 E (6:1662-5), ns, 100 e 3 av, 20x100.11, 3-sty bk tnt; Moritz Gerber Est, Jeanette Gerber, EXTRX, 205 E 112; attys, Dittenhoefer, Gerber & James, 96 Bway; A\$7,000-9,500; will filed Sept18'12.
Bowery, 64-68 1/2, see Mad, 217.
Madison av, 967, see Bank, 107.
8TH av, 335-7, see Mad, 217.

CONVEYANCES.

Borough of the Bronx.

Beek st, 901-5 (10:2711), ws, 231.5 n Intervale av, 73x100, 2-5-sty bk tnnts; Absar Realty Co to Dora Felt, 1771 Mad av; mtg \$62,000; Oct1'12. O C & 100
Beek st, 885 (10:2711), nwc Intervale av (Nos 902-4), 115x24.11x100x81.10, 5-sty bk tnt & str; Jno J Tully Co to Nathan Hutkoff, 121 E 80; mtg \$65,000; Oct1; Oct 2'12. O C & 100
Bleecker st, cl at cl Barker av, see road from Wmsbridge to Westchester, e s, 1,671 s Bronx & Pelham pkwy.
Bonner pl (9:2423), ns, 166.8 e Morris av, 33.4x75; vacant; re mtg; N Y Trust Co to Thos D Malcolm Constn Co, a corp, 3651 3 av; QC; Sept30'12. O C & 1,000
Ditmars st (\*), ss, 391.3 e City Island av, 50x100; Janet Hemingway to Ernest J Hemingway, 351 City Island av; QC; mtg \$100; Sept23; Sept27'12. nom
Elsmere pl, 854 (11:2960), ss, 313.3 w Southern blvd, 40x100, 5-sty bk tnt; Es-tates Settlement Co to Cath A Smyth, 413 Greene av, Bklyn; mtg \$25,000; Sept16; Sept28'12. O C & 100
Evadna st nec Main, see Main, nec Evadna.
Fox st, 961 (10:2714), ws, 205 n 163d, 40x106.8x40x107.1, 5-sty bk tnt; Mary J Rollmann to Louis E Bates, 833 E 165, & Wm C Oesting, Jr, 1350 Fulton av; mtg \$31,000 & AL; Sept26; Sept27'12. O C & 100
Fulton st, swc Barker av, see road from Wmsbridge to Westchester, es, 1,671 s Bronx & Pelham pkwy.
German pl, nec 158th, see 158th E, nec German pl.
German pl, es, 56.8 s 159th, see Brook av, es, 34.8 s 159th.
Hall pl, 1052 (10:2700), es, 384.1 s 167th, 20x70.6x19.5x68.9, 3-sty fr tnt & str & 2-sty fr rear bldg; Johannah Greenwald to Sarah Heiz, 1509 Charlotte; Oct2; Oct3'12. O C & 100
Hazel st (\*), ws, 100 s Watson av, 300 x100; also VINE ST (\*), nec Troy av, —x —x—, gore; also WATSON AV (\*), ss, 100 e Sycamore av, —x—x—x100; also INTERIOR LOT (\*), 100 e Sycamore av & 300 s Watson av, 100x—x—, gore; Martha E Mortensen to Bela D Eisler, 104 W 70; AL; Sept23; Oct1'12. nom
Hoffman st, 2445 (11:3058), ws, 89.6 n 188th, 16.8x97.5, 2-sty fr dwg; Wm J Bell to Clara A Bell, his wife, 200 Claremont av; AL; Jan23'11; Oct1'12. O C & 100
Home st, swc West Farms rd, see Bryant av, Home st & West Farms rd, the blk.
Home st see Bryant av, see Bryant av, Home st & West Farms rd, the blk.
Hutton st, late Bailey av, 3496 (12:3258) es, 74.4 s 238th, 20x85.9x18.7x85, 3-sty bk tnt; also HUTTON ST, late BAILEY AV, 3494 (12:3258), es, 94.4 s 238th, 20.10x85x 19.3x85.9, 3-sty bk tnt; Jas E J Martin to Madeleine E Claussen, 235 W 100; mtg \$16,000 & AL; Sept27'12. nom
Magenta st, ss, 100 w Duncombe av, see Magenta, ss, 50 w Duncombe av.
Magenta st, ss, 150 w Duncombe av see Magenta, ss, 50 w Duncombe av.
Magenta st (\*), ss, 50 w Duncombe av, runs s100xe25 to beg, except part for Bronx blvd; also MAGENTA ST (\*), ss, 50 w Duncombe av, 50x100; also MAGENTA ST (\*), ss, 100 w Duncombe av, 50x100; also MAGENTA ST (\*), ss, 150 w Duncombe av, 50x100; Emily E Didier et al to Michl J Kenny, 160 W 66; B&S; Sept 10; Oct2'12. nom
Main st (\*), nec Evadna, runs e144.5xn 100xw50x85xw95.6 to st xs50 to beg; Jos Wannop to Winifred C Kennedy, 430 E 141; Sept30; Oct3'12. O C & 100
Shrady pl (12:3257), ss, 99.2 w Boston av, 25x87, vacant; Maurice J Buckley to Raoul L'hullier, 11 Perot; Sept26; Oct1'12. O C & 100
Vine st, nec Troy av, see Hazel, ws, 100 s Watson av.
135TH st, 590 (862) E (10:2547), ss, 225 e St Ann's av, 25x100, 3-sty bk tnt; Jos Morgan to Josephine Schultz & Mary E Kerns, both at 590 E 135; mtg \$7,250 & A L; Sept26; Sept27'12. O C & 100
135TH st, 227-9 E (9:2320), ns, 100 w 3 av, 50x70, 1-sty bk stable & foundry; Jas H Moran to Fredk H Hutaff, 137 E 26; mtg \$6,000; Sept30'12. nom
135TH st, 227-9 E; Fredk H Hutaff to Alice C Mathewson, 383 Central Park W; mtg \$6,000; Sept30'12. nom
137TH st, 635 E (10:2550), ns, 487.6 w Home av, also abt 145 w Cypress av, 37.6 x100, 6-sty bk tnt; Progress Holding Co to Boscobel Bldg Co, a corp, 45 Bway; mtg \$25,000; Aug15; Sept27'12. nom
137TH st, 635 E; Boscobel Bldg Co to Geo H Janss, 631 E 168; mtg \$31,000; Sept 26; Sept27'12. O C & 100

**138TH st, 536 (834), E (9:2265), ss, 133.4** w St Ann's av, 25x100, 5-sty bk tnt & str; Isidore Siegeltuch to Chas Schmutz, 405 Nelson av, Grantwood, NJ; mtg \$16,000 & AL; FORECLOS; Sept18; Sept30; Oct1'12. **24,400**

**140TH st, 603 (877) E (10:2552), ns, 420** e St Ann's av, 40x95, 5-sty bk tnt; Wm Lechnyr to Benenson Realty Co, a corp, 406 E 153; mtg \$28,000; Sept30; Oct3'12. **O C & 100**

**153D st, 425-7 E (9:2375), ns, 145** w Elton av, 50x100, 2 1-sty fr dwgs & 1-sty fr rear stable; Smada Realty Co to Jacob Grunder, 907 Av St John; mtg \$36,000; Oct2'12. **O C & 100**

**153D st, 415-21, on map 421-3 E (9:2375), ns, 195** w Elton av, 75x100, 6-sty bk tnt; Belwood Realty Co to Rockland Realty Co, a corp, 3 av & 148; AL; Sept 30; Oct2'12. **nom**

**156TH st, 937 E (10:2701), ns, 50** e Dawson, 25x100, 2-sty bk dwg; Emily Rothmann to Broad Realty Co, 784 E 156; mtg \$4,500; Sept27'12. **O C & 100**

**157TH st E (9:2360), ss, 100** w St Ann's av, 75x75x77.10x95.9, vacant; Chas Dammeyer to Robt A Wynne, 951 Woodycrest av; mtg \$8,000; Oct1; Oct2'12. **O C & 100**

**157TH st (9:2360), ss, 100** w St Ann's av, 75x75x77.10x95.9; vacant; Robt J Wynne to Wynne Co, Inc, a corp, 970 Anderson av; mtg \$8,000; Oct1; Oct3'12. **O C & 100**

**158TH st E (9:2360), nec German pl, 89.10x113.11x95.3** to pl x114; vacant; Thos J Mullin to Isaac Schlesinger, 600 W 183; mtg \$16,000; Oct2; Oct3'12. **O C & 100**

**158TH st (9:2360), nec German pl; same** prop; Isaac Schlesinger to Thos J Mullin, 308 E 88; mtg \$16,000; Oct2; Oct3'12. **O C & 100**

**160TH st 419-21 E (9:2382), ns, 174.8** w Elton av, runs n75xw25.3xn25xw22x100 to st x47.3 to beg, 3-sty fr tnt & 2-sty fr dwg; Jos Morgan to Josephine Schultz & Mary E Kerns, both at 590 E 135; mtg \$11,500 & AL; Sept26; Sept27'12. **O C & 100**

**161ST st, 611-7 E, see Eagle av, 890.**

**161ST st, 400 E (9:2382), sec Melrose av, 21x63.9,** 3-sty fr tnt & str; Charlotte Weber to Richd Rauscher, 827 Melrose av; Sept30'12. **O C & 100**

**164TH st 864 E (10:2690), ss, 83.11** w Stebbins av, 19x73.6, 3-sty bk tnt; Albt Adler to Louis Epstein, 422 Brook av; A L; Sept30; Oct2'12. **O C & 100**

**167TH st W, nes, at ns 168th, see 168th** W, ns, at nes 167th.

**168TH st W (9:2530), ns, at nes 167th,** runs e along 168th, 88.6xn46.8xnw25xsw 100 to 167th xse21 to beg, vacant; West Bronx Realty Co to Ella J Warner, 551 62d, Bklyn; B&S; AL; Oct2; Oct3'12. **nom**

**169TH st, 94-6 W (9:2517), ss, 39.3** e Nelson av, runs s66.5xw53.9 to es Nelson av (Nos 1272-4) xs35.2xe107.2xs35.2xw 37.5xsl1.1xe92xn149.3 to st xw128.9 to beg, 5-sty bk tnt & 2 3-sty fr tnts; St Francis Realty Co to Delagrane Realty Co, a corp, 141 W 105; QC; mtg \$50,000; Sept 30; Oct3'12. **1,600**

**175TH st, 668 (11:2944), ss, 26.4** w Crotona av, 25x105, except part for st, 2-sty fr dg; Edw McKiernan to Rose McKiernan, 325 E 69; mtg \$3,000; June1; Sept 30'12. **nom**

**178TH st, 870 E, see Crotona pkwy, 1990.**

**178TH st E (11:2810), ss, 245** w Anthony av, 50x100, 4-sty bk tnt; re mtg; Geo E Buckbee to August Nelson, 193 W 168; QC; Oct2; Oct3'12. **O C & 100**

**178TH st E (11:2810); same prop; August** Nelson to Gustav Viehl, 960 E 156; mtg \$26,000; Oct2; Oct3'12. **O C & 100**

**180TH st E (11:3124), old, ns, 75** w Honeywell av, old line, 75x115, except part for st, vacant; Italia Giordano to Tommaso Giordano, 864 E 180; AL; Sept 27; Sept28'12. **O C & 100**

**181ST st, 588-92 E, see Arthur av, 2129.**

**184TH st, swc Southern Blvd see Southern** Blvd, 3177.

**186TH st, 601 E, see Arthur av, 2372.**

**186TH st, 468 E (11:3039), ss, 280** e Park av, 20x100, 4-sty bk tnt; C Edw Schumacher to Lillian B Koepke, 1522 Pacific, Bklyn; mtg \$11,000; Sept30; Oct 2'12. **nom**

**187TH st E (11:3114), ss, 120.9** w So Blvd, runs w25x570&55xe26.5xn125 to beg; vacant; Weiler Co to Henry M Powell, 424 W 119; mtg \$2,500; May1; Oct3'12. **O C & 100**

**188TH st, 530 E, see Bathgate av, 2420.**

**198TH st 351 E (12:3284), nec Marion** av (No 2816), 25.6x84.1x25.3x83.4, vacant; Harry C Phillips to Sophia R E Gentles; B&S; Nov9'09; Oct1'12. **nom**

**198TH st 17 E (12:3319), ns, 137.6** e Jerome av, 25.11x165.4x41.7x138.9, 2-sty fr dwg; Wm Schussler to Norton Van Brunt, 17 E 198; mtg \$6,000; Sept26; Oct3'12. **O C & 100**

**201ST st, 201 E (12:3299), ns, 21.10** w Bainbridge av, 21x100x21x96.7, 2-sty fr dwg; Frank Boyle to Mary A Boyle, 291 E 201; mtg \$3,000; Sept24; Sept28'12. **nom**

**215TH st E (\*), ss, 196.6** e Barnes av, 33x87.6; Carmine Pagano to Nettie Pagano, his wife, 820 E 215; mtg \$1,400; Oct 1; Oct2'12. **O C & 100**

**222D st E (\*), ss, 105** e Carpenter av, 33.4x114, except part for 222d; Pouch Realty Co to Henry A Stahl, 2365 Davidson av; QC; Oct3'12. **O C & 100**

**223D st E (\*), ns, 155** e White Plains av, 25x114, Wakefield; Geo W Eccles to Butler Memorial Methodist Episcopal Church, 719 E 223; B&S & C a G; AL; Sept26; Sept28'12. **nom**

**225TH st E (\*), ns, 50** w Barnes av, 55 x100, Wakefield; Michl Rosowski to Michl Rosowski & Frances, his wife, 775 E 225, tenants by entirety; AL; Aug9; Sept28'12. **O C & 100**

**229TH st E (\*), ns, 155** w Barnes av, 50x114, Wakefield; Edw Brady to Jas F McMahon, 3780 Willett av; QC; Oct2; Oct 3'12. **O C & 100**

**229TH st E (\*), ns, 105** w Barnes av, 50x114, Wakefield; Jas F McMahon to Edw Brady, 591 E 223; QC; Oct2; Oct3'12. **O C & 100**

**236TH st (\*), ns, 25** e Catherine, 75.2x 97.9x75x103.6; Patk Jones to W M Realty Co, a corp, 41 Park Row; mtg \$2,400; Sept 10; Oct1'12. **O C & 100**

**236TH st E (12:3370), ss, 250** w Kepler av, 50x100, vacant; Wm L Halsted to Henry C Fedden, 2165 Bathgate av, & Henry W Fedden, 2262 Bathgate av; Oct1; Oct2'12. **O C & 100**

**236TH st 245 E (12:3377), ns, 450** e Kepler av, 25x100, 4-sty bk tnt; Roy Paulding to Wm Guggolz Constn Co, a corp, 2740 Creston av; mtg \$18,000; Aug3; Oct2'12. **nom**

**238TH st E ss, 425** w Martha av, see 238th E, ss, 100 e Katonah av.

**238TH st E (12:3386), ss, 100** e Katonah av, runs e54.10xsw57.8&53.1xn55.6 to cl of a brook xne— to beg, vacant; also 238TH ST E (12:3386), ss, 425 w Martha av, runs s100xw100xn40.6xn53.1 & 57.8 to st x7.5 to beg, with all title to sts, brook & land under water, said brook, vacant; Sarah wife Jos Burke to Lillian W White at White Plains, NY; B&S; Sept25; Sept27'12. **O C & 100**

**239TH st, 318 E (12:3387), ss, 175** e Katonah av, 25x100, 2-sty fr dwg; Louis Eickwort to Arthur Knapp, 136 E 235; mtg \$3,000; Sept24; Oct1'12. **O C & 100**

**242D st E (12:3390), ss, 152.4** w Martha av, 100x100, vacant; Bronx Heights Land Co to Henry P Velte, 265 Hewes, Bklyn; AL; Sept23; Sept28'12. **nom**

**Andrews av (11:3218), es, 248.11** s Fordham rd, 25x100, 2-sty fr dwg; re mtg; Hubbell Hardwood Door Co to University Heights Realty Co; Sept24; Sept27'12. **O C & 100**

**Arthur av, 2372 (11:3073), nec 186th** (No 601), 25x85.3x25x85.4, vacant; Edw A Acker, ref, to Julia Gleason, 3806 3 av; FORECLOS; Aug28; Sept30; Oct1'12. **5,300**

**Arthur av, 2129 (11:3062), swc 181st** (Nos 588-92), 22.6x95, 3-sty fr tnt & str; Tommaso Giordano to Francesco Imperato & Luigi Pignataro, both at 140 W 100 & Giuliano Imperato, 2081 Arthur av; mtg \$9,000; Sept24; Oct2'12. **nom**

**Arthur av, 2415 (11:3066), ws, 127.7** n 187th, 25x113.3x25x113.4, except part for st or av, 2-sty fr dwg & str; Martin L Henry et al to Rosaria Mosisca, 620 E 188; mtg \$3,000; Sept30; Oct3'12. **O C & 100**

**Arthur av (11:3066), ws, abt 165** s 189th, 25x111.9x25x111.10, vacant; Harry C Phillips to Sophia R E Gentles; B&S; Nov9'09; Oct1'12. **nom**

**Arthur av, 2081 (11:3069), ws, 161.2** s 180th, 25x90, 2-sty fr dwg; Francesco Imperato et al to Tommaso Giordano, 864 E 180; Sept24; Oct2'12. **nom**

**Ash av (\*), ss, 375** w Corsa av, 25x100, Laconia Park; Thos Callahan to Maria Scopelliti, 437 E 12; AL; Sept30; Oct3'12. **O C & 100**

**Av St John, 907 (10:2686), es, 51.11** s Prospect av, 20.3x94.11x20.2x96.6, 4-sty bk tnt; Jacob Grunder to Smada Realty Co, a corp, 391 E 149; mtg \$6,700; Oct2; Oct 3'12. **O C & 100**

**Aqueduct av (9:2533), swc of a 20** ft st, 50x100, vacant; Henry Rohrs to Lloyd-Phyfe Co, a corp, 970 Anderson av; AL; Oct3'12. **O C & 100**

**Bailey av, 3494, see Bailey av, 3496.**

**Baychester av, see part lot 83, Neill** Estate.

**Barker av, swc Fulton, see road from** Wmsbridge to Westchester av, es, 1671 s Bronx & Pelham pkwy.

**Barker av, cl, at cl Bleecker, see road** from Wmsbridge to Westchester, es, 1671 s Bronx & Pelham pkwy.

**Bathgate av, 2420 (11:3056), see 188th** (No530), 28.6x89.11x26.8x90, 4-sty bk tnt & str; Adolphine C Thode to Mathilda Busch, 2354 1 av; mtg \$17,500; Sept30; Oct1'12. **O C & 100**

