

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NOVEMBER 2, 1912

## THE NEW YORK CONNECTING RAILROAD.

It Will Have a Strong Influence in Building Up a Great Commercial and Industrial Colony Around Queensboro Bridge and Sunnyside Yards.

THE importance of the Hell Gate Bridge undertaking cannot be overestimated. Both in the Astoria section and in Long Island City, about the neighborhood of the Sunnyside yards, and about the plaza of the New Queensboro Bridge, there is a large amount of vacant land or land so inadequately improved that its re-improvement along modern lines is only a question of time.

The New York Connecting Railroad's effect as a medium for attracting and distributing new population will not be important. Its function, both as regards freight and passenger business, will be to serve the long-haul traffic. For a considerable area south and east of Hell Gate Bridge it will not encourage factory construction on account of its advantages as a freight carrier, as the distance above grade makes connection impracticable. Nor will it encourage housing construction in the same area.

On the other hand, its influence in the building up of a great commercial and industrial colony for an appreciable distance in all directions from the Queensboro Bridge Plaza and the Sunnyside yards should be at once plain. It will furnish remarkable shipping facilities for freight to and from New England over the New York, New Haven and Hartford; to all parts of Long Island and Brooklyn by the Long Island Railroad, and through New Jersey and the South and West by way of the Pennsylvania Railroad.

### Mapping the Sunnyside Section.

As an example of what is taking shape in this neighborhood may be cited the fact that the Topographical Bureau of Queens, in recognition of the great influence that the New York Connecting Railroad is expected to have in the commercial development of Queens, began some time ago to map out the territory about the Sunnyside yards. A large part of the area is owned by the Stuyvesant Realty Company, a holding corporation for the Pennsylvania Railroad. The map was completed this summer.

The section covered by the map extends from Laurel Hill avenue east to Woodside avenue, and from the Sunnyside yards of the Pennsylvania-Long Island Railroad to Jackson avenue, and takes in an area of about twenty city blocks. A longitudinal street one hundred feet wide and paralleling Jackson avenue is extended through this tract. Gosman avenue, one of two new bisecting streets, will make a sharp decline from grade and will be carried by subway under the Sunnyside yards.

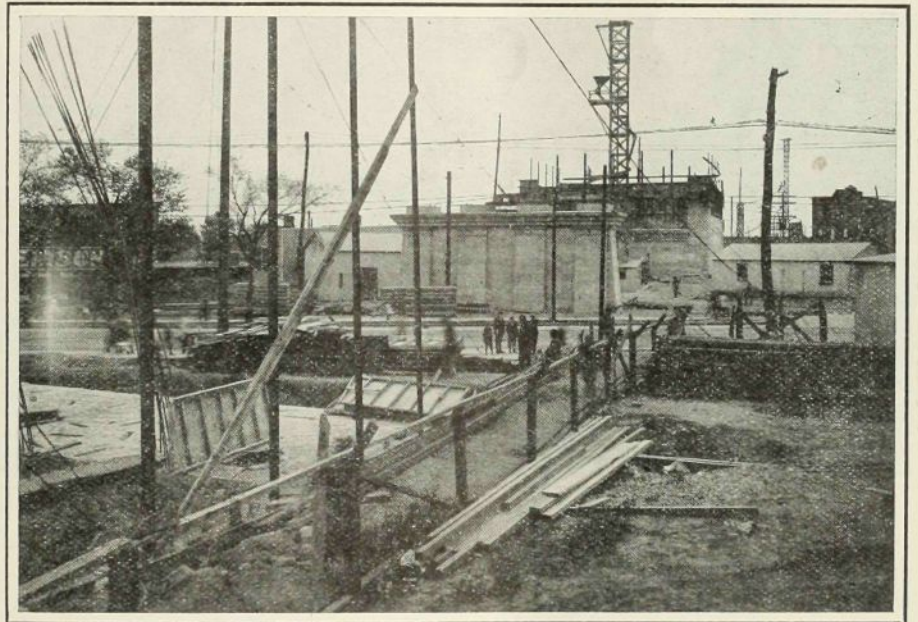
It is the intention of the Stuyvesant company to develop this entire tract

for factory purposes, providing exceptional freight facilities to the Long Island and Pennsylvania railroads and the New York Connecting Railroad. In this connection a representative of the Queensboro Corporation says of the railroad's influence in this neighborhood:

"The prospect of the early operation of this connecting link between the great railway systems of the East and West has already been a deciding factor in the location of several large industries in Long Island City. The operation of this road, together with the excellent freight service of the Pennsylvania-Long Island Railroad,

where the Hell Gate Bridge crosses from Ward's Island, are evidences of the fine old estates that existed there a generation ago. The Barclay mansion, more than 100 years old, is still in excellent condition. The old Woolsey Manor House, erected in 1776, was in a fine state of preservation up to five years ago, when it was taken down. The surrounding country, except that streets have been laid out, is pretty much as it was a generation or two ago. As has been said, much of it is still under cultivation.

This is, of course, entirely the result of lack of transportation facilities. However, the new subway routes in-



PIERS FOR THE NEW HELL GATE BRIDGE, AT POTTER AND STEINWAY AVENUES.

and the exceptional facilities for water transportation, will give to Long Island City shipping advantages such as few other localities enjoy. This fact, coupled with the advantages of close proximity to the markets of the metropolis, an abundant labor supply, and the present comparatively low price of sites admirably adapted to manufacturing purposes, is destined to give to Long Island City a commanding position among the great industrial centers of the country."

### Old Estates.

Let us look now at another phase of the great changes that are taking place in Long Island City, of which this Bronx-Queens bridge and connecting railroad form so important a part. Both east and west from Steinway avenue and north virtually from Broadway, there is a great deal of vacant property. Towards the Astoria shore,

clude one to Astoria and one to Corona, so that presently all this area north and east of Queensboro Bridge Plaza will be embraced between two subway lines. Thus, while the New York Connecting Railroad will be building up a great commercial area near the Queensboro Bridge and the Pennsylvania and Belmont Tunnels, the new subways will be opening up a large and comparatively cheap area available for improvement with tenements, flats and moderate priced one and two family houses.

The Hell Gate Bridge and connections will be completed about the Spring of 1914. The subways may be two or three years in building. It is plain that in the interval two distinct but more or less related constructional movements will be gathering headway—one to provide factories and business housing and the other to furnish residential accommodations for a growing industrial population.

## LAFAYETTE AVENUE'S TRANSITION.

Its Lower Part Susceptible to Subway Influence—The Proposed Subway Route In The Avenue Will Not Be Built—Some Fine New Structures.

**A**LTHOUGH it is not now probable that Lafayette avenue, in Brooklyn, will become a route for a subway road, the thoroughfare is nevertheless undergoing a gradual transition. Extending from Flatbush avenue to Bushwick avenue, Lafayette avenue penetrates one-half of the borough's width and it is flanked by the DeKalb avenue line of surface cars on one side and the Lexington avenue division of the elevated railroad on the other much of its length. The avenue for fifty years was one of the delightful residential streets of Brooklyn, and it was among the first to be well paved even before the days of asphalt pavement. When the Bedford section of Brooklyn was connected with Wall Street Ferry by stages, before the Brooklyn Bridge was in use, Lafayette avenue was the thoroughfare along

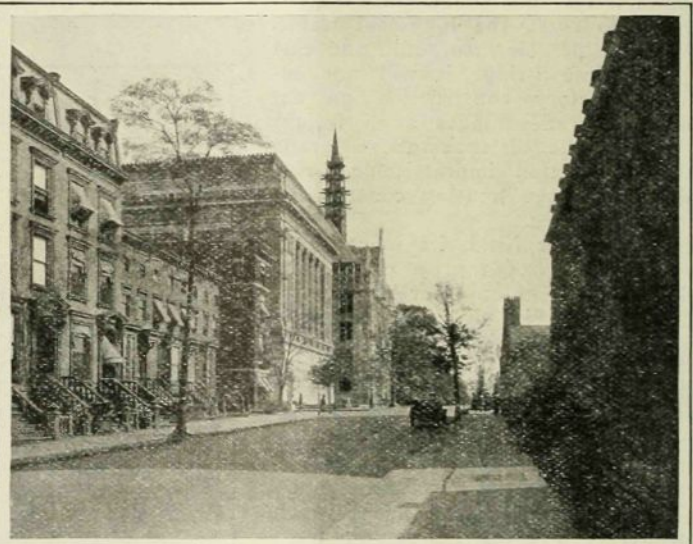
way influence, lying as it does between the Nevins street and the Flatbush avenue stations of the Interborough Rapid Transit road. A stone's throw away is the approach to the Manhattan or third bridge, while the new subway connection with that structure passes under Lafayette avenue at Ashland place and skirts the Academy of Music. Many of the trolley roads of Brooklyn pass within a block of this part of the avenue. Consequently it is only natural that great changes in the character of it should follow. Property here has trebled in value during the last five years; and as the importance of Flatbush avenue increases the real estate strength of lower Lafayette avenue must necessarily show an upward trend.

At the junction of Lafayette avenue and Fulton street three old brick build-

School, both structures being specimens of fine architecture in the borough. On the opposite side of the same block is the plot on which the Catholic Diocese of Brooklyn purposes to erect a large cathedral in accordance with plans prepared forty years ago but which were never fully carried out. The foundations of the structure were put in place and there they have stood moss and grass grown for a generation. This is the crown of the Hill Section of Brooklyn, which ten years ago was considered to be in decadence as a fine residential center owing to the extensive exodus to the outlying parts of Brooklyn, which were then newly improved. But a reaction has set in in the Hill Section, and its popularity is manifested by the modern improvements under way there. The new transit situation in Brooklyn and the ad-



LAFAYETTE AVENUE AT ST. FELIX STREET.  
(Brooklyn Academy of Music on the left.)



LAFAYETTE AVENUE AT CLERMONT AVENUE.  
(The Hill Section.)

which the stages traveled; so it has always been an avenue of importance. Fronting on it are numerous fine churches and other semi-public institutions. While the proposed subway route through Lafayette avenue has been legalized, it is one of many such routes which the Public Service Commission does not care to utilize because some subsequent subway course is considered more advantageous. It may be that some day a subway will run through Lafayette avenue, but the period is too remote in the future to be considered now.

The most notable structural changes in Lafayette avenue have taken place in the section of it between Flatbush avenue and Fulton street. Old brick dwellings have been remodeled into stores and studios and in some cases have made way for new buildings. The most notable change in this part of the avenue was the razing of a block front of 3-story brick dwellings, on the east side, between St. Felix street and Ashland place, and the erection on the site of the Brooklyn Academy of Music, which is one of the finest buildings of its kind in America. This part of Lafayette avenue is within the zone of sub-

ings were recently bought, and their site will be reimproved with a modern business building. Stores in the vicinity are in much stronger demand than they ever were before and many of them have been modernized with the latest styles of fronts and new show windows. It is understood that other important sales are being negotiated in this neighborhood.

Northeast of Fulton street, Lafayette avenue has always been residential in character, and from Fulton street to Grand avenue it is a continuity of first-class dwellings. At Lafayette avenue and South Oxford street is the club house of the Oxford Club, one of Brooklyn's fine social organizations; while on an opposite corner is the edifice of the Lafayette Avenue Presbyterian Church, made famous by Theodore L. Cuyler. At St. James place and Lafayette avenue is Adelphi College, one of Brooklyn's famous seats of learning; while directly opposite is St. James Episcopal Church and nearby is the Immanuel Baptist Church. On a block front from Vanderbilt avenue to Clermont avenue is the new Masonic Temple of Brooklyn and the new Catholic Chapel and Parochial

jacency of the Manhattan Bridge to the Hill is having a beneficial effect on the part of Lafayette avenue passing through that section of Brooklyn.

From Grand avenue to Classon avenue, Lafayette avenue is essentially an apartment house thoroughfare of the better kind. East of Franklin avenue the street is made up of two and three story frame, brick and brownstone dwellings, with an apartment house intermingled here and there. At the northeast corner of Lafayette and Sumner avenues a row of fine apartment houses was erected a few years ago, and they belong to the estate of the late William Dick, the sugar refiner. Mr. Dick was an habitual investor in good apartment house property in this part of Brooklyn.

At Lafayette and Bedford avenues is the leading synagogue of Brooklyn; at Lafayette and Marcy avenues is the Puritan Congregational Church; while near Patchen avenue, on Lafayette avenue, is the English Evangelical Lutheran Church. This gives a good idea of the variety of population and the importance of Lafayette avenue as a thoroughfare. If a subway were built in the avenue it would result in a great

structural change throughout its length. Old dwellings would make way for stores and apartment houses, because fee values would ascend to the point where the present buildings would not prove to be a good investment in many cases. Lafayette avenue, however, is still a popular home thoroughfare and it is easily reached from Manhattan.

### THE WILLIAM STREET ROUTE.

#### The Interboro Will Insist on Its Construction—A Crisis for the Dual System.

Charles F. Noyes states that all William Street owners north of Maiden Lane with whom he has come in contact are heartily in favor of the William Street subway. Mr. Noyes has been identified with nearly all of the large William Street improvements and has charge of properties and office buildings in the immediate neighborhood representing investments that run into the millions.

"Practically every property owner in William street north of Maiden lane is heartily in favor of the construction of the William street subway," said Mr. Noyes this week. "This interest is not

street; continuing south on Varick street to Worth street; then down West Broadway and at Park place a branch of this line goes east through Park place, under the Post Office, then down Beekman street to William street, through William street south to Old Slip, extending the entire length of Old Slip, and then continuing on through a new tube to be constructed under the East River to Brooklyn, where it will serve an extremely populous and at present time neglected Brooklyn field. The construction of the route means that those employed and having occasion to reach the district in lower Manhattan east of William street, or adjacent to William street, will be able to have real rapid transit by which they can reach any part of Manhattan Island or the Bronx without extra fare, and many parts of Brooklyn and Queens without extra fare.

#### Vital to the Interborough.

"The route is an important one, and among other reasons why it should be constructed is the all-important fact that it is a part of the dual system as arranged for between the city and the Brooklyn Rapid Transit Company and

### THE EAST RIVER FRONT.

#### The Government to Improve the Fairway for Shipping, and Real Estate to Benefit.

Improvements to the navigation of the East River that have been recommended by the local board of the U. S. A. engineers to the Secretary of War and through him to Congress will materially brighten real estate conditions in the middle East Side of Manhattan, and especially the section near the waterfront. Property owners have been complaining that nothing is being done for the Manhattan side of the East River waterfront in the great plans of the State and City of New York for better terminal facilities. No account of the East Side had been taken, and consequently real estate was languishing, vacancies were numerous and building operations infrequent.

A reason for the backwardness of commercial conditions in that part of the East River waterfront may be found in some remarks made by Colonel Roesler of the U. S. A. board of engineers at a hearing given by the New York City Commissioner of Docks and Ferries, Hon. Calvin Tomkins. It appeared that the river along the Manhattan shore from a point just above Corlear's Hook to 34th street has a depth of only thirteen feet up to probably twenty-five feet, so that the deeper coastwise vessels cannot reach the wharves on that side. There is some rock, gravel and clay to be removed.

Until the Government deepens the fairway, the East River waterfront of Manhattan in the latitude referred to cannot compete with the corresponding West Side as a shipping section. Notwithstanding, the New York City Dock Department has in the past devoted a great deal of attention to it.

Deputy Commissioner Barney says a large amount of work is going on at the present time, or has been recently completed in the way of pier and bulkhead construction, including a new pier at the foot of Dover street and a number of small piers south of Corlear's Hook. At the foot of 10th street a new open wharf had been authorized and at 47th street open wharfage is being constructed.

Commissioner Tomkins said: "While we have no consecutive plan, such as for South Brooklyn and the West Side, there is actually more dock work under consideration for the East River waterfront of Manhattan than anywhere else in the city."

#### New President of Lawyers' Title.

After twenty-five years of service as president of the Lawyers' Title Insurance and Trust Company, Edward W. Coggeshall has tendered his resignation, which the company has accepted under condition that he remain in the capacity of chairman of the board of directors.

Louis V. Bright, who has been with the Lawyers' Title Company upward of twelve years, will fill the vacancy made by Mr. Coggeshall's resignation. The only other change in the company is the election of Herbert E. Jackson to the vice-presidency. Mr. Jackson will also continue as general manager.

—To answer a correspondent's query: The electorate will not be asked at the coming election to vote on the constitutional amendment in behalf of excess condemnation, because the measure must be passed a second time by the State Legislature before it can come before the people.



LAFAYETTE AVENUE, EAST OF FULTON STREET.

a dormant one, but a keen, live, intensified desire for its early construction. Not only are the William street owners wideawake to the benefits that will be derived from its construction, but a very large proportion of all property owners east of Broadway and south of the Brooklyn Bridge are watching the situation closely and are prepared to make themselves heard in no uncertain tones if any opposition is encountered that would possibly cause the route to be abandoned. The merchants are also greatly interested. All recognize the absolute necessity for improved transportation facilities.

"The William street route, as called for under the Dual System of Rapid Transit, means a transportation system on the lower East Side that will have the greatest possible benefit to the community that it will serve. It is one of the most important links in the entire subway plan. It is in reality the continuation and most important portion of the so-called Seventh avenue extension.

"Briefly, the William-Clarkson street route is an extension of the present Interborough service at Times Square south along Seventh avenue, turning into Varick street at about Clarkson

the Interborough Rapid Transit Company, and this dual system agreement, which was reached after years of negotiation and squabbles, may possibly be overthrown, provided the city should not construct any of the routes called for.

#### A Crisis.

"I am informed that the Interborough authorities consider that the William street route is of vital importance and essential to their plans. Therefore it is self-apparent that provided anything should develop whereby the city might not build the William street route, it may have the far-reaching effect of undoing the years of thought and effort which resulted in the agreement between the two operating companies to operate all our subways with the possibility of years of delay before the subways now in course of construction could find another operating company or companies to operate them under proper, intelligent and business-like methods.

"There is in my mind, however, very little doubt regarding the construction of this William street route, because I know that the sentiment in favor of its construction is of an overwhelming nature."

## TAX BUDGET FOR 1913.

Total Is \$193,047,246, or \$11,956,990 Increase—Tax Rates No Higher.

The budget of the New York City government for 1913 will be \$193,047,246. This is an increase of \$11,956,990 over the budget for 1912, which was \$181,090,256. It is estimated that there will be no increase in the tax rates for next year.

The charter provides that the budget must be passed before Nov. 1. It was just 11:28 p. m., Thursday, by the clock in the Aldermanic Chamber when the Board of Estimate passed the budget. Actually it was 12:43 o'clock Friday morning.

In making the budget the special committee of the Board of Estimate was confronted with the task of reducing the total requests of various city departments exceeding by \$28,004,839 the pres-

had not yet reached the point properly of assimilating the material obtainable on the basis of the 1912 allowance. He added that the employees of the bureau had not yet been properly classified under Civil Service rules.

## The State Tax.

The receipts from secured debt taxes, amounting to \$1,411,567, not only came almost wholly from New York City, but operated as a direct loss in the city's revenues, as the law under which the State collects taxes on secured debts, exempts that class of personal property from taxation by the city.

The direct State tax for 1913, totals \$7,947,031.96, as against \$4,301,345.65, a mandatory increase in one year of over 85 per cent. The State levy, by counties, is as follows:

## THE STATE LEVY BY COUNTIES.

County.	1913.	1912.	Increase.
Kings .....	\$1,684,598.71	\$847,328.81	\$837,269.90
New York .....	5,136,005.10	3,211,557.62	2,524,447.48
Queens .....	445,609.98	200,986.53	244,523.45
Richmond .....	80,818.17	41,472.69	39,345.48
Total .....	\$7,947,051.96	\$4,301,345.65	\$3,645,686.31

ent basis under which they are now operating.

Of the excess, \$6,381,172 represented an increase in the debt service, which was mandatory, and \$4,642,000 represented an increase in educational requirements. Exclusive of these two amounts, the total excess requests amounted to \$17,031,908. That amount was cut to \$1,786,000.

On Wednesday the budget committee decided to cut out the \$211,866.66 for 454 additional patrolmen. On Thursday

The amount paid by the City of New York in 1912, viz.: \$4,301,345.65, constituted over 85 per cent. of the State's receipts from direct taxes. In addition to this, by far the greater percentage of the indirect revenues received by the State, amounting to nearly \$44,000,000, came out of the pockets of the citizens of the City of New York.

Following is a comparative statement of the State's receipts for 1911 and 1912, showing the sources of revenue and the increases:

## SOURCES OF REVENUE FOR NEW YORK STATE.

Source of revenue.	Fiscal year ended Oct. 1, 1912.	Fiscal year ended Oct. 1, 1911.	Increase 1912 over 1911.
Excise taxes .....	\$9,412,363	\$7,852,498	\$1,579,865
Inheritance tax .....	12,153,188	8,152,198	4,000,990
Stock Transfer stamp tax .....	3,653,037	3,499,811	153,226
Mortgage tax .....	1,852,324	1,787,621	64,703
Motor vehicle tax .....	1,053,762	878,799	174,963
Corporation tax .....	10,349,164	9,781,748	567,416
Taxes on organization of corporations ..	472,959	337,261	135,698
Secured debt tax .....	1,411,567	.....	1,411,567
Other indirect taxes .....	3,528,218	5,775,417	2,247,199*
Direct State tax .....	\$43,886,582	\$38,045,353	\$5,841,229
Total .....	\$50,213,405	\$38,045,353	\$12,168,052

\*Decrease.

night it was put back, with the proviso that none of it should become available and no new patrolmen should be appointed until the board had ascertained the present and proposed distribution of the police force and the number needed.

The tentative budget as reported by the budget committee amounted to \$193,959,952. Beginning on Monday public hearings were held daily, at which the Board of Estimate listened to protests from taxpayers against extravagance and to explanations from heads of departments of the requisitions they had submitted. The Mayor early took a stand against any increase in the total, strongly advising that the tax rates should be made no higher than for the current year.

The Tenement House Department obtained an increase of only \$2,948; the Bridge Department's allowance was increased only \$5,900; the Dock Department's increase is \$17,000 and the Park Department's, \$16,000. The \$1,951,000 increase in the Board of Education's appropriation recommended by the budget committee was cut to \$1,734,000.

An item that was set aside was the request of Fire Commissioner Johnson that the appropriation for the Bureau of Fire Prevention should be increased \$200,000. Mayor Gaynor insisted upon this cut. He said that in his opinion the bureau, which has not been established long,

## FORDHAM AND BEYOND.

Real Estate Well Rented and Sales Market Expected to Be More Active After Election.

That large and choice residential section of The Bronx lying north of Tremont avenue to the City Line and between Jerome avenue on the east and Webster avenue on the west, which includes the Fordham and Bedford Park sections, has had a good renting season for steam-heated flats. John L. O'Hara, of Peter S. O'Hara & Brother, of Webster avenue and 200th street, Bedford Park, reported that all well built apartment houses or two-family houses having all the conveniences are pretty well rented at the present time.

The apartments that were finished this year were taken practically before the builders had time to decorate the rooms. There is a large demand to purchase two-family brick private houses of 8-10 rooms at prices up to \$10,000, and Mr. O'Hara believes that they could be sold as soon as built to the class of people who always desire private houses instead of apartment houses.

"We have had a number of investment seekers looking for property at market prices," continued Mr. O'Hara, "which shows that we believe strictly that the market will be much better after election. Exchanges are also small at the present time, as owners who have taken property are holding it for increases in value."

## MORE TRANSFER POINTS.

Ordered by P. S. Commission—Will Be in Effect Dec. 1.

After rehearing, the Public Service Commission this week issued an order modifying the order of Dec. 5, 1911, calling for the restoration of free transfers at 151 points in the Borough of Manhattan. The rehearing was granted upon the petition of the New York Railways Co., the successors of the Metropolitan Street Railway Co., the receivers of which were served with the original transfer order.

The order, as modified and passed, provides for the establishment of a system of free transfers in accordance with the plan recently proposed by the New York Railways Co., which has been amplified at the request of the commission to include transfers to the Sixth avenue car line as well as to other north and south lines. The new order will take effect only when the New York Railways Co., the Central Park, North and East River Railroad Co., the Third Avenue Railway Co., the 42d Street, Manhattanville and St. Nicholas Avenue Railway Co., and the Second Avenue Railroad Co. shall all notify the commission that the terms of the order are accepted and will be obeyed.

The order is directed to the companies named and requires them to put the new transfer arrangement into effect by December first, and within thirty days thereafter to make an agreement as to the portion each company will receive of the five-cent fare. By Jan. 10, 1913, they must notify the commission whether such agreements have been entered into, and what the terms are. Nothing in the new order is to be construed as in any way authorizing the abandonment of any free transfers now given or an increase in any fare now charged.

## New Assessment Law Criticised.

The property owners of Lefferts Park, Brooklyn, have taken a stand in favor of an amendment to the new law providing that assessments may be paid in ten annual installments, providing the cost of the improvement on which the assessment is made amounts to 5 per cent. of the assessed valuation of property in the assessment area.

John R. Pinover, president of the League, declares that the law is of little value to anyone, as the cost of actual improvements rarely is more than 2 per cent. of the assessed valuation of the property affected. The contention is that the bill could be materially improved by striking out the 5 per cent. clause and making all assessments payable in ten annual installments. Resolutions to this effect have been passed by the Lefferts Park Improvement League, and copies will be sent to the Assemblyman and Senator of the district prior to the convening of the Legislature.

—The new Grand Central Terminal in New York City is rapidly approaching completion. On Oct. 28 the suburban concourse, the lower level of the station, leading directly to the subway and the street, was opened to passengers and most of the suburban trains were run into it.

—There is said to be at present a very keen competition among the title companies to secure building loan applications on new buildings of all descriptions, especially in sections affected by the rapid transit plans.

**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 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 Newtown.**

AT HACKETT BUILDING, LONG ISLAND CITY, ON OCT. 18.

SUNSWICK ST.—To construct a sewer and appurtenances in SUNSWICK ST, from Wilbur av to North Jane st, 1st Ward. Adopted.

FRESH POND RD.—Regulating, grading, curbing, laying sidewalks (where not already laid), and paving with permanent pavement of sheet asphalt on a concrete foundation 6 inches thick in FRESH POND RD, from Myrtle av to Woodbine st, 2d Ward. Adopted.

VANDEVENTER AV.—Regulating, grading, curbing and laying sidewalks, crosswalks, etc., in VANDEVENTER AV, from 2d av to 6th av, 1st Ward. Adopted.

JACKSON AV AND HONEYWELL ST.—Construct receiving basins and appurtenances from the southeast corner of JACKSON AV AND HONEYWELL ST, 1st Ward. Adopted.

ONDERDONK AV.—Construct a sewer and appurtenances in ONDERDONK AV, from Troutman st to Stockholm st, and in STARR ST, from Onderdonk av to the borough line, 2d Ward. Laid over until the next meeting.

RUST ST, ETC.—Construction of a sewer and appurtenances in RUST ST, from Grand st to Mt. Olivet av; MT. OLIVET AV, from Rust st to Collins av; COLLINS AV, from Mt. Olivet av to Adriatic st; ADRIATIC ST, from Collins av to Fresh Pond rd, and in FRESH POND RD, from Mt. Olivet av to Woodbine st, 2d Ward. Adopted.

1ST ST.—Curb, grade and pave with granite block pavement the roadway of 1ST ST, from East av to a point about 300 ft west, 1st Ward. Rescinded.

7TH ST.—To pave with Belgian block on a sand foundation 7TH ST, from a point 100 ft east of West av to West av, 1st Ward. Adopted.

VAN DINE ST.—Regulating, grading and laying sidewalks (except where already laid to grade and in good condition), etc., in VAN DINE ST, from Kingsland av to Roosevelt av, 2d Ward. Rescinded.

MYRTLE AV.—Construction of a park basin on the south side of MYRTLE AV, at the west line of the right-of-way of the Long Island Railroad, 2d Ward. Laid over until the next meeting.

INDIANA PL.—To legally open INDIANA PL, from Lafayette st to Myrtle av, 2d Ward. Denied.

CLINTON AV.—Regulating, grading, curbing and laying sidewalks, crosswalks, etc., on CLINTON AV, from Clermont av to Broad st. Adopted.

CASPIAN ST.—To construct a sewer, etc., in CASPIAN ST, from Arnold st to Flushing av. Laid over.

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

2D AV, ETC.—Paving with a permanent pavement of asphalt block on a 6-inch concrete foundation in 2D AV, from the south side of Potter av to the north side of Ditmars av, 1st Ward. Adopted.

WYCKOFF AV.—Laying crosswalks on WYCKOFF AV, from Queens-Kings line to Cooper av, 2d Ward. Laid over until the next meeting.

HAROLD AV.—Regulating, grading, curbing and laying sidewalks in HAROLD AV, from Thomson av to Skillman av, 1st Ward. Adopted.

VAN ALST AV, ETC.—Regulating and grading VAN ALST AV, from North Jane st to Washington av; curbing and laying sidewalks and crosswalks from Paynter av to Beebe av; extending drain at WEBSTER AV and for regulating and grading HOPKINS AV, from Freeman av to Washington av, laying drains, etc. Laid over.

CULVER PL.—Regulating, grading and curbing CULVER PL (LINDEN ST), from Hunt pl (Park st) to Lake st, and laying sidewalks (where not already laid to grade and in good condition) on the west side of CULVER PL (Linden st), from Hunt pl to Lake st, 2d Ward. Laid over.

LINDEN ST.—Grading of LINDEN ST, bet Park and Lake sts. Denied.

HANCOCK ST.—Sewer, from 13th st to 14th st, 1st Ward. Adopted.

EPSILON PL.—Regulating, grading, curbing and laying sidewalks where not already laid to grade and in good condition and permanently paving with sheet asphalt on a concrete foundation, etc., on EPSILON PL, from Myrtle av to Cooper av, 2d Ward.

SOTHERN AV.—Petition that SOTHERN AV, from South Railroad av to Lurting st be marked off of Map 25. Laid over.

MARTIN ST.—To construct a sewer and appurtenances in MARTIN ST, from William st to Nurge st, and a temporary sewer and appurtenances in MARTIN ST, from Nurge st to Flushing av, 2d Ward. Laid over.

HOPKINS AV.—To pave with asphalt pavement on concrete foundation the roadway of HOPKINS AV, from Broadway to Temple st, 1st Ward. Rescinded.

WILLIAM ST.—To construct a sewer in WILLIAM ST, from Metropolitan av to Atlantic st, 2d Ward. Laid over.

13TH ST, ETC.—To construct a sewer and appurtenances in 13TH ST, from Hancock st to Van Alst av, and on HANCOCK ST, from 13th st to Nott av, 1st Ward. Adopted.

STARR ST.—Construct a sewer in STARR ST, bet Woodward av and Covert av, 2d Ward. Rescinded.

2D AV.—To legally open 2D AV, from Wolcott av to Ditmars av, 1st Ward. Adopted.

WALDRON (LAWN) ST.—To legally open WALDRON (LAWN) ST from Alburtis av to Rodman st, 2d Ward. Rescinded.

BARKINS ST.—To legally open BARKINS ST, from Corona av to Alburtis av, 2d Ward. Rescinded.

ELLIOTT AV.—To eliminate from the proposed street opening proceeding such part of ELLIOTT AV, proposed to be opened and situated bet Juniper av and Mt. Olivet Cemetery and Lutheran Cemetery, and that THE SAID AVENUE BE NOT OPENED at the present time. Laid over.

VAN ALST AV.—Construction of a sewer and appurtenances in VAN ALST AV, from Broadway to Ridge st, and in RIDGE ST, from Van Alst av to Ely av, 1st Ward. Adopted.

ROOSEVELT AV.—To shift the lines of ROOSEVELT AV, as proposed bet the points of Kelly av and 5th st to a point at least 80 ft north thereof, thereby enabling the ERECTION of the NEW Long Island Railroad station and the ROOSEVELT AV ELEVATED STATION at the same place. Laid over, pending a conference bet the Consulting Engineer and the Public Service Commission.

**Local Board of Jamaica.**

AT TOWN HALL, JAMAICA, ON OCT. 25.

BEAVER ST.—To change the line of BEAVER ST, bet Church st and Prospect st, 4th Ward. Adopted.

JOHNSON AV.—To extend JOHNSON AV, from the east side of Rockaway rd to the west side of Division st, JAMAICA, 4th Ward. Laid over until the next meeting.

DIVISION ST, ETC.—Acquiring title to property approximately BOUNDED by Division st, Twombly pl and the Long Island Railroad, 4th Ward. Adopted.

SEWER, ETC.—In LIBERTY AV, from Lefterts av to South Curtis av; SOUTH CURTIS AV, from Liberty av to Atlantic av; ATLANTIC AV, from South Curtis av to Birch st; BIRCH ST, from Atlantic av (south side) to the crown 150 ft. south of Ridgewood av; FULTON ST, from Birch st to Spruce st; SPRUCE ST, from the crown 220 ft. north of Atlantic av to Ridgewood av, 4th Ward. Adopted.

SPRUCE ST, ETC.—Construction of a SEWER and appurtenances in SPRUCE ST, from Jamaica av to St. Anns av, and in ST. ANNS AV, from Birch st to Brevoort st, 4th Ward. Adopted.

IDAHO ST, ETC.—Construction of a combined sewer and appurtenances in IDAHO (21st) ST, FRANCONIA AV, from Gerald (19th) st to Kendall pl (23d st), 3d Ward. Adopted.

SPRINGFIELD RD.—Regulating and grading the sidewalk spaces and laying sidewalks (where not already laid), together with all work incidental thereto, on the west side of SPRINGFIELD RD, from Hempstead and Jamaica turnpike to a point opposite Preston av, 4th Ward, in accordance with section 435 of the Charter. Adopted.

CREED AV.—Regulating and grading the sidewalk spaces and laying sidewalks (where not already laid), together with all work incidental thereto, on the west side of CREED AV, from Carey st, to Hempstead and Jamaica plank rd, 4th Ward, in accordance with section 435 of the Charter. Adopted.

LITTLE BAYSIDE RD.—Macadamize LITTLE BAYSIDE RD, from Bell av to White-stone rd, 3d Ward. Laid over until a special

final map is prepared, for laying out this street.

QUEENS AV.—To construct a sewer and appurtenances in QUEENS AV, from 20th st to Cemetery la, INGLESIDE, 3d Ward. Rescinded.

SMART AV, ETC.—Sewer in SMART AV, from Queens av to Narcissus st; NARCISSUS ST, from Smart av to Bowne av; and, BOWNE AV, from Narcissus st to Oak av, 3d Ward. Laid over until the next meeting.

LARCH (LABURNUM) AV.—Sewer in LARCH (LABURNUM AV, from 21st st to 22d st; and, in JOSLIN (22D) ST, from Larch av to Queens av. Laid over one month.

I PL (WALKER AV).—Protest against resolution of June 28, 1912, for sidewalks on the west side of I PL (WALKER AV), from Jamaica av to Ridgewood av, WOODHAVEN, 4th War. Resolution is rescinded.

BOWNE AV.—Laying a concrete sidewalk on the east side of BOWNE AV, from Sanford av to Franklin pl, 3d Ward, where not already laid to grade. 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:

48TH ST.—Changing the grade, from 16th av to 17th av. Adopted.

74TH ST.—Changing the grade, bet Colonial rd and Ridge Boulevard. Adopted.

SHEEPSHEAD BAY RD, ETC.—Changing the grade of the STREET SYSTEM bounded by Sheepshead Bay rd, West 5th st, Neptune av and West 1st st. Adopted.

RAILROAD AV, ETC.—Changing the grade of the STREET SYSTEM bounded by Railroad av, Etna st, Grant av and Ridgewood av. Adopted.

FLATLANDS AV, ETC.—Acquiring title and fixing an area of assessment in the matter of FLATLANDS AV, from Ralph av to East 76th st; to PAERDEGAT AV NORTH, from Ralph av to Paerdegat Basin; to RALPH AV, from the junction of Av H and Paerdegat av North to Paerdegat av South; to PAERDEGAT AV SOUTH, from Glenwood rd to Av J; to Av J, from Ralph av to Paerdegat av South; and to EAST 72D ST, from Ralph av to Av U. Adopted.

64TH ST, ETC.—Amending the proceeding for acquiring title to 64TH ST, from New Utrecht av to West st; 65TH ST, from New Utrecht av to Gravesend av; excluding, in each case, the right of way of the New York & Sea Beach Railroad, by also excluding that portion of 65TH ST, bet 18th av and Gravesend av. Also, fixing a modified area of assessment. Both adopted.

MARSHALL ST.—Closing and discontinuing, from Hudson av to Gold st. Referred back to the Borough President.

GRAVESEND NECK RD, ETC.—Acquiring title to GRAVESEND NECK RD, from Van Sicklen st to Ocean av, excluding the right of way of the Brooklyn & Brighton Beach Railroad and of the Long Island Railroad; to SHEEPSHEAD BAY RD, from Gravesend Neck rd to Emmons av, excluding the right of way of the Brooklyn & Brighton Beach Railroad and of the Long Island Railroad; to AV W, from Ocean Parkway to the junction with Gravesend Neck rd and Sheepshead Bay rd; to EAST 12TH ST, from Gravesend Neck rd to Av W; to JEROME AV, from East 17th st to Sheepshead Bay rd; to AV Z, from East 13th st to Sheepshead Bay rd; and to EAST 18TH ST, from Jerome av to Voorhies av. Referred back to the Chief Engineer.

WEST 11TH ST, ETC.—Rule and damage maps in the proceeding for acquiring title to WEST 11TH ST, from Bay Parkway to Canal av North, excluding the right of way of the New York & Sea Beach Railroad; and, WEST 12TH ST, from Bay Parkway to Kings Highway and from Av T to Av W. Adopted.

LAWRENCE AV, ETC.—Rule and damage map in the proceeding for acquiring title to LAWRENCE AV, from 4th st to Ocean Parkway; NEWKIRK AV, from Ocean Parkway to East 17th st; EAST 13TH ST, from Ditmas av to Foster av; EAST 15TH ST, from Ditmas av to Foster av; 3D ST, from 18th av to Foster av. Adopted.

DRAINAGE PLAN.—Modification in the DRAINAGE PLAN for the territory designated as Maps K, L and O, Districts 23, 24 and 37. Adopted.

67TH ST, ETC.—Sewer in 67TH ST, from 18th av to 19th av, and 19TH AV, from 67th st to 70th st. Preliminary work. Adopted.

73D ST.—Sewer in 73D ST, from 18th av to the existing sewer west therefrom. Preliminary work. Adopted.

BATTERY AV.—Sewer in BATTERY AV, from 92d st to Warehouse av; WAREHOUSE AV, from Battery av to 7th av; and, 7TH AV, from Warehouse av to 92d st. Preliminary work. Adopted.

BUSH ST.—Sewer, from Columbia st to Hicks st. Preliminary work. Adopted.

6TH AV.—Sewer, from 53d st to 54th st. Preliminary work. Adopted.

HOPKINSON AV.—Sewer, from Lott av to Vienna av. Preliminary work. Adopted.

OVINGTON AV.—Regulating and grading, from 14th av to 15th av. Preliminary work. Adopted.

73D ST.—Grading to a width of 24 ft on each side of the center line and curbing and flagging 73D ST, from 13th av to 14th av. Preliminary work. Adopted.

EAST 15TH ST.—Regulating and grading EAST 15TH ST, from Av S to Neck rd. Referred back to the Borough President.

AV I.—Regulating and grading AV I, from Coney Island av to East 15th st. Adopted. Final authorization.

WEST 35TH ST.—Regulating and grading, from Neptune av to Surf av. Preliminary work. Adopted.

77TH ST.—Regulating and grading, from 12th av to 15th av. Preliminary work. Adopted.

CHESTER ST.—Regulating and grading, from Riverdale av to Stanley av. Preliminary work. Adopted.

HEMLOCK ST.—Regulating and grading, from Ridgewood av to Etna st. Preliminary work. Adopted.

JEFFERSON ST.—Regulating and grading and paving with asphalt (preliminary pavement), from Irving av to St. Nicholas av. Preliminary work. Adopted.

CHURCH AV.—Paving with asphalt (permanent pavement), from New York av to Brooklyn av. Preliminary work. Adopted.

MALBONE ST.—Paving with asphalt (permanent pavement), from New York av to Nostrand av. Preliminary work. Adopted.

EAST 21ST ST.—Paving with asphalt (preliminary pavement), from Newkirk av to Foster av. Preliminary work. Adopted.

EAST 25TH ST.—Paving with asphalt (preliminary pavement), from Clarendon rd to Canarsie la. Preliminary work. Adopted.

LENOX RD.—Paving with asphalt (preliminary pavement), from East 34th st to New York av. Preliminary work. Adopted.

WEST 16TH ST.—Paving with asphalt (preliminary pavement), from Neptune av to Canal av. Preliminary work. Adopted.

ALABAMA AV.—Paving with asphalt (permanent pavement), from Pitkin av to Glenmore av. Preliminary work. Adopted.

JEFFERSON ST.—Regulating and grading and paving with asphalt (preliminary pavement), from Irving av to St. Nicholas av. Adopted.

LENOX RD.—Paving with asphalt (preliminary pavement), from East 34th st to New York av. Adopted.

EAST 21ST ST.—Paving with asphalt (preliminary pavement), from Newkirk av to Foster av. Adopted.

MOULTRIE ST.—Paving with asphalt (preliminary pavement), from Norman av to Meserole av. Adopted.

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

RIVERDALE AV.—Sewer, from Snediker av to Williams av. Adopted.

77TH ST.—Sewer, from 6th av to 7th av. Adopted.

UNION PL.—Fixing the roadway width of UNION PL at 30 ft, from Railroad av to Grant av. Adopted.

CHESTER ST.—Fixing the roadway width of CHESTER ST at 32 ft, from Riverdale av to Newport st. Adopted.

SHEEPSHEAD BAY.—Petition of property owners, etc., urging an appropriation for the erection of a bridge for vehicles and pedestrians over SHEEPSHEAD BAY, from the mainland at the foot of Ocean av to Manhattan Beach. Referred to the Corporate Stock Budget Committee.

BAY 10TH ST.—Sewer, from 86th st to Benson av. Adopted. Title vests in the city on Nov. 15, 1912, to BAY 10TH ST, from 86th st to the south line of Benson av.

SENATOR ST.—Sewer, from 2d av to 3d av. Adopted.

WEST 35TH ST.—Regulating and grading, from Neptune av to Surf av. Adopted. Title vests in the city on Nov. 15, 1912, to WEST 35TH ST, from Neptune av to Mermaid av.

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

NEWPORT ST.—Sewer, from Osborne st to Christopher av. Adopted.

12TH AV, ETC.—Sewers, in 12TH AV, from 65th st to 66th st; 11TH AV, from 66th st to Ovington av; 66TH ST, from 10th av to 12th av. Adopted. Title vests in the city on Nov. 15, 1912, to 66TH ST, from 10th to 11th av.