**Bathgate av, 2086 (11:3045), es, 64.7** s 180th, 16.10x69.11, 2-sty fr dwg; Eliz M Fitzpatrick to Leo F McDermott, 4180 Bway; AT; QC; Sept30; Oct1'12. **nom**

**Beach av (\*), ws, 325** n Patterson av, 25x100; Beach Estates Impt Co to Margt Schwalbenberg, 2160 Ellis av; AL; Sept24; Sept27'12. **nom**

**Beach av (\*), ws, 325** n Patterson av, 25x100; re mtg; Alice L Beach to Beach Estates Impt Co, Clasons Pt; Sept10; Sept30'12. **nom**

**Belmont av, 2159 (11:3082), ws, 280.2** n 181st, 49.5x80.7x49.5x79.3, 5-sty bk tnt; Frank M Patterson to Antonio Manzi, 2159-61 Belmont av; mtg \$26,000; Sept28; Sept30'12. **O C & 100**

**Benedict av (\*), ns, 350** w Pugsley av, 25x100; Wm Buhl to Wm C Koehling, 1941 Benedict av; Sept26; Sept28'12. **O C & 100**

**Blackrock av ss, 102.7** e Virginia av, see Virginia av, ws, 213 s Walter.

**Boston rd, 1195 (10:2614), ws, 51.2** s 168th, 40x96.5, with all title to strip on rear, 40x37.7, 5-sty bk tnt; Amelia Neumeyer to Newton Holding Co, a corp, 55 Liberty; mtg \$34,000; Oct1; Oct3'12. **O C & 100**

**Brook av, 1415 (11:2896), ws, 125** n 170th, 25x90, 1-sty fr dwg; Merchants Lloyds Realty Co to Tuben Realty Co, a corp, 15-19 E 4; mtg \$2,000 & AL; Sept30; Oct2'12. **nom**

**Brook av (9:2360), es, 34.8** s 159th, runs s22 to es German pl x again s80.3 or 18.3 (?) x95.3xn40xw92.9 to beg, 6-sty bk tnt; Fanny Gruen to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; B&S; mtg \$28,000; Oct2; Oct3'12. **O C & 100**

**Brook av (9:2360), es, 34.8** s 159th, runs s22 to es German pl x again s80.3x95.3xn 40xw92.9 to beg, 6-sty bk tnt; Jonas Weil et al to Fanny Gruen, 116 E 90; B&S; Oct 2; Oct3'12. **O C & 100**

**Bronx Park av, lot 230, Neill Est, see** part lot 83, Neill Est.

**Bronx Blvd, ws, see Magenta, ss, 50** w Duncombe av.

**Bronx av, sec Burke av, see Burke av,** sec Bronx av.

**Bryant av (11:3138), es, 126.3** n 180th, strip 1.1x90; Richd Tietjen to Taxpayers Realty Co, a corp, 1203 Franklin av; Sept 19; Sept27'12. **O C & 100**

**Bryant av (11:3138), es, 126.3** n 180th, 1.1x90; re mtg; Michl F O'Brien ADMR Denis L O'Brien to Richd Tietjen, 2127 Boston rd; QC; Sept21; Sept27'12. **nom**

**Bryant av (11:3138), same prop re mtg;** Bernheimer & Schwartz Pilsener Brewing Co, a corp, to same; QC; Sept12; Sept27'12. **nom**

**Bryant av (11:3138), same prop re mtg;** Emigrant Indus Savgs Bank to same; Q C; Sept12; Sept27'12. **nom**

**Bryant av (11:3138), same prop; sur ls** of above; Old Hoboken Turtle Club to same; QC; Sept19; Sept27'12. **nom**

**Bryant av, 157.8** ft (10:2753); Home st, 120.6 ft & West Farms rd, 203.11 ft, gore block, vacant; Dora Felt to Absar Realty Co, a corp, 919 Fox; mtg \$17,325; Oct1'12. **O C & 100**

**Bryant av, sec Home, see Bryant av,** Home st & West Farms rd, the blk.

**Burke av (\*), sec Bronx av, 41.4x51.1x** 38.5x52.4, Lester Park; North Bronx Realty Co to Thos F Nevins at Fish's Eddy, Hancock, Del Co, NY; mtg \$3,500; Sept 11; Oct2'12. **nom**

**Castle Hill av (\*), ns, 172.10** n Westchester av, 25x108, except part for av, Unionport; Chas A Laumeister to Henry Osterholt, 504 Bergen av; mtg \$7,500; Sept 25; Sept28'12. **nom**

**Caldwell av, 806 (10:2630), es, 72.7** n 158th, 25x55, 2-sty & b fr dwg; Minerva I Dietsch to Wolf Burland, 801 Caldwell av; mtg \$4,850; Sept27; Sept28'12. **O C & 100**

**Caldwell av, 894 (10:2631), es, 220** n 161st, 20x125, 3-sty fr tnt; Seligman Mayer to Lina Mayer, 2528 Bway; Sept30'12. **gift**

**Clason Pt rd (\*), es, 70.6** s from n line lot 39, 25.11x89.7 to White Plains rd x25x —, being part lot 39, map Clason's Pt; re mtg; Leslie G Ferguson GDN Wilhelmina S Buse to Caroline wife Edmond Huerstel, 653 E 29, Bklyn; Sept30; Oct2'12. **nom**

**Clay av, 1773 (11:2799), ws, 150** s 175th, runs s50xw190 to es Topping av xn49.6xe 45xn0.6xe145 to beg, 2 & 3-sty fr dwg & 2-sty fr stable; Clement H Smith Co to Emma A Hopp, 110 E 159; Sept26; Oct1'12. **O C & 100**

**Clay av, 1140 (9:2426), es, 108.8** s 167th, 39x80, 5-sty bk tnt; A J Schwarzler Co to Caroline Schwarzler, 2990 Perry av; mtg \$20,500; Sept20; Sept27'12. **O C & 100**

**Clay av, 1148 (9:2426), es, 30.8** s 167th, 39x80, 5-sty bk tnt; A J Schwarzler Co to Aloysius Schwarzler, 2990 Perry av; mtg \$20,500; Sept20; Sept27'12. **O C & 100**

**Chatterton av (\*), ss, 175** e Havemeyer av, 30x108, except part for av, Unionport; Henry Osterholt to Chas A Laumeister, 1715 Holland av; mtg \$1,000; Sept25; Sept 28'12. **O C & 100**

**Concord av 327 (10:2573), ws, 60** n 141st, 20x50, 3-sty bk dwg; also CONCORD AV, 329 (10:2573), ws, 80 n 141st, 20x80, 3-sty bk dwg; also CONCORD AV, 351 (10:2573), ws, 40 s 142d, 20x100, 2-sty & b bk dwg; Wm C Arnold, ref, to Moritz L Ernst, 152 W 122, & Carl Ernst, 170 W 74; mtg \$16,500; FORECLOS; Sept27; Sept 30; Oct1'12. **550**

**Concord av, 351, see Concord av, 327.**

**Concord av, 329, see Concord av, 327.**

**Concord av, 339 (10:2573), ws, 156.8** s 142d, 16.8x100, 3-sty bk dwg; re mtg; Bronx Heights Land Co to Walter W Friend, 1807 Mt Hope pl; QC; May15; Oct 3'12. **nom**

**Crotona pkwy, 1990 (11:3121), see 178th** (No 870), 39.5x100x35.9x116.3, 5-sty bk tnt & str; Frieda Bosler, ref, to City Real Estate Co, a corp, 176 Bway; FORECLOS; July11; Sept28; Oct1'12. **41,400**

**Decatur av (12:3283), ws, 424.10** n 195th, 24x—x24x59.3, vacant; Chas L Cohn, ref, to Bolossy Kiralfy, 2740 Marion av; FORECLOS Sept27; Sept28; Sept30'12. **650**

**Eagle av, 890 (10:2627), nec 161st** (Nos 611-7), 25x100, 6-sty bk tnt & str; Wm Reitman to Henrietta M Breen, — Belle av, Bayside, B of Q; QC; mtg \$31,250 & AL; Sept25; Sept27'12. **nom**

**Edison av (\*), es, 127** n Pelham rd, 25x 183 to Pelham rd x28x171, Westchester, except part lot 388 taken for Westchester av; Regent Realty Co to Andw Quinto, 1938 Mayflower av; Sept24; Sept27'12. **nom**

**Ellis av** (\*), ns, 205 w Castle Hill av, 50x108.1, Unionport; John Murphy to Jas J Keenan, 148 W 144; QC; July 6'1892; Oct 2'12. nom

**Fox av** (\*), es, 325.2 s Kingsbridge rd, 50x100, Edenwald; Dora Cashen to Ferd Haas, 1240 Brook av; Sept 26; Sept 27'12. nom

**Grant av**, 998 (9:2447), es, 136.8 n 164th, 20x112.1x20x111.11, 2-sty & b fr dwg; Mortimer C O'Brien to Mary R Clare, 317 W 108; mtg \$5,000; Oct 21'10; Sept 30'12. nom

**Intervale av**, 1135 (10:2692), ws, 375 s Public sq or pl, 25x123.9x25x125.2; asn rents to extent of \$1,100; Jacob Streiffer Co, a corp, 1135 Intervale av, to Royal Co of NY, 93 Nassau; Sept 27; Sept 30'12. 1,100

**Intervale av**, 902-4, see Beck, 885.

**McGraw av** (\*), ns, 50 e Leland av, 25x 100; Henry Osterholt to Chas A Laumeister, 1715 Holland av; mtg \$1,000; Sept 25; Sept 28'12. O C & 100

**Marion av**, 2816, see 198th, 351 E.

**Mayflower av** (\*), ws, 350 n Alice, 50x 100; Regent Realty Co to Agnesina Guido, Evadna, abt 75 w Westchester av; Sept 24; Oct 2'12. nom

**Mayflower av** (\*), ws, 400 n Alice, 25x 100, Westchester; Regent Realty Co to Jesumina Eclord, 1931 Mayflower av; Oct 2; Oct 3'12. nom

**Melrose av**, see 161st, see 161st, 400 E.

**Middletown rd** (\*), ns, 100.5 w Ams av, 25.1x110.7x25x112.11; Louis H Amsler et al to Matthew Culligan, 551 W 169; AL; Sept 26; Oct 2'12. nom

**Morris av**, 984 (9:2432), es, 100 n 164th, 37.6x104.10, 5-sty bk tnt; Thos H Roff to Mary H Strayer at Morsemere, NJ; mtg \$31,000 & AL; July 30; Sept 27'12. O C & 100

**Morris Park av**, ws, 291.1 n 180th, see part lot 83, Neill Est.

**Morris Park av**, nwe Walker av see part lot 83, Neill Est.

**Morris av** (11:2794), es, 131.7 s 174th, 25x85, vacant; Jno Winters to Anna M Winters, 164 E 176; mtg \$1,400; Sept 11; Oct 3'12. nom

**Morris av**, 984 (9:2432), es, 100 n 164th, 37.6x104.10, 5-sty bk tnt; Mary H wife Jno W Strayer to Emil Link, 237 E 127; mtg \$31,000; Sept 28'12. O C & 500

**N Chestnut dr** (\*), ns, abt 280 n, ne & e on curve fr N Oak dr, 62x96x—x106, except part for Barnes av; Maria Urbansky to Anna M McCullough, 227 Waverly pl; mtg \$800 & AL; Aug 9; Sept 30'12. exch

**Neison av**, es, 66.5 s 169th, see 169th 94-6 W.

**Ogden av**, 1016 (9:2512), es, 150 n 164th, 25x10, 3-sty fr tnt; Ellen A Ahearn to Edw Ahearn, 1016 Ogden av; mtg \$7,100; Mar 19; Sept 30'12. nom

**Onaville av** (\*), ws, 425 n 216th, 25x 100; Geo W Eccles to Lizzie M Chery, 464 Grand; mtg \$4,500; Apr 27'11; Oct 2'12. nom

**Olinville av** (\*), ws, 425 n 216th, 25x100; Lizzie M Chery to Meyer Solomon, 149 Park row; mtg \$4,500; Sept 30; Oct 2'12. nom

**Park av**, 4012-4, see Washington av, 1719.

**Park av**, 3474 (9:2389), es, abt 175 n 167th, 25x150, 2-sty fr dwg & 1sty fr rear bldg; Fannie Harris to Frank B Hill, 2387 Walton av; mtg \$2,250 & AL; Sept 18; Oct 1'12. nom

**Park av** (9:2389), es, 141 n 167th, 25x 150, vacant; Sophia L Reinken to Frank B Hill, 2387 Walton av; AL; Sept 30; Oct 1'12. O C & 100

**Park av**, 4010 (11:2906), es, 150 s 174th, 50x150, 2-sty fr bldg; also WASHINGTON AV, 1715 (11:2906), ws, 150 s 174th, 50x 150, 2 & 3-sty fr dwg, except parts for Park & Washington avs; Phebe A Bremer to B & S Realty Co, a corp, 4014 Park av; Oct 1; Oct 2'12. O C & 100

**Pelham rd**, ws, abt 127 n Edison av, see Edison av, es, 127 n Pelham av.

**Prospect av**, 2261 (11:3101), ws, 117.5 s 183d, 23.5x102.9, except part for Prospect av, 2-sty fr dwg; John Reid et al, heirs, & Mary & Jane Reid, to Wm Greene, 2263 Prospect av; B&S; mtg \$2,900; Sept 28; Sept 30'12. 4,900

**Quimby av** (\*), ss, 405 w Havemeyer av, 25x108, Unionport, except part for Quimby av; Christina Hoffmann to Gustave Yoerges, 2224 Hermany av, Bronx; Sept 27; Sept 28'12. O C & 100

**Road from Wmsbridge to Westchester** (\*), es, 1,671 s Bronx & Pelham pkwy, runs se along rd 152.6, 150, 150, 114, 32.6 & 332.6 xne520.3xnnw95.6, 100, 340, 411.7, 426.6, 54 xsw634.1 to beg; also FULTON ST (\*), swc Barker av, 100x166x101 to av x164; mtg \$2,900; also BARKER AV (\*), cl at cl Bleeker, runs w along st 425.5 to es Bronx Park xs184.11 to cl Fulton xe 414.7 to cl Barker av xn188.8 to beg; also TREMONT AV or 177TH ST (11:2960), ss, 150.6 w Southern Blvd, 75x100, vacant; mtg \$5,000; C Adelbert Becker to Creston Co, a corp, 440 Tremont av; B&S; July 24 '11; Oct 1'12. O C & 100

**Robin av** (\*), ws, 158.5 n Middletown rd, 50x100; Matthew Culligan to Matilda Amsler, 1660 Crosby av; mtg \$1,000 & AL; Sept 28; Oct 2'12. O C & 100

**Ryer av**, 2096 (11:3149), es, 162.6 n 180th, 19x103.10x19x104, 3-sty bk tnt; Cambridge Livingston, ref, to Max Cohen, 1185 Fulton av, & Emanuel Glauber, 100 W 121; FORECLOS Sept 24; Sept 30'12. 7,500

**Seneca av** (10:2762), ns, 25 e Longfellow av, 150x100, vacant; Broad Realty Co to Emily Rothmann, 937 E 156; mtg \$10,000; Sept 24; Sept 28'12. O C & 100

**Southern Blvd**, swc 184th, see Southern Blvd, 3177.

**Southern Blvd**, 3177 (11:3113), ws, 210.5 n Kingsbridge rd, 25 to ss 184th x100, 2-sty fr dwg & str; Jos McQuade to Michl N Delago, 26 Onver; Sept 27'12. O C & 100

**Southern Blvd**, 1829, see So Blvd, ws.

**Southern Blvd** 1829 (11:2958), ws, 106.7 s 176th, 14.10x93.4x32.7x87.9, 1-acy bk str; re mtg; Jas C Green & ano to Dwyer & Carey Constn Co, 926 E 167; Sept 24; Oct 2'12. 1,500

**Southern Blvd** (11:2958), ws, party of 1st part is owner of land lying n & s of line 106.7 s 176th, runs w87.9 & party 2d part hold mtg on premises n of said line; also So BLVD, 1829, lying s of said line, on which party 3d part is about to loan \$6,500; agmt as to party wall, &c; Dwyer & Carey Constn Co, a corp, 926 E 167th, party 1st pt, & Wm W Buckley, at Cranford, NJ, 1ks: E Mary L A Strange, party 2d pt, with Title Guar & Trust Co, 176 Bway, party 3d pt; Sept 24; Oct 2'12. nom

**Stebbins av**, 1106 (10:2691), es, 25 sw 167th, 20x85.4x25.11x78.7, 3-sty ir dwg; Paul Mende to Harriet Allen, 17 Livingston pl; QC; June 24; Oct 2'12. nom

**Steuben av** (12:3337), es, 225 n 208th, 50x100; vacant; Terence Smith to Edw Vaczy, 76 Berry, Bklyn; Sept 25; Oct 1'12. O C & 100

**Steuben av** (12:3337), same prop; Edw Vaczy to Johanna Schlosser, 122 W 85; mtg \$2,000; Sept 30; Oct 2'12. O C & 100

**Topping av**, 1768 (11:2799), es, 215 s 175th, 20x95, 2-sty bk dwg; Henry Bohlen to John J Myers, 9 Albany; mtg \$7,500; July 31; Sept 30'12. nom

**Topping av**, 1768; John J Myers to Hannah Lewis, 282 Manhattan av; mtg \$7,500; Sept 28; Sept 30'12. 11,500

**Topping av**, es, 150 s 175th, see Clay av, 1773.

**Topping av**, 1750 (11:2799), es, 225 n 174th, 20x95, 3-sty bk tnt; Michl Kelley to Chas Dammeyer, 440 E 156; mtg \$12,000; Oct 1; Oct 2'12. omitted

**Tremont av** or 177th, ss 150.6 w Southern Blvd, see road from Wmsbridge to Westchester, es, 1,671 s Bronx & Pelham pkwy.