EAST 13TH ST.—Sewer, from Av J to Av K. Adopted. The entire cost is to be assessed upon the property benefited.

RUTLAND RD.—Rule and damage maps in the proceeding for acquiring title to RUTLAND RD, from Remsen av to East 98th st. Adopted.

DRAINAGE PLAN.—Modification in the DRAINAGE PLAN for the territory designated as Map S, District 39. Adopted.

17TH AV.—Sewer in 17TH AV, from 42d to 43d st. Preliminary work. Adopted.

EAST 2D ST.—Sewer, from Albemarle rd to Church av. Preliminary work. Adopted.

EAST 13TH ST.—Sewer, from Av J to Av K. Preliminary work. Adopted.

SULLIVAN ST.—Sewer, from Nostrand av to Rogers av. Adopted.

WEST 24TH ST.—Sanitary sewer, from Mermaid av to Surf av. Preliminary work. Adopted.

WEST 25TH ST.—Sanitary sewer in WEST 25TH ST, from Neptune av to a point about 500 ft south of Surf av. Preliminary work. Adopted.

SURF AV, ETC.—Sewers in SURF AV, from West 27th st to West 37th st; in WEST 32D ST, from Surf av to a point in the Atlantic ocean, about 900 ft south of Surf av; in WEST 29TH ST, from Surf av to Mermaid av. Preliminary work. Adopted.

WEST 24TH ST.—Regulating and grading WEST 24TH ST, from Neptune av to Surf av. Preliminary work. Adopted.

WEST 25TH ST.—Regulating and grading WEST 25TH ST, from Neptune av to a line 350 ft south of Surf av. Preliminary work. Adopted.

WEST 33D ST.—Regulating and grading WEST 33D ST, from Neptune av to Surf av. Preliminary work. Adopted.

77TH ST.—Grading, curbing, receding and flagging 77TH ST, from 17th av to 18th av. Preliminary work. Adopted.

THATFORD AV.—Regulating and grading, from Riverdale av to New Lots rd. Preliminary work. Adopted.

UNION ST.—Regulating and grading, and paving with asphalt (preliminary pavement), UNION ST, from Albany av to a point 100 ft west therefrom. Preliminary work. Adopted.

38TH ST.—Paving with asphalt (preliminary pavement), from 13th av to West st. Preliminary work. Adopted.

42D ST.—Paving with asphalt (preliminary pavement) 42D ST, from New Utrecht av to 13th av and from 14th av to West st. Preliminary work. Adopted.

48TH ST.—Paving with wooden block (permanent pavement), from 12th av to 17th av. Preliminary work. Adopted.

41ST ST.—Paving with asphalt (preliminary pavement), from 10th av to West st. Preliminary work. Adopted.

16TH AV.—Paving with asphalt (permanent pavement) 16TH AV, from 44th st to 47th st, and from 48th st to 54th st. Preliminary work. Adopted.

EAST 7TH ST.—Paving with asphalt (preliminary pavement) EAST 7TH ST, from Beverley rd to Av C. Preliminary work. Adopted.

EAST 23D ST.—Paving with asphalt (preliminary pavement), and curbing where necessary EAST 23D ST, from Newkirk av to Foster av. Preliminary work. Adopted.

ROBERGE PL.—Acquiring title to ROBERGE PL, from West 3d st to West 5th st, and to WEST 2D ST from Sheepshead Bay rd to Sea Breeze av. Public hearing on Nov. 14.

AV H, ETC.—Acquiring title to AV H, from Ocean Parkway to Coney Island av, from Ocean av to Flatbush av, and from the southeast right-of-way line of the Long Island Railroad to Ralph av. Public hearing on Nov. 14.

NORTH 15TH ST.—Widening NORTH 15TH ST, bet Banker st and Nassau av. Referred to the Borough President.

EAST 13TH ST.—Change in the grade of EAST 13TH ST, from Av P to Kings Highway, and from Av V to Av X, and in the grade of EAST 17TH ST, from Av V to Av W. Public hearing on Nov. 14.

PARROT PL, ETC.—Change in the lines and grades of the STREET SYSTEM bounded by Parrot pl, 7th av, 86th st, 14th av, Dyker Beach Park and 92d st and also the discontinuance of that portion of the DYKER BASIN west of 14th av, together with the adjustment in street lines incidental to the discontinuance of this basin. Public hearing on Nov. 14.

EAST 12TH ST, ETC.—Amending the proceeding for acquiring title and fixing an area of assessment in the matter of EAST 12TH ST, from Av H to Av T; to EAST 13TH ST, from Av H to Av T and from Gravesend Neck rd to Neptune av; to EAST 14TH ST, from Av D to Foster av, from Av H to Kings Highway and from Av V to Gravesend Neck rd; to 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 & Brighton Beach Railroad, so as to relate to these streets as now mapped. Adopted.

90TH ST.—Acquiring title and fixing an area of assessment in the matter of 90TH ST, from Ridge Boulevard to 3d av. Adopted.

ALBANY AV, ETC.—Changing the grade of THE STREET SYSTEM bounded by Albany av, Union st, Utica av and Maple st. Adopted.

CONEY ISLAND AV, ETC.—Changing the lines and grades of THE STREET SYSTEM bounded by Coney Island av, Beverley rd, Flatbush av, Farragut rd, Ocean av and Av G. Adopted.

## PUBLIC HEARINGS.

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

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

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

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commis-

sioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvement as the regulating and grading of streets, the laying of sewers, etc.

## Proposed Assessments.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by anyone interested; and, all persons who are opposed to these assessments, or either of them, must present same, in writing, to the Secretary of the Board, at the above address, on or before Nov. 26, at 11 a. m., at which time and place testimony will be taken:

### MANHATTAN.

ST. NICHOLAS AV.—Regulating, regrading, curbing and receding, flagging and reflagging ST. NICHOLAS AV, from the south house line of Dyckman st to a point 449 ft south therefrom, and constructing the necessary masonry retaining wall with guard rail. Area of assessment, Blocks 2170 and 2149. List 2333.

WEST 121ST ST.—Paving, curbing and receding WEST 121ST ST, bet Amsterdam and Morningside avs, and laying bridlestone and furnishing and setting necessary manhole covers. Area of assessment, extends to one-half the block at the terminating streets. List 2743.

### BRONX.

EAST 161ST ST.—Sewer and appurtenances in EAST 161ST ST, bet Jerome av and River av. Area of assessment, Blocks 2357, 2490, 2491, 2492, 2497, 2498, 2499 and 2500. List 2173.

EAST 181ST ST.—Sewer, bet Mapes av and Southern Boulevard. Area of assessment, Block 3111.

TREMONT AV.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in TREMONT AV (177th st), from the Bronx river and West Farms rd to the Eastern Boulevard, excepting the proposed public place at Tremont and Westchester avs. The area of assessment extends to one-half the block at the intersecting and terminating streets. List 1806.

## By the Supreme Court.

### EXAMINATIONS OF COMMISSIONERS.

WASHINGTON AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending WASHINGTON AV (unofficial name), from the East River to Jackson av, 1st Ward. Chas. H. Bailey, commissioner of estimate and assessment in the above proceeding in place of F. Bell Fenwick, resigned, will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Long Island City, on Nov. 7, to be examined as to his qualifications by anyone interested.

BRYANT AV, BRONX.—Acquiring title to certain lands, etc., on the west side of BRYANT AV, bet East 172d and East 173d sts, 24th Ward, duly selected as a site for school purposes. Jas. Phillip Van Kirk, Jas. J. McMahon and Jas. F. Delaney, commissioners of estimate and appraisal in the above matter, will attend Special Term Part 2, Supreme Court, Manhattan, on Nov. 8, to be examined as to their qualifications by anyone interested.

The commissioners named in each of the following proceedings will attend Trial Term, Part 1, Supreme Court, County Court House, Long Island City, on Nov. 11, to be examined as to their qualifications by anyone interested.

MARY ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending MARY ST, from Flushing av to the north line of the Long Island Railroad and from the south property line of the same railroad to Metropolitan av, 2d Ward. Benj. A. MacDonald, Frank L. Entwisle, commissioners of estimate, and Frank L. Entwisle, commissioner of assessment.

QUEENS BOULEVARD, QUEENS.—Acquiring title to the lands, etc., required for opening and extending QUEENS BOULEVARD, from Van Dam st to Hillside av, 1st, 2d and 4th Wards. Leander B. Faber, Harry R. Gelwick and John J. Connolly, commissioners of estimate, and Leander B. Faber, commissioner of assessment.

HAROLD AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending HAROLD AV, from Queens Boulevard to Skillman av, 1st Ward. Edward Duff, Theo. P. Wilsnack and Jacob F. Haubell, commissioners.

The commissioners named in each of the following proceedings will attend Special Term, Part 2, Supreme Court, Manhattan, on Nov. 11, at the opening of court, to be examined as to their qualifications by anyone interested:

NEREID AV, BRONX.—Acquiring title to NEREID AV (unofficial name), from White Plains rd to Bronx river, 24th Ward. Edward C. Delafeld, commissioner of estimate and assessment, in place of John J. Brady.

EAST 174TH ST, BRONX.—Acquiring title to the lands, etc., required for widening EAST 174TH ST, from Southern Boulevard to West Farms rd, 24th Ward. Philip J. Schmidt, commissioner of estimate, in place of Patrick J. Reville, resigned.

The commissioners named in each of the following proceedings will attend Special Term, Part 2, Supreme Court, Manhattan, on Nov. 12, to be examined as to their qualifications by anyone interested:

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. Henry A. Friedman, Francis P. Kenney and Fredk. C. Hunter, commissioners of estimate, and Henry A. Friedman, commissioner of assessment.

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

#### FINAL REPORTS.

**LYVERE ST., ETC., BRONX.**—Acquiring title to the lands, etc., required for opening and extending **LYVERE ST**, bet Zerega av and West Farms rd, 24th Ward; **FULLER ST**, bet Zerega av and Seddon st, 24th Ward; **BUCK ST**, bet Zerega av and 7th st, 24th Ward; **MACLAY AV**, bet Parker st and West Farms rd, 24th Ward; **STEARNS ST**, bet Glover st and Parker st, 24th Ward; **DORSEY ST** (Carroll la or pl), bet Zerega av and 7th st, 25th Ward, as amended by an order of the Supreme Court of March 16, 1912, and entered in the office of the Clerk of the County of New York on March 19, 1912, so as to relate to the foregoing streets as shown on a map or plan adopted by the Board of Estimate on March 23, 1911, and approved by the Mayor on March 30, 1911.

First partial and separate report as to **MACLAY AV**, bet Parker st and West Farms rd, 24th Ward. The first partial and separate final report as to **MACLAY AV** of the commissioners of estimate in the above matter will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Nov. 8, at 10.30 a. m.

**GRANDVIEW AV, QUEENS.**—Acquiring title to the lands, etc., required for opening and extending **GRANDVIEW AV**, from Metropolitan av to Stanhope st, and from Linden st to Forest av, 2d Ward. The final report of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to Part 1, Supreme Court, in the County Court House, Long Island City, on Nov. 4, at 10 a. m.

**FORT GEORGE SEWER, MANHATTAN.**—Acquiring certain parcels of land and the title thereto for sewerage and drainage at **FORT GEORGE**, from Amsterdam av to the Harlem River, 12th Ward. The final supplemental and amended report of the commissioners of estimate and assessment in the above matter will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Oct. 31, at 10.30 a. m.

**TUNNEL STREET, MANHATTAN.**—Acquiring title to an easement in the lands required for opening and extending a **TUNNEL STREET**, from Broadway near Fairview av to the subway station at West 191st st and St. Nicholas av, 12th Ward. The final report of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Oct. 31, at 10.30 a. m.

**BOSTON RD, ETC., BRONX.**—Acquiring title to the lands, etc., required for opening and extending **BOSTON RD**, bet Bronx Park and White Plains rd; and, **BEAR SWAMP RD**, bet Boston rd and White Plains rd, 24th Ward. The final supplemental and amended report of the commissioners of estimate and assessment in the above proceeding was presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Nov. 1.

#### BILLS OF COST.

**HALSEY ST, QUEENS.**—Acquiring title to the lands, etc., required for opening and extending **HALSEY ST** (unofficial name), from Hallett's Cove to Hell Gate, East River, 1st Ward, as amended by an order of the Supreme Court entered on June 7, 1909, discontinuing that portion of **HALSEY ST** lying bet Fulton av and Hallett's Cove, East River pursuant to a resolution of the Board of Estimate of Apr. 19, 1907. 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 Nov. 15, at 10 a. m.

#### By Comm'rs of Estimate and Assessment.

**EAST 45TH ST, ETC.**—Acquiring title to the lands, etc., required for opening and extending **EAST 45TH ST**, **EAST 46TH ST**, **SCHENECTADY AV**, **EAST 48TH ST**, and **EAST 49TH ST**, from Flatlands av to Flatbush av, 32d Ward. Henry D. Cipperly, Eugene F. Cooke and Edward T. Walsh, 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 their office, 166 Montague st, Brooklyn, on or before Nov. 16; and, they will hear all such parties, in person, on Nov. 18, at 2 p. m.

Henry D. Cipperly, commissioner of assessment in the above matter, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at his office, 166 Montague st, Brooklyn, on or before Nov. 16; and, he will hear all such parties, in person, on Nov. 19, at 2 p. m.

**CASSEL AV, QUEENS.**—Acquiring title to the lands, etc., required for opening and extending **CASSEL AV** (unofficial name), from Washington av to Jay av, 2d Ward, as amended by an order of the Supreme Court on Sept. 30, 1910, and entered on Oct. 4, 1910, so as to conform to the lines of said street as shown on Section 2, of the Final Maps of Queens adopted by the Board of Estimate on June 19, 1908, and approved by the Mayor on Aug. 5, 1908, and as shown on Section 17 of the Final Maps of Queens as adopted by the Board of Estimate on June 26, 1908, and approved by the Mayor on Aug. 5, 1908. Morris L. Strauss and Jacob N. Imandt, commissioners in the above matter, have completed their estimate and assessment; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, in the Municipal Building, Long Island City, on or before Nov. 19; and, they will hear all such parties, in person, on Nov. 21, at 1 p. m.

#### By Comm'rs of Estimate and Assessment. AT BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN.

MONDAY, NOV. 4.

**SEDGWICK AV, ETC., BRONX.**—Widening **SEDGWICK AV**, bet Fordham rd and Bailey av; widening **BAILEY AV**, bet Kingsbridge rd and Albany rd; widening **ALBANY RD**, bet Bailey av and Van Cortlandt Park; extending **HEATH AV**, bet West 189th st and West 191st st; **PUBLIC PL**, bet Heath av and Bailey av, south of West 191st st; widening **KINGSBRIDGE RD**, bet Exterior st and Bailey av. (Assessment.) At 1 p. m.

**GROTE ST, BRONX.**—Closing **GROTE ST**, from East 182d st to Southern Boulevard. (Closing.) At 2 p. m.

**LAFAYETTE AV, BRONX.**—From a line distant 150 ft, northeast from and parallel with the northeast line of Edgewater rd to Clasons Point rd. (Assessment.) At 2 p. m.

**NORTH ST, BRONX.**—Bet Jerome av and Aqueduct av. At 10.30 a. m.

**14TH ST, QUEENS.**—From Broadway to Mitchell av. At 12 m.

**CROCHERON ST, ETC., RICHMOND.**—Sewer easement in **CROCHERON ST** and along **NORTHFIELD DITCH**, from Richmond av to Blackford av. At 2 p. m.

**TIBBETT AV, ETC., BRONX.**—**TIBBETT AV**, from West 230th st to West 240th st; and, **CORLEAR AV**, from West 230th st to West 240th st. At 2 p. m.

WEDNESDAY, NOV. 6.

**WEST 172D ST, BRONX.**—From Aqueduct av to Plimpton av and from Shakespeare av to Jessup pl. At 3 p. m.

**PUBLIC PARK, MANHATTAN.**—Bounded by West 137th st, Edgecombe av and St. Nicholas av. At 4 p. m.

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

**BEACH AV, ETC., BRONX.**—**BEACH AV**, from Gleason av to West Farms rd; and, **TAYLOR AV**, from Westchester av to West Farms rd. At 3.30 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 10.30 a. m.

**BONDELL AV, BRONX.**—From Barlow st to Westchester av. At 1 p. m.

**WHITE PLAINS RD, BRONX.**—From a point near Old Unionport rd to a point near Thwaites pl; and to **THE AREA** bet Bronx Park East and White Plains rd south of the north line of Bear Swamp rd (assessment). At 11 a. m.

THURSDAY, NOV. 7.

**EASTERN BOULEVARD, BRONX.**—From the property line of the N. Y., N. H. & H. R. R. to Hunts Point rd. At 11 a. m.

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

**DAVIDSON AV, ETC., BRONX.**—**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. At 2 p. m.

**3D AV, BRONX.**—Widening, opposite East 159th st. At 1 p. m.

**ROSEDALE AV, ETC., BRONX.**—**ROSEDALE AV**, **COMMONWEALTH AV** and **ST. LAWRENCE AV**, bet Westchester av and West Farms rd. At 11.45 a. m.

**COTTON ST, RICHMOND.**—From Arrietta st to Griffin st. At 11 a. m.

**WHITE PLAINS RD, ETC., BRONX.**—From a point near Old Unionport rd to a point near Thwaites pl; and, to **THE AREA** bet Bronx Park East and White Plains rd south of the north line of Bear Swamp rd. (Closing.) At 10 a. m.

**CYPRESS AV, QUEENS.**—From Brooklyn borough line to Cooper st. (Closing.) At 1 p. m.

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

**BRONXWOOD AV, ETC., BRONX.**—**BRONXWOOD AV**, from Burke av to Gun Hill rd; **BARNES AV**, from Williamsbridge rd to Tilden st; and, **WALLACE AV**, from Williamsbridge rd to Gun Hill rd. At 2 p. m.

**EAST 232D ST, BRONX.**—From Baychester av to Boston rd at Hutchinson river. At 3 p. m.

**EAST 217TH ST, BRONX.**—From White Plains rd (av) to Oakley st (av), formerly Ash av (assessment). At 3.30 p. m.

FRIDAY, NOV. 8.

**EASTERN BOULEVARD, BRONX.**—From the property line of the N. Y., N. H. & H. R. R. to Hunts Point rd (assessment). At 11 a. m.

**DAVIDSON AV, ETC., BRONX.**—**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; **WEST 177TH ST**, from Jerome av to Tremont av. At 2 p. 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 11 a. m.

#### Change of Grade Claims.

All persons claiming to have been injured by a change of grade in the regulating and grading of the following named streets must present their claims, in writing, to the Secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before Nov. 12, at 11 a. m.

at which time and place the Board will take testimony in reference to the nature and extent of such injury. Claimants are requested to make their claims for damages upon the blank form prepared by the Board of Assessors, copies of which may be obtained at the foregoing address:

MANHATTAN.

**12TH AV.**—Bet 42d and 44th sts. List 2742.

**ELWOOD ST.**—Bet Nagle and Sherman avs. List 2839.

**5TH AV.**—Bet 140th and Marginal sts. List 2840.

**141ST ST.**—Bet Broadway and Riverside Drive. List 2841.

**142D ST.**—From 450 ft east of Lenox av to Marginal st. List 2842.

BRONX.

**CROMWELL AV.**—Bet Jerome av and Macombs rd. List 2752.

**LELAND AV.**—Bet Westchester and Gleason avs. List 2757.

**WEIHER CT.**—From 3d av west to existing point of **WEIHER CT**, a distance of 144.78 ft. List 2764.

**KINGSBRIDGE RD.**—Bet Heath and Bailey avs. List 2847.

**ZEREGA AV.**—From Westchester av north to Castle Hill av. List 2851.

BROOKLYN.

**18TH AV.**—From Ocean Parkway to 47th st. List 2740.

**DEGRAV ST.**—Bet Washington and Underhill avs. List 2782.

**EAST 14TH ST.**—Bet Ditmas and Foster avs. List 2788.

**EAST 32D ST.**—Bet Snyder and Tilden avs. List 2785.

**82D ST.**—From 17th av west to the existing sidewalk bet 16th and 17th avs. List 2786.

**52D ST.**—Bet New Utrecht and 13th avs. List 2788.

**53TH ST.**—Bet 7th and 8th avs. List 2789.

**GARDEN AV.**—Bet Flushing and Johnson avs. List 2790.

**HENDRIX ST.**—Bet Dumont av and New Lots rd. List 2791.

**ROBINSON ST.**—Bet Bedford and New York avs. List 2792.

**74TH ST.**—Bet New Utrecht and 18th avs. List 2793.

**SUYDAM ST.**—Bet Wyckoff and St. Nicholas avs. List 2794.

**WEST 28TH ST.**—Bet Surf and Mermaid avs. List 2795.

**WHITE ST.**—Bet Cooke and Moore sts and Seigel st and Johnson av. List 2796.

**8TH AV.**—Bet 49th and 50th sts. List 2798.

**EAST 35TH ST.**—Bet Glenwood rd and Faragut rd. List 2801.

**64TH ST.**—Bet 12th and New Utrecht avs. List 2808.

**SUYDAM ST.**—Bet Irving and Wyckoff avs. List 2812.

**13TH AV.**—Bet 36th and 37th sts. List 2813.

**WILLOUGHBY AV.**—Bet Irving and Wyckoff avs. List 2815.

**81ST ST.**—Bet 18th and 19th avs. List 2818.

**89TH ST.**—Bet 1st and 2d avs. List 2819.

**EAST 2D ST.**—Bet Beverley and Cortelyou rds. List 2820.

**EAST 14TH ST.**—Bet Av O and Kings Highway and bet Av V and Neck rd. List 2822.

**EAST 28TH ST.**—Bet Clarendon rd and Canarsie la. List 2823.

**SULLIVAN ST.**—Bet Washington and Nostrand avs. List 2825.

**WEST 2D ST.**—Bet Neptune and West avs. List 2827.

**WEST 36TH ST.**—Bet Surf and Neptune avs, including the right of way of the New York & Coney Island Railroad Co. List 2828.