**Troy av**, nwe Vine, see Hazel, ws, 100 s Watson av.

**Union av**, 608 (10:2674), es, 35 s 151st, 17.6x90, 3 & 4-sty bk tnt & str; Henry A Gumbleton, ref, to Geo J Palmer, 1968 Richmond Turnpike, West New Brighton, SI; AL; FORECLOSED & drawn; Sept 13; Sept 30'12. 8,000

**Virginia av** (\*), ws, 213 s Walter, 75x 101.3; also BLACKROCK AV (\*), ss, 102.7 e Virginia av, 50x103; Henry Osterholt to Wm Buhl, 2167 Giebe av; mtg \$3,300; Sept 27; Sept 28'12. O C & 100

**Walker av**, nwe Morris Park av, see part lot 83, Neill Est.

**Watson av**, ss 100 e Sycamore av, see Hazel, ws, 100 s Watson av.

**Washington av**, 1719 (11:2906), ws, 100 s 174th, 50x115, except part for av, 1-sty fr bldg & vacant; also PARK AV, 4012-4 (11:2906), es, 100 s 174th, 50x125, 3-sty bk factory, 1-sty ext; Brand & Silverstein Iron Works to B & S Realty Co, a corp, 4014 Park av; mtg \$21,000; Sept 26; Oct 1'12. O C & 100

**Washington av** 1715, see Park av, 4010.

**Webster av**, 1263, see Webster av, 1273.

**Webster av**, 1273 (9:2427), ws, 40 s 169th, 36x100, 5-sty bk tnt; also WEBSTER AV, 1263 (9:2427), ws, 112 s 169th, 36x100, 5-sty bk tnt; Plough & Fox Co to Paul E Missall, 1267 Webster av; mtg \$41,000 & AL; Sept 30; Oct 1'12. O C & 100

**West Farms rd**, ws, at es Bryant av, see Bryant av, Home st & West Farms rd, the block.

**West Farms rd** swc Home, see Bryant av, Home st & West Farms rd, the block.

**White Plains rd**, ws, see Clason Pt rd, es, 70.6 s from nl lot 39.

**Wickham av** (\*), es, 125 s Nereid av, 25x97.6; Roger Wood, ref, to Vincenzo Mauzone, 2241 1 av; FORECLOS; Sept 27; Sept 28'12. 3,850

**Wilkins av**, 1344-6 (11:2976), es, 175 s Jennings, 49.6x142.3x53.5x159.7, 5-sty bk tnt & str; re mtg; Jas T Barry to Jacob Streiffer, a corp, 1135 Intervale av; QC; Oct 3'12. 2,000

**Wilkins av**, 1344-6; Jacob Streiffer Co to Max Lederer, 224 W 137; mtg \$53,000; Oct 3'12. O C & 100

**Woodlawn rd** (12:3328), ws, 370.5 n Gun Hill rd, 150x103.7; vacant; Geo Jones to Jos Havender, 236 E Tremont av; mtg \$4,250; Apr 19; Sept 30'12. O C & 100

**3D av**, 2590 (9:2314), es, 112 n 139th, 28.3x93x25.4x105.8, 2-sty fr str; Annie H Haft to Savoy Glass Co, a corp, 61 Park Row; B&S; mtg \$13,000 & AL; Aug 31; Sept 28'12. O C & 100

**3D av**, 2590; Savoy Glass Co to Annie H Haft, 214 E 128; AL; Aug 31; Sept 28'12. nom

**Interior strip** (10:2614), 100 e Franklin av & 144.4 s 168th, runs s 30x6.6x30x6 to beg; Jennie E Byrne to Frank Kubishita, 1204 Franklin av; QC; May 6; Oct 3'12. nom

**Interior lot 100 e Sycamore av & 300 s Watson av**, see Hazel, ws, 100 s Watson av.

**Part lots 99 & 133, Neill Est**, see part lot 83, Neill Est.

**Part lot 83** (\*), map Neill Estate, that part lying 50 nw from cl of N Y, Boston & Westchester Railway; that part lot 84, same map, lying 50 ft nw from said

Railway; that part of lot 85, same map, lying 50 ft nw from said Railway; also LOT 89, same map; also BRONX PARK AV or BERRIAN ST, lot 230, 2d map Neill Estate; also LOTS 231 & 232, same map; also PARCEL 5, that portion of lot in deed dated Nov 1'05 in l 94, p 132, described as parcel 5; all of lot 150 & part lots 148, 149, 152 & 153, 2d map Neill Estate; also WALKER AV (\*), nwe Morris Park av, runs w266.2xne209.10x again ne61.4&209.3 to ss 180th, xe180.11 to ws Morris Park av xs370.11 to beg; also MORRIS PARK AV (\*), ws, 291.1 n 180th, runs nw81.4xne205.8xne47.3xse32.9 to av xsw247.4 to beg, a strip 5 ft wide extends across lots 169, 142 & 143, map Arden Estate, being 70&65 nw from cl said Railway; that part of lot 133, same map, 50 ft. nw from cl said Railway; that part lot 99, same map, 65 ft. se from cl said Railway; that part of lots in bed of streets on map Arden property conveyed to said Railway Co, recorded Aug 7'05 in l 42, p 496, being so much of parcels 1 & 2 as lies 70 nw from cl said Railway & so much of parcels 1 & 2 as lies 60 se from said cl; also so much of parcel 3, same deed, 65 nw from said cl & so much of same parcel, 60 se from said cl of said Railway; so much of parcels 4 & 5, same deed, 50 nw from said cl & 60 se from said cl of Railway; so much of parcel 6, 60 nw & also 60 se from said cl of Railway; so much of parcel 7, 60 nw & 65 se from said cl of Railway; so much of parcel 8, 65 nw & 65 se from said cl of Railway; all R T & I of party 1st part in beds of streets in front of lots 31 to 33, 62, 70, 71, 85 to 87, 90 & 91, map Arden Estate; part lot 169, same map as lies 70 nw from cl said Railway; part lots 144 & 145, same map as lies 60 se from cl said Railway; also BAYCHESTER AV, two lots, one on each side of lands of said Railway, conveyed June 23'08 in l 78, p 130, except so much of said av as lies within the outside right of way lines of said Railway, which as same cross av, are 65 ft se from cl said Railway; also lands at Mt Vernon, NY; re mtg; QC, etc; Guaranty Trust Co of NY as TRSTE to Millbrook Co, a corp, at Grand Central Terminal, swc 45th & Lex av; Aug 8; Sept 27'12. nom

**Parcel 5, Neill Estate**, see part lot 83, Neill Est.

**Plot** (\*) begins 240 e White Plains rd at point 375 n along same from Morris Park av, runs e100xn25xw100xs25 to beginning, with right of way over strip to Morris Park av; Chas F Minor to Lawrence Kronenberger Constn Co, a corp, 1454 Seabury pl; mtg \$5,000 & AL; Oct 1; Oct 2'12. O C & 100

**Plot** (\*) begins 274.6 e Unionport rd at point 375 n along same from Morris Park av, runs w 100xn25xe100xs25 to beg, with right of way over strip to Morris Park av; Daisy G Smart to Jos Halbleib & Anna his wife, 1837 Victor, tenants by entirety; B&S; AL; Dec 21'10; Oct 2'12. nom

## LEASES

## Borough of Manhattan.

SEPT. 27, 28, 30, OCT. 1, 2, 3.

**Bridge st**, 29, see Stone, 12.

**Broome st**, 260 (2:414), nwe Orchard (No 91); asn Ls; Morris Goldberg to H Koehler & Co, 501 1 av; Jan 9; Sept 30'12. nom

**Broome st**, swc Sullivan, see Sullivan, 54-6.

**Chambers st**, 94 (1:135); str, b & sub b; Bernard Kreizer to Anton Grandl 2053 Grand av; 7 7-12yf Oct 1; Sept 30'12. 2,500 to 3,000

**Greenwich st**, 78 (1:18); str; Danl J Faour et al to Manuel Choborkoff, 1474 East New York av, Bklyn, & Sol Chodoroff, 576 E 181; from Nov 1 to Oct 31'17; Sept 27'12. 1,500 & 1,800

**Orchard st**, 91, see Broome, 260.

**Pitt st**, nwe Rivington, see Rivington, 210-4.

**Rivington st**, 210-4 (2:344), nwe Pitt, str; Frank Hillman & ano to Isaac Mishken; 10yf Mar 1'05; rerecorded from Feb 24 '05; Oct 2'12. 1,800

**Rivington st**, 210-4 (2:344), nwe Pitt, str; ext of Ls; Henry Mali et al to same; 2 1/2yf Mar 1'15; Oct 2'12. 1,800

**Spring st** 83 (2:497), str fl & b; Henry Hirsch et al TRSTES Julius Hirsch to Meyer Gruenbaum, 747 Melrose av; 5yf Oct 1; Oct 1'12. 2,000

**Stone st**, 12 & Bridge st, 29 (1:10); asn Ls; Jos Rimoldi & ano to Rimoldi & Manero Restaurant Co, a corp, 12 Stone; June 19; Sept 27'12. nom

**Stone st**, 12 (1:10), str & b; also BRIDGE ST, 29 (1:10), str & b & 1st left; Wm A White & Sons, a corp, to Jos Rimoldi, 293 Central av, West Hoboken, N J, & ano; 4 10-12yf July 1; Sept 27'12. 3,000

**Suffolk st**, 95 (2:353), all; Selma Alexander to Avadia Lomatzky, 65 Cannon; 3 yf Sept 15; Oct 1'12. 2,800

**Sullivan st**, 54-6 (2:490-44), swc Broome; str fl & b; Gerardo Lemole & ano to Frank De Leo, 144 Sullivan & ano; 6yf Oct 1'11; Sept 30'12. 540

**Washington st**, 270 (1:131), that part of cellar opening on No 109 Warren, with use of stoop; Jno H Roberts to Luigi Cracco, 169 Chambers; 1yf May 1'13; Sept 28'12. 1,320

**West st**, 191 (1:142), agmt as to asn Ls; Fanny Goodfriend, 53 E 97 to Geo Resnick, 191 West; 1/2 pt; AT; Sept 27; Oct 1'12. nom

**Willett st, 78-80** (2:339), all; Herman Kraut to Philip Markowitz, 318 E 8; 3 8-12yf Sept11; Sept27. 7,244.92

**1ST st, 9** (2:456), east str; Harris Lustgarten to Carmelo Luciano, 9 1st; 3yf May 1; Sept30'12. 324

**10TH st, 89 E** (2:556); str & c; Catherine Harte to Isbel Brunman, 89 E 10; 5 7-12yf Oct1; Sept30'12. 660

**10TH st, 371-3 E** (2:393), all; Joel M Marx to Annie Walker, 292 Stanton; 3yf Oct1; Oct1'12. 6,100.08

**10TH st, 344 W** (2:633), cor str, cellar & 4 rooms on 2d floor; Wm Allen COMMITTEE, etc, Patk Anderson to Michl T Browne, 342 W 11; 5yf May1'13; Sept27'12. 1,560

**13th st, 22E** (2:570), stoop str; Geo Gernannt to Saml Klein, 413 E 84; 3yf Oct1; Oct2'12. 690

**14TH st, 349 E** (3:921), str fl & part c; Christian J Uhl & ano to Albt Schultz, 349 E 14; 5yf Oct1; Sept28'12. 840 & 960

**19th st, 49 W** (3:821), asn Ls; David Friedman to Anton Lampel, 49 W 19; Oct2'12. nom

**20TH st, 35 W** see 26th, 158-60 W.

**21st st, 52 W**, see 26th st, 158-60 W.

**24TH st, 478 W** (3:721), sws, 36 se 10 av, 18x80; all; Mary M Sherman to Josephine B Ransom, at Caldwell, NJ; from Oct1'12 to May1'29; option of ren; Oct3'12. taxes & c 430

**26TH st, 158-160 W** (3:801); also 20TH ST, 35 W (3:822); also 21ST ST, 52 W (3:822); asn 3 leases; Benno Rosenberg to Manhattan Realty & Leasehold Associates, Inc, 63 Park Row; Sept27; Sept27'12. nom

**27th st, 1 E** (3:857), str & part b; estate of Chas A Coe, a corpn, to Jos Kaplan, 686 3 av; 9 10-12yf July1; Oct2'12. 3,000 & 3,500

**37TH st E, swc 1 av**, see 1 av, 643.

**40TH st, 244 E** (3:920); all; Mrs M M Vaughan to John W Johnson, 244 E 40; 5yf Apr15; Oct3'12. 660

**41ST st, 22-4 E** (5:1275), ss, 96.7 w Mad av, 25x99.2x25x98.6; all; Maude Adams Kiskadden to Holland Holding Co, 11 Pine, 21yf Dec1; privilege of two 21y renewals; Oct1'12. taxes, &c, & 6,500

**42D st, 10 E** (5:1276); all; Caroline Caehard to Geo Day, 10 E 42; 3yf May1'11; Sept30'12. taxes in excess of 1,500, 5,500 & 6,000

**46TH st, 20 W** (5:1261), ss, 308 w 5 av, 22x100.5, all; Blanche S wife Albt G Weed to Arthur S Lewis at Sound Beach, Conn; from Sept30'12 to Dec31'27; Oct1'12. taxes, &c, & 5,000 to 6,000

**46TH st, 16-18 W** (5:1261); sorbn of Ls to mtg for \$250,000; Schneider-Anderson Co, a corpn, with 16 W 46th St. Co, a corpn, 62 Cedar; Sept19; Sept27'12. nom

**47TH st, 30 W** (5:1262), all; Oscar A Burton to Harry Karger, 403 6 av; 4 9-12 yf Nov1; Oct1'12. 3,800 to 4,000

**49TH st, 42 W** (5:1264); asn Ls; Albt H Wiggins to Martin J Quinn & Mary E his wife, at Field Point, Greenwich, Conn, joint tenants; Oct2; Oct3'12. O C & 100

**49TH st, 42 W** (5:1264), ss, 535.8 w 5 av, 16.4x100.5; the land; TRSTES Columbia College, in City NY, to Albt H Wiggins; 21yf Sept1'07, with ren; Oct3'12. taxes &c & 1,505

**53D st W**, see 8 av, see 8 av, 888.

**54TH st, 203-11 W** (4:1025); asn Ls; Andw J Kerwin Jr to West Side Hotel Co, a corpn, 140 Nassau; Sept13; Sept28'12. nom

**58TH st, 341 W** (4:1049), all; Ann Duffy to Chas & Ida Vincent, 341 W 58; 3yf Oct1; Oct2'12. 2,200

**57TH st, 266-74 W** (4:1234), ss, 100 e West End av, 125x100.11; all; Belnord Garage, a corpn, to Automobile Storage & Supply Co, 262 W 87; 18yf May1; Sept27'12. 13,000 to 15,000

**88TH st, 164 E** (5:1515), w str & b & 1st fl front above str; Marie Meyer to Jno Breitfeller, 164 E 88; 6yf Sept1; Sept27'12. 708 & 768

**95TH st W**, see Ams av, see Ams av, 715.

**97TH st, 102 E** (6:1624), see Park av; str & b; John H Bodine to Isidore & Saml Abraham, both at 20 E 97; 5yf Febl; 5yrs ren at \$600 & \$660; Oct3'12. 540

**101ST st, 203-7 W** (7:1873); asn Ls recorded Aug12'12; Susie O Burnham to Amos S Burnham, at West Gloucester, Mass; AT; Sept25; Oct3'12. nom

**101ST st, 203-7 W**; asn Ls, recorded July6'12; same to same; AT; Sept25; Oct 3'12. nom

**102D st, 119-21 E** (6:1630), all; Freehold Constn Co to Saml Feit, 320 E 122, & ano; 3yf Sept15; Sept28'12. 4,250

**113TH st, 15 E** (6:1619); general release, especially as to Ls; Nathan Bender to Max Kalter, 555 W 151; Sept30'12. 200

**114TH st, 429 E** (6:1708), w str & entire rear ground fl, yard & part p; Camillo Ubriaco to Alfonso Ubriaco, both at 429 E 114; 5yf Oct1; Oct3'12. 480

**114TH st, 429 E**; asn Ls; Alfonso Ubriaco to Vincenzo Avallone, 429 E 114; AT; Oct3'12. nom

**115TH st, 300 E** (6:1686); rear str in rear of above; Michele Fraina to Giuseppe Lanzetta, 333 E 115; 2yf June1; Sept30'12. 420

**115TH st E, nec 1 av**, see 1 av, nec 115.

**117TH st, 119 W** (7:1902); all; Maxine Realty Co to Lucy Conway, 333 W 98; 5 7-12yf Oct1; Oct3'12. 1,400 & 1,500

**124TH st W, nwc 8 av**, see 8 av, nwc 124.

**133D st W, swc Lenox av**, see Lenox av, 463.

**135TH st, 124-6 W** (7:1919); leasehold, with cafe business, etc; trust agmt; Gibson L Young with Jno Young, his brother, at Hartford, Conn, in trust for Dorothy A Young, daughter of party 1st pt; Oct17'11; Oct1'12. nom

**138TH st W, nec Lenox av**, see Lenox av, nec 138.

**138TH st W, nec Lenox av**, see Lenox av, 560.

**139TH st W, swc Lenox av**, see Lenox av, 567.

**142D st 500 W**, see Ams av, 1654.

**179TH st W**, see Audubon av see Audubon av, see 179th.

**Amsterdam av, 1201** (7:1962), cor str; Geo Valentine to Louis Solomon, 501 W 122; 5yf Sept1; Oct1'12. 600 & 720

**Amsterdam av, 52** (4:1153), asn Ls; Geo R Werner to Otto Hauck, 52 Ams av; Sept27; Sept28'12. nom

**Amsterdam av, 715** (4:1225), sec 95th, str & part c; Julia Kopperl et al to Thos Lavin, 40 W 97; 8yf Oct1; Sept27'12. 2,300 & 2,500

**Amsterdam av, 1654**, & 142D ST, 500 W (7:2073); asn Ls; Lars E A Olson to Martin J Fitzpatrick, 141 W 84; AL; mtg \$3,000; Sept27'12. nom

**Amsterdam av, 1654** & 142D ST, 500 W Wm Donnelly to John Reynolds, 298 W 112; Oct3'12. nom

**Audubon av** (8:2152), see 179th; asn Ls; Anna wife & Peter Germanoff to Jacob Rabinowitz, 95 Av D; Aug29; Oct3'12. nom

**Lenox av** (6:1736), nec 138th, str & c; Chas Meyer to John E Quinn, 560 Lenox av; 4 9-12yf Apr1'11; Oct2'12. 1,500 to 1,800