**DAHLGREN PL.**—Bet 86th and 92d sts. List 2829.

**58TH ST.**—Bet 10th and New Utrecht avs. List 2830.

**HENDRIX ST.**—Bet Dumont av and New Lots rd. List 2831.

**JOHNSON ST.**—Bet East 7th st and Coney Island av. List 2832.

**NEWELL ST.**—Bet Meserole and Greenpoint avs. List 2833.

**SENATOR ST.**—Bet 2d and 3d avs. List 2834.

**RALPH AV.**—Bet Eastern Parkway and East 98th st. List 2835.

**68TH ST.**—Bet 12th and 13th avs. List 2838.

**EAST 13TH ST.**—Bet Avs I and J. List 2869.

**14TH AV.**—Bet Church av and 39th st. List 2871.

**HOMECREST AV.**—Bet Av S and Neck rd. List 2872.

**LEFFERTS AV.**—Bet Nostrand and New York avs. List 2873.

**16TH AV.**—Bet 44th and 60th sts. List 2874.

**62D ST.**—Bet 6th and 7th avs. List 2875.

**64TH ST.**—Bet 6th and Fort Hamilton avs. List 2876.

RICHMOND.

**DE KAY ST.**—Bet Bard and Davis avs. List 2745.

**EUREKA PL, ETC.**—**EUREKA PL**, bet Bentley and Church sts; **ARENTS AV**, bet Bentley and Church sts; **CHESTNUT ST**, bet Bentley and Church st; **BUTLER AV**, bet Eureka pl and Broadway, 5th Ward. List 2864.

## ASSESSMENTS PAYABLE.

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

## MANHATTAN.

WEST 48TH ST—Restoring the asphalt pavement in front of Nos. 312 to 316, 22d Ward. Area of assessment: Lot 39, Block 1038. Dec. 24.

WEST 81ST ST—Restoring the asphalt pavement in front of No. 203, 22d Ward. Area of assessment: Lot 25, Block 1229. Dec. 24.

WEST 228TH ST—Restoring the asphalt pavement in front of No. 162, 12th Ward. Area of assessment: Lot 320, Block 3402. Dec. 24.

166TH ST AND ST NICHOLAS AV—Receiving basin at the northwest corner, 12th Ward. Area of assessment: Lot 65, Block 2124. Dec. 22.

## BRONX.

BROWN PL—Regulating, grading, resetting curbstones, paving roadway in BROWN PL, from East 132d st to East 133d st, 23d Ward. Area of assessment: Both sides of BROWN PL, from East 132d to East 133d st, and to the extent of half the block at the intersecting streets. Dec. 22.

WALTON AV—Receiving basins, on the east and west sides of WALTON AV, at the north line of the New York Central & Hudson River Railroad, 23d Ward. Area of assessment: Lot 67, Block 2353 and Lot 69, Block 2348. Dec. 22.

PLIMPTON AV AND WEST 170TH ST—Receiving basin at the southwest corner, 23d Ward. Area of assessment: Block 2522. Dec. 22.

FOX ST—Paving the roadway and setting curb, from Av. St. John to Leggett av, 23d Ward. Area of assessment: Both sides of FOX ST, from Av. St. John to Leggett av and to the extent of half the block at the intersecting streets. Dec. 22.

EAST 158TH ST—Paving the roadway and setting curb, from Cauldwell av to Eagle av, 23d Ward. Area of assessment: Both sides of EAST 158TH ST, from Cauldwell av to Eagle av and to the extent of half the block at the intersecting streets and avenues. Dec. 22.

PARK AV—Receiving basin on the east side of PARK AV, opposite East 174th st, 24th Ward. Area of assessment: Lot 60, Block 2898, and Lot 70, Block 2899. Dec. 22.

EAST 183D ST AND HUGHES AV—Receiving basin at the northeast corner, 24th Ward. Area of assessment: Lots 30, 35 and 37 in Block 3087. Dec. 22.

EAST 184TH ST—Furnishing and laying 160 linear ft of flagging and 175 linear ft of guard rail on the north side of EAST 184TH ST, bet Park and Webster avs, 24th Ward. Area of assessment: North side of EAST 184TH ST, from Park to Webster avs. Dec. 22.

BROADWAY AND WEST 246TH ST—Receiving basin, at the northwest corner, 24th Ward. Area of assessment: Lot 1085, Block 3415. Dec. 22.

PARKER ST—Opening, from Protectors av to Wellington av, 24th Ward, annexed territory. Area of assessment is obtainable at the Bureau of Assessments and Arrears, Bergen Building, Arthur and Tremont avs, Bronx. Dec. 29.

## QUEENS.

WILSON AV—Sewer, from 12th to 13th avs, 1st Ward. Area of assessment: Both sides of WILSON AV, from 12th to 13th avs. Dec. 22.

## RICHMOND.

RICHMOND TERRACE—Constructing a fence on the north side of RICHMOND TERRACE, bet York and Bement avs, 1st Ward. Area of assessment: Lots 6, 7a and 18 in Block 3, and Lot 65 in Block 9, District 2, Plots 1 and 3. Dec. 22.

## The Garden City Region.

The improvements to the Garden City Hotel, costing a large sum, have made it one of the most complete and inviting houses in the country, and the management is unable to supply the demand for rooms. Gage E. Tarbell says the Garden City section has had a good building season. The new residences erected have been of exceptional character.

Mr. Tarbell says he notices that the buying public has learned to prefer established communities to new territory. They want schools for their children and the things that make life in the country attractive. The latest thing of interest at Garden City is the movement recently started by the residents for the establishment of a large and up-to-date co-operative store for the handling of all kinds of household supplies. Such a store, it is confidently expected, will effect a saving besides furnishing a guarantee of the best of quality and prompt delivery. The lot sales of the Garden City Estates were larger last week than in any previous week this year.

## REAL ESTATE NEWS.

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

Fifth Avenue and 38th Street Neighborhood a Storm Center of Activity.

The private sales in Manhattan reported this week showed an improvement, both in number and quality, over those for the week before, as well as over those for the corresponding weeks a year ago. The gain in number was most apparent north of 59th street, but the most important deals in their bearing on the market were centered in 38th and 39th streets, adjacent to the new Fifth avenue site leased this week by Lord & Taylor.

The Manhattan sales totaled 42, against 29 last week and 22 a year ago. The number below 59th street was 22, against 15 last week and 9 a year ago. The sales north of 59th street aggregated 20, compared with 14 last week and 13 a year ago.

From the Bronx 22 sales at private contract were reported, against 14 last week and 13 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$1,096,345, compared with \$449,330 last week, making a total since January 1 of \$40,406,163. The figure for the corresponding week last year was \$1,007,147, making the total from Jan. 1, 1911, \$39,852,229.

## NEW PRESTIGE OF 38TH STREET.

## Movement of Lord &amp; Taylor Has Caused Many Sales in the Street.

The announcement a few days ago that the old established dry goods firm of Lord & Taylor have decided to remove to Fifth avenue to a point south of 42d street, calls attention to other important transactions in the neighborhood that presage the erection of large mercantile buildings and the removal of other firms from points farther south to the same new neighborhood. Lord & Taylor leased from the Burton brothers all of the west block front of Fifth avenue, between 38th and 39th streets, except the immediate southwest corner of 39th street, which was improved only a few years ago with the Dreicer building. The remainder of the block is composed of old brownstone dwellings that have been remodeled for business use. All of them will be torn down to make way for a ten-story store building for the use of Lord & Taylor, who will remove from Broadway and 20th street, where they have been for a generation or more. The new structure will front 260 feet on 38th street and 159 feet on 39th street.

There appears to have been advance knowledge of the movement of Lord & Taylor, because buying has been quite general in the vicinity of their new site during the last few days. The Burtons, for example, bought Nos. 3, 7, 9 and 11 West 39th street, adjoining the rear of John G. Wendel's mansion at the northwest corner of Fifth avenue and 39th street. Other notable transactions were the purchase of 45 to 53 and 57 to 61 West 38th street, all on the north side, and the purchase of 42 to 46 and 62 and 64 West 38th street, all on the south side. The names of the buyers in 38th street have not yet been divulged, but, it is authoritatively stated that the various sites mentioned will be reimproved with large mercantile buildings that have already been leased to important firms now in the territory between 18th and 34th streets.

It is pointed out that this new col-

ony of mercantile buildings, along with other large retail structures now in the neighborhood determines, for a generation at least, the section from Fifth to Sixth avenue, 34th to 42d street, as the great retail center. It is argued that other large concerns must necessarily follow. North of 42d street the transit facilities are not so well joined or connected as they are south of that point. Central Park is a great drawback to a retail center north of 59th street.

Because of the invasion of Fifth avenue, and of 38th street by concerns typifying the northward movement, it is proposed to have a station of the Sixth Avenue Elevated Railroad established at 38th street. John G. Wendel, who owns property at Sixth avenue and 38th street, will not oppose a station coming there. The subway of the McAdoo interests that is to run up Sixth avenue eventually, will also have a station at 38th street. Consequently the latter is destined to become an important thoroughfare for traffic of all kinds.

Sixth avenue itself, from 34th to 40th street, has in recent years undergone a marked change for the better; and, the circumstance also aids 38th street. Then, it is to be remembered that the Lexington avenue subway route will contribute to the business strength of the part of Fifth avenue mentioned.

## PRIVATE REALTY SALES.

## Manhattan—South of 59th Street.

FRONT ST.—Charles F. Noyes Co. resold for I. Randolph Jacobs and Everett Jacobs to an investor, 66 Front st, a 5-sty and basement mercantile building, on a lot 20x85. The buyer paid all cash. The building will be remodeled after plans by Frederick Putnam Platt.

18TH ST.—An out-of-town investor bought from the Metropolitan Savings Bank the five 5-sty tenements, each on lot 25x92, at 510 to 518 East 18th st, between Avs A and B.

22D ST.—Knox McAfee, Jr., sold for Mrs. Laura A. Hudson, the dwelling at 227 West 22d st, on lot 16.6x98.9. This property was the residence of the late Dr. E. Darwin Hudson, a well-known New York physician, and has not been transferred in 47 years.

25TH ST.—The H. M. Weill Co. sold for the Frech estate 205 West 25th st to the Graphic Art Society. Henry I. Cooper represented the buyers.

26TH ST.—George R. Read & Co. sold for Katherine K. Moloney and Mary N. Koen 308 East 26th st, 4-sty front and rear tenements, on lot 25x98.9, near 2d av, to Frederick W. Kennedy, who owns the adjoining property at 310.

38TH ST.—Tucker, Speyers & Co. sold for I. Randolph Jacobs 62 West 38th st, a 4-sty building, on lot 20.10x98.9; also for Mary A. Quinlan No. 64, adjoining; also a 4-sty building on lot 20.10x98.9, and for Robert Endicott 16 West 38th st, a 4-sty building, on lot 25x98.9; also for Alfred Seton No. 18, adjoining, a 4-sty building, on lot 25x98.9. The same firm sold for Dr. Robert C. Myles 44 and 46 West 38th st, two 4-sty buildings, on plot 42x98.9, and the brokers in the sale of No. 42, which is included in the plot; also for Dr. Walter E. Lambert, 45 and 47 West 38th st, for Dr. James W. McLane No. 49, for Dr. George L. Peabody No. 51 and for Dr. James L. Corning, Jr., No. 53, giving a combined plot of 91 feet frontage by a depth of one-half the block. These sales are of special significance following so soon upon the announcement of the lease in 5th av, between 38th and 39th sts, by Lord & Taylor. Aside from its own direct influence upon this 38th st block, the Lord & Taylor project will also hasten the opening of a station at 38th st on the 6th av elevated. There will also be a station of the McAdoo tunnel extension at or near 38th st, so that this thoroughfare promises to become an important artery of travel between 6th av and the central part of the 5th av shopping district, with a corresponding increase in its ground floor values. A syndicate composed of Capt. William H. Wheeler, Elisha B. Spring, and Burton S. Castle, is the buyer.

38TH ST.—Albert G. Milbank sold 42 West 38th st, a 4-sty dwelling, on lot 21x98.9, between 5th and 6th avs. In the same block nearer 5th av two more parcels are about to change hands. These are at 16 and 18 West 38th st, owned by R. S. Endicott and Alfred Seton respectively. According to reports current in the neighborhood both properties are under options, which will be exercised within the next two weeks.

38TH ST.—Tucker, Speyers & Co. sold for Dr. G. L. Peabody, 57 West 38th st, a 4-sty building on lot 18.4x98.9; also for George H. Davenport, 59 West 38th st, a similar structure on lot 18.4x98.9, and for Harriet D. Glover, 61 West 38th st, a 4-sty dwelling on lot 18.4x98.9, making a combined plottage of 55.2x98.9.



48TH ST.—Lorenzo E. Tripler sold the old tenement at 557 West 48th st, adjoining the northeast corner of 11th av to Joseph Haas, the owner of the adjoining house, at No. 555. Each occupies a plot 25 ft front, giving Mr. Haas by his recent purchase a frontage of 50 ft by 100.5 deep. Mr. Tripler bought the property about two years ago for \$22,650.

54TH ST.—Douglas L. Elliman & Co. and Moore & Wyckoff sold for Mrs. Gardiner Sherman, of Newport, R. I., 17 East 54th st, a 5-sty whitestone front American basement house on a lot 20.10x100.5. The house will be improved and occupied by the buyer.

MADISON AV.—The Loton H. Slawson Co. and the McVickar, Gaillard Realty Co. sold to Benjamin F. Bailey, for investment, 64 Madison av, a 3-sty building on lot 24.8x95, adjoining the northwest corner of 27th st. The property was acquired last February by the sellers at public auction for \$70,000, and it is reported that the present purchase price is about \$100,000. The new owner will remodel the building for business purposes, and it is understood that a lease for 21 years on the remodelled structure is nearing consummation.

6TH AV.—Alexander McClelland sold the old wooden building, known as the Grapevine Cafe, on the southeast corner of 6th av and 11th st. He has owned the property for 35 years, and it has been held at from \$70,000 to \$75,000. The frontage is 35 ft on 6th av by 117 ft on the street and irregular. Leonard Weill is the buyer, and he has purchased it for investment. J. Irving Walsh was the broker. The cafe will be conducted by a new lessee.

7TH AV.—The H. M. Weill Co. sold for Aaron Coleman the 5-sty building, 823 7th av, between 53d and 54th sts, on plot 26x100.

### Manhattan—North of 59th Street.

65TH ST.—Arthur F. Du Cret & Co. sold 302 East 65th st, a 3-sty dwelling, the owner taking in part payment another piece of property in the Borough of Brooklyn.

79TH ST.—The Laurel Construction Co. sold to William M. Sperry, of the Sperry & Hutchinson Co., the 12-sty apartment house at 155 and 157 West 79th st, on plot 63x102.2, through H. T. Gurney. The sellers erected the building last year from designs by Schwartz & Gross, architects. The property was held at about \$425,000. The building contains 23 suites, is entirely tenanted and has a gross rent roll amounting to \$42,000. Mr. Sperry gives in part payment his residence in Riverside Drive, Cranford, N. J., on a five acre tract. He will continue to occupy the place, and has taken back a five year lease from the new owners. The property was held at about \$100,000. Mr. Sperry is a large holder of investment properties in Manhattan. He owns 383 Central Park West, a 7-sty apartment house; 4 West 99th st, a flat house, and the 12-sty loft structure at 19 and 21 West 36th st.

8TH ST.—J. Cleveland Cady sold 315 West 89th st, a 3-sty dwelling, on lot 20x100.8, between West End av and Riverside Drive. The buyer will occupy the house.

99TH ST.—The estate of Victoria Heidelberg sold 155 and 157 West 99th st, a 6-sty tenement, on plot 40x100.11, between Columbus and Amsterdam avs.

110TH ST.—Shaw & Co. and J. J. Pittman sold for James M. Schofield, 16 and 18 East 110th st, two 5-sty double flats, each on lot 25x100.

115TH ST.—Sonn Bros. sold the plot, 120x100.11, on the north side of 115th st, 125 ft. west of 8th av to the 114th Street and Seventh Avenue Co., Max Weinstein, president, which will erect on the site a 6-sty elevator apartment house. W. S. Baker was the broker.

115TH ST.—The Carnegie Construction Co. (Charles Newmark, president) sold the new 9-sty apartment house known as Amesbury Hall, at 610 West 115th st, on plot 50x100, located 175 ft. west of Broadway. The property has been held at \$225,000.

128TH ST.—Joseph F. A. O'Donnell resold to Solomon L. Pakas, for investment, the two 3-sty dwellings, 9 and 11 West 128th st, covering a plot 37.6x100. These houses are two of the three dwellings purchased two weeks ago from William S. Lyon.

133D ST.—Morris Moore sold for Herbert Martin the 5-sty flat at 163 West 133d st, on lot 25x99.11.

137TH ST.—E. Sharum sold 222 West 137th st, a 3-sty brownstone front dwelling, on a plot 16.6x99.11 ft. 143 Franklin av, Hasbrouck Heights, N. J., a frame dwelling, on plot 50x95, was given as part payment.

139TH ST.—Maurice Moore sold for Herbert Martin to Ignatz Herman the 5-sty double flat on lot 25x100 at 163 West 139th st, between 7th and 8th avs.

139TH ST.—Shaw & Co. sold for Louis M. Heminway, 132 West 139th st, a 5-sty double flat on lot 26x99.11, between Lenox and 7th avs.

142D ST.—Joseph J. Rawn sold to a client of the H. M. Weill Co. the 6-sty apartment house on plot 40x100 at 131 West 142d st.

AUDUBON AV.—The Audubon Block Front Co., Irving Webster, president, bought from Jacob Levy the Ritz-Carlton Court, occupying the block front in the west side of Audubon av, between 187th and 188th sts. The property is improved with a 6-sty structure, with basement stores in 187th st and has frontages of 190 ft. in the avenue and 75 ft. in each of the side streets. The deal involved about \$300,000.

BROADWAY.—The Cross & Brown Co. sold for the Liquidation and Realization Co., the 7-sty apartment house, known as the Cynthus, at the northeast corner of Broadway and 125th st, on plot 99.11x75, to the Brown-Weiss Realities, which gave in part payment ten two-family houses, each on lot 25x100, at 623, 625, 630, 632, 636, 638, 640, 646, 650 and 652 Faile st, in the Hunts Point section of The Bronx.

BROADWAY.—Frederick T. Foster sold the 3-sty building, 2307 Broadway, for many years used as the headquarters of the West Side Republican Club, to Daniel B. Freedman. The structure occupies a plot 32.6x137 between 83d and 84th sts. Slawson & Hobbs and Earle & Calhoun negotiated the transaction.

CONVENT AV.—Ennis & Sinnott bought from Elias A. Cohen 336 Convent av southwest corner of 144th st, a 4-sty dwelling, on lot 25x95.

FORT WASHINGTON AV.—The J. Romaine Brown Co. sold to an operator, who immediately resold, with a building loan, to the Hillard Construction Co., Irving Judis, president, the block front in the west side of Fort Washington av, between 163d and 164th sts. The property was at one time owned by the Loyal L. Smith estate and adjoins the south boundary of the large tract owned by the New York Institution for the Instruction of the Deaf and Dumb. The Hillard Construction Co. proposes to improve one-half of the property with a 6-sty elevator apartment house, which, when taken in connection with the cost of the land, will involve an outlay of about \$500,000. The entire block front has an avenue frontage of 204 ft and is of irregular depth.

ST. NICHOLAS AV.—Gertrude A. Gorman sold, through George V. McNally, the plot 100 x100 at the northwest corner of St. Nicholas av and 189th st, to builders for improvement with an apartment house. The same interests sold a few days ago the opposite corner to the Middleton Realty Co. for similar improvement.

WEST END AV.—Clifford N. Shurman sold for Alma M. Gilsey to Frederick D. Underwood, president of the Erie Railroad, the 4-sty dwelling at 277 West End av, on lot 20x115, adjoining the southwest corner of 73d st. The price at which the property was sold is said to be over \$70,000.

2D AV.—Thomas J. Mullen resold 1855 2d av, a 5-sty tenement, with stores, on lot 25x100, near 95th st. Mr. Mullen bought the property last week at foreclosure sale.

### Bronx.

FAILE ST.—James F. Meehan sold a plot 87.6x100, on the east side of Faile st, 250 ft south of Lafayette av, opposite Gilbert pl. The buyers, Isidore Witkind and Samuel J. Ruth, will improve the site with two 5-sty tenements.

FOX ST.—Kurz & Uren, Inc., sold for Helena Realty Co., 1052 Fox st, a 5-sty new law apartment, on plot 37.6x100, to an investor.

133D ST.—Eugene J. Busher sold for Anna M. Hoops, the 3-sty brick single flat, on lot 20x100, at 681 East 133d st, for cash to an investor.

141ST ST.—S. H. Frankenstein sold for the estate of William G. O'Gorman to John E. Virden 459 and 461 East 141st st, two 3-sty brick dwellings, each on lot 18.9x100.

147TH ST.—Ernst & Cahn sold for G. Arcabasso the 5-sty tenement, on plot 45x100, at 433 East 147th st.

149TH ST.—Smith & Phelps sold for cash 305 East 149th st, a frame building on lot 25x80.