**Lenox av, 560** (6:1736), nec 138th, asn Ls; John E Quinn to Isaac Goldgraben, 68 W 117; AT; Sept23; Oct2'12. nom

**Lenox av, 572** (6:1736), 3d str, s 139th; A L Kass to Adolph Buxbaum, 2155 7 av; 5yf Oct1; Oct1'12. 1,200

**Lenox av, 561** (7:2007), str, & c; Ann McGuire to Saml H Levin, 111 W 138; 5yf Oct1; Oct1'12. 1,500

**Lenox, 330** (6:1724); str & b; S Georgiana Crabb to Saml Schultz, 51 E 117; 5yf Oct1; Sept30'12. 1,200 to 1,500

**Lenox av, 567** (7:2007), swc 139th, str & b; Ann McGuire to Arthur O Branson, 48 W 136; 4 8-12yf Sept1; Sept27'12. 1,860 & 2,160

**Lenox av, 625-7** (7:2010), s str; Oscar Baumann, AGENT for the L G Co, to Sheffield Farms-Slawson-Decker Co, a corpn, 524 W 57; 5yf Oct1; Oct3'12. 600

**Lenox av, 463** (7:1917), swc 133d; 2d fl; Paul Borchard to Douglas W Olney, 465 Lenox av; 5yf Sept1; privilege of ren; Oct 3'12. 420

**Park av**, see 97th see 97th, 102 E.

**St Nicholas av** (8:2124), es, 26 n 166th, str No 3, 12x57; Anthony F Koelbe to Jas E Barry, 524 W 173 & ano; 5yf Oct1; Sept27'12. 840 to 1,200

**West End av, 54** (4:1153), all; Wildhart Realty Co to Morris Borowitz, 11 E 118; 10yf Sept1; Sept28'12. 3,600 to 4,800

**West End av, 54** (4:1153), cor str; Morris Borowitz to Nicholas Hardy, 54 West End av; 10yf Sept1; Sept28'12. 1,500 & 1,800

**1ST av, 1431** (5:1449); asn Ls; Sigmund Meisterles to Henry C Dieckmann, 11 Cornelia; Sept30'12. nom

**1ST av, 643** (3:942), swc 37th, str & pt c; Anna C Jones to Michl Keenan, at Cedarhurst, L I; 5yf Oct1; Oct2'12. nom

**1ST av** (6:1709), nec 115th; asn Ls; Gaetano De Marco to Michele Caso, 2072 1 av; Feb14'11; Oct3'12. nom

**2D av, 78** (2:446), str & b; Abr King to Moritz Feuerstein, 55 E 4; 5yf Nov1 (3yrs ren); Oct2'12. 900

**3D av, 1482** (5:1512), sur Ls; Achille Biavati et al to Jas Foy, 1482 3 av; AT; Sept30; Oct2'12. nom

**3D av, 1051** (5:1417), sur Ls; Francis J Keenan to Eliz M F Ochs, Stamford, Conn; Sept27; Oct2'12. nom

**3D av, 838** (5:1306), str & b; Byram L Winters to Edmond Bresnihan, Plainfield av, East Rockaway, LI & ano; 8 7-12y & 15 days f Sept13; Oct2'12. 1,500 to 1,800

**3D av, 1475** (5:1529); str & b; Johanna Gulterman & ano to Alfred Varsha, 534 E 84 & ano; 10yf Oct1; Sept30'12. 1,800 to 2,400

**4TH av, 80-2** (2:557), 4th loft; Margt T Greene et al to Abr Shapiro & Isadore Portugal, both 956 Tiffany; 3yf Febl'13; Oct2'12. 2,250

**5TH av, 605** (5:1284), es, 53 s 49th, 25x 100; sorbn of Ls to mtg for \$365,000; Peerless Investing Co, 31 Nassau & A J Crawford Co, a corpn, 253 5 av, with Fredk A Clark, at Cooperstown, NY; Sept18; Sept 30'12. nom

**8TH av, nwc 124th** (7:1951), cor str & pt b; Diedrich & John H Tonjes to Wm M Gray, 231 W 148; 10yf Oct1; Oct2'12. 3,500 & 4,000, or gross rental for term, 37,500

**8TH av, 888** (4:1024), see 53d; all; Maria L Meincke to John Mathes, 888 8 av; 5yf Oct1; Oct3'12. 5,500

**9TH av, 100** (3:740), n str; Eva Kramer to Jacob Wirth, 100 9 av; 3yf May1 '13; Sept28'12. 960

LEASES

Borough of the Bronx.

**Fox st, 864**, see Wilkens av, 1407-9.

**Hoffman st, swc Pelham av**, see Pelham av, 566.

**Tiffany st** (10:2714), nec 163d; part of cellar; Haber & Katz to Raphael Morea, 854 E 167; 3yf completion of bldg; Aug 14; Oct3'12. 120 & 144

**134TH st E, nwc Brook av**, see Brook av, 128.

**137TH st, 627-31 E** (10:2550); all; Annie Prochaska to Harry Silverman & Morris Steinberg, 948 Union av; 5yf Oct1; Sept30 '12. 4,800

**138TH st, 742 E** (10:2566); barber shop; Jacob Leopold to Jos Bukoocy, 67 Eudenter, Yonkers, NY; 4yf May1; Sept30'12. 240

**158TH st, 769 E**, see Tinton av, 805-11.

**163D st E, nec Tiffany**, see Tiffany, nec 163d.

**180TH st, 823-5 E** (11:3111), nwc So Blvd, str & bs; Kellwood Realty Co to Frank Kujawa, 815 Hunts Point av; 10yf Sept1'11; Oct2'12. 900 to 1,800

**180TH st, 823-5 E**; asn Ls; Frank Kujawa to Adelaide Kujawa et al; AT; Dec 22'11; Oct2'12. nom

**180TH st, 823-5 E** asn Ls; A Kujawa et al to Henry Glimsmann, 823 E 180; AT; Sept25; Oct2'12. nom

**Brook av, 128** (9:2262), nwc 134th; str & pt c; Lois Berger to Mary E Williams, 3221 Bway; 5yf Oct1; Sept30'12. 480 to 720

**Clinton av, 2076** (11:2094), all; Rose Brown to Isidor Sacks, 1569 Fulton av; from Oct1'12 to Sept30'15; Oct1'12. 3,500

**Pelham av, 566** (11:3067), swc Hoffman, str & pt c; Pelham & Hoffman Realty Co to Jos Leone, 1651 Barnes av; 5 10-12yf July1; Oct2'12. 900 & 1,200

**Prospect av, swc Tremont av**, see Tremont av, swc Prospect av.

**Southern Blvd, nwc 180th**, see 180th, 823-5 E.

**Southern Blvd** (11:2960), swc Tremont av, str, & c; Jno McNulty to Sheffield Farms-Slawson-Decker Co, 524 W 57; 5yf Dec1; Oct1'12. 360 to 540

**Tinton av, 805-11 & 158TH st, 769 E** (10:2656), all; Emanuel J Myers to Leo Abraham, 350 E 166, & Leopold Weiss, 360 E 166; 3yf Oct1; Sept27'12. 10,600

**Tremont av, swc Southern Blvd** see Southern Blvd, swc Tremont av.

**Tremont av** (11:2951), swc Prospect av; cor str; Friedman Constn Co to Betsie Hammer, 25 Montgomery; 10yf Oct1; Oct 3'12. 900 to 1,320

**Westchester av** (10:2743), ss, 120 e So Blvd; str & b, 18x70; Henry Acker Co to Rudolf Baas, 3113 Intervale av; 5yf Oct1; Sept30'12. 1,800

**White Plains av, 3808** (\*); all; Christine Weschuser to Lili Dosedla, on premises; 5yf Oct1; Sept30'12. 1,000

**Wilkens av, 1407-9** (10:2722), all; also FOX ST, 864 (11:2965), all; Chas W Widmayer to Isaac Worken, 1699 Washington av; 5yf Sept1; Oct2'12. 7,250 to 7,550

**Pelham Bay Park** (\*), grounds & bldgs in said park at Bartow, opposite R R station, for purpose of supplying the public with refreshments; Dept of Public Parks to Otto Gerdts, 1929 Washington av; 5yf Oct1; Sept28'12. repairs, &c, & 1,200 to 1,700

**Pelham Bay Park** (\*), same prop; asn Ls; Otto Gerdts to Chas Schmeiser at Bartow Station; AT; Sept4; Sept28'12. nom

**Pelham Bay Park** (\*), same prop; consent to asn Ls; T J Higgins as COMR of Parks to same; Sept4; Sept28'12. —

MORTGAGES.

Borough of Manhattan.

SEPT. 27, 28, 30, OCT. 1, 2, 3.

**Arden st, sws, at nws Nagle av**, see Nagle av, nws at sws Arden.

**Barrow st, 69** (2:584), ss, 50 w Bedford, 24.4x37x24.6x37; also COMMERCE ST, 33 (2:584), ss, abt 50 w Bedford, 25x37x24.4x 37; Oct1'12, demand, 6%; Santa De Domenico to Albt Berry, 143 Clarkson av, Bklyn. 1,000

**Barrow st, 75**, see Commerce, 50-2.

**Bleecker st, 88-90** (2:523), asn Ls by way of mtg as security for \$1,000; Sept 27; Sept28'12; Geo Geary & Gus Schroeder to Pabst Brewing Co, a corpn, 606 W 49. nom

**Bleecker st, 109** (2:542), ns, 95.11 w Macdougall, 29x96; PM; pr mtg \$13,633.50; Sept27; Sept28'12; 4y5%; Gianbatista Pezrazzo, 93 Macdougall, to Charlton V Pierce, Pleasantville, NY. 16,500

**Canal st, 277-83**, see Bway, 418-22.

**Canal st, 41** (1:298), ns, 21.10 w Ludlow, 21.10x50; Oct2; Oct3'12; due, &c, as per bond; Max Kobre to Maryland Casualty Co, 100 Wm. 100,000

**Cathedral Pkway, 1**, see 111th W, ss, 100 w 5 av.

**Chrystie st, 116** (2:418), es, 100.5 s Broome, 25x100; ext of \$5,500 mtg to Mar 31'15 at 6%; Sept30; Oct3'12; Geo Loser with Louis Tanz. nom

**Christopher st, 100-4** (2:588), ss, 123 w Bleecker, 69.6x82.4x69x69.3; Sept30; Oct2 '12, demand, 6%; Chas I Weinstein Realty Co to Jacob Kottek, 14 W 70. 3,000

**Christopher st, 100-4**; certf as to above mtg; Sept30; Oct2'12; same to same. —

**Commerce st, 33**, see Barrow, 69.

**Commerce st, 50-2** (2:584), swc Barrow (No 75), 60.9x55.8x80.11x20.7; Oct2'12; 5y 5%; St John's Park Realty Co to Josiah H De Witt, 40 W 51. 43,000

- Commercer st, 50-2**; certf as to above mtg; Oct'12; same to same.
- Commercer st, 50-2**; Oct'12; 1y6%; same to Lucy L Kilpatrick, 71 E 95. 5,000
- Commercer st, 50-2**; certf as to above mtg; Oct'12; same to same.
- Crosby st, 49** (2:482), ws, 187.4 n Broome, 25x100; pr mtg \$45,000; Sept'25; Sept'28'12; due, Jan'25'13, 6%; Iverson & Case Realty Co Inc to H A F Holding Co, 501 5 av. 3,650
- Crosby st, 49**; certf as to above mtg; Sept'25; Sept'28'12; same to same. nom
- Division st, 259** (1:287), ss, 108 e Montgomery, runs s 20.6(2)xn42 to ss Division xw20.6; probable error; east course missing; pr mtg \$—; Sept'30; Oct'1'12; due Nov'1'16, 6%; Jacob Margulies, 259 Division, to Sarah G Margulies, 259 Division. 1,000
- Division st, 85 & 85½** (1:282), ss, abt 235.2 w Pike, 25x—x25x55; Sept'26; Oct'1'12, 2y6%; Eliz Mansfield, 258 W 144, to Henry Newman, 1809 Lex av. 1,325
- Dutch st, 17**, see Fulton, 112.
- Elizabeth st, 198** (2:492), ext of mtg for \$35,000 to Aug'1'15, 5%; Sept'26; Sept'28'12; N Y Life Ins & Trust Co, 52 Wall, trste Louis C Hamersley, with Antonio Viviano, 542 48th, Bklyn & Giuseppe & Giovanni Neglia, 198 Elizabeth. nom
- Fulton st, 112** (1:78), swc Dutch (No. 17), 25.3x82.6x25.2x83.5; pr mtg \$85,000; Sept'30; Oct'3'12; due, &c, as per bond; Chas A Reilly, 112 Fulton, to Mary G Davis, 2370 Bway. 15,000
- Hester st, 188** (1:206), ss, abt 75 w Mulberry, 25x100; Sept'30'12; due June'2'14, 4½%; Minnie Flanagan & Margt Wilson, exrs Henrietta L Bowen, to Bowery Savgs Bank, 128 Bowery. 3,000
- Houston st, 349 W** (2:599), sec West (No. 342), 77.8x25.1x75.7x25; PM; Oct'1; Oct'3'12; 5y5%; Michl J Doherty, 119 E 47th to Michl Regan, Upper Montclair, N J. 20,000
- Hudson st, 285** (2:594), ws, 75 s Spring, 25x90; Sept'27'12, 2y5%; Eleanor B Lenane to Equitable Life Assur Soc of U S, 165 Bway. 3,000
- James st, 55** (1:116), ws, abt 75 s Madison, 25x100; Oct'1; Oct'3'12; 5y5%; Josephine E Beekman, Bklyn, to Emma H Popper, 112 W 72d. 12,000
- Morton st, 45** (2:584), ns, 13.6 w from an angle in said st which angle is 138.6 w Bedford, 28.11x79x25x92.9 Sept'28'12; 1 y6%; Sadie M Strauss, 45 W 68, to Edw D Palmer, 212 W 82. 2,500
- Mulberry st, 75** (1:199), ws, 100 n Bayard, 25x100; Oct'1; Oct'3'12; demand, 6%; Frank Pennacchio to Giovanni Lordi, 26 1st pl, Bklyn. 1,000
- Mulberry st, 231** (2:495), ws, abt 190 n Spring, 25x100; Sept'30; Oct'3'12; 5y 4½%; Mary wife Bertram N Le Vien & Nellie McGill Conner at Allenhurst, N J, to Bowery Savings Bank, 128 Bowery. 3,000
- Mulberry st, 174** (2:471), ext of \$30,000 mtg to Aug'6'17 at 5%; Oct'1; Oct'3'12; Wm H & Lizzie Faust with Frederic deP Foster at Tuxedo Park, NY & ano as trstes for Ethel Sands et al, will Sarah A Sands. nom
- Scammel st, 30** (1:266); ext of two mtgs aggregating \$16,000 to Oct'30'15 at 5%; Sept'30; Oct'2'12; Mary A Lockman with Isabella Sarasohn, 110 St Nicholas av. nom
- Water st, 235** (1:97), ss, 83.3 e Beekman, 16.6x73x16.8x73; Sept'30'12, 5y5%; Jas or Jas T Stanley, Bklyn, to Lawyers Mort Co, 59 Liberty. 12,000
- West st, 342**, see Houston, 342 W.
- 3D st, 40-2 E** (2:444); certf to mtg for \$1,400; Sept'17; Sept'27'12; Breslin Realty Co to Augusta Hennessey.
- 11TH st, 235 E** (2:467), ns, 177 w 2 av, 25x100; pr mtg \$37,000; Sept'19; Sept'28'12; due, &c, as per bond; Morris Abramovitz to Jos Fine, 109 W 117. 3,400
- 11TH st, 63 E** (2:563), ns, 248.9 w Bway, 27x103.3; ext of \$37,500 mtg to Sept'30'15 at 5%; Sept'30; Oct'3'12; Eugene A Philbin & ano trstes Adela A Dortic with Reuben Isaacs. nom
- 12TH st, 60 E**, see Bway, 822-4.
- 12TH st, 611-13 E** (2:395), ns, 142.7 e Av B, 50.5x103.3; PM; Sept'30'12; due &c as per bond; Standard Dairy Co to Title Guar & Trust Co. 10,000
- 13TH st, 605 E** (2:396), ns, 80 e Av B, 25x103.3; Sept'26; Sept'30'12, 3y6%; Carmana Realty Co to Johanna Gunther, 351 Halsey, Bklyn. 5,500
- 14TH st, 349 E** (3:921), sal ls; Sept'26; Sept'28'12; demand, 6% Abt Schultz with Henry Elias Brewing Co, 403 E 54. 4,500
- 15TH st, 344-6 W**, see 10 av, 108-10.
- 18TH st, 416 E** (3:949), ss, 244 e 1 av, 25x92; ext of \$4,600 mtg to Sept'26'14 at 6%; Sept'26; Sept'27'12; Pasquale Farenaga to Ferd F Maggi, 903 6 av. nom
- 29TH st, 26 E**, see Mad av, 89-95.
- 29TH st, 26 E**, see Mad av, 89-95.
- 31ST st, 243 E** (3:912), ns, 140 w 2 av, 20x98.9; Oct'1; Oct'2'12; 5y5%; Eliphalet L Davis to Lawyers Mtg Co, 59 Liberty. 11,000
- 34TH st, 136 W** (3:809), ss, 325 e 7 av, 25x98.9; Oct'1'12, 5y5%; No 136 W 34th St, a corpn, to Lawyers Title Ins & Trust Co. 115,000
- 34TH st, 136 W**; certf as to above mtg; Oct'1'12; same to same.
- 38TH st, 301-3 E**, see 2 av, 710-12.
- 42D st, 250-2 W** (4:1013), ss, 200.4 e 8 av, runs s92.9xe24.8xs6xe24.6xn98.9 to st xw49.2 to beg; PM; pr mtg \$150,000; Sept 28; Oct'1'12; due June'10'17, 4½%; Alfred L Anderson, Closter, NJ, to Francis L Wandell, 153 W 83 & ano. 65,900
- 45TH st, 242 E** (5:1318), ss, 100 w 2 av, 25x100; Sept'30'12, 2y6%; Inter-Section Realty Co to Geo de Braekeleer, exr Jeanette M de Braekeleer, 315 W 79. 4,000
- 45TH st, 242 E**; certf as to above mtg; Sept'28; Sept'30'12; same to same.
- 45TH st, 52-4 W** (5:1260), ss, 280 e 6 av, 40x100.5; PM; Sept'30; Oct'1'12; due &c as per bond; 52 & 54 West 45th Street Co, 320 5 av, to Title G & T Co. 100,900
- 45TH st, 52-4 W**; certf as to above mtg; Sept'27; Oct'1'12; same to same.
- 45TH st, 52-4 W**; PM; pr mtg \$100,000; Sept'9; Oct'1'12, 2y6%; same to Susie E Fitchett, Highland Falls, NY. 25,000
- 46TH st, 20 W** (5:1261), ss, 308 w 5 av, 22x100.5; PM; Sept'30; Oct'1'12, 5y4½%; Blanche S wife & Abt G Weed, Stamford, Conn, to John A Mitchell, 41 E 67. 60,000
- 46TH st, 2 E** (5:1281), ss, 100 e 5 av, 30 x100.5; PM; Oct'1; Oct'2'12; due, &c, as per bond; No Two East Forty-Sixth St Co, a corpn, to Title Guarantee & Trust Co. 150,000
- 46TH st, 2 E**; PM; pr mtg \$150,000; Oct 1; Oct'2'12; 5y5%; same to Henry Seligman, 30 W 56 & ano exrs Henriette Seligman. 25,000
- 46TH st, 435 W** (4:1056), ns, 376 w 9 av, 26.4x100.5; pr mtg \$20,000; Oct'1; Oct 3'12; due June'1'17, 6%; Eugene C Ludin to Jacob M Lotto, 57 S 4, Bklyn. 3,500
- 48TH st, 201-3 E**, see 3 av, 777.
- 49TH st, 104-6 W** (4:1001), ss, 100 w 6 av, runs s100xw21.8xs0.5xw21.4xn100.5 to st xe43 to beg; pr mtg \$—; Sept'26; Sept 27'12, 1y6%; Barnet House to Fredk Saland 243 E 5. 8,000
- 49TH st, 104-6 W**; sobrn agmt; Sept'26; Sept'27'12; same & Chas L Grad with same. nom
- 49TH st, 448 W** (4:1058), ss, 208 e 10 av, 16.6x100.5; Sept'30; Oct'1'12, 5y5%; Theresa Schlosser to Adolph Schwickert, 2192 Metropolitan av, Middle Village, B of Q, exr Karolina Beier. 11,000
- 49TH st, 448 W**; sobrn agmt; Sept'19; Oct'1'12; Kate Ryan with same. nom
- 51ST st, 545-7 W** (4:1080), ns, 200 e 11 av, 50x100.5; pr mtg \$12,500; Sept'26; Sept 28'12, 3y4½%; Dudley Homes Co to Olivia E P Stokes, 37 Madison av. 12,000
- 51ST st, 545-7 W**; certf as to above mtg; Sept'26; Sept'28'12; same to same.
- 52D st, 32-4 W** (5:1267); ext of \$180,000 mtg to Jan'1'15 at 4½%; June'29; Sept'28 '12; Equitable Life Assurance Society of the U S with T J Oakley Rhineland, 36 W 52. nom
- 53D st, 546 W** (4:1081), ss, 150 e 11 av, 25x100.5; Sept'25; Sept'27'12, 3y6%; Helen Degnan, 12 Rumsey rd, Yonkers, NY, to Maurice E Connolly, 5 Linden, Corona, IL. 1,000
- 54TH st, 65-7 W** (5:1270), ext of \$75,000 mtg to June'30'15 at 4½%; May'28; Sept'28 '12; Equitable Life Assur Soc of the U S with Henry E Jones, 3 Place des Etats Unis, Paris, France, & ano trstes Geo F Jones. nom
- 54TH st, 55 W** (5:1270), ns, 153.4 e 6 av, 16.8x100.5; PM; Sept'30; Oct'2'12; 3y 4½%; Edw W Harris to Elsa V K Watson, Fishkill, NY, et al. 45,000
- 55TH st, 240 W** (4:1026), ss, 145.10 w Bway, 20x100.5; Sept'26; Sept'27'12; due &c as per bond; David Bandler to Emma H Popper, 112 W 72. 25,000
- 55TH st, 255 W** (4:1027), ns, 81.6 e 8 av, 18.6x75; PM; Oct'1; Oct'2'12; due, &c, as per bond; Theresa Abelson, 141 W 120, to Nellie L Archer, 14 W 52. 19,000
- 56TH st, 37 W** (5:1272), ext of \$90,000 mtg to Sept'1'15, at 4½%; Aug'31; Sept'28 '12; Equitable Life Assur Soc of the U S with Sidney T wife of & Elisha Dyer Jr, 37 W 56. nom
- 58TH st, 214 E** (5:1331), ss, 190 e 3 av, 20x100.5; PM; Oct'1; Oct'2'12; due, &c, as per bond; Wm Beck, 979 3 av, to Title Guarantee & Trust Co. 9,000
- 58TH st, 214 E**; PM; pr mtg \$9,000; Oct 1; Oct'2'12; 2y6%; same to Emanuel W Stein, 301 W 106, et al. 3,000
- 58TH st, 444 W** (4:1067), ss, 350 e 10 av, 25x100.5; pr mtg \$15,000; Sept'30'12, 3y6%; John Muldoon to Hulbt Peck, 154 W 92. 3,000
- 62D st, 242 E** (5:1416), ss, 139 w 2 av, 16x100.5; Sept'30'12, 5y5%; Jane M Keenan to Lawyers Mtg Co. 4,000
- 65TH st, 18 E** (5:1379), ss, 282 e 5 av, 18x100.5; Sept'27'12, 3y4½%; Clara A Bowron, 18 E 65, to Marion B Carhart, Tuxedo, NY & ano, exrs Amory S Carhart. 45,000
- 72D st, 200-10 W** (4:1163), ext of \$325,000 mtg to July'20'13 at 4½%; June'24; Sept'28'12; Equitable Life Assur Soc of the U S with Percy R Pyne, Bernardsville, N J, & Archibald D Russell, Princeton, NJ. nom
- 72D st, 105-9 W** (4:1144), ns, 68 w Col av, 59x102.2; bldg loan; Oct'1; Oct'2'12; 2y 6%; One Hundred Five West Seventy-Second St Co, a corpn, to Lawyers Title Ins & Trust Co. 340,000
- 72D st, 105-9 W**; certf as to above mtg; Oct'1; Oct'2'12; same to same.
- 72D st, 105-9 W**; PM; pr mtg \$340,000; Oct'1; Oct'2'12; due, &c, as per bond; same to West Seventy-Second St Corpn, 50 Church. 65,000
- 74TH st, 250 W** (4:1165), ss, 120 e West End av, 20x102.2; Oct'1'12, 5y4½%; Saml W Van Saun to German Savgs Bank, 157 4 av. 15,000
- 74TH st, 250 W**; sobrn agmt; Sept'27; Oct 1'12; Geo Thomson with same. nom
- 76TH st, 303 W** (4:1185), ns, 63 w West End av, runs w 36xw5.4xn13.7xnw5.10xn 21.6xw14.8xs76.1 to st xe23 to beg; Sept 30'12, 3y5%; Thos C O'Sullivan, 303 W 76, to Harry B Platt, 535 Park av. 26,000
- 76TH st, 100 E**, see Park av, 827-33.
- 78TH st, 443 E** (5:1473); ext of \$13,000 mtg to Jan'1'16 at % as per bond; Sept'27; Sept'28'12; Murray Estate with Augustus H Skillin trste Jas Harper. nom
- 80TH st, 305-0 E** (5:1543), ns, 100 e 2 av, runs n102.2xe25xs2.2xe25xn2.2xe25xs 102.2 to st xw75 to beg; AT to strip at c 1 blk bet 80th & 81st, distant 125 e 2 av, runs s2.2xe25xn2.2xw25; PM; Sept'29; Oct 1'12, 3y5%; Sterling Stable Co to Jacob Klingenstein, 102 E 79. 27,000
- 82D st E, nec Mad av**, see Mad av, nec 82d.
- 83D st E, see Mad av**, see Mad av, nec 83d.
- 84TH st, 277 W** (4:1232), ns, 36.6 e West End av, 16x80.2; Sept'30'12; due &c as per bond; Waterman Realty Co to Title Guar & Trust Co. 13,000
- 84TH st, 277 W**; certf as to above mtg; Sept'30'12; same to same.
- 85TH st, E** (5:1496), ss, 133.4 w Park av, two lots, ea 33.4x102.2; two PM mtgs, ea \$25,000; Sept'30; Oct'2'12; due, &c, as per bond; Jno P Buderus to Jas B Duke, Somerville, NJ. 50,000
- 87TH st, 323 W** (4:1249); stoppel certf; Sept'27; Sept'30'12; Martha D Hill to Melissa Brooks. 10,000
- 88TH st, 172 E** (5:1516), ss, 152.1 w 3 av, 17.7x100.3; Sept'27'12, 5y5%; Frank Reynolds to Emigrant Indust Savgs Bank. 10,000
- 88TH st, 54 W** (4:1201); ext of \$15,000 mtg to Jan'1'16 at 4½%; June'21; Sept'28 '12; Equitable Life Assur Soc of the U S with J Ralph Jacoby, 54 W 88. nom
- 89TH st, 251 W**, see Bway, 2421.
- 90TH st, 51 W** (4:1204); ext of \$17,500 mtg to Oct'1'17 at 4½%; Oct'1; Oct'2'12; Julius H Susman with Saml M & Wm A Schutz & Sophie S Eisman. nom
- 90TH st W, see West End av**, see Bway, 2421.
- 93D st, 270 W** (4:1240), ss, 36 e West End av, runs s26.5xe20xs15xe12xn41.5 to 93d, xw32 to beg; PM; pr mtg \$17,000; Oct'1; Oct'2'12; 3y5%; Laura Opper, Shippans Pt, Conn, to Ella N Haskell, West Palm Beach, Fla. 3,000
- 94TH st, 128 E** (5:1522); agmt as to share ownership in mtg; Sept'27; Oct'1'12; Grover A Whalen with Lawyers Title Ins & Trust Co. nom
- 94TH st, 128 E**; ext of \$13,000 mtg to Dec'30'13 at 5%; Sept'27; Oct'1'12; Grover A Whalen with Geo Corbit. nom
- 95TH st W, see Ams av**, see Ams av, sec 95th.
- 97TH st, 30 W** (7:1832), ss, 275 w Central Park W, 18x100.11; PM; pr mtg \$18,000; Aug 22; Oct'1'12; due Feb'16'16, 6%; Mary H wife of & Abt W Sully, to Mary M Trageser, 10 W 69. 7,000
- 98TH st, 72 W**, see Col av, 775.
- 99th st, 126-S W** (7:1853), ss, 333 w Col av, 42x100.11; pr mtg \$—; Oct'3'12; due, &c, as per bond; Vincent F Maginn & Caroline C his wife, 431 Audubon av to Anna E Maginn, 206 W 80. 5,500
- 100TH st, 117 E** (6:1628), ns, 176.6 w Lex av, 25.6x100; pr mtg \$—; Sept'30; Oct'1'12, 2y6%; Israel D Shlaczetzki, Bklyn, to Fannie Cirkor, 988 Tiffany. 2,000
- 104TH st, 300 W**, see West End av, 891-9.
- 104TH st, 18 W** (7:1839), ext mtg for \$21,000 to Aug'1'17, 5%; Oct'3'12; Jas R Keane, 154 E 78, with Archibald H M Sinclair at Regents Park Barracks, London N W, Eng. nom
- 105TH st, 136-S W** (7:1859), ss, 160 w Col av, runs s 100.11xw84.9xn40.4xw94.2 to 105th, xe171.6 to beg; Sept'30; Oct'3'12; due, &c, as per bond; Mary A Loeffler to Jacob Wicks, Jr, 701 Mad av. 72,000
- 111TH st W** (6:1594), ss, 100 w 5 av, 45x 171.10 to Cathedral Pkway (No 1); Sept 30; Oct'1'12, 5y5%; Louis Gordon to Malmie E Cohn, West End, NJ, et al, exrs Abr Cohn. 80,000
- 111TH st, 216-S W** (7:1826); ext of \$55,000 mtg to Sept'27'17 at 5%; Sept'27; Sept 30'12; Lawyers Title Ins & Trust Co with Herman Cohen. nom
- 112TH st, 9 E** (6:1618), ns, 175 e 5 av, 25x100.11; also LAND in Kings Co NY; Collateral mtg; pr mtg \$—; Sept'20; Sept 27'12; due &c as per bond; Bertha L & Leo E Ostro to Florvade Realty Co, 91 William. 21,823.58
- 114TH st W, nec Riverside dr**, see Riverside dr, 420.
- 114TH st, 429 E** (6:1708), sal ls; Oct 3'12; demand, 6%; Vincenzo Avallone to Jacob Ruppert a corp, 1639 3 av. 500
- 116TH st, 202-12 W**, see 7 av, 1910-6.
- 116TH st, 235 E** (6:1666), ns, 193.4 w 2 av, 16.8x100.10; Oct'2; Oct'3'12; due, &c, as per bond; Cath Celia to Title Guarantee & Trust Co. 9,000
- 116TH st, 235 E**, sobrn agmt; Oct'2; Oct'3'12; Josephine Clauter with same. nom
- 116TH st, 235 E**, sobrn agmt; Oct'2; Oct'3'12; Margherita Galotta with same. nom



**117TH st, 450 E** (6:1710), ss, 94 w Pleasant av, 28.11x100.10; PM; Sept30; Oct1'12; due &c as per bond; Amerigo Vespucci Realty Co to Noel B Sanborn, 47 Brevoort pl, Bklyn, exr Wm I Paulding, 4,300

**117TH st, 450 E**; PM; pr mtg \$4,000; equal lien with mtg for \$1,000; Sept30; Oct1'12; due &c as per bond; same to same, as exr Cordelia Smith, 1,039

**117TH st, 450 E**; PM; pr mtg \$4,000; equal lien with mtg for \$1,000; Sept30; Oct1'12; due &c as per bond; same to same, exr same, 1,000

**117TH st, 335 E** (6:1689), ns, 200 w 1 av, 25x100.11; PM; Oct1'12; due &c as per bond; Henry Elias Brewing Co, 403 E 54, to Sebuloon Widow & Orphan Soc of City NY, 21 W 124, 8,500

**122D st, 301 E**, see 2 av, 2380.

**123D st, 342 W** (7:1949); ss, 74 w Manhattan av, 16x100.11; Sept27'12, 2y5%; Mary Olmsted to Cath A Concklin, 285 Central Park W, 2,000

**127TH st, 242 W** (7:1932), ss, 425 e 8 av, 12.10x99.11; Sept30'12, 3y5%; Carl Just Jr to Title Ins Co of N Y, 5,000

**129TH st, 306 W** (7:1955), ss, 125 w 8 av, 25x99.11; PM; pr mtg \$—; Aug31; Sept28'12; 3y6%; Owners Standard Realty Corpn to Janet Rochelle, 137 W 110, 3,500

**132D st, 134 W** (7:1916), ss, 345 w Lenox av, 15x99.11; Oct1; Oct3'12; due, &c, as per bond; Wm L Shepherd, 134 W 132 to Celestine M Kenney, 359 W 122, 5,330

**134TH st, 233-5 W** (7:1940), ns, 415 e 8 av, 40x99.11; PM; Oct2'12; 5y5%; R Lawrence Smith to American Mort Co, 31 Nassau, 18,000

**134TH st, 233-5 W**; PM; pr mtg \$18,000; Oct2'12; due, Sept17, 6%; same to Monson Morris, 145 E 35 trste Alonzo C Monson, 8,000

**135TH st, 13 W** (6:1733), ns, 181.4 w 5 av, 17.8x99.11; ext of \$8,000 mtg to Oct 15 at 5%; Apr30; Sept26'12; Clergymen's Retiring Fund Society of the Protestant Episcopal Church in U S with Fannie B White, 5 W 135 (corrects error in last issue), nom

**136TH st, 255 W** (7:1942), ext of \$8,000 mtg to Aug15 at 5%; July27; Sept28'12; Equitable Life Assur Soc of the U S with Louis C Jacoby, 320 St Nicholas av, nom

**136TH st, 228 W** (7:1941); ext of \$8,000 mtg to Jan15 at 4½%; June17; Sept28'12; Equitable Life Assur Soc of the U S with Jno H Iden, 228 W 136, nom

**136TH st, 216 W** (7:1941); ext of \$9,000 mtg to June15 at 5%; June29; Sept28'12; Equitable Life Assur Soc of the U S with Mary C Binns, 216 W 136, nom

**137TH st, 241 W** (7:2023), ns, 451 w 7 av, 19x99.11; PM; pr mtg \$13,000; Sept 25; Oct3'12; installs, 6%; Colman Faludy to Grace S Wells, 893 St John's pl, Bklyn, 1,400

**139TH st W, swc Lenox av**, see Lenox av, 567.

**139TH st, 219 W** (7:2025); ext of \$13,000 mtg to Sept15 at 5%; Aug14; Sept28'12; Equitable Life Assur Soc of the U S with Minna Tobias, 219 W 139, nom

**142D st, 519 W** (7:2074), ns, 392 e Bway, 16x99.11; Oct1'12, 5y5%; Sophie Singer to Frank Leslie, also known as Mrs Frank Leslie, 2039 Bway, 10,000

**142D st, 230 W** (8:2247), ss, 325 e 8 av, 50x100; Sept28; Oct2'12; 3y, % as per bond; Paul Halpin, Freeport, LI, to Georgianna Keep, Atlantic City, NJ, & ano, 8,000

**143D st, 310-2, on map 312-4 W** (7:2043), ss, 175 w 8 av, 50x99.11; also AMSTERDAM AV, 2180-2 (8:2125), nwc 168th (No 501), 50x100; PM as to Nos 310-2 W 143d; pr mtg \$122,000; Oct1; Oct2'12; installs, 6%; Lizzie D Gerleitt, 471 W 145, to Neil P Duross, 227 W 132, 5,500

**143D st, 450-6 W**, see Convent av, 310-8.

**144TH st, 550 W** (7:2075), ss, 200 e Bway, 87.6x99.11; pr mtg \$—; Sept9; Oct2'12; due Feb1'13, 6%; Israel J Tombacher to Louis Eisenberg, 561 W 143, 3,000

**148TH st, 614 W** (7:2094); ext of \$7,000 mtg to June30'15 at 4½%; June29; Sept28'12; Equitable Life Assur Soc of the U S with Jno E Brown, 614 W 148, nom