165TH ST.—Ernst & Cahn sold for Curtiss P. Byron the block front on the south side of 165th st, between Clay and Park avs, having a frontage of 179 ft by 131 ft on Clay av and 155 ft on Park av. The new owner has resold the premises.

176TH ST.—Michael Wielandt bought from Cornelia E. McCormack 887 East 176th st, a 2-sty frame dwelling with stable in rear, on plot 55x150, located 245 ft. west of the Southern Boulevard.

178TH ST.—Eugene J. Busher sold for the Harlem Savings Bank the block front on the south side of East 178th st, running from the Southern Boulevard through to Marmion av, for cash.

ALBANY POST RD.—Joshua L. Evans sold for the South Yonkers Home Construction Co. lots 235 and 236 of the Samler estate, comprising a plot 54x69.10, on the west side of the old Albany Post rd, 70 ft. north of 254th st and extending through to Newton av.

AQUEDUCT AV.—The Gaines-Roberts Co. sold to an investor through H. L. Phelps three 5-sty apartment houses, on a plot 43x150 each, on the east side of Aqueduct av, about 200 ft north of Fordham rd, which houses have just been completed, and the apartments of which are leased by the year.

BAINBRIDGE AV.—The Gaines-Roberts Co. sold for the J. J. Tully Co. for cash to an investor, three 5-sty apartment houses on plot 120x82, on the west side of Bainbridge av, about 32 ft south of 194th st. The houses will be completed about Nov. 15.

BEAUMONT AV.—Jacob Leitner sold for Samuel Brenner to a client 2414 to 2418 Beaumont av, three 4-sty tenements, each on plot 37.6x100.

BELMONT AV.—Richard H. Scobie sold to a client the 5-sty, 20-family house at the southeast corner of Belmont av and 176th st for John McNulty, builder on plot 35x100. This was a cash transaction.

DECATUR AV.—Sharrott & Thom sold for Ada M. Surman 2766 Decatur av, a 3-sty frame dwelling, on plot 37x100.

EASTCHESTER ROAD.—Ernst & Cahn sold to Samuel Pearlman the plot, 53x100x irregular, at the southeast corner of Eastchester road and Pauding av. The buyer gives in part payment the 2½-sty frame dwelling on plot 75x200 at 22 Wheeler st, Monticello, N. Y.

HAWTHORNE AV.—The McLaughlin Seidle Co. sold to a builder for immediate improvement a plot 130x37.6x100 on the east side of Hawthorne av.

HEATH AV.—Ernst & Cahn and J. J. Pittman sold for Bertha A. Deane a plot 50x118 on the east side of Heath av, about 640 feet south of Kingsbridge road.

HOE AV.—J. Newton Osorio sold for a Mr. Levy the plot 100x100 on the east side of Hoe av, 125 feet south of Jennings st. The site will be improved with two 5-sty tenements.

RIDER AV.—Kurz & Uren, Inc., sold for the estate of Philip Fehr 374 Rider av, between 141st and 142d sts, a dwelling.

TINTON AV.—Kurz & Uren, Inc., sold for a Mrs. Turck the 2-sty frame two family dwelling, on lot 22x132.6, at 1216 Tinton av, between 168th and 169th sts.

WEBSTER AV.—The John J. Tully Co. sold the four 5-sty tenements on plot 150x103 on the east side of Webster av, 200 ft north of 181st st, to an investor.

3D AV.—Charles Kuntze sold for Henry Klein to John Cuneo and another 3743 3d av, a 4-sty triple flat with stores on plot 28x100.

### Brooklyn.

CUMBERLAND ST.—The Davenport Real Estate Co. sold a plot of land, 56 ft front by 100 ft in depth, on the west side of Cumberland st, between Lafayette and DeKalb avs, to the Kahan Construction Co., who will immediately commence the erection of a 5-sty apartment house. The front of the building will be of light stone and brick and its architecture of the highest order. There will be 4 apartments on each floor of 4 and 5 rooms and bath, and they will be complete with every up-to-date improvement. The building will be ready for occupancy in the early spring.

DEAN ST.—John H. Gelhardt sold for Mary E. Nearing to Mary F. Cochrane the 3-sty dwelling at 1216 Dean st.

DECATUR ST.—Everett Kuhn sold 121 Decatur st, a 3-sty brownstone dwelling, on a plot 20x100, for E. and M. Mosehauer, to a client for occupancy. The same broker has also sold 249 Decatur st, a 3-sty and basement brownstone dwelling, on plot 20x100, for Alexander R. Brower to a client.

DUFFIELD ST.—Charles W. Seitz sold 229 Duffield st, a 3-sty brick dwelling, 21.3x40x100.3 for P. C. Hopkins to an investor.

IRVING PLACE.—The Davenport Real Estate Co. sold 31 Irving pl, a 3-sty brick dwelling, lot 20x100, for the estate of Elise E. L. Halkett to a client for investment.

MADISON ST.—The Bulkley & Horton Co. sold 88 Madison st, between Classon and Franklin avs, a 3-sty dwelling, to a client for occupancy.

MONTAGUE ST.—The Brown-Weiss Realty Co. bought from the Academy Realty Corporation 176 to 182 Montague st, 2-sty taxpayers, on plot 100x100 between Court and Clinton sts. The buyer will erect a 12-sty modern office building. In exchange the seller took a tract of 27½ acres, containing 445 lots, on Willis av, Mineola, L. I. The entire transaction involved about \$450,000. Herman Galitzka was the broker.

SOUTH OXFORD ST.—The Davenport Real Estate Co. sold 40 South Oxford st, a 3½-sty brownstone front dwelling, on lot 22x100, for Mrs. Thomas T. Barr to a client for occupancy.

ST. JAMES PLACE.—E. Sharum sold 272 St. James pl, a 4-sty apartment house on a plot 30x110 ft. A frame dwelling and a large barn on a plot 150x100 ft on the west side of Boyd av, 150 ft south of Atlantic av, Woodhaven, L. I., was given as part payment.

UNION ST.—The Davenport Real Estate Co. sold 1353 Union st, a 2-sty brownstone front dwelling, on lot 20x85, in conjunction with the office of Edward Lyons, to a client for occupancy.

WINDSOR PLACE.—G. W. Snyder & Son sold for J. Iles 282 Windsor place, a 2-sty two-family house, on lot 20x100, near 11th av.

1ST ST.—The John Pullman Real Estate Co. sold 364 1st st, on the Park Slope, a 2-sty brownstone dwelling, on lot 18x45x100, for Gilbert Farrington to George W. Gabb, for occupancy.

5TH ST.—The Jerome Property Corporation sold for Henry Blume, a lot 22x100 on the north side of 5th st, 346 ft. east of Smith st, to John Greeley, who will improve same.

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BAY 10TH ST.—George S. Mitchell, of the R. T. Mitchell Realty Co., sold for W. M. Spels-house to L. Galata, the 2½-sty frame cottage at 194 Bay 10th st. After extensive repairs buyer will occupy same.

58TH ST.—B. O. Pallin sold for James M. Jagger three one-family brick houses at 934, 936 and 938 58th st, each lot 20x100, to an investor.

ATLANTIC AV.—Arthur F. Du Cret & Co. sold for Ellen Hickey, a 3-sty house at 1513 Atlantic av, and resold same for the new buyer to an investor.

PUTNAM AV.—The Miller-Stamm Co. sold the 3-sty brownstone dwelling, at 659 Putnam av, for Amos Cheisbroe to a client who will occupy.

PUTNAM AV.—The Miller-Stamm Co. sold the 3-sty dwelling at 659 Putnam av, for Amos Cheisbroe.

REID AV.—Peter P. Sherry sold for John F. Coot, the 5-sty apartment house with stores at 256 Reid av, to Edward F. Lankenau, for investment.

ROCHESTER AV.—Isaac Levingston and others bought from Henry W. Putnam the northeast corner of Rochester av and Lincoln pl, plot 100x120.

SOUTH PORTLAND AV.—The Davenport Real Estate Co. sold 24 South Portland av, a 3-sty brownstone front dwelling, on lot 20x100, for the estate of Eliza Ripley to a client for occupancy.

WASHINGTON AV.—The W. S. Walther estate sold the 3-sty brick house, 539 Washington av to Elizabeth C. Kuhlman, who will occupy.

3D AV.—Carstein & Linnekin sold for Robert Jordan to Joseph Purcell a plot, 80x100, in 3d av near 80th st.

5TH AV.—Tutino & Cerny sold for Albert Osterheld to Joseph Hogerle, for investment, the 3-sty brick store property, on plot 20x100, at 5518 5th av.

19TH AV.—George S. Mitchell, of the R. T. Mitchell Realty Co., sold for W. S. Finberg to R. Jackle, the 2½-sty frame detached cottage at 8678 19th av, on plot 50x100.

### Queens.

ROCKAWAY BEACH.—G. Taus & Son sold for A. E. Karelson a plot in the south side of Borroughs av, for Mrs. Fannie Baff, 23 Dodge av, to Mrs. A. Klein; for Clark S. St. John his cottage in Amerman av, on a plot 100x100, to I. Rosenberg, and for Mrs. Rose Matz her residence in South Alexander av, to Joseph Adelson.

ARVERNE.—The Somerville Realty Co. sold to Mary Sierks 5 lots at the foot of Kate av in Jamaica Bay; to M. Marsak 40x100 in the north side of Elizabeth av, west of Remington av; to Lamb Brothers 7 lots at the foot of Bannister av, in Jamaica Bay, and to August Bellon 6 lots at the foot of Morris av on the bay.

### Richmond.

GREAT KILLS.—H. T. Metcalfe & Sons sold for Charles F. Startz his house and plot in Highland road, to Harry Stanford Costello.

### Suburban.

BAYONNE, N. J.—Isaac Gluckman bought from the Tide Water Oil Co. 735 Avenue C, a dwelling, on plot 100x173.

WEST HOBOKEN, N. J.—Henry M. Schneider sold to Frank Schlossberg 86 and 88 Central av, a store building on a plot 45x128. The buyer gives in part payment 95 Hudson av, Union Hill.

WEST ORANGE, N. J.—Payson McL. Merrill sold to Hendon Chubb, of Chubb & Son, for Edwin G. Adams, his property, consisting of 6½ acres, with large brick dwelling, stable and gardener's cottage, in Mountain av, Llewellyn Park.

ROCKVILLE CENTRE.—B. O. Pallin sold for the Ocean Realty Co. a plot of 4 lots on the north side of Davis st, 220 ft. east of Woods av, Woodlawn Terrace, 80x100, to a builder; also a plot of 3 lots on the same tract and av, 102 ft. east of Woods av.

SOUTH YONKERS, N. Y.—E. V. Siedle of the McLaughlin-Siedle Co. (Inc.), in conjunction with H. B. Phinny, sold to a syndicate the Lawrence estate consisting of 160 lots. This is the largest individual sale of lots made in this vicinity in several years; also plot No. 130, 37½x100, on the east side of Hawthorne av, to a builder for immediate development; also lot No. 108 on Belvedere Drive; and lot No. 132 on the east side of Hawthorne av.

YONKERS, N. Y.—Murphy & O'Byrne sold the apartment house at 142 Woodworth av, for John Callahan to the Manhattan and Suburban Home Co., of New York, which gave in exchange 6 acres of improved building lots at Tenafly, N. J.; also sold the dwelling 59 Caroline av for Frank Mihovetz to William Cauley.

OYSTER BAY.—Ward & Ward sold for Catherine Baylis 85 acres in the Yellow Cote road; also 22 acres adjoining for Janet Loyd to M. W. Farwell, who will improve the property for his occupancy.

PATCHOGUE.—The George F. Carman estate has been purchased by J. Robert Bailey and S. A. Seitz. The Carman property is one of the old Long Island estates and comprises about 13 acres. It will be developed by the buyers into 60-ft. building lots and Bailey av will be extended through the property.

RIDGEFIELD, N. J.—Joseph F. Feist sold for James Lawler, the plot 97x263 on Edgewater road.

MOUNTAIN LAKES, N. J.—Mountain Lakes, Inc., sold to L. J. Johnson, a house on ½-acre of ground in Briarcliff road corner Belleville road, and to Rev. Charles S. McFarland, secretary of Federal Council of the Churches of Christ in America, also secretary of the Social Service Commission, a concrete home on a plot 300x200, in Ball road.

JERSEY CITY, N. J.—George W. Thurber sold six 3-sty flats, 211 to 221 Jackson av, northwest corner of Bidwell av, to Immanuel Britten for about \$55,000.

GREAT NECK.—The McKnight Realty Co. sold to Donald C. Ballard, of Manhattan, a plot in Elm st, Estates of Great Neck; also to W. H. Osgood a plot in Ridge Drive West for about \$6,000; also to A. S. Shanahan the junction of Cedar drive and Hillside av; also to Thomas J. Newton a plot in Gateway av; also to William McRae the junction of Deepdale drive and Cedar drive; also to H. H. Holley a plot in Elm st near Hillside av and to Ross F. Tucker a plot in Deepdale drive and Gateway av.

HASBROUCK HEIGHTS, N. J.—Kurz and Uren and H. N. Peck resold for the Helena Realty Co., Inc., the house at the northwest corner of Washington place and Burton av, running through to Central av.

NEW ROCHELLE, N. Y.—C. J. Van Slyke sold a plot 100x125 ft., at Premium Point Park, to Mrs. Emelie L. Chellborg.

GREAT NECK.—The McKnight Realty Co. sold to E. L. Folmer a plot having a frontage of 80 ft and a depth of 121 ft facing Cedar Drive, Estates of Great Neck; a plot facing Cedar Drive near the junction of South Drive having a frontage of 104 ft with a depth of 186 ft; a plot with 60 ft frontage at the junction of Maple st and Hillside av; a plot having a frontage of 98 ft on Gateway Drive near the entrance to the Estates of Great Neck; a plot having a frontage of 127 ft on Cedar Drive near Bayview av; a plot having a frontage of 129 ft on Prospect Place South; this plot overlooks Little Neck Bay. The total price of these lots is \$27,600, and it is the intention of the purchaser to erect very fine residences upon them.

BELVIDERE, N. J.—Frank Paul bought the Theodore S. Paul farm of 200 acres.

JERSEY CITY, N. J.—George J. Wolf sold for Isaac Klinghoffer to Julius Rothstein a plot, 50x106, in the south side of Bidwell av, also to Hyman Pehosky a similar plot in the same street.

JERSEY CITY, N. J.—Daniel J. Murphy sold to Julius F. Limbach 39 Monticello av, corner of Clinton av, a 4-sty apartment house, on plot 35x100. The price paid is reported in the neighborhood of \$40,000.

MT. KISCO, N. Y.—Julia Beverley Higgins sold for R. B. Van Cortlandt 80 acres on the south side of Guard Hill rd, to Miss M. M. Newell, of Manhattan.

WESTWOOD, N. J.—The H. H. Goodwin property, comprising 41 acres, has been sold for immediate development into building sites, to the Annadale Realty Co.

JERSEY CITY, N. J.—Romer Jacobucci sold to Annie Katz 270 and 272 Forrest st, two frame dwellings on plot 51x100.

JERSEY CITY, N. J.—The George N. Thurber Co. sold to Charles Flynn 109 Fairview av, a dwelling, on plot 100x200. The price paid is reported at \$25,000; also sold to Ike and Philip Gershenovitz, 763 Ocean av, a dwelling, on plot 50x90.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold to Palayo Garcia, a capitalist of Havana, Cuba, the plot with 362 ft frontage on the northwest corner of Beverly rd and Beverly la, on which the buyer will build next spring, for his own occupancy, an Italian villa to cost about \$50,000. The property is located in the Manhasset Bay section of Kensington and overlooks the harbor and water front park now being constructed.

OCEANSIDE.—The Windsor Land & Improvement Co. sold to A. Haeelin a plot 20x75 on Bayside av; to A. Harke, a plot 20x78 on Hoke and Bayside av; to F. C. Klee and M. Elting, each a plot 40x100 on Ebert av; to C. Zimmerman, a plot 40x98 on Lawson av; to C. and M. Metzger, a plot 40x100 on Merrifield av.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold to R. F. Hagen, a plot 60x100 and to F. Milza, a plot 40x100 on Yale av; to J. Kucks, a plot 60x100 on Washington av; to M. Knick, a plot 60x111 on Main st, and a plot 40x100 on Cornell av; to V. Sokoloff, a plot 20x135 on Lake View av.

VALLEY STREAM.—The Windsor Land & Improvement Co. sold to W. Mulcahy, a plot 40x97 on Mineola and Elmwood avs; to J. Sugrue, a plot 45x100 on Cottage st; to C. J. Anderson, a plot 100x70 on Martens av and Montgomery st.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold to M. E. Conlan, a plot 40x100 on Chester av; to J. Corrigan, a plot 50x100 on Rosedale av; to M. J. Cunningham, a plot 40x118 on Ocean av; to H. Rechheimer, a plot 40x100 on Baldwin st.

FLORAL PARK.—The Windsor Land & Improvement Co. sold to M. E. Carney, G. V. Bancker, J. and M. Stanton each, a plot 40x100 on Violet av; to F. and E. Samos, a plot 20x101 to J. Caldwell, a plot 40x107 on Spruce st; to J. Eckert and F. J. Krassa each, a plot 40x100 on Belmont st; to L. Finkbeiner, a plot 40x100 on Geranium av and Rose st; to K. Prunty, a plot 40x100 on Geranium av; to H. Lally, a plot 40x100 on Calla av and Rose st; to T. W. O'Connell, a plot 40x100 on Cypress st; to S. Speth, a plot 80x100 on Aspen st.

### RECENT BUYERS.

R. M. BIGELOW is the buyer of the dwelling at 344 West 84th st, sold recently by Julia H. Palmer.

C. W. SCHROEDER is the buyer of the dwelling at 44 West 94th st, the sale of which by Charlotte Hauptner through Slawson & Hobbs was reported recently.

JOSEPH HAAS is the buyer of the tenement at 557 West 48th st, the sale of which by Lorenzo E. Tripler was reported recently. Mr. Haas owns the property at 555, adjoining.

### LEASES—MANHATTAN.

BARNETT & CO. leased to M. Johnson the dwelling at 68 West 131st st; also to M. Newman the dwelling at 2015 5th av, and to M. Peborde the dwelling at 61 East 123d st.

L. A. SKINNER in conjunction with the building Operation Co. leased the 19th floor in 71 West 23d st for a term of years to the General Film Co. of 200 5th av. The lease involves about 15,000 sq. ft. of space.

THE CAWSTON OSTRICH FARM leased from Walter J. Solomon for a term of years, at an aggregate rental of \$100,000, the store formerly occupied by Young Brothers, in the Bristol Building, at 500 5th av, northwest corner of 42d st. The general offices and factories of the company are located at South Pasadena, California; the store just leased will be devoted to the exclusive sale of ostrich feathers and is the only store of its kind in the city. The officers of the company are: John T. Dewar, president; H. J. Vatcher, Jr., secretary and general manager, and Mrs. L. T. Peacocke, local manager. Mark Rafalsky & Co. were the brokers.

THE DUROSS CO. leased the store 237 6th av to the Tany Rubber Co., the store 251 West 16th st to L. de Jung, the 1st loft in 103 West 14th st to Thomas Eppolito and the 5th loft in 28 Elm st to Junius Smith.

THE HESS BUILDING CO. leased through William C. Walker's Sons the 3d and 4th lofts in the Hess Building, now in the course of construction at the southwest corner of 26th st and 4th av., to C. A. Auffmordt & Co., one of the largest commission houses dealing in dry goods, etc., who, for over 30 years have been located at 33 Greene st. Auffmordt & Co. are considering taking two additional floors, which would give them an aggregate floor area of 80,000 ft. The well-known house of Fleitmann &

Co. have taken the store, basement and 1st and 2d lofts in this building, containing 80,000 ft., which gives the Hess Building the unique distinction of housing two of the most important commission houses of this city, besides having the Silk Association of America quartered on the 16th floor, which, with several other floors in the building, will be divided into offices, showrooms and salesrooms.

FRANK B. McANERNEY and the Charles F. Noyes Co. leased the store and basement in 404 and 406 Broadway; also apartments in 158 East 79th st and in 160 East 79th st.

MOORE & WYCKOFF leased space in 440 4th av to H. W. A. Page of 6 West 20th st.

THE CHARLES F. NOYES CO. leased the 6-sty building at 271 to 274 South st, extending through the block to 537 to 543 Water st and taking in the entire block front on Jefferson st for a period of ten years and six months for Charles Myers, trustee, to the Fidelity Warehouse Co., of 290 South st. The total aggregate rental is about 100,000. The building contains 100,000 sq. ft. and is one of the largest buildings in the neighborhood.

PATERSON BROTHERS leased from William Waldorf Astor the two 5-sty buildings at 23 and 25 Park Row for a term of 21 years with renewals. The lessees will use the upper floors as an addition to their hardware establishment at 27 Park Row, adjoining. The ground floors of 23 and 25 have been subleased to the Childs Co., for restaurant purposes for a term of 21 years at an aggregate rental of \$700,000. The building at 25 Park Row was until recently occupied by the Dennett Surpassing Coffee Co. The ground floor of 23 is occupied by the New York Herald. William H. Whiting & Co. represented Paterson Bros. and the Willard S. Burrows Co. the Childs Co.

PEASE & ELLIMAN leased apartments in 875 Park av to Countess de Graefenried, in 829 Park av to Godfrey Konta, in 515 Park av to Mrs. Julius Fleischman, in 136 Madison av to L. L. Fleming, in 405 Park av to Arthur H. Swaine, in 383 Park av to C. S. Martin, and in 152 East 35th st to Laurence Veiller.