**148TH st, 616 W** (7:2094); ext of \$7,000 mtg to July14 at 4½%; June21; Sept28'12; Equitable Life Assur Soc of the U S with Chas F Horne, 616 W 148, nom

**148TH st, 405 W** (7:2063), ns, 119.6 w St Nicholas av, 20x99.11; PM; Oct1'12; due &c as per bond; Phoebe M S Beers to Title Guar & Trust Co, 12,000

**148TH st, 405 W**; PM; pr mtg \$12,000; Oct1'12; due, &c, as per bond; same to Leonard Adair, 336 W 145, 2,000

**148TH st, 554-6 W** (7:2079); ext of \$50,000 mtg to June27'17 at 5%; Apr26; Oct2'12; Phillips Phoenix with Sarah Friedman & Emma Feinberg, nom

**152D st, 623 W** (7:2099), ns, 300.10 w Bway, 24.7x199.10 to 153d; Oct3'12; 3y 5½%; Nellie A Kelly to Wm F Clare & ano, 317 W 108, exrs, &c, Neal O'Donnell, 10,000

**153D st, W, ss, abt 300.10 w Bway**, see 152d, 623 W.

**164TH st, 503-5 W** (8:2121), ns, 100 w Ams av, 50x99.11; PM; pr mtg \$66,000; Oct1; Oct2'12; installs, 6%; Manchester Leasing Co, a corp, 55 Liberty, to South Yonkers Home Constn Co, Yonkers, NY, 500

**164TH st, 503-5 W**; asn rents to secure \$500; Oct1; Oct2'12; Manchester Leasing Co, 55 Liberty, to South Yonkers Home Constn Co, 38 St Andrews pl, Yonkers, N Y, nom

**168TH st, 501 W**, see 143d, 310-2, on map 312-4 W.

**169TH st W** (8:2125), ss, 95 e Alexander av, 50x85; Oct3'12; 5y5%; Fair Deal Realty Co to Pno J Halstead, 253 W 93d & ano trus Pearson S Halstead, 41,000

**169TH st W** (8:2125), same prop; certf as to above mtg; Oct3'12; same to same, —

**176TH st, 506 W** (8:2132), ss, 144 w Ams av, 43.6x99.11; pr mtg \$40,000; Sept21; Sept 30'12; due Apr1'14, 5¼%; Nellie K Howell, 734 St Nicholas av, to Carolina M Reiffert, 64 W 88, 1,000

**177TH st W** (8:2133), ns, 137.6 w Audubon av, 37.6x94.11; Oct1; Oct2'12; 5y5%; McAfee Bldg Co, Southern Blvd & 143, to Josephine E Carpenter, Bar Harbor, Me, 35,000

**177TH st W** (8:2133), same prop; certf as to above mtg; Sept30; Oct2'12; same to same, —

**177TH st W** (8:2133), ns, 175 w Audubon av, 37.6x94.11; Sept28'12; due, &c, as per bond; McAfee Bldg Co to Susan W Patterson, 58 E 177 & ano trstes Maude H P Heylman, 35,000

**177TH st W** (8:2133), ns, 175 w Audubon av, 37.6x94.11; certf as to mtg for \$35,000; Sept28; Sept30'12; McAfee Bldg Co to Susan W Patterson & ano, —

**179TH st, 517 W** (8:2152), ns, 258 w Ams av, 17x100; PM; Oct1'12, 3y5%; Calabra Bldg Co to Katie Robinson, extr John Marrett, 110 Milton, Bklyn, 7,000

**179TH st, 517 W**; certf as to above mtg; Oct1'12; same to same, —

**179TH st, 517 W**; pr mtg \$7,000; Oct1'12; due &c as per bond; same to Jas B Gillie, Wingdale, NY, 500

**179TH st, 517 W**; certf as to above mtg; Oct1'12; same to same, —

**Av B, 85** (2:388), es, 60.6 s 6th, 20.6x64; pr mtg \$—; Sept23; Sept30'12, 4mths6%; Max Froomkin, 85 Av B, to Benj Oshrin, 390 W Bway, 1,000

**Amsterdam av** (4:1225), see 95th; sal Ls; Sept25; Sept27'12, demand, 6%; Thos Lavin to Lion Brewery, 104 W 108, 6,183.21

**Amsterdam av, 2180-2** see 143d, 310-2, on map 312-4 W.

**Amsterdam av, es, 1250.4 n Laurel Hill av**, see Ams av, es, 9846 n 155th.

**Amsterdam av, 781** (7:1853), sal Ls; Oct 3'12, demand, 6%; Jno Reynolds to Geo Ehret, 1197 Park av, 4,000

**Amsterdam av, 781**, sal Ls; pr mtg \$4,000; Oct3'12; demand, 6%; same to Wm Donnelly, 203 Ams av, 3,000

**Amsterdam av** (8:2149), es, 946 n 155th, runs e 207.3 to ws Public dr x— to pt 228.7 e Ams av, xw228.7 to Ams av, xs100 to beg; also 10TH AV (8:2149), ses at nc plot 15, runs se228.3 to Speedway, xne 102.9xw255.6 to av, xs100 to beg; also AMSTERDAM AV (8:2149), es, 1,250.4 n Laurel Hill ter, 100 271.5 to Fort George Park, x101.3x255.6 except part for Fort George Park; Oct2; Oct3'12; due, &c, as per note; Jas Thom, Bklyn, N Y, to Bank of Washington Heights, 1915 Ams av, 23,000

**Bowery, 226-8** (2:492); ext of \$45,000 mtg to Jan15 at 5%; June20; Sept28'12; Equitable Life Assur Soc of the U S with Callahan Est Inc, a corp, 149 Bway, nom

**Broadway, 535** (2:498), ws, abt 50 n Spring, 25x100; pr mtg \$50,000; Sept28; Sept30'12; due May25'18, 4%; Wyllys Co to Olivia E Phelps Stokes, 37 Mad av, 36,400

**Broadway, 535**; certf as to above mtg; Sept30'12; same to same, —

**Broadway, 822-4** (2:557), see 12th (No 60), runs e 124.8xss.10xw16xw98.7 to Bway xn43.4 to beg; Sept30'12; due &c as per bond; Peerless Investing Co to Title Guar & Trust Co, 120,000

**Broadway, 822-4**; certf as to above mtg; Sept30'12; same to same, —

**Broadway, 418-22** (1:209), nec Canal (No 277-83), runs e 127xns.9.10xw42.8x3.1 xw98.4 to Bway xs62.1 to beg; AT to any strip or gores adj; PM; equal lien with mtg for \$135,000; Sept30'12, 5y5%; Frank C Schlitt, 495 Ocean av, Jersey City, NJ, to Irving T Smith, 860 St Marks av, Bklyn, 135,000

**Broadway, 418-22**; PM; equal lien with mtg for \$135,000; Sept30'12, 5y5%; same to Marion S Irwin Martin, 21 W 54, 135,000

**Broadway, 2421** (4:1237), nwc 89th (No. 251), 100.8x150; also WEST END AV (4:1237), see 90th, 100.8x162.6; waiver of certain options in \$200,000 mtg; Sept30; Oct2'12; 89-90 Co, a corp, 165 Bway, to Broadway-West End Co, nom

**Columbus av, 775** (7:1833), see 98th (No. 72), 25.6x100; ext of \$42,000 mtg to Sept25'17 at 4½%; Sept25; Oct1'12; Eugene A Philbin & ano trstes Adela A Dortic with Jacob Hertzberg, nom

**Convent av, 310-8** (7:2058), swc 143d (Nos 450-6), 99.11x125; pr mtg \$229,250; Sept25; Sept27'12, installs, 6%; Albion Constn Co to F R Wood, W H Dolson Co, a corp, 2240 Bway, 5,000

**Convent av, 310-8**; certf as to above mtg; Sept25; Sept27'12; same to same, —

**Convent av, 414** (7:2062); ext of \$11,000 mtg to June15 at 4½%; July29; Sept28'12; Equitable Life Assur Soc of the U S with W Nelson Edelstein, 414 Convent av, nom

**Edgecombe av, 38** (7:1960), es, 72.4 s 137th, 17.6x90; Oct3'12; 5y5%; Edw A Bell to Lawyers Mtg Co, 8,000

**Lexington av, 1093** (6:1770); ext of \$20,000 mtg to July15 at 5%; June13; Oct3'12; Lawyers Mtg Co with Sandford Realty Co, nom

**Lenox av, 567** (7:2007), swc 139th; sal Ls; Sept27'12, demand, 6%; Arthur O Branson to Jacob Ruppert, a corp, 1639 3 av, 5,350.17

**Lenox av, 63** (7:1823); ext of \$23,000 mtg to Feb14'18 at 4½%; Sept28; Oct2'12; Adolf Friedman with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France, nom

**Lexington av, 862** (5:1399); ext of \$9,000 mtg to Dec1'14 at 4½%; Dec26'11; Sept28'12; Equitable Life Assur Soc of the U S with Vincent F & Mary V McLarney, 862 Lex av, & Marie C, Jos H Jr, & Geo B Fargis by Jos H Fargis gdn, 133 E 91, nom

**Lexington av, 649** (5:1309), es, 57 s 55th, 18.11x80; PM; Sept25; Oct1'12; due &c as per bond; Peter H Newman to Johanna B Becker, Scarborough, NY, 16,000

**Madison av, 89-95** (3:858), sec 29th (No 26), 89.9x100; pr mtg \$600,000; Sept19; Sept27'12; due Jan 29'17, 6% during constn of bldg & 5% thereafter; Thos Addis Emmet Realty Co to N Y Life Ins Co, 346 Bway, 100,000

**Madison av** (5:1494), nec 82d, 95x85; bldg loan; pr mtg \$458,560; Sept26; Sept27'12, demand, 6%; Alpha Constn Co to Allenell Constn Co, 135 Bway, 18,000

**Madison av** (5:1494); same prop; certf as to above mtg; Sept27'12; same to same, —

**Madison av** (5:1494); same prop; agmt modifying clause in mtg; Sept26; Sept27'12; same with same, —

**Madison av** (5:1494), sec 82d, 109.4x85; bldg loan; pr mtg \$528,190; Sept26; Sept 27'12; due &c as per bond; Mansad Constn Co to Allenell Constn Co, 135 Bway, 20,000

**Madison av** (5:1494); same prop; certf as to above mtg; Sept26; Sept27'12; same to same, —

**Madison av** (5:1494); same prop; agmt modifying clause in mtg; Sept26; Sept27'12; same with same, nom

**Madison av, 89-95** (3:858), sec 29th (No 26), 98.9x100; sorbn of Ls on part of above to mtg for \$100,000 & to advances, &c, on pr mtg \$600,000; Sept19; Sept28'12; Robt B Hirsch & Arthur Silbermann, firm Wm Openhym & Sons, with N Y Life Ins Co, a corp, 346 Bway, nom

**Madison av** (3:858), same prop; certf as to mtg for \$100,000; Sept19; Sept28'12; Thos Addis Emmet Realty Co to N Y Life Ins Co, —

**Marble Hill av, 38-40** (13:3402), es, 392.1 n 225th, 35x100; Oct3'12; 3y5%; Henrietta E wife of Louis Brandt to Park Mtg Co, 41 Park Row, 7,000

**Mountain rd** (8:2256-2257), cl, 60 n cl 208th, runs w 485.4 to Hudson River xn 203.2xw533 to ws said rd xel199.11 to beg; ext of \$15,000 mtg to Oct15 at 5½%; Sept12; Sept28'12; Equitable Life Assur Soc of U S with Ursula C Burns, at Ursulian ter, Inwood-on-Hudson, NY, nom

**Nagle av** (8:2174), nws, at sws Arden, 130x250; pr mtg \$135,000; Sept30; Oct2'12; demand, 6%; Brown Brothers Inc, Owners & Builders, 33 E 20, to Robt E Phelan, 2231 Bway, 13,000

**Nagle av** (8:2174), same prop; certf as to above mtg; Sept30; Oct2'12; same to same, —

**Old Broadway, 2336** (7:1984), es, 25 n 129th, 25x102.7x25x101.3; Oct2'12; 3y5%; Annie Demmerle to Emigrant Indus Savings Bank, 7,000

**Old Broadway, 2336**; pr mtg \$7,000; Sept30; Oct2'12; installs, 6%; same to Emily R Doak, Ossining, NY, 1,000

**Park av, 827-33** (5:1410), sec 76th (No 100), 117.2x100; pr mtg \$625,000; Oct1; Oct2'12; 2y6%; Eight-Twenty-Nine Park Av Co to Timothy F Fay, 208 Bay 28, Bklyn, 55,189

**Park av, 827-33**; certf as to above mtg; Oct1; Oct2'12; same to same, —

**Prescott av** (8:2248), ss, 614.2 e Bolton rd, runs e207.10xsl41.4xw151.9xsl160.7 to n Seaman av xw50xnl158.11xnl158.5 to beg; Sept27; Sept28'12; 1y5%; Geo Nash to Marguerite A Nash, 155 Riverside dr, 13,000

**Public dr, ws, abt 9846 n 155th**, see Ams av, es, 9846 n 155th.

**Riverside dr, 445** (7:1990), es, 107.6 n 116th, 88.9x123.10x59.10x112.3; ext of \$17,500 mtg to Aug1'13 at 6%; Aug1; Sept30'12; Edw J Moloughney with N Y Real Estate Security Co, nom

**Riverside dr, 420** (7:1896), nec 114th, runs n76.1xe99.7xw25xe100xsl100.11 to st x w194.4 to beg; Oct2'12; 5y½%; Riverside Drive Realty Co to Metropolitan Life Ins Co, 1 Mad av, 800,000

**Riverside dr 420**; certf as to above mtg; Oct2'12; same to same, —

**Riverside dr, 29.7x82.11x25.2x67.5**; PM; pr mtg \$20,000; Sept30; Oct1'12, 2y6%; Edw Vaczy, Bklyn, to Celeste B Levy, 100 W 121, 2,500

**Seaman av, ns, 625 w Emerson pl**, see Prescott av, ss, 614.2 e Bolton rd.

**Vermilyea av, 149-59** (8:2227), ss, 100 w Isham, 150x150; given as collateral security for payment of five notes, pr mtg \$144,500; Sept24; Oct2'12; demand, 6%; Allen Constn Co to Columbia-Knickerbocker Trust Co, 60 Bway, 7,250

**Vermilyea av 149-59**; certf as to above mtg; Sept24; Oct2'12; same to same, —

**West End av, 506** (4:1232), es, 80.2 n 84th, 22x100.6; Sept30'12; due &c as per bond; Waterman Realty Co to Title Guar & Trust Co, 25,000

**West End av, 506;** certf as to above mtg; Sept30'12; same to same.

**West End av, 893 (7:1890);** ext of \$10,000 mtg to Jan1'16 at 5%; Dec28'10; Oct2'12; N Y Life Ins Co with Eliza J Adams, 2686 Bway.

**West End av, 891 (7:1890);** ext of \$18,500 mtg to Jan1'16 at 5%; Dec17'10; Oct2'12; N Y Life Ins Co with Dinah W Morris, care Chas S Morris & Co, 131-5 Duane

**West End av, 891-9 (7:1890);** swc 104th (No 300), 100.11x100; Oct1'12, demand, 6%; Michl E Paterno to City Mtg Co, 15 Wall, 525,000

**West End av, 891-9;** certf as to above mtg; Oct1'12; same to same.

**West End av, sec 90th,** see Bway, 2421.

**1ST av, 1474 (5:1471),** es, 52.2 s 77th, 25 x85; also 3D AV, 2590 (9:2314), es, 112 n 139th, 28.3x93x25.4x105.8; pr mtg \$28,000; Aug31; Sept28'12; due, &c, as per notes; Savoy Glass Co, 2590 3 av, to Schrenk & Co, 1008 Clinton, Hoboken, NJ, 11,000

**1ST av, 1431 (5:1449);** sal Ls; Sept27; Sept30'12, demand, 6%; Henry C Dieckmann to Beadleston & Woerz, 291 W 10, 1,500

**1ST av, 354 (6:1808),** es, 40.11 s 121st, 19.9x80; Sept30'12, 3y5%; Minnie A Brian to Title Ins Co of NY, 7,500

**1ST av, 2354 (6:1808),** es, 40.11 s 121st, 20x80; PM; pr mtg \$7,500; Sept30; Oct1'12; due &c as per bond; Minnie A Brian, 637 E 176, to Basillus Busch, 2354 1 av, 6,500

**1ST av, 174 (2:438),** es, 59.2 s 11th, 17.9x 94; PM; Oct1'12, 2y6%; Henry Elias Brewing Co to Edw Knapp, 1167 Wash av, 2,500

**1ST av, 854 (5:1359),** es, 50.4 s 48th, 25 x75; Oct3'12; 3y5%; Herman D Most, 1187 Madison, Bklyn, to Emigrant Industrial Savings Bank, 12,000

**1ST av, 854,** sobrn agmt; Oct3'12; same with same, nom

**2D av, 788-91 (5:1316),** ws, 25.4 n 42d, 75x80; pr mtg \$10,000; Oct2'12; due, &c, as per bond; Margt R Mulvany to Emily M Roemer, 494 Greene av, Bklyn, 268.75

**2D av, 2395 (6:1787);** ext of \$14,000 mtg to Aug26'17 at 4 1/2%; Aug26; Sept30'12; Boys Club, a corpn, 161 Av A, with John McKee, 113 Columbia Heights, Bklyn, nom

**2D av, 2380 (6:1799),** nec 122d (No. 301) 20.11x80; pr mtg \$13,000; Sept30; Oct3'12; 4y6%; Jos Hirschfeld, 87 E 108 to Jno McKee, 113 Columbia Heights, Bklyn, 2,000

**2D av, 714-6 (3:944),** es, 49.5 n 38th, 49.4x100; PM; Sept25; Oct3'12; 5y5%; Progress Holding Co to C Stacy Clark, 82 W 12th & ano exrs Mary B Robinson, 28,000

**2D av, 710-2 (3:944),** nec 38th (Nos. 301-3), 49.5x100; PM; Sept25; Oct3'12; 5y5%; Progress Holding Co, 135 Bway, to C Stacy Clark, 82 W 12th & ano exrs Mary C Robinson, 37,000

**3D av, 777 (5:1322),** nec 48th (Nos 201-3), 25.5x95; pr mtg \$10,000; Sept27'12, 5y 5/2%; Eliz Kenedy widow & as extrx &c Patk J Kenedy to American Mort Co, 31 Nassau, 10,000

**3D av, 851 (5:1325);** ext of \$8,000 mtg to Aug1'14 at 5%; July18; Sept28'12; Equitable Life Assur Soc of the U S with Alphonse & Maurice Dreyfus, 210 E 49, nom

**3D av, 1475 (5:1529);** sal Ls; Sept25; Sept30'12, demand, 6%; Jos Holbach & Alfred Varsha to Lion Brewery, 104 W 108, 2,455

**4TH av, (file),** ws, 40s 86th, 60x100, Bklyn, certf as to mtg for \$1,000; Oct2; Oct3'12; Dollar Realty Syndicate Inc a corp to Jno P Beirne of Bklyn.

**5TH av, 605 (5:1284),** es, 53 s 49th, 25x 100; Sept30'12; due &c as per bond; Peerless Investing Co, 31 Nassau, to Fredk A Clark, Cooperstown, NY, 365,000

**5TH av, 605;** certf as to above mtg; Sept 30'12; same to same.

**5TH av, 825 (5:1378),** es, 52.6 s 64th, 22.6x120; Oct3'12; 3y5%; Clifford V Brokaw, Glencove, L I, to Mary J Kingsland, 1026 5 av, 175,000

**6TH av, 136-8 (2:574),** es, 46 n 10th, 44.8 x71.2; Sept27'12; due &c as per bond; Annie I Powers, Glen Ridge, NJ, to Title Guar & Trust Co, 20,000

**7TH av, 1910-6 (7:1831),** swc 116th (Nos 202-12), 100.11x144; bldg loan; pr mtg \$—; Oct1; Oct2'12; due June4'22, 5%; St Nicholas Seventh Avenue Theatre Co, a corpn, to Adolph Lewisohn, 9 W 57, 115,000

**7TH av, 1910-6;** certf as to above mtg; Oct1; Oct2'12; same to same.

**8TH av, 2116-8 (7:1830);** ext of two mtgs for \$18,000 ea to Oct1'15 at 4 1/2%; Sept23; Sept27'12; Louis A Salomon with Etta Kaufman, 200 W 119, nom

**9TH av, 256 (3:749),** es, 59.4 n 25th, 19.8 x65; pr mtg \$7,500; Sept30'12; due Jan1'18; 6%; Ernst H Thode to Wilhelm Meyn, 256 9 av, 7,500

**9TH av, 256;** pr mtg \$15,000; Sept30'12; dde May1'14; 6%; same to same, 4,000

**9TH av, 548 (4:1031),** es, 49.7 n 40th, 24.6x72; PM; Oct1'12, 5y5%; Louis Steets to Cath Loeser, 548 9av, et al, exrs Eva E Schabbehar, 25,000

**10TH av, sec, at ne plot 15,** see Ams av, es, 9846 n 155th.

**10TH av, 108-10 (3:714),** es, 23.3 sw 17th, 40x100; also 15TH ST, 344-6 W (3:738), ss, 287.6 e 9 av, 37.6x81.3; Oct2; Oct3'12; 3y6%; Thos & Robt Keahon heirs Patk H Keahon & Virginia Flynn to Martin Graney, Pearl River, NY, 15,000

**11TH av, 580 (4:1072),** es, 80.5 s 44th, 20 x80; Sept27; Sept30'12; 3y6%; Conrad Freund to Jno J Callahan, 506 W 43, 500

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

**Certif (file)** as to mtg for \$1,000,000 covering land in Ohio & elsewhere; Sept30; Oct1'12; Superior Collier Co to Columbia-Knickerbocker Trust Co, trstes.

**Certif (file)** as to mtg for \$1,200,000 covering land at same place; Sept30; Oct1'12; same to Guaranty Trust Co of NY, trstes.

**Certif (file)** as to mtg dated July1'12 for \$80,000 to secure 6% gold notes; Sept28 '12; Texas Steamship Co a corp, 17 Battery pl, to Illinois Trust & Savings Bank, a corp, as trste.

**Certif (misc)** as to chattel mtg dated Sept25; Sept26; Sept28'12; S Goldman Co, 16 Beekman to Abr Goldman.

**Land in Kings Co (file);** certf as to mtg for \$12,500; Sept26; Sept27'12; York Realty Co to Title Guar & Trust Co.

**Land (File)** in Queens Co; certf as to mtg for \$6,500; Sept24; Sept30'12; Douglas Manor Homes Co, Inc to Title Guar & Trust Co.

**Land in Queens Co (file);** certf as to mtg for \$2,000; Sept26; Oct2'12; Forest Parkview Inc, a corpn, to Philip & Anna Lambert.

MORTGAGES

Borough of the Bronx.

**Beck st, 901-5 (10:2711),** ws, 231.5 n Intervale av, 73x100; PM; pr mtg \$—; Oct1'12; 1y6%; Dora Felt, 1771 Mad av, to Absar Realty Co, 919 Fox, 1,452.91

**Bonner pl (9:2423),** ns, 166.8 e Morris av or pl, 33.4x75; Sept30'12, 5y5%; Thos D Malcolm Constn Co to Alex Lyle, exr & Eliz S Lyle, 1043 Mad av, 16,000

**Bonner pl (9:2423);** same prop; certf as to above mtg; Sept30'12; same to same.

**Bonner pl (9:2423),** ns, 133.4 e Morris av or pl, 33.4x75; Sept30'12; due &c as per bond; Thos D Malcolm Constn Co to Clarence De W Rogers, Magnolia av & Pryor la, Larchmont, NY, exrs Roger Lamson, 15,000

**Bonner pl (9:2423);** same prop; certf as to above mtg; Sept30'12; same to same.

**Dawson st, 672 (10:2686),** ss, 290 w Leggett av, 16.8x132.2x16.8x132.11; Sept30; Oct1'12; 5y5 1/2%; Ida wife of & Chas Freeman, 672 Dawson, to Alfd B Moldenke, 132 E 54, 4,000

**Fairmount pl (11:2950),** swc Clinton av, 59x96.3x50x98.6; Oct2'12, 3y5%; Francis Frey, 158 E 179, to August Genzenmuller, 2983 Marion av, 8,000

**Fairmount pl (11:2950);** same prop; sobrn agmt; Oct2'12; Chas Reinhart, 154 E 179, with same, nom

**Fox st, 855 (10:2709);** ext of \$17,000 mtg to Sept25'15 at 5%; Sept25; Sept27'12; American Mort Co with Saml Lederer, 24 Aqueduct av E, 2268.

**Fulton st, sec, at sws Becker av,** see Becker av, sws, at ses Fulton.

**German pl, es, 56.8 s 159th,** see Brook av, es, 34.8 s 159th.

**Hall pl (10:2700),** es, 384.1 s 167th, 20 x70.6x19.5x68.9; Oct2; Oct3'12; due, &c, as per bond; Sarah Heiz to Title Guarantee & Trust Co, 3,000

**Hall pl (10:2700),** same prop; PM; pr mtg \$3,000; Oct2; Oct3'12; due, &c, as per bond; Sarah Heiz to Johannah Greenwald, 1051 Hall pl, 1,000

**Hoffman st, 2441 (11:3058),** ws, 56.2 n 188th, 16.8x97.5; pr mtg \$—; Oct2; Oct3 '12; installs, 6%; Wm H Solomon to Grace L Horton, 175 Sterling, Bklyn, 225

**Juliana st (\*),** ss, 200 w Duncomb av, 175x100; PM; Oct1; Oct2'12, 3y6%; Michl J Kenny to Alfred Loweth, 1000 E 182, 5,500

**Magenta pl (\*),** ws, 100 s Magenta av, 25x100; Sept23; Sept27'12, installs, 6%; Rosario Lo Bue to G B Raymond & Co, 16 E 42, 185

**Main st (\*),** es, 153.10 n Cemetery la, 51.7x225, except part for st, City Island; pr mtg \$2,000; Sept27; Oct2'12; due &c as per bond; Martin J Earley, 54 Carroll, City Island, to Michl J Tully, 211 W 107, 1,000

**Parker st or av, sws,** see Westchester av, ses, 280.8 sw Green av.

**Shrady pl (12:3257),** ss, 99.2 w Boston av, 25x87; PM; Sept25; Oct1'12; due &c as per bond; Raoul Lhuillier to Maurice J Buckley, Schodack Landing, Rensselaer Co, NY, 1,000

**138TH st, 536 E (9:2265),** ss, 133.4 w St Ann's av, 25x100; Sept30; Oct1'12; 3y 5%; Chas S Schmutz, Nelson av, Grantwood, NJ, to Julia Aichele, 61 E 86, 17,000

**140TH st, 603 E (10:2552),** ns, 420 e St Anns av, 40x95; PM; pr mtg \$—; Sept 30; Oct3'12; 2y6%; Benenson Realty Co to Annie Prochaska, 4438 White Plains av, 3,500

**153D st, 425-7 E (9:2375),** ns, 145 w Elton av, 50x100; PM; pr mtg \$36,000; Oct2; Oct3'12; 3y6%; Jacob Grunder to Smada Realty Co, 391 E 149th, 5,000

**156TH st, 803 E (10:2676),** ns, 60 w Union av, 20x100; pr mtg \$6,500; Oct1; Oct2'12, 3y6%; Fredk Getz, 803 E 156, to Louis F Miller, 1686 Clay av, & ano, 2,000

**156TH st E (10:2708)** ss, 100 e Kelly, 25x100; Oct2; Oct3'12; 5y5%; Gustav Viehl to Lawyers Mtg Co, 59 Liberty, 8,000

**157TH st E (9:2360),** ss, 100 w St Anns av, 75x75x77.10x95.9; PM; pr mtg \$8,000; Oct1; Oct2'12, 1y6%; Robt A Wynne, 951 Woodycrest av, to Chas Dammeyer, 440 E 156, 1,000

**161ST st, 400 E,** see Melrose av, sec 161st.

**165TH st E (10:2691),** ns, 100 e Stebbins av, 25x113.4; Sept20; Sept30'12; due Nov 20, 5%; Edw V Hogan, 446 E 88, to Henry Schneider, 1275 Pugsley av, 4,000

**170TH st 850 E (11:2965),** ss, 90.1 e Stebbins av, —x—; certf as to mtg for \$5,000; Dec15; Oct2'12; Bellewood Constn Co to Max Kobre.

**171st E (\*),** ws, 156.8 s Gleason av, 50x —x—; Sept27; Sept30'12; due July1'13, 6%; Eliz C Fonda to Philip Heinrich, 2066 Story av, 300

**171ST st E, swc Webster av,** see Webster av, swc 171st.

**173D st E, swc Hoe av,** see Hoe av, swc 173.

**174TH st E (11:2899),** ns, 110.5 e Webster av, being lot 33 blk 2899 tax map, transfer of tax lien for yrs 1902 to 1908; assessed to Coyle, Jackson & Lutz; May1 '11; Sept30'12, 3y10%; City of NY to Tremont Mills, 682 Ittner pl, 1,422.32

**175TH st E (11:2952),** ss, 236.7 e Prospect av, 45x142.2x45x141.10; pr mtg \$38,000; Sept25; Sept28'12; due Dec15'15; 6%; Jno W Cornish Constn Co to Harry T F Johnson, 466 E 138, 4,000

**175TH st E (11:2952),** same prop; agmt as to share ownership in mtg; June21; Sept28'12; Harry T F Johnson with Virginia Danziger, 11 E 79 & ano exrs Max Danziger, nom

**175TH st, 788 E (11:2952),** ss, 236.7 e Prospect av, 45x142; certf as to mtg for \$4,000; Sept24; Oct1'12; Jno W Cornish Constn Co to Harry T F Johnson, nom

**178TH st E (11:2810),** ss, 245 w Anthony av, 50x100; PM; pr mtg \$26,000; Oct2; Oct3'12; due July15'15, 6%; Gustav Viehl to August Nelson, 193 W 168th, 4,000

**181ST st, 588-92 E,** see Arthur av, 2129.

**183D st W, see Aqueduct av E,** see Aqueduct av E, 2268.

**184TH st E, swc Southern blvd,** see Southern blvd, 3177.

**186TH st, 601 E,** see Arthur av, 2372.

**187TH st E (11:3056),** ns, 43.10 e Bathgate av, as laid out 60 ft wide, 22x72; Oct1'12; 5y5%; Wm H Schwenk to Lawyers Mtg Co, 59 Liberty, 2,500

**187TH st E (11:3114),** ss, 120.9 w So Blvd, runs w25xs70xs55xe26.5xn125 to beg, bldg loan; June26; Oct3'12; demand, 6%; Kitchen Impt Co to Henry M Powell, 424 W 119th, 16,500

**188TH st E nec Hughes av,** see Hughes av, nec 188th.

**198TH st E (12:3319),** ns, 137.6 e Jerome av, 25.11x165.4x41.7x138.9; PM; Oct2; Oct3'12; 2y6%; Norton Van Brunt to Wm Schussler at Cairo, N Y, 2,150

**206TH st E (12:3312),** ss, 26.7 e St Georges Crescent, 25x100, except part for 206th; pr mtg \$—; Sept30; Oct2'12; due &c as per bond; Angelica M Monaco to Manhattan Mort Co, 200 Bway, 10,000

**221ST st E (\*),** ns, 230.1 e Barnes av, old line, 25x114.3; Sept1; Sept28'12; 5y 5 1/4%; Dante Imperatrice to Ottavio Verando, 353 W39, 63,000

**226TH st E (\*),** ss, 505 e Barnes av, 100x114.6, Wakefield; pr mtg \$16,000; Sept 26; Sept27'12; due &c as per bond; Michele Agugliaro to G & S Realty Co, 406 E 149, 2,900

**229TH st E (\*),** sec White Plains av, 52.6x114, except part for White Plains rd; Oct1; Oct3'12; demand, 6%; Teresina rd wife Frank P Dursile, 181 Kingsbridge rd to Mt Vernon Trust Co, Mt Vernon, N Y, 2,000

**229TH st E (\*),** ns, 105 w Barnes av, 50x114; PM; Oct2; Oct3'12; due, &c, as per bond; Edw Brady to Jos J Lane, 304 Floyd, Bklyn, 1,200

**230TH st E (\*),** ss, 305 w Barnes av, 50x114, Wakefield; Sept26; Sept28'12; due &c as per bond; Stanislaw Domalewski, 744 E 230 to Matilda L Sheldon, 25 S 14 av, Mt Vernon, NY, 2,800

**236TH st E, nwc Napier av,** see Napier av, nwc 236th.

**239TH st, 318 E (12:3387),** ss, 175 e Katonah av, 25x100; PM; Oct1'12; installs, 6%; Arthur Knapp to Railroad Co-oper B & L Assn, 103 Park av, 3,500

**239TH st, 318 E;** pr mtg \$3,500; Sept24; Oct1'12; due Oct1'37, 6%; same to Louis Eickwort, 29 Fletcher av, Mt Vernon, N Y, 2,500

**Albany rd, late Old Albany Post rd (12:3262),** es, 365.1 n from es said rd & ws Bailey av, runs e80.3 to ws Bailey av xn25xm89.2 to rd xs27 to beg; Sept28; Sept 30'12, 5y5 1/2%; Alfred Spry, 3441 Albany rd, to David Forsyth, Walden, NY, 2,500

**Arthur av, 2372 (11:3073),** nec 186th (No 601), 25x85.3x25x85.4; PM; Sept30; Oct1 '12; 3y5 1/2%; Julia Gleason, 3806 3 av, to Warren B Sammis, Huntington, LI, 3,000

**Arthur av, 2129 (11:3062),** swc 181st (Nos 588-92), 22.6x95; PM; pr mtg \$9,000; Sept24; Oct2'12; due &c as per bond; Francesco & Giuliano Imperato & Luigi Pignataro to Tommaso Giordano, 864 E 180, 2,750

**Arthur av (11:3066),** ws, 127.7 n 187th, 25x113.3x25x113.4, except part for sts; P M; Oct1; Oct3'12; due, &c, as per bond; Rosaria Mosisca, 620 E 188th to Dominic A Trotta, 2159 Mapes av & ano, 900

**Aqueduct av E, 2268** (11:3208), sec 183d, 25.4x90.6x25x86.3; Sept26; Sept27'12; due & as per bond; Elijah Jenks to Title Guar & Trust Co. 2,000

**Aqueduct av** (9:2533), swc of a 20 ft, 50 x100; PM; pr mtg \$42,500; Oct3'12, 3y6%; Lloyd-Phyfe Co, a corp, to Henry Rohrs, 251 Ft Washington av. 12,500

**Aqueduct av** (9:2533), same prop; certf as to mtg for \$12,500; Oct3'12; same to same.

**Bailey av, ws, abt 287 n Albany rd**, see Albany rd, late Old Albany Post rd, es, 365.1 n from es said rd, &c.

**Becker av** (\*), sws, at ses Fulton, 41.8 x120; Oct3'12; due, &c, as per bond; Jas A Henry to Title G & T Co. 3,000

**Becker av** (\*), ss, 50 w Matilda, 50x100; pr mtg \$4,000; Oct2'12; due Nov1'13, 6%; John Rotando to Ellen A Halsted, 174 Prospect pl, Bklyn. 1,000

**Becker av** (\*); same prop; pr mtg \$5,000; Oct2'12, demand, 6%; same to Clara S Dean, 764 Beck. 600

**Belmont av, 2159** (11:3082), ws, 280.2 n 181st, 49.5x80.7x49.5x79.3; PM; pr mtg \$26,000; Sept28; Sept30'12; due &c as per bond; Antonio Manzi, 2159 Belmont av, to Frank M Patterson, 303 E 17. 7,500

**Blackrock av** (\*), ss, 380 w Olmstead, 25x108; Oct1'12; 3y5%; Arvid G Ahlberg to Fishkill Savings Inst, Fishkill, NY. 3,000

**Boscobel av** (11:2873), nec Nelson av, 64.1x100x—x44.3; Sept27'12, 2y5%; Jas McCabe to Peter Doelger, 339 W 100. 6,000

**Briggs av** (12:3226), es, 178.8 n 198th, 16.8x100; pr mtg \$—; Aug26; Oct2'12, 3y6%; Wm Corbitt, Greenwich, Conn, to Theresa Heindel, 661 Woodward av, Bklyn. 1,000