GEORGE R. READ & CO. have sublet the entire Pine st section of the 12th floor in 60 Wall st. for the Grasselli Chemical Co. to Henry L. Doherty & Co.; also offices in same building to Walbridge S. Taft and one-half of the 18th floor to the Mutual Film Co.; also leased in 71 Wall st an entire floor to Leonard B. Shoenfeld & Co.; also in 39 and 41 Cortlandt st. offices to the Ellsworth Paper Co., Inc., of 39 Cortlandt st, the Rubber and Celluloid Co. and Amos M. Sheffele, and in 99 and 101 Warren st offices to the Omaha Packing Co., of 52 10th av.

THE ROTHSCHILD REALTY CO., through Anthony Lo Forte, leased the 5th loft in 102 and 104 5th av to Graham & Zenger of 40 Murray st. Stephen H. Tyng, Jr., & Co. were the brokers.

THE TWENTY-FIFTH CONSTRUCTION CO. rented in the new building at 158 and 160 West 29th st the 3d loft for three years to J. Atkin of 17 Washington st, and the 5th loft in 141 and 143 West 28th st for three years to E. Cashman of 110 West 14th st.

A VON OSTERMANN leased space in the Emmet Building to the following: F. Strahler & Co., of 445 Broome st, dealers in raw silks; the Broadway Woolen Co., of 1261 Broadway; the Bayer-Southwick Dry Goods Corporation, and through Moxley & Co. 2,400 sq. ft. to E. W. Kahn & Co., domestic silks, of 43 Greene st.

M. & L. HESS leased for the Flemish Realty Co. the store and basement in the building now in course of construction at 11 and 13 East 26th st, running through and including 6 and 8 East 27th st, to the well-known embroidery house of Arnold B. Heine & Co. for a long term of years. Arnold B. Heine & Co. have been located for a number of years at 503 Broadway.

THE CHARLES F. NOYES CO. leased the entire building at 3 Howard st for Edward J. McGuire to Nicholas Doddato & Co. of 396 Broadway for a long term of years; the store and basement in 113 and 115 Spring st temporarily to Meyer Sarasohn; the store and basement in 4 and 6 White st and 239 West Broadway for Frank B. McAnerney to the White Office Furniture Co.; the basement store in 22 Beaver st for Stern Bros. to Numethod Shoe Manufacturing and Repair Co., and a floor in 165 Pearl st to the Farnham-Decker Brush Co.

GOODALE, PERRY & DWIGHT, INC., as agents of the St. James Building, leased space to the following parties: Charles Altman, Gallard C. Smith, The Detecta Phone Co. of America, Leonard D. Hosford, Charles E. Maier, of Newark, N. J., and Isidor Kanner.

HUBERTH & GABEL rented the 4-sty high stoop house at 325 West 58th st to E. G. Theune.

THE CROSS & BROWN CO. leased for the Broadway & Fifty-third St Co., the store in 1692 Broadway, for a term of years, to the R. C. H. Corporation. It has also leased space in the automobile building at 1926 Broadway to the Bergdoll Motor Co., of 1928 Broadway.

THE JULIUS FRIEND-EDWARD M. LEWI CO. leased to the Maxim Hat Works, of 16 Waverly pl, space in 138 to 146 West 14th st.

LOUIS SCHRAG leased the 1st loft in 137 West 23d st to Oppenheimer, Streit & Friedman; the 7th loft in 3 and 5 East 28th st to Stewart Good, of 237 West 23d st; the 3d loft in 116 and 118 West 29th st to the New York Pleating Co., and the 8th loft to Jacob Litbak Co., and the 4th loft in 355 and 357 West 36th st to Roze E. Rankowich.

LOUIS SCHRAG leased for Frederick W. Marks, the dwelling at 161 West 22d st, to Delia Lorigan, for a term of years; for the Rupp estate, the dwelling at 359 West 34th st to Alice Hamilton for a term of years.

DUFF & CONGER rented apartments in the Fairfax at the southwest corner of Madison av and 94th st to Henry Jackson, E. D. Klein, Morris Tyberg, Martha K. Kohn; also in the Mannados, 17 East 97th st, to Clifford Smith, Aaron Shapiro, Herman Katz, A. M. Robbins and Irvin M. Poons.

THE CROSS & BROWN CO. leased for the Longacre Building Co., office space at the northeast corner of 42d st and Broadway, to the Actors' Fund of America, and for the 42d St and Madison Av Co., office space in the building in construction at 42d st and Madison av, to Frederick W. Burnham, of 7 East 42d st, and has also leased office space in the Meyrowitz Building, at 235 and 237 5th av to J. Westly Allison, Jr., of 2255 Broadway.

WILLIAM J. ROOME & CO. leased for William Waldorf Astor the store in 8 East 33d st to Emma Bruns for the sale of novelties, favors, etc.

HEIL & STERN leased for the Bramko Construction Co., in their new building, 31 and 33 East 32d st, the 4th loft to the E. Silny Co., of 32 West 20th st, and the 8th loft to Stern & Frances; for Raymond & Raisman in their new building, 3 and 5 East 28th st, the 3d loft to the Harrell Leather Goods Co., of 552 Broadway, and the 5th loft to the Sig. Rosenthal Co.; for the Fabian Construction Co. in their new building, 122 to 126 West 26th st, the 10th loft to Cuno Perimutter & Co., of 10 East 12th st; for the Irvel Realty Co., in their new building, 36 and 38 West 25th st, the 11th loft to Cohen & Erdman, of 45 West 25th st, and for Helen C. Juilliard the 6th loft in 632 and 634 Broadway to the Superior Hat Works, of 10 Bleecker st, and for the Farmer's Loan & Trust Co., the 3d and 4th lofts in 47 and 49 Mercer st, to Stein Doblin & Co., of 477 Broadway.

G. W. BARNEY leased to Lowenger Brothers the 2d loft in 116 and 118 East 14th st; also to George Jacobson the 3d loft in 32 to 36 West 18th st; also to B. H. Eldel the 2d loft in 369 Broadway; also to Applebie & Newman, temporarily, the store in 129 and 131 Grand st and to Jacob Lippman, temporarily, the 1st loft in 122 Warren st.

THE JULIUS FRIEND-EDWARD M. LEWIS CO. leased to G. Ceribelli & Co., of 576 West Broadway, importers and exporters of wines, the new 6-sty fireproof mercantile building at 759 Greenwich st, between Bank and West 11th sts. The lease is for 5 years at an aggregate rental of \$15,500.

ROYAL SCOTT GULDEN leased the dwelling at 155 West 57th st to Mme. Elise, a dressmaker, for a term of years.

CONTRACTS HAVE BEEN SIGNED IN THE OFFICE OF THE ERNESTUS GULICK CO. for the disposal of the lease of the Mauser Manufacturing Co. on the building at the southwest corner of 5th av and 31st st, known as 298 5th av.

This property is owned by the Gilbert estate and negotiations have been pending for several months regarding the renewal of the lease by this estate to enable the proposed new building to be erected. It is understood that this is now accomplished and that the construction will commence at an early day under plans which have been completed by Davis, McGrath & Kiessling. George Bernard Inc., the present occupants of the store, have made a lease for a term of 10 years at a gross rental of approximately \$400,000. The balance of the building will be rented in offices and lofts. The lot comprises 30 ft frontage on 5th av 100 ft on 31st st and an "L" 75 ft in depth in the rear adjoining the Hotel Wolcott.

CORN & CO. leased 10,000 sq ft of loft space in the building being erected at 119 to 125 West 24th st to Schlieff, Grundweg & Co., 6,800 sq ft in 122 to 126 West 26th st to the Benjamin Lasker & Star Dress Manufacturing Co., of 28 West 4th st, 5,000 sq ft in 31 and 33 East 32d st to Joseph C. Luntz, of 38 West 26th st, 4,000 sq ft in 116 and 118 West 29th st to L. M. Bloch & Bro., of 115 West 27th st, and with Myer Bondy 6,800 sq ft in 144 to 152 West 27th st to Heilbron & Englehardt, of 149 Spring st.

THE CROSS & BROWN CO. leased for Arthur Frankenstein, for a long term of years, the store and basement in 22 and 24 West 38th st to Maginnis & Thomas, of 16 West 32d st, wholesale dealers in dressmakers' trimmings and supplies. The occupancy of a store is a new departure for the wholesale dressmakers' supply trade, as they have heretofore occupied lofts.

THE J. C. EINSTEIN CO., INC., leased for the 29 West 35th Street Realty Co., the 10th loft in the building at 29 to 33 West 35th st, to Martin H. Weil Co., and for Raymond & Raisman, the 10th loft in the building, 3 and 5 East 28th st, to Rappaport & Gottlieb, of 15 West 24th st.

N. BRIGHAM HALL & W. D. BLOODGOOD rented for the estate of Walden Pell a store in 38 6th av, and for the Lesk Realty Co an apartment in 413 Madison av, corner of 48th st.

SAMUEL H. MARTIN has leased for Thomas Simpson offices in 1974 Broadway, to J. W. Hanson.

PEPE & BROTHER leased 134 West 4th st for a term of years to Achille Onoroti for use as a table d'hote restaurant.

L. J. PHILLIPS & CO. rented the following houses: 776 West End av for T. J. McLoughlin's Sons to Dr. Henry Koenig, 150 West 77th st for Mary H. Christopher to Adolph Ringler, 40 West 88th st for Dr. Arthur S. Vosburg to Victor Lemuar, 43 West 72d st for George J. Smith Co. to Ferdinand Schorn, furnished; 38 West 75th st for J. A. R. Dunning to E. M. Derrick, 355 Central Park West for William F. Carroll to Thomas Minal, 778 West End av for T. J. McLoughlin's Sons to Dr. Henry Koenig, 280 West 71st st for Eliza T. Griswold to E. N. Rabby and 116 West 69th st for J. N. Hillman to Mrs. Gross.

THE PUBLIC SERVICE COMMISSION leased the 2d loft in 86 Fulton st, owned by D. E. Seybel. The premises will be used by the commission as a laboratory.

SLAWSON & HOBBS rented the following dwellings: For William R. Peters, 260 West 94th st to George Ranger; for J. E. Hasbrook, 141 West 78th st to A. E. Spencer; for Mrs. A. E. Clarke, 265 West 72nd st to E. R. Kent; for Mrs. R. E. Hopkins, 308 West 91st st to W. H. McGee; for Frederick G. Bourne, 151 West 73rd

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st to W. E. Stanley; for Mrs. F. D. Williams, 210 West 79th st to W. Anderson; for Heilner & Wolf, 18 West 87th st to Dr. Lockett, and for Leo C. Rosenblatt, 141 West 81st st to A. De Bann.

THE TWENTY-FIFTH CONSTRUCTION CO. leased to Hershfield & Cohen, of 84 University place, manufacturers of suits and cloaks, the 6th loft in 158 and 160 West 29th st. The lease is for a term of years.

THE UNITED DRUG CO. will pay \$110,000 a year for its store in the Hotel McAlpin, at the southeast corner of Broadway and 34th st. The lease is dated November 18, 1910, and is for 21 years, expiring July 25, 1931. For the first year the company will pay \$73,333.33 and for every year after to the expiration of the lease \$110,000. The store contains 5,883 sq ft and the basement 1,935 sq ft. The company pays about \$20 a sq ft for the store space. With the basement included the rental per foot is a little under \$15. This is the highest rent ever paid for store space in that part of the city, according to the claims of expert renting agents. The United Drug Co. is a New Jersey corporation with offices in Jersey City.

LEONARD J. MUHLFELDER leased for the Sound Realty Co, the 11th loft in 625 Broadway to Goodman & Corbin, of 201 Wooster st, also the following: For William A. White & Sons, the 4th loft in 539 and 541 Broadway to the Gaiety Waist Co., of 166 Greene st; for M. & L. Hess, the 8th loft in 27 to 33 West 20th st to the Manhattan Wrapper Co., of 148 Greene st; for Nathan Harrison Realty Co., the 3d loft in 132 Bleeker st to Paul Paretti.

LORD & TAYLOR leased the Burton 5th av property. The plot which has been taken for the new home of the Lord & Taylor firm occupies the entire block front on the west side of 5th av between 38th and 39th sts, except the 9-sty Dreiter Building, on the 39th st corner. The avenue frontage is 148.1 ft, 260 ft on 38th st, and 150 ft on 39th st, a plot of about 47,000 sq ft. The property is owned by Frank V. and John Howes Burton. They are to erect a 10-sty store for Lord & Taylor. The lease is for 21 years, with renewal privileges, and the rental for the first period is about \$500,000 a year. The brokers in the transaction were Albert B. Ashforth, Tucker, Speyers & Co., Pease & Elliman, and Joseph P. Day.

BENJAMIN ENGLANDER leased to B. Cohen & Co. the 6th loft in 164 and 166 West 25th st, and space in 35 and 37 West 36th st, to Myers & Jacobs.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. leased in 147 and 149 West 22d st, 5,000 ft. to Goldston and Fahrer of 147 West 22d st, and 5,000 sq. ft. to L. Lowenfels & Co. of 147 West 22d st; the 8th loft in 141 and 143 West 28th st to Rosenbaum & Jones; 6,600 ft. in 161 to 165 Perry st to Parodi, Erminio & Co. of 161 Perry st, and space in 128 and 130 East 23d st to Simon & King, the Century Embroidery Manufacturing Co. and F. G. Lucius.

HEIL & STERN leased for the Building & Engineering Co., in their new building, 40 to 46 West 25th st, the 1st, 2d, 3d, 4th, 5th and 6th lofts, comprising 60,000 sq. ft. of space for a long term of years to Durst & Rubin, of 41 East 11th st, manufacturers of cloaks and suits.

JOSEPH F. LIPPE leased to the National Raw Fur Co. the store and basement in 159 to 163 West 25th st, for a term of years.

M. & L. ROSENTHAL leased to Diamond & Breakstone the 6th loft in the new building at the corner of 4th st and 6th av.

LEOPOLD WEIL AND ADOLPH MEYER leased for the Crosstown Realty Co. the store in 1357 Broadway to the Hurley Shoe Stores Co., of 7 Astor House; also the store in 1361 Broadway to Young Bros. Both leases are for a long term of years at an aggregate rental of about \$300,000. These premises are part of the Marlborough Hotel property, which the above brokers sold to the present owners not long ago.

WORTHINGTON WHITEHOUSE leased for Mrs. J. Laurens Van Alden the 5-sty American basement at 40 East 50th st to Sidney C. Borg, of Simon Borg & Co.

PEASE & ELLIMAN and Moore & Wyckoff leased a large apartment in 405 Park av, consisting of 16 rooms and 4 baths, to Reginald Vanderbilt; also the following apartments: in 512 5th av to A. H. Alden; in 140 East 56th st, to Edward Elsworth; in 510 Park av, to Miss Amy Ellis; in 40 East 62d st, to Lummis L. White; and in 104 East 40th st, to John Auchincloss; also the building at 152 West 44th st for Louis Steckler to Louis Bennett for a long term of years, to be used as a restaurant; space in the 42d street building, at the corner of Madison av, to the Dread-

nought Flooring Co.; for Hailey & Flint, the parlor store in 412 Madison av to Mme. Jeanne. Lingerie, for a term of years.

ROYAL SCOTT GULDEN leased the store in the Windsor Arcade, 5th av, corner of 45th st, to Gehlen & Co., milliners.

M. & L. HESS leased the 8th loft in 132 and 134 West 22d st to R. Tahan Bros. & Co., of 85 Washington st; the westerly part of the 9th loft in 35 to 39 West 36th st to Goldman & Hittleman, of 53 West 24th st; the 9th loft in 39 East 20th st to Gold Bros., of 96 Greene st; the westerly part of the second loft in 28 to 32 West 36th st to Sydney S. Davis; the 3d loft in 12 East 32d st to Charles N. Friedman; the store and basement in 12 and 14 West 21st st to Bondy, Markheim & Co., of 19 East 21st st; the 11th loft in 22 to 26 West 32d st to Jesse Shulman; the 1st loft in 116 and 118 West 29th st to Queen Petticoat Mfg. Co., of 120 West 18th st, and the 2d loft in 21 West 19th st to Levy & Neuwirth.

WEBSTER E. MABIE & CO. leased the basement store in the building at 1178 Broadway, northeast corner of 28th st, to the Rich Press, of 39 West 25th st, for a term of years.

S. OSGOOD PELL & CO. and F. J. Leroy leased to Warren A. Miller the ground floor office, store and basement, comprising about 12,000 sq ft, in the Thomas Building at the southeast corner of Broadway and 63d st.

GEORGE R. READ & CO. leased the entire Broadway half of the 3d floor in the Manhattan Life Insurance Co.'s building to Bamberger Bros.; also a suite of offices in the Corn Exchange Bank Building to Duncan Joy & Co., of 65 Beaver st; also offices in the Morris Building to Ward & Crowley, the Ideal Fire Detector Co. and Edward Blackburn & Co., of 25 Beaver st, for Biddle & Co., and the ground floor at the northwest corner of Wall and Front sts to the Postal Telegraph Co.

MME. L. THURN, dressmaker, now at 426 5th av leased the former Gallatin residence at the southwest corner of 5th av and 53d st. The lease is said to be for a term of 21 years at an annual rental of \$40,000. The premises were recently occupied by Brewster & Co.

THE TWENTY-FIFTH CONSTRUCTION CO. leased in its new building at 141 and 143 West 28th st, the 6th loft for three years to Brody & Dick, of 65 East 8th st, manufacturers of ladies' and misses' coats.

THE LEWIS H. MAY CO. leased for the James McCreery Realty Corporation 16,000 sq ft in 22 and 24 East 14th st to Sohn, Oppenheimer & Co., of 20 West 20th st, for a term of years.

SPEAR & CO. rented for Silas Swartz the 6th loft in 143 to 147 West 19th st to the American Pearl Button Works, of 247 Centre st; for M. Kaempfer & Son the store and basement at University place and 8th st to J. Scheuer & Co., of 53 East 10th st; for the estate of Julius S. Stern, the 4th loft in 36 West 22d st to Harris Steinberg; for the Comity Mortgage Co. the top loft in 143 Prince st to Kash & Leder, of 77 Greene st.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in the new building at 135 West 58th st to Mrs. Grace R. Riva; also an apartment in 383 Park av to Mrs. William C. Gulliver; also an apartment in 38 West 9th st to Mrs. J. H. Peters.

GUSTAVE BRITT leased the stable at 33 Perry st, for Charles E. and Louis M. Pearsall to the Ward Contracting Co., for a term of years.

### LEASES—BRONX.

RICHARD H. SCOBIE leased to Dr. James C. Gleason for a long term of years, the largest office on the 2d floor of the American Real Estate Co.'s Building, at the corner of 149th st and 3d av; office being on Melrose av side. Dr. Gleason has been on the southwest corner 149th st and 3d av for the past 10 years.

PHELPS & SMITH leased for Charles H. Schroeder to the Tremont Amusement Co., the new theatre on Tremont and Clinton avs, for a term of 10 years at an aggregate rental of \$40,000.

### LEASES—BROOKLYN.

CHARLES E. RICKERSON rented 398 Park pl, a 3-sty red stone dwelling, for Mrs. Margaret A. DeCoster to Charles E. Miller; also the

fourth apartment west in 133 8th av for George W. Titcomb to W. P. Callaghan for a term of years.

CHARLES W. SEITZ leased the 1st and 2d lofts in 234 Livingston st for James P. Stevenson to Reliance Dress Co., Inc., for a term of years.

### LEASES—QUEENS.

THE LEWIS H. MAY CO leased for the H. H. Realty Co, Henry Hart, pres., the Falk's Hotel and Cottage on Meredith av, Arverne, to Lipshitz & Engel for a term of years, at an aggregate rental of \$35,000.

### LEASES—SUBURBAN.

PEASE & ELLIMAN leased for Justice Mahlon Pitney of the Supreme Court, Washington, D. C., his residence at 20 Colles av, Morristown, N. J., to Joseph K. Choate, of Cooperstown N. Y. This is situated in one of the most delightful and exclusive residential sections of Morristown.

### REAL ESTATE NOTES.

HENRY L. BLOCH has opened a real estate office at 500 West 176th st, where he will conduct a general brokerage business.

MAX D. GREENBERG, formerly of 1590 Lexington av, has opened new offices at 2073 7th av, where he will continue his general real estate brokerage business.

THE CRUIKSHANK CO. negotiated the sale for the estate of Edgar J. Levey to Samuel H. Stone of the property on the east side of Broadway, between 150th and 151st sts.

THE FIRM OF DENZER BROTHERS has been dissolved. Sydney W. Denzer is now associated with the Cross & Brown Co., at 22 and 24 West 38th st.

JOHN G. DONNELLY has opened an office at 2 East 125th st for the transaction of a real estate brokerage business.

MAXIMILIAN MOSER has moved from 160 Broadway and will occupy temporary offices at 212 Broadway.

JOSEPH P. DAY was elected President of the Realty Notice Corporation of the City of New York at a meeting of the Directors. The company furnishes service consisting of notice to property owners of initiated and completed official acts that may impose a tax or lien on their property. Mr. Day, J. A. Wigmore, President of the Tubes Realty Co.; Sam A. Lewisohn, Richard S. Childs, William H. Britigan, and Stuart Hirschman were also elected Directors.

DOUGLAS ELLIMAN & CO. with Moore & Wyckoff, were the brokers in the recently reported sale of 17 East 54th st, for Mrs. Gardner Sherman. It is a 5-sty American basement house, on plot 20.10 by 100.5.