**Brockett or St Raymond av** (\*), nec Wms Bridge rd, runs e144.5xn100xw50xs 50xw95.6 to Wms Bridge rd, xs50 to beg; PM; Sept30; Oct3'12; 3y6%; Winifred C Kennedy, 430 E 141st to Fredk Schnauffer, 2702 Marion av. 7,500

**Brook av** (9:2360), es, 34.8 s 159th, runs s22 to es German pl, xs18.3xe95.3xn40xw 92.9 to beg; Oct2; Oct3'12; 5y% as per bond; Fanny Gruen to Naomi A Solomon, 2345 Bway. 28,000

**Bronx Park av, 365-7** (\*), being lot 43 map Neill Est; ext of two mtgs for \$4,500 ea to June17'17 at % as per bond; Aug27; Sept30'12; Jos Diamond to Walter S Gurnee, Bar Harbor, Me, trste for E Norman Scott, will Walter S Gurnee. nom

**Castle Hill av** (\*), sws, 375 se Green la, 25x105.2; Oct2; Oct3'12; due, &c, as per bond; Pasquale Lama, 1703 Castle Hill av, to Eliz Ryan, 565 City Island av. 500

**Cauldwell av, 806** (10:2630), es, 72.7 n 158th, 25x55; PM; pr mtg \$2,000; Sept27; Sept28'12; 1y6%; Wolf Burland, 801 Cauldwell av to Minerva I Dietsch, 808 Cauldwell av. 2,850

**Clason Pt rd** (\*), es, 70.6 s from n line lot 39, 25.11x85.7 to White Plains rd x25x —, being part lot 39 map Clasons Pt; Sept30; Oct2'12, 3y6%; Caroline wife Edmond Huerstel, 653 E 29, to Anna Zeller, 3318 White Plains rd. 1,200

**Clay av, 1148** (9:2426), es, 30.8 s 167th, 39x80; PM; pr mtg \$20,500; Sept20; Sept 27'12, 3y6%; Aloysius Schwarzer to A J Schwarzer Co, 1150 Clay av. 4,000

**Clay av, 1140** (9:2426), es, 108.8 s 167th, 39x80; PM; pr mtg \$20,500; Sept20; Sept 27'12, 3y6%; Caroline Schwarzer to A J Schwarzer Co, 1150 Clay av. 4,000

**Clay av, 1302** (11:2887), es, 18.11 n 169th, 18.10x80; Sept26; Sept27'12; due Jan1'16, 5%; Dora Ellerich widow to Smith Williamson, White Plains, NY. 4,800

**Clay av, 1308** (11:2887), es, 76 n 169th, 18.9x80; Sept26; Sept28'12; due Jan1'16, 5%; Louise M Grefrath to Smith Williamson, White Plains, NY. 4,800

**Clay av** (11:2887), es, lots 7 to 10 map (241) land Wm E M Zborowski, 100.6x 64.2 to Webster av, 100x54.8, ss, except part for Clay av; Oct3'12; 3y5%; Security Mtg Co to Geo H Fitzgerald, 448 Madison, Bklyn. 55,000

**Clay av** (11:2887), same prop; certf as to above mtg; Oct1; Oct3'12; same to same.

**Clay av** (11:2887), same prop; sobrn agmt; Oct1; Oct3'12; same with same. nom

**Clinton av, swc Fairmount pl** see Fairmount pl, swc Clinton av.

**Cromwell av** (11:2857), sec Devoe, runs —89xse132 to Dougherty Brook, xne90 to old rd leading from Macombs Dam to Fordham, xn15 to Devoe, xw120 to beg, except part taken by City; Oct2; Oct3'12, 1y6%; Peter N Quinton, 324 Bloomfield, Hoboken, NJ, to Herman Schroeder, 441 47th, Bklyn. 6,000

**Edison av** (\*), es, 127 n Pelham rd, 25x 183 to Pelham rd x28x171, Westchester, except part for Westchester; PM; Sept 24; Sept27'12, 5y5½%; Andw Quinto, 1938 Mayflower av, to Regent Realty Co, 17 W 42. 1,500

**Fort Schuyler rd, nec Pilgrim av**, see Pilgrim av, nec Ft Schuyler rd.

**Fox av** (\*), es, 350.2 s Kingsbridge rd, 25x100, Edenwald; pr mtg \$—; Sept26; Sept27'12, 3y5%; Ferdinand Haas to Dora Cashen, 159 Decatur, Bklyn. 600

**Glenson av** (\*), ss, 75 w 172d, 50x106.8; pr mtg \$—; Sept25; Sept27'12, 1y6%; Louisa B Diener to Minnie E Uhl, 1211 Beach av. 1,000

**Hoe av** (11:2982 & 2983), swc 173d, 55x 100; pr mtg \$55,000; Sept26; Sept28'12; 3y 6%; Solid Realty Co, 319 E 22 to Abel King, 148 E 65 & ano. 6,000

**Hoe av** (11:2982 & 2983; same prop; ext of \$55,000 mtg to Oct1'16 at 5%; Sept 26; Sept28'12; Philip Rhineland, exr &c Cornelia B Kip with Solid Realty Co, 319 E 22. nom

**Hoe av** (11:2982-2983), ws, 55 s 173d, four lots, ea 75x100, four mtgs, ea \$6,000; four pr mtgs, \$60,000 ea; Sept26; Sept28 '12, 3y6%; Solid Realty Co, 319 E 22, to Abel King, 148 E 65 & ano. 24,000

**Hoe av** (11:2982-2983); same prop; ext of four mtgs for \$60,000 ea to Oct1'16 at 5%; Sept26; Sept28'12; Philip Rhineland, exr &c Cornelia B Kip with Solid Realty Co, 319 E 22. nom

**Hoe av** (11:2982 & 2983), swc 173d, 355x 100; certf as to five mtgs for \$6,000 ea; Sept26; Sept28'12; Solid Realty Co to Abel King & ano. —

**Holland av** (\*), es, 100 s 214th, 25x100; Sept30; Oct1'12; 3y5½%; Maria Parrotta to Amelia Orth, Atlantic Highlands, NJ. 10,600

**Hughes av** (11:3076), nec 188th, 20x 87.6, except part for 188th; also HUGHES AV (11:3076), es, 20 n 188th, 24.11x87.6; pr mtg \$19,500; Oct1; Oct2'12, 3y6%; Salvatore Pulici to Mathias Haffen, 652 Courtlandt av. 7,450

**Hughes av, es, 20 n 188th**, see Hughes av, nec 188th.

**Jackson av** (10:2623), ws, 150 n 149th, 25x95; Sept26; Sept27'12, 5y5%; Albt Brasse to John S Bussing, 26 E 10. 12,000

**Jerome av** (11:2854), es, 33.9 n Tremont av, 75x100; Sept27'12; due &c as per bond; Louis Schrag to Title Guar & Trust Co. 20,000

**Jerome av, 2415** (11:3199), ws, 426.9 n 184th, 25x100; Sept27; Sept30'12; due &c as per bond; Harry J Douglas, 40 W 190, to Mary Goodwin, 256 W 22, et al, trstes Bernard Goodwin. 12,000

**Lawrence av** (9:2527), ws, 610.8 s 167th, 150x120 to Sedgwick av; Sept26; Sept30 '12; due, Dec26'12, 6%; Normal Realty Co of NY to Estates Mortgage Securities Co, 160 Bway. 3,000

**Mayflower av** (\*), ws, 400 n Alice, 25x 100; PM; Oct2; Oct3'12; 5y5½%; Jesu-mina Eclord, 1931 Mayflower av to Regent Realty Co, 17 W 42c. 475

**Mayflower av** (\*), ws, 350 n Alice, 50 x100; PM; Sept24; Oct2'12; 5y5½%; Agnesina Guido to Regent Realty Co, 17 W 42d. 800

**Melrose av** (9:2382), sec 161st (No 400), 63.9x21; PM; Sept30'12; due &c as per bond; Richd Rauscher to Charlotte Weber, 309 Vernon pl, Mt Vernon, NY. 17,000

**Middleton rd** (\*), ns, 100.5 w Ams av, 25.1x110.7x25x112.11; Sept26; Sept28'12; due &c as per bond; Louis H Amsler to Henry Berg, 1347 Clinton av. 2,500

**Napier av** (12:3364), nwc 236th, 111x101 x94.7x100; Sept27; Sept30'12; due Jan1'16, 6%; Henry A Brann to Chas F Mueller, 1815 Prospect av. 3,500

**Nelson av, nec Boscobel av**, see Boscobel av, nec Nelson av.

**Olmstead av** (\*), sec Starling av, 105x 50; given to secure balance due on lumber purchase; Sept19; Oct1'12; due, &c, as per bond; Westchester Woodworking Co to American Hardwood Lumber Co, 100 N Market, St Louis, Mo. 2,000

**Park av** (11:2906), es, 150 s 174th, 50x 175; PM; Oct1; Oct2'12; due, &c, as per bond; B & S Realty Co to Phebe A Brem-er, Maplewood, NJ. 5,000

**Pilgrim av** (\*), nec Ft Schuyler rd, 100x25; Sept27; Sept28'12, 3y5½%; Lily Barrol, 1418 Ft Schuyler rd, to Geo McCauslan, 3 6th, Weehawken, NJ. 8,500

**Prospect av, 1348** (11:2970), es, 150 n 169th, 25x100; pr mtg \$4,000; Sept30; Oct 1'12; 3y5%; Sarah E Bingham to Francis Huber, 209 E 17. 2,500

**Prospect av, 671-3** (10:2675), ws, 150 n 152d, 25x95; pr mtg \$—; Oct2'12, 5y5%; Prospect Holding Co to Lizzie B Barry, 224 Passaic av, Passaic, NJ. 10,000

**Prospect av, 671-3**; certf as to above mtg; Sept30; Oct2'12; same to same. nom

**Prospect av 671-3**; sobrn agmt; Sept 30; Oct2'12; Philip Messenkoff & ano with same. nom

**Quimby av** (\*), ss, 405 w Havemeyer av, 25x108, except part for Quimby av, Unionport; Sept27; Sept28'12, 3y5½%; Gustave Yoerges to Annie A Kimber, 1103 Forest av, & ano, trstes Arthur C Kimber. 3,000

**St Ann's av** (9:2358), ws, 120.6 n Westchester av, 36.6x100.1x36.8x96.6; pr mtg \$2,500; Sept25; Oct1'12; due July1'14, 6%; Henry Frers, Montclair, NJ, to Frank J Fuchs, 881 Cauldwell av. 500

**St Ann's av** (9:2225), ws, 49.11 n 148th, 33.3x99.4; Oct1; Oct3'12; due, &c, as per bond; Chas G Kirchof to Danl Schatz, 510 W 88th. 5,000

**Sedgwick av**, es, abt 610.8 s 167th, see Lawrence av, ws, 610.8 s 167th.

**Southern Blvd, 1377** (11:3113), ws, 210.5 n Kingsbridge rd; also 25 s 184th, runs w 190x25 to 184th xe100 to Southern Blvd xs 25 to beg; PM; Sept27'12, 5y5%; Michl N Delagi, 26 Oliver, to Jos McQuade, 2283 Southern Blvd. 6,500

**Southern Blvd, 1829** (11:2958), ws, 106.7 s 176th, 14.10x93.4x32.7x87.9; Oct2'12; due &c as per bond; Dwyer & Carey Constn Co to Title G & T Co. 6,500

**Southern Blvd, 1829**; certf as to above mtg; Sept23; Oct2'12; same to same. —

**Spuyten Duyvil rd** (13:3407), nws, — sw 230th; mtg reads 39 sw land now or formerly Jas A Church, runs nw75xsw60xse 75 to rd xne60 to beg; equal line with mtg for \$10,000; recorded Aug16'11; Sept 27; Sept30'12; installs, 6%; Underwriters Press, a corp, 84 Wm, to Edgehill Co-oper Savings & Loan Assn, 230th & Riverdale av. 5,000

**Spuyten Duyvil rd** (13:3407), same prop; certf as to above mtg; Sept27; Sept 30'12; same to same.

**Starling av, sec Olmstead av**, see Olmstead av, sec Starling av.

**Steuben av** (12:3337), es, 225 n 208th, 50x100; pr mtg \$—; Sept30; Oct1'12; due, &c, as per bond; Edw Vaczy, Bklyn, to Simeon C Bradley, 20 Tallman pl, Nyack, N Y. 2,000

**Tier av** (\*), ss, where nec land herein-after described intersects land of Freeman, runs s100xw190 to high water mark Eastchester Bay xn100 to st xe150 to beg, City Island; pr mtg \$1,000; Mar6; Oct2'12; due Jan1'15, 6%; Angelina A, wife of John O Fordham, to Jas H Rice, on ss Scofield av, nr William. 1,800

**Tremont av E** (11:3121), ns, 129.9 w Dal yav, 33.4x150, except part for 177th or Tremont av; Oct3'12; 5y5%; Rebecca C Kerr, 1012 Olmstead av, to Metropolitan Savgs Bank, 59 Cooper Sq E. 8,000

**Union av, 844** (10:2677); str Ls; Sept26; Sept27'12, demand, 6%; Pasquale Tedesco & Michl Zottolo to John P Bastone, 801 Southern Blvd, & Louis F Porto, 764 Fox. notes, 2,958

**Washington av** (11:2906), ws, 150 s 174th, 50x150, except part for Washington av; PM; Oct1; Oct2'12; due, &c, as per bond; B & S Realty Co to Phebe A Brem-er, Maplewood, NJ. 10,000

**Webster av, 1273** (9:2427), ws, 40 s 169th, 36x100; also WEBSTER AV, 1263 (9:2427), ws, 112 s 169th, 36x100; PM; pr mtg \$41,000; Sept30; Oct1'12; due, &c, as per bond; Paul E Missall to Lillius Grace, Great Neck, LI. 6,500

**Webster av 1263**, see Webster av, 1273.

**Webster av** (11:3143), ws, 25 n 183d, runs w100xs25 to ns 183d xw25xn73xe25xs 24xe100 to av xs24 to beg; pr mtg \$8,000; Sept30; Oct2'12, 2y6%; Antoinette W Katzenberger to WmHolbein, 64 E 86. 1,000

**Webster av** (11:2887), swc 171st, runs w64.8 to es Clay av xs17.8xe64.2 to Webster av xn21.10 to beg; pr mtg \$—; Oct1'12; 3y5%; Thos Morris, 396 E 171, to Eugene Underhill, Caldwell, NJ. 2,000

**Webster av** (12:3273), es, 513.2 s 200th, 15x64.11; pr mtg \$—; May2; Oct2'12, 2y6%; Mary A Gallagher, Corona, LI, to Lavinia A Dunn, 2974 Valentine av. 1,500

**Westchester av** (\*), ses, 280.8 sw Green av, runs se— to pt 140.8 from ses Westchester av, xne25.7 to sws Parker st or av xnw140.2 to av xs25.7 to beg; Oct2 '12; due Dec1'15, 5%; Benj Packer to Dol-lar Savgs Bank, 2880 3 av. 3,000

**Westchester av** (\*), s s, 35 w Herschell, 50x100; Oct3'12; 3y5%; Gotham Investors Co to Margt Marx, 530 E 19th. 9,500

**Westchester av** (\*), same prop; certf as to above mtg; Oct2; Oct3'12; same to same.

**Westchester av** (\*), same prop; certf as to mtg for \$9,500; Oct3'12; Gotham Investors Co to Margt Marx. —

**White Plains av 3808** (\*); sal Ls; Sept 30'12, demand, 6%; Lili Dosella to Jacob Ruppert, a corp, 1639 3 av. 1,600

**White Plains rd**, see Clason Pt rd, es, 70.6 s from nl lot 39.

**White Plains av, sec 229th**, see 229th E, sec White Plains av.

**Wickham av** (\*), es, 125 s Nereid av, 25x 97.6; PM; Sept28'12, 3y6%; Vincenzo Man-zione to Mutual Benefit Society of the Members of the East German Conference of the Methodist Episcopal Church, 48 St Marks pl. 3,500

**Wilkins av** (11:2976), es, 188.11 n Southern Blvd, runs e42.3xn49xw58.4 to pl, xs20 to beg; also WILKINS AV (11:2976), es, 208.1 n So Blvd, runs e58.4xn34x w75.90 to pl xs20 to beg; pr mtg \$17,000; Oct2; Oct3'12; 1y6%; Wm Constn Co to Freehold Constn Co, 200 Bway. 1,000

**Wilkins av, es, 208.1 n So Blvd**, see Wilkins av, es, 188.11 n So Blvd.

**Williamsbridge rd, nec Brockett or St Raymond av**, see Brockett or St Raymond av, nec Williamsbridge rd.

**3D av, 2590**, see 1 av, 1474, Manhattan.

**3D av, 3218** (10:2620); sal Ls; Sept27'12, demand, 6%; Bernard P Kiernan to Jacob Ruppert, a corp, 1639 3 av. 5,500

**Plot** (\*) begins at nec of premises hereby described, adj land heirs Robt Vail, runs s110xw98 to high water mark at common tide xn— to land heirs Robt Vail xe135 to beg, being lots 22 & 23 map made by Wm Scofield; Jan1'58, with strip 98 long x16.6 in breadth in Prospect so called on ss of the aforesaid land as a rd from Main to ws City Island; pr mtg \$4,000; Sept27; Oct2'12; due &c as per bond; Martin J Earley, 54 Carroll, City Island, to Michl Tully, 211 W 107. 1,000

**Plot** (\*) begins 240 e White Plains rd at point 375 n along same from Morris Park av, runs e 100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; PM; Oct1; Oct2'12; due &c as per bond; Lawrence Kronenberger Constn Co to Thos J Donlon, Irvington, NY. 5,000

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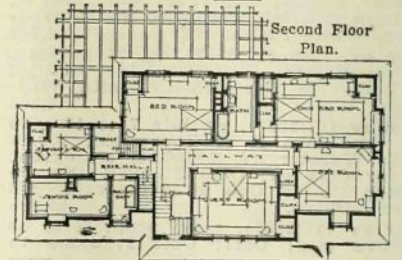
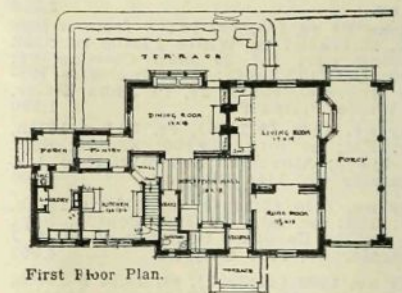
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