N. BRIGHAM HALL & WM. D. BLOODGOOD have been appointed agents for the 5-sty store and apartment building, at 922 Madison av.

H. T. PFEIFFER was the broker in the recent sale of Clement H. Smith's residence at 1773 Clay av 50x190, running through to Topping av. It was an all-ranch proposition.

EDWIN W. COGGESHALL has resigned as president of the Lawyers' Title Insurance and Trust Co., and has been elected chairman of the board of directors.

THE H. M. WEILL CO. negotiated the recently reported sale for the Frech estate of 205 West 25th st to the Graphic Art Society, represented by Henry I. Cooper.

SMITH & PHELPS have placed for the Cross Av Construction Co., first mortgages aggregating \$106,000 on the 5-sty flats with stores on the south side of 180th st, running from Hughes to Belmont avs; also for Burnett-Weil Construction Co., a first mortgage loan of \$18,000 on the 2-sty brick building with stores

DOUGLAS L. ELLIMAN & CO. were the brokers in the recently reported sale of 17 East 54th st.

THE NORMANDIE REALTY CO. has moved its office from 210 East 23d st to the Mercantile building, at 30 East 23d st.

JOHN A. CLARKE, real estate broker, who has been at No. 150 Nassau street for some years, is now at No. 334 Fifth avenue.

E. D. MACMANUS has formed a partnership with Harold Lewis Lewis, for several years connected with A. L. Mordecai & Sons, and they will conduct a mortgage loan and real estate business under the firm name of E. D. MacManus & Co., with offices at No. 189 Broadway.

CLAPHAM & CLAPHAM have opened an office at 245 West 34th st, where they will specialize in Sea Cliff, L. I., properties as well as conduct a general Long Island real estate business.

THE CROSS & BROWN CO. has been appointed agents for 117 West 72d st, between Broadway and Columbus av. The building is to be altered into stores and apartments.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new 12-sty apartment house, being erected at 929 Park av, 50 ft south of the southeast corner of 81st st, by the No. 929 Park Av Co. This building will contain but one apartment to each floor, consisting of twelve rooms with three baths, which will range in rent from \$4,000 to \$5,000 each.

JOHN F. TOMFORD & SON have succeeded Dreyer & Tomford, real estate, at 7 Rochester av, Brooklyn.

**GRADE CROSSING EVIL.**

**Elimination Work Taking on New Activity Under the Spur of the Public Service Commission.**

The Public Service Commission for the First District has just sent to the State Comptroller at Albany a request for an appropriation for the year 1913 of \$1,500,000 to be used in the elimination of grade crossings on the railroads within the limits of Greater New York. Under the law the cost for such elimination is borne one-half by the railroad company, one-quarter by the city and one-quarter by the State, but no proceedings can be taken by the Public Service Commission toward elimination until the State shall have appropriated its quota.

Elimination work to cost about \$2,000,000 is now under way at Flushing on the Long Island Railroad. This was made possible by an appropriation by the State of \$500,000 in response to requests made by the commission in 1909 and 1910. Additional elimination work to cost \$1,400,000 would now be in progress had it not been for the veto by Governor Dix of the appropriation of \$350,000 made by the last Legislature. The commission had conducted the proceedings necessary under the law and everything was ready to begin work when the Governor's veto halted further action.

There are so many grade crossings in the city to be eliminated that it will take several years, even with liberal appropriations, to accomplish the work, and that is the reason why the commission asks for \$1,500,000 for next year. If this amount is granted it will enable the commission to order elimination work costing \$6,000,000.

Many of the existing grade crossings are danger points, at which persons are killed or injured every year. The commission's figures show that for the four years from 1908 to 1911 inclusive 90 persons were killed and 136 injured at such crossings.

The total number of crossings, both public and private, within the city is 488, of which 205 are in Queens, 117 in Richmond, 103 in Manhattan, 58 in Brooklyn and 5 in The Bronx. With the elimination work already ordered by the commission, and that going on as a result of agreements between the city and railroad companies, this total will be reduced by 48, of which 32 are in Queens, 10 in Brooklyn, 4 in the Bronx and 2 in Richmond.

Until the Public Service Commission was created the work of eliminating grade crossings lagged for many years in New York City. For the ten years prior to 1907, the year in which the

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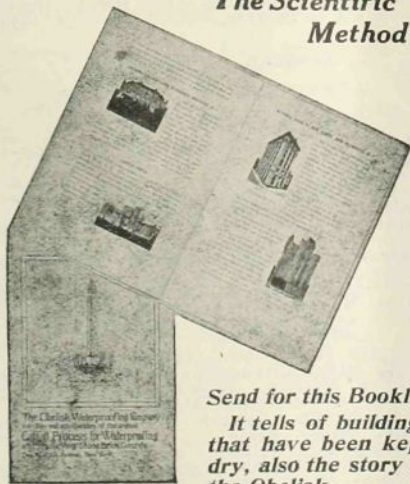
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Public Service Commission was created, the State of New York made total appropriations for this purpose aggregating \$1,475,000, but out of the entire amount only \$9,720 was expended within the limits of New York City, and this was used for the elimination of a crossing in Van Cortlandt Park, on the Putnam division of the New York Central and Hudson River Railroad. The commission for the First District began work upon the grade crossing problem shortly after its creation, and as soon as its engineers had investigated and reported upon the number of such crossings existing within the city limits, the commission brought the facts to the attention of the Legislature with a request for an appropriation by the State.

**LAW DEPARTMENT.****Improper Use of Party Walls.***Editor of the RECORD AND GUIDE:*

In a row of old three-story private dwellings, all having 8-inch party walls, the owner of one of the houses altered the lower floor into a factory and fastened machines and brackets and shelves to the party wall, having the machines running all day, and placing heavy materials upon the brackets and shelves. Now the adjoining houses on both sides are in a constant vibration during the working hours.

Has said owner the right to make use of his house (having party walls originally erected for buildings to be entirely occupied for dwelling purposes) as above described, or could he be restrained from using any part of his house as a factory, and possibly weakening the party walls?

Answer.—No provision in the building code covers this point and the remedy must be found in the courts. If it could be satisfactorily shown to a court on affidavits and motion for an injunction that the use of the property for factory purposes is endangering the party walls, the injunction would probably be granted. As a "nuisance" merely, we doubt if an injunction would be as readily granted.—Ed.

**Extension of a Bond.***Editor of the RECORD AND GUIDE:*

A and B purchased a piece of property five years ago. C placed a mortgage on the same for three years, and A and B went under bond. A sold his interest to B before the mortgage became due. B sold his interest to his wife. When the mortgage became due B's wife went to C for an extension of two years which was granted. Said extension to B's wife given without consent of A. Is A relieved of the said bond? Kindly decide.

Answer.—Any variation of a contract or extension of a bond and mortgage without the consent of the bondsman relieves him from further liability.—Ed.

—Miles upon miles of good roads have been constructed in Queens this year, and President Connolly is now starting a campaign for sewer extension throughout the borough. New trunk lines are planned for various sections of the borough.

**FORECLOSURE SUITS.****Manhattan and Bronx.**

OCT. 26.

No Foreclosure Suits filed this day.

OCT. 28.

**Wendover av.**, ss, 100.1 e 3 av, 37.6x131.9 irreg; Lawyers Mtg Co agt Hattie Kaufman et al; Cary & Carroll, attys.

**Glebe av.**, sec Glover, 26x106.9; Lena Faith agt Mercury Realty Co et al; J Homer Hilbreth, atty.

**Ludlow st.**, 179; Rose Wolf et al agt Israel Wolfish et al; F I Haber, atty.

**Washington av.**, ws, 125 s Fletcher, 50x150; Prospect Invest Co agt A Warren Constn Co et al; S W Collins, atty.

**17TH st.**, 114 to 118 W; Jno A Stewart et al agt Alfred C Bachman et al; Philbin, Beekman, Menken & Griscom.

**137TH st.**, 255 W; Beatrice S Procter agt Metropolitan Securities Co et al; E R Otheman.

OCT. 29.

No Foreclosure Suits filed this day.

OCT. 30.

**Lots 10 & 11** parcel 11, map of estate of Wm B Ogden, Highbridge; Ella H Laverty agt Edw H Tessier et al; Roe & Hayes, attys.

**100TH st.**, ns, 140 e 2 av, 40x100.11. Clara De Hirsch Home for Working Girls agt Rose Cohen et al; Cary & Carroll, attys.

**117TH st**, 509 E; Selig Rosenbaum et al agt Francesco La Falce et al; Rose & Putzel, attys.

**Webster av.**, 1299; German Savgs Bank in City N Y agt Foulard Realty Co et al M Auerbach, atty.

**Abingdon sq.**, 13; Margt E Phillips et al agt Anna McCarthy et al; partition; R A B Dayton, atty.

**Lot 135**, map of Wilton, 50x110, Bronx; Jno H Larkin agt Thos Moloney et al; F J Griffen, atty.

**Lorillard pl.**, nws, 173.8 n 3 av, 50x90. City Real Estate Co agt Rosa P Easterbrook et al; H Swain, atty.

**12TH st.**, 629 E; Jos L Bittenwieser agt Annie Golding et al; M S & I S Isaacs, attys.

OCT. 31, NOV. 1.

No Foreclosure Suits filed these days.

**ATTACHMENTS.****Manhattan and Bronx.**

OCT. 24.

No Attachments filed this day.

OCT. 25.

Goldstein, Chas., Flora Applebaum; \$7,000; M B & D W Blumenthal.  
F J McCain Connstn Co; Jno B Hayden; \$450; R H Hahn.

OCT. 26 &amp; 28.

No Attachments filed these days.

OCT. 29.

Glasgow Assurance Corp, Ltd; Globe-Wernicke Co; \$5,000; W O Badger, Jr.

OCT. 30.

No Attachments filed this day.

**CHATTEL MORTGAGES.****Manhattan and Bronx.**

AFFECTING REAL ESTATE.

OCT. 25, 26, 28, 29, 30 &amp; 31.

Boritz, Louis. 54 Ridge..Fairbanks Co. 80  
Machinery.  
Desind, Max. 508 E 117..Fairbanks Co. 388  
Machinery.  
Electric Carriage Call Co. 311 W 40  
..Wm J Olvany. Steam Heating Apparatus. 600  
Ensign Impt Co & Jos A Damsey. W s  
Hoe av & Alder..Central Chandelier Co. 1,198  
Chandeliers.  
Faglin, Jos J. 81 Centre..Fairbanks Co. 210  
Machinery.  
Faultless Constn Co. 127th st, ns, 292  
w Bway..Colonial Mantel & Refrigerators. 645  
Modern Vending Machine Co. 312 E 22  
..Fairbanks Co & Ellis V Gustavson. 250  
Machinery.  
Muller, Chas & Frank Barro. 26-28 E  
20..Wm J Olvany. Steam Heating Apparatus. 504  
Prohaska, Karl. 406 E 79th..Fairbanks Co. Machinery. 305  
29th St Constn Co. 105-7 E 29th..A B See Electric Elevator Co. Elevators. 7,600  
Wilkinson, Thos Inc. 1427 Bway..Nelson Co. Fixtures. 710

**Borough of Brooklyn.**

AFFECTING REAL ESTATE.

OCT. 24, 25, 26, 28, 29 &amp; 30.

Adelstein & Rosenson Realty Co. Hopkinson av, nr Sutter..General Iron Works. 1,450  
Diamond Impt Co. Grafton st, nr Pitkin av..Isaac A Sheppard & Co. Ranges. 384  
Karp Constn Co. New York av, nr Snyder av..Selberling Gas Fix Co. 240  
Kramer Realty Co. Wvona, nr Liberty av..A Weinstock. Consols. 200  
Malta, Hegeman Impt Co & ano. Hegeman av & Malta st..Colonial Mantel & Refrigerator Co. 223  
McGrath Realty Co. 61st st, nr 5 av.. Bay Ridge Chandelier Co. Gas Fix. 690  
Rolnick, Nathan. Williams av, nr Hegeman av..Colonial Mantel & Refrigerating Co. Consol. 120  
Same. Same. same. 120  
Robnick, N. Williams av, nr Hegeman av..Pk Feldman & Sons. Ranges. 420  
Schlossberg, H. Stone, cor Livonia av.. Isaac A Sheppard & Co. Ranges. 722  
Smith, Wm. 8th av, nr 40th..Southard Robertson Co. Stoves, &c. 119  
Smith, W. 8th av, nr 40th..Colonial Mantel & Refrigerator Co. Mantels. 59

—Jersey City's tax rate is \$22 per \$1.-000 this year, which is the same as Bayonne's. The rate for West Hoboken is \$17.96; Union Hill, \$16.16; West New York, \$18.02; Weehawken, \$17.22.

—The new Trinity M. E. Church in Prospect street, West New Brighton, will be opened for public worship Sunday, Nov. 10.

**AUCTION SALES OF THE WEEK.**  
MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 1, 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.

\*28TH st, 239 E, ns, 121 w 2 av, 25x98.9, 5-sty & b bk & stn tnt; exrs sale; Albt Vanisch. 29,250

\*69TH st, 327 W (\*), ns, 375 w West End av, 25x100.5, 5-sty bk tnt & str; due, \$11,916.39; T&c, \$534.69; Miln P Palmer, trste. 12,000

\*69TH st, 329 W (\*), ns, 400 w West End av, 25x100.5, 5-sty bk tnt; due \$11,916.39; T&c, \$534.69; Miln P Palmer, trste. 12,000

\*103D st, 107 E (\*), ns, 48 e Park av, 16 x100.11, 3-sty & b stn dwg; due, \$6,117.68; T&c, \$272.70; First Reformed Episcopal Church of N Y City. 6,000

\*121ST st, 442-4 E (\*), ss, 109 w Pleasant av, runs s100.10xw16xslxw25xnl100.11x41 to beg, 6-sty bk tnt & str; due, \$39,509.41; T&c, \$1,600; Louis Lowenstein et al trstes. 37,500

\*127TH st W, nec Riverside dr, see Riverside dr, 550.

\*149TH st, 546 E, on map 544 E (\*), ss, 112.4 w St Anns av, 37x84.11, 5-sty bk tnt & str; due, \$8,726.08; T&c, \$594.75; sub to pr mtg \$26,000; Henry Engel. 35,450

\*149TH st, 550, on map 548 E, ss, 412 e Brook av, 36.6x84.11, 5-sty bk tnt & str; due, \$8,683.63; T&c, \$384.71; sub to mtg \$26,000; Albt Ottinger. 35,000

\*152D st, 522 W (\*), ss, 300 w Ams av, 45x99.11, 6-sty bk tnt; due, \$11,649.84; T&c, \$1,422.37; sub to pr mtg \$43,000; Central Bldg Impt & Invest Co. 45,358

\*152D st, 524 W (\*), ss, 345 w Ams av, 40x99.11, 6-sty bk tnt; due, \$11,564.14; T&c, \$1,078.57; sub to pr mtg \$38,000; Central Bldg Impt & Invest Co. 40,313

\*154TH st W, nec Bradhurst av, see Bradhurst av, 242.

\*188TH st, 518 E, see Bathgate av, 2423 on map 2425.

\*Bathgate av, 2423, on map 2425 (\*) swc 188th (No 518), 89.4x32, 5-sty bk tnt; due, \$9,221.45; T&c, \$1,025.66; sub to first mtg \$30,000; Pauline Haebler. 36,000

\*Bear Swamp rd (\*), es, adj land of estate of Jos Thwaites, runs se50.6xne129xne 69xse74xse40.8 to Richard, xn78.9xw355xsw 111xse71 to beg; due, \$2,936; T&c, \$2,563; Betsy Booth admtrx. 5,800

\*Bradhurst av, 242 (\*), nec 154th, 50.11x 99.7x49.11x89.6, 6-sty bk tnt & str; due, \$11,649.84; T&c, \$1,422.37; sub to pr mtg \$39,000; Central Bldg Impt & Invest Co. 41,312

\*Bradhurst av, 246 (\*), es, 50.11 n 154th, 51x109.8x50x99.7, 6-sty bk tnt; due, \$11,575.49; T&c, \$1,422.37; sub to pr mtg \$36,000; Central Bldg Impt & Invest Co. 38,250

\*Pelham av, 602-4 (\*), ss, 16.3 e Arthur av, 50.11x108.3x50x98.5, two 2-sty fr dwgs & 3-sty fr tnt & str; due, \$2,974.61; T&c, \$516.26; sub to 1st mtg \$7,000; Marie L Collins, admtrx, &c. 7,100

\*Riverside dr, 550 (\*) nec 127th, 86.6x 146.3x146.11x100, 6-sty bk tnt; due, \$34,463.52; T&c, \$2,563.50; sub to three mtgs aggregating \$241,900. Harry B Davis. 266,900

\*Seton av (\*), ws, 450 s Strang av, 25x 100, Throggs Neck; due, \$2,487.47; T&c, \$86.78; Maria Moritz. 2,000

\*1ST av, 949 (\*), ws, 40 n 52d, 20x64, 5-sty bk tnt & str; due, \$2,826.49; T&c, \$272.74; sub to first mtg \$12,000; Julia Bachrach. 14,300

\*3D av, 3827, ws, 25.3 s Wendover av, 20x 100, 5-sty bk tnt & str; due, \$3,320.56; T&c, \$689.39; sub to first mtg \$15,000; M E Goldfein. 24,250

\*454 lots of Prevost Est, Bronx, located on Boston Post rd, Pelham Bay Park, Hutchinson River & Eastchester Ship Canal; withdrawn.

SAMUEL GOLDSTICKER.

\*68TH st, 306 W, ss, 150 w West End av, 25x100.5, 5-sty bk tnt & str; due, \$13,520.78; T&c, \$459; Rose Judson. 16,100

\*75TH st, 500 E, see Av A, 1408-10.

\*108TH st, 325 W, ns, 175 w Bway, 25x 100.11, 5-sty bk dwg; due, \$42,755.90; T&c, \$4,636.50; W N Hart. 48,500

\*197TH st E, swc Decatur av, see Decatur av, swc 197.

\*Av A, 1408-10 (\*) sec 75th (No 500), 50x98, 5-sty bk loft & str bldg & 1-sty bk stable; due, \$48,487.98; T&c, \$2,100; Manhattan Savgs Instn. 47,500

\*Seton av (\*), ws, 425 s Strang av, 25x 100, Throggs Neck; due, \$2,494.21; T&c, \$86.78; Trstes of the Exempt Firemen's Benevolent Fund Assn of the 23d Ward. 2,000

\*Decatur av (\*), swc 197th, 2x59.3x5.3x 40.1, vacant; due, \$241.94; T&c, \$11; Bossy Kiralfy. 350

HERBERT A. SHERMAN.

\*Bristow st, nwc 170th (No 819), 55.3x 48.6x15.11, 2-sty fr dwg & str; due, \$3,350.96; T&c, \$250; Herbt A Knox. 3,500

\*103D st, 105 E (\*), ns, 32 e Park av, 16x 100.11, 3-sty & b stn dwg; due, \$5,743.51; T&c, \$216.61; Equitable Life Assurance Society of the U S. 6,000

\*131ST st, 528, on map 528-30 W (\*), ss, 132.7 e Old Bway, 42.7x103.10x37.5x83.5, 6-sty bk tnt; due, \$5,220.69; T&c, \$4,231.20; sub to first mtg \$35,000; Abner T Bowen. 37,500

\*131ST st, 532 W, on map 532-4 W (\*), ss, 90 e Old Bway, 42.7x83.5x37.5x62.11, 6-sty bk tnt & str; due, \$5,220.69; T&c, \$100.67; sub to first mtg \$28,000; Abner T Bowen. 30,500

\*170TH st, 819 E, see Bristow, nwc 170th.

BRYAN L. KENNELLY.

\*137TH st, 256 W, on map 284 W (\*), ss, 181.6 e 8 av, 15.6x99.11, 4-sty bk dwg; due, \$12,376.06; T&c, \$1,245.82; Mary M Baldwin. 11,750

L. J. PHILLIPS & CO.

\*148TH st, 218 W, ss, 325 w 7 av, 25x 99.11, 6-sty bk tnt & str; due, \$27,072.46; T&c, \$500.31; Century Mort Co. 26,650

CHARLES A. BERRIAN.

\*148TH st, 309 W (\*), nec Bradhurst av (No 120), 75x24.11, 5-sty bk tnt & str; due, \$4,817.64; T&c, \$538.98; sub to first mtg \$18,000; Julius Levy. 23,063

\*Bradhurst av, 120, see 148th, 309 W.

HUGH D. SMYTH.

\*44TH st, 411-13 W, ns, 175 w 9 av, 50x 100.4, 6-sty bk tnt & str; due, \$31,579.68; T&c, \$912.69; sub to pr mtg \$12,000; Saml Rodt et al defendants. 79,080

SAMUEL MARX.

\*3D av, 123 W (\*), ns, 88.9 w Macdougall, 23x100, 5-sty bk tnt & str; due, \$16,039.31; T&c, \$757.72; West Side Savgs Bank. 17,000

JACOB H. MAYERS.

\*Bryant av 1439 (\*), ws, 125 s Jennings, 25x100, 3-sty bk tnt; due, \$2,750.37; T&c, \$453.16; sub to pr mtg of \$8,500; Geo Singer. 9,694

\*St Nicholas av, 737 (\*), ws, 20 s 147th, 18x88, 3-sty & b stn dwg; due, \$16,985.97; T&c, \$484.07; Fredk H Man exr. 16,000

\*2D av, 2493 (\*), ws, 74.11 s 128th, 25x75, 5-sty bk tnt & str; due, \$14,442.37; T&c, \$197.85; Mutual Life Ins Co of N Y. 14,100

HENRY BRADY.

\*203D st E, see Hall av, see Hall av, see 203D.

\*203D st E, swc Wallace av, see Wallace av, swc 203.

\*Bronx Boulevard 3662, es, 145 s 216th, 30x100, Wakefield; due, \$2,840.36; T&c, \$52.53; Philip Halpin. 3,075

\*Hall av (\*), sec 203d, runs s279.4xe43.10x ne61.10xn184.2xe—xn100xw150 to beg, Adee Park; due, \$1,818.54; T&c, \$—; sub to pr mtg \$7,500; Geo W Von Spiegel. 7,600

\*Wallace av (\*), swc 203d, runs s245.5xw 103.2xn184.2xe50xn100xe50 to beg, Adee Park; due, \$1,242.69; T&c, \$—; sub to pr mtg \$7,500; Martha A Edwards. 7,600

DANIEL GREENWALD.

\*82D st, 128 W, ss, 305 w Col av, 20x102.2, 4-sty & b bk dwg; due, \$20,016.42; T&c, \$2,335.17; adj to Nov 13.

Total ..... \$1,096,345  
Corresponding week, 1911.... 1,007,147  
Jan. 1, 1912, to date..... 40,406,163  
Corresponding period 1911.... 39,852,229

**AUCTION SALES OF THE WEEK.**

BROOKLYN.

The following are the sales that have taken place during the week ending Oct 30, 1912:

WM. H. SMITH.

Bond st es, 60 s Baltic, 20x75; Michl Reilly & Mary Reilly. 2,800

Crescent st, es, 41 n Glen, 21x77; Jas Finn. 2,000

Dean st, ss, 100 e Boerum pl, 30x100; Kathryn F Murphy. 5,000

Douglass st, ns, 145 w Bond, 20x80; Michl & Cath Dugan. 2,750

Junius st (\*), ws, 75 n Glenmore av, 25x 100; Eliz W Smyth. 850

Lafayette st, 907, ns, 119 e Lewis av, 19x100, 3-sty & b stn dwg with 3-sty bk ext; exrs sale; Carrie A Munn. 7,775

Pacific st, ns, 326.6 w Hopkinson av, 24.6 x100; also PACIFIC ST, ns, 351 w Hopkinson av, 24.6x100; also PACIFIC ST, ns, 375.6 w Hopkinson av, 24.6x100; adj sine die.

Pacific st, ns, 351 w Hopkinson av, see Pacific, ns, 326.6 w Hopkinson av.

Pacific st, ns, 375.6 w Hopkinson av, see Pacific, ns, 326.6 w Hopkinson av.

St Edward st, es, 56.7 n Tillary, 45.5 x52x35.10x42.11; Gaetano Fischetti & Vincenzo Dambrosio. 6,316

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**W 5TH st (\*)**, ws, 270 n Av T, 18x100; Thos F Smith, 1,000  
**N 7TH st (\*)**, nes, 180.2 nw Union av, 22x80.6; Michl McGahey, 600  
**22D st. 152;** withdrawn.  
**Av U, ss, 80 e E 4th, 20x100;** Wm L McGuire, 1,000  
**Av U, ss, 20 e E 4th, 20x100;** Wm L McGuire, 1,000  
**Av U, ns, 80 e E 4th, 20x100;** Wm L McGuire, 1,000  
**Av U, ns, 60 e E 4th, 20x100;** Wm L McGuire, 1,000  
**Classon av, es, 49.6 s Pacific, 24x88;** Frandel Realty Co, 1,060  
**New York av (\*)**, es, 120 n Snyder av, 20x100; Merchants Co-operative Mortgage Co, 3,750  
**New York av (\*)**, es, 140 n Snyder av, 20x100; Merchants Co-operative Mortgage Co, 3,750  
**Nostrand av, es, 270 n Newkirk av, 42.2 x100;** Jno T G Flinn, 2,290  
**St Marks av (\*)**, ss, 200 e Rockaway av, 109x112.6x28.6x39; Williamsburgh Savings Bank, 1,000

**JAMES L. BRUMLEY.**

**Waldorf et (\*)**, ss, 289 w E 17th, 46x 115; Laura R Moon, 9,000  
**Atlantic av, 1625 (\*)**, ns, 350.6 e Troy av, 16.8x99; Barbara Meder et al, 1,000  
**Atlantic av, 1623 (\*)**, ns, 333.10 e Troy av, 16.8x99; Barbara Meder et al, 1,000  
**WM. P. RAE CO.**  
**Clymer st (\*)**, nws, 130 ne Wythe av, 20x100; Emilie Heilbrun, 7,000  
**85TH st (\*)**, sws, 250 se 24 av, 30x100; Francis F Hill, 4,000  
**Flatbush av (\*)**, es, 417.4 s Clarendon rd, runs e140.1xs36.4xsw9.7xw106.1xn47.3 to beg; Annie C Wernig, 27,500  
**Gates av, ns, 300 w Sumner av, 20x100;** Chas Y Van Doren, 1,400

**SAMUEL MARX.**

**Av N, nec 4th, 100x160;** Trustee's sale; adj to Nov 13.

**CHARLES SHONGOOD.**

**Cottage pl, ws, 319.6 e Surf av, 40x109.1;** withdrawn.  
**E 13TH st, es, 320 n Av H, 40x100;** Alice C Platner, 6,300  
**59TH st, nes, 280 se 22 av, 40x100;** foreclosure of tax lien; Julius Bederman, 100  
**Eastern Parkway, ns, 209.3 e Schenectady av, 150x120.7.** Florence Raphael, 85,000  
**Pennsylvania av (\*)**, es, 150 n Pitkin av, 25x100; Louis Hurwitz et al, 13,025  
Total ..... \$201,266  
Corresponding week, 1911..... 225,600

**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.

NOV. 2.

No Legal Sales advertised for this day.

NOV. 4.

**Jackson av, 456,** es, 97.9 n 145th, 25x100, 1-sty & b fr dwg; Dora C Sonnanburg agt Amelia Hoffmire et al; Michl J Sullivan (A), Willis av & 148th; Wm H Hoes (R); (partition); Jos P Day.

**Brook av, 352,** es, 25 s 142d, 25x100, 4-sty bk tnt & str; Jno Moore agt David Moore et al; Melvin G Palliser (A), 100 Wm; Eugene A Philbin (R); partition; Jos P Day.

NOV. 5

No Legal Sales advertised for this day.

NOV. 6.

**Broome st, 141,** ss, 20 e Ridge, 20x60, 3-sty & b bk tnt & str; Ebenezer Draper agt Morris Rosenberg et al; Jno H Post (A), 203 Bway; Chas D Donohue (R); due \$2,000.03; T&c, \$247.40; sub to a first mtg of \$10,000; Jas L Wells.

**Cooper st, ss, 150 e Hawthorne, 50x100,** vacant; Mark L Kelley agt Jas G Tyler et al; Harold Swain (A), 176 Bway; Alphonse G Koelble (R); due, \$6,295.96; T&c, \$337.35; Henry Brady.

**148TH st, 259 E,** ns, 100 w Morris av, 25x106.6, 2-sty & b fr dwg & str & 1-sty fr stable in rear; Dorothea Steinkamp et al exrs agt Pasquale Folchi et al, exrs Jno H Unlandherm (A), 140 Nassau; Warren Leslie (R); due, \$1,636.53; T&c, \$140; Joseph P Day.

**Bradhurst av, 43,** ws, 173.2 s 145th, 18.2x 80.3x18x—, 3-sty & b bk dwg; Archibald Templeton agt Jennie McCabe; Edmund Coffin (A), 34 Pine; Wm Klein (R); due, \$6,528.51; T&c, \$870.45; Joseph P Day.

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

**Mt Vernon av, es, 192.1 n 233d, 21.8x—x 25x119.1,** vacant; also MT VERNON AV, es, 213.10 n 233d, 26.9x105.2x25x—, vacant; also NAPIER AV, ws, 196 n 233d, 25 x100, vacant; also NAPIER AV, ws, 97 s 235th, 25x100, vacant; Anne Pynes agt Cath Curran et al; Olcott, Gruber, Bonyng & McManus (A), 170 Bway; Ely Rosenberg (R); due, \$3,272.60; T&c, \$517.39; Joseph P Day.

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

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

**Stebbins av, 1106,** es, 25 s 167th, 25x35.4 x25.11x78.7, 3-sty fr dwg; Sheriff's sale of all right, title, &c, which Otto Giebelhausen had on May 23'12, or since; Jos M Williams (A), 203 Bway; Julius Harburger (sheriff); Henry Brady.

NOV. 7.

**Rogers pl, 982,** es, 612.4 n Westchester av 30x81.7x22.10x82.4, 2-sty fr bldg; Ernestine E D Popp agt Florence Blume extr et al; Jno A McEveety (A), 3029 3 av; Jno G Dyer (R); due, \$1,754.27; T&c, \$141.12; Henry Brady.

**35TH st, 34 W,** ss, 455 w 5 av, 20x75.3 3-sty & b bk factory & str; Metropolitan Life Ins Co agt 34 West 35th St Co et al; Woodford, Bovee & Butcher (A), 1 Madison av; Jno DeW Warner (R); due, \$79,369.58; T&c, \$3,264.25; Herbert A Sherman.

**53D st, 332 E,** ss, 275 w 1 av, 25x100.5, 5-sty bk tnt & str; American Mtg Co agt Rachel Levy et al; Middleton S Borland (A), 31 Nassau; Geo W Collins (R); due, \$17,053.89; T&c, \$831.31; mtg recorded July 6'09; Joseph P Day.

**131ST st, 118 W,** ss, 225 w Lenox av, 18.9x99.11, 3-sty & b stn front dwg; N Y Trust Co agt Jno Glass Jr Constn Co et al; Middleton S Borland (A), 31 Nassau; Chas J Leslie (R); due, \$8,695.57; T&c, \$227; Joseph P Day.

**167TH st, ss, 100 w Ams av, 25x85,** vacant; Chas D Edmonston agt Chas P McKenna; Carrington & Pierce (A), 200 Bway; Norman November (R); due, \$5,537.50; T&c, \$124.44; Joseph P Day.

**Clason Point rd, ns, 122.3 w Leland, 50x — to Leland x55.7x—** Edw V Bauer agt Geo Dumrauf et al; Jno F Frees (A), 3029 3 av; Paul L Kiernan (R); due, \$1,751.62; T&c, \$716.18; mtg recorded Nov 17'09; Joseph P Day.

**Fordham rd, ss, 241.9 w Andrews av, 29.7x90.6x25.1x104.10,** vacant; Herbert F Ingalls agt Alma L Kayser et al; Chas E Francis (A), 92 Wm; Jno B Fiske (R); due, \$3,236.09; T&c, \$127.88; sub to a first mtg of \$1,000; Joseph P Day.

**Murdock av, ws, 150 n Jefferson av 50x 100;** Mary E Monaghan agt Regina Moskowitz et al; Robt B Alling (A), 149 Bway; Isidor Niner (R); due, \$898.04; T&c, \$101.02; Joseph P Day.

**7TH av, 2248,** ws, 49.9 n 132d, 25.1x100, 5-sty & b bk tnt; Trstes of the Northern Dispensary of the City of N Y agt Mary A O'Gara et al; B W B Brown (A), 52 Wall; Thos F Keogh (R); due, \$26,190.27; T&c, \$1,370; Joseph P Day.

NOV. 8.

**24TH st, 514 E,** ss, 212.6 e 2 av, 18.9x 98.9, 4-sty bk dwg; Abner B Mills as trste agt Chas C Vallette extr et al; Frank M Tichenor (A), 38 Park row; Augustine R McMahon (R); due, \$7,701.99; T&c, \$402.10; Herbert A Sherman.

**118TH st, 106 W,** ss, abt 110 w Lenox av, 17x100.11, 3-sty & b stn dwg; Sheriff's sale of all right, title, &c, which Alfred Freund had on July 25'12, or since; Geo A G Honnecker (A), 309 Bway; Julius Harburger, Sheriff; Henry Brady.

**238TH st W, ws, abt 142 se on curve fr Albany rd,** see Albany rd, es 75 s 238.

**Albany rd, es, 75 s 238th, 25x127.3 to 238th x29.8x113.3** also BAILEY AV es, abt 343 n Cannon pl, 52.6x132.6x42x127 & being Lots 205, 209, 321 & 322 map of Van Cortlandt Estate; Augustus Van Cortlandt Jr agt Augustus Van Cortlandt et al; Philbin, Beekman, Menken & Griscom (A), 52 William; Adam Weiner (R); partition; Joseph P Day.

**Bailey av, es, abt 343 n Cannon pl,** see Albany rd, es, 75 s 238.

NOV. 9.

No Legal Sales advertised for this day.

NOV. 11.

**Tiffany st, 1069,** ws, 266.8 s 167th, 42x 100, 5-sty bk tnt; Morris Lederman agt J S Cully & Co et al; Jno L Bernstein (A), 5 Beekman; Morton Stein (R); due, \$6,844.74; T&c, \$771.05; Joseph P Day.

**ADVERTISED LEGAL SALES.**

**BROOKLYN.**

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

NOV. 2.

No Legal Sales advertised for this day.

NOV. 4.

**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.

**Nichols av, nec Atlantic av, 55.9x100;** Nathan Himowich agt Charlotte D Wilson et al; Murray M Himowich (A), 149 Bway; Arthur L Hurley (R); Chas Shongood.

NOV. 6.

**Chester st, ws, bet Pitkin & Sutter avs, lot 72;** Carolyn Koehlein agt Benj Plotle et al; Arthur O Ernst (A), 170 Bway, Manhattan; Wm R Dorman (R); Wm P Rae.

**E 9TH st, es, 260.3 n Av T, 20x100;** Mildred A Bergen agt Chas Rosiello et al; Alfd T Davison (A), 26 Court; Thos Evers (R); Wm H Smith.



# Automobile vs. Real Estate

IN JUNE, 1909, Robt. Swift bought an automobile for.. \$2,700  
He can sell it now for..... 700

Loss .....\$2,000

IN JUNE, 1909, John Steady bought 3 lots at the  
Hutching's Estate sale for. \$2,325  
HE HAS BEEN offered for them..... 4,500

Profit .....\$2,175

## Go to the Forster-Schmitt Sale

and buy a lot, you'll make money instead of losing it.

## 464 Lots and 9 Dwellings

Broadway, 258th to 261st Street, Riverdale Ave.

and adjacent avs. and sts. OPPOSITE VAN CORTLANDT PARK

**MUST BE SOLD At Public Auction**

**Tuesday, Nov. 12th, 1912, at 11 A. M.**

At the Exchange Salesroom  
14 Vesey Street

70% on Mortgage  
Title Insured Free

For Maps, etc., apply **JOSEPH P. DAY, AUCTIONEER,** 31 Nassau Street

**E 10TH st.**, ws, 172 n Av O, 36x100 South Bklyn Savgs Instn agt Henry Heuchel et al; Henry M Bellinger Jr (A), 135 Bway, Manhattan; Howard W Amell (R); Wm P Rae.

**E 21ST st.**, ws, 122.11 n Dorchester rd, 45x195; Henry R Yeaple agt Bertha M Strain et al; Harry L Thompson (A), 175 Remsen; Benj T Hock (R); Chas Shongood.

**W 21ST st.**, es, 81 s Mermaid av, 20.7x 90; Eagle Savings & Loan Co agt Ada M Collins et al; Jas C McLeer (A), 189 Montague; Albt E Richardson (R); Wm P Rae.

**75TH st.**, nec Ft Hamilton av, 208.6x 101.8; East River Savings Instn agt Josephine Cocheu et al; Omri F Hibbard (A), 56 Pine, Manhattan; James P Judge (R); Wm H Smith.

**Broadway.** ns, 291.6 e 10th, 21x93.4; Theresa Anker agt Gustav Markendorf et al; Henry Bonawitz (A), 375 Fulton; Walter G Rooney (R); Wm H Smith.

**Lafayette av.** nwc Classon av, 66.10x 100; Horace L Kent agt Sterling Wallace et al; Weeks & McDermott (A), 2 Rector, Manhattan; Richd W Hollaman (R); Jas L Brumley.

NOV. 7.

**Irving av.** nes, intersec ses De Kalb av, 25x100; Hermann J Gaus agt Nicolaus Bonnlander et al; Jas Moffett (A), 894 Bway; Jno H Steenworth (A); Wm H Smith.

**7TH av.** nec 62d, lot 1; Theo Witte agt Wm J Gaynor et al exrs, &c, Mabel E Witte (A), 375 Fulton; Wm H White (R); Wm H Smith.

**14TH av.** nws, 60.2 sw 42d, 20x80; Grace F Place agt Maurice Mayersohn et al; Henry M Bellinger Jr (A), 135 Bway, Manhattan; Leo J Curran (R); Wm H Smith.

**Lots 567 to 590, 594 to 635, 829 to 844,** map of property of Bensonhurst Land Co; Co-operative Bldg Bank agt Milton S Kistler et al; Lexow, Mackellar & Wells (A), 43 Cedar, Manhattan; Arnon L Squires (R); Wm P Rae.

NOV. 8.

**63D st.** nec 18 av, 100x200; Granite Association agt Lippman Realty Co et al; Van Mater Stilwell (A), 26 Court; S Ralph Tiffany (R); Wm P Rae.

**Blake av.** nec Grafton av, 100x300.5; Dumont Mortgage & Realty Co et al agt D & P Constn Co et al; Sol S Schwartz (A), 44 Court; Oscar W Swift (R); Wm H Smith.

**Ditmas av.** ss, 100 e Ocean av, 50x100; Rose J Kaiser agt Julia C Lovell; N A

Fischer (A), 350 Fulton; Maurice Miller (R); Charles Shongood.

NOV. 9.

No Legal Sales advertised for this day.

NOV. 11.

**President st.** ns, 83.4 w Rochester av, 92.2x110; Carl Upmann agt Carl G Wilhelms et al; Franklin C Haven (A), 189 Montague; Stockbridge Bacchus (R); Wm P Rae.

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

**E 38TH st.** ws, 150 s Flatlands av, 40x 100; also E 38TH ST, ws, 190 s Flatlands av, 40x100; also E 38TH ST, ws, 230 s Flatlands av, 40x100; also E 38TH ST, ws, 270 s Flatlands av, 40x100; also E 38TH ST, ws, 310 s Flatlands av, 40x100; Adelheid Simon agt Flatbush Park Constn Co et al; Gettner, Simon & Asher (A), 277 Bway; Harry E Lewis (R); Samuel Marx.

**E 48TH st.** nec Winthrop, 200x440.7x200 x436.1; Hector M Hutchings et al agt Henry Barr et al; Action 2; Snediker & S (A); Wm H Wadhams (R); Jas L Brumley.

**Bedford av.** ws, 146.10 n Newkirk av, 20x5.6x100x22; Merchants Co-operative Mtg Co agt Wm Lovell et al; Action No 1; Henry Weisman (A), 391 Fulton; Harrison C Glore (R); Charles Shongood.

**Bedford av.** ws, 168.10 n Newkirk av, 22x100; same agt same; Action No 2; same (A); same (R); Charles Shongood.

TELEPHONE 5511 TREMONT EST. 1895

**PAINTING, DECORATING**  
and **PAPER HANGING**  
In all its branches  
Special Attention Given to Real Estate Agents  
and Receivers

**S. DAVIDSON, Office and Shop,**  
1424 Wilkens Ave., N. Y.

RELIABLE RESPONSIBLE

## Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M., Friday.

### BROKERS AND MANUFACTURERS !

I have several fine sites in Brooklyn upon which I will build a factory to suit, to lease for any term of years; your own ideas carried out; cheap rents; good help handy. Brokers will be protected.

**F. L. MAHER, 26 Court Street, Brooklyn**

### Floor Planing and Surfacing Machines

For Sale, Best on the Market, New Patent  
**WAGNER, 331 East 26th Street**

WANTED in active uptown real estate office, a young man in renting, collecting and repair department; must be well mannered and thoroughly alert; salary \$18; man with some experience preferred.

Box 303 Record and Guide.

**BUILDER,** Assistant Superintendent and Draughtsman, with practical experience, wants position. MR. GAUM, 916 Freeman St., N. Y. C.

**BUILDERS' AND CONTRACTORS' SUPERINTENDENT** open for engagement. Estimating and detailing. Box 31, Record and Guide.

**LEASING MAN DESIRES POSITION WITH A RESPONSIBLE CONCERN.** BOX 29, RECORD AND GUIDE.

**DESK ROOM TO LET** in exceptionally bright office; \$15. Room 1316 Singer Building, 149 Broadway, N. Y. C.



## 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.

**M. MORGENTHAU Jr. CO.**  
Telephone, Cortlandt 1884  
95 LIBERTY STREET



Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday  
By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary and Treasurer

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

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It seems as if 38th street, between Fifth and Sixth avenues, is to be added to the list of important cross-town shopping thoroughfares.

A new law relative to unfair competition and untrue advertisements went into effect in Denmark on October 1. It forbids more than two "clearing" sales a year by any firm. Exceptions are made in case a bankrupt stock is to be sold or if the death of a partner or owner causes the closing out of the business "below cost," or if a bona fide winding up of the business is undertaken, or if the place of business is to be removed to another locality, etc. Infringement of the law may be followed by criminal prosecution.

The American School of Correspondence, of Chicago, has published a book on "Modern American Homes," edited by H. V. von Holst, that should be of value to suburban builders. It is made up of photographs and drawings of inexpensive houses erected from plans by representative architects in all parts of the country. Floor plans and interior views are numerous and in many cases particulars as to costs of construction are also given. The text is limited to essentials.

A fine question for a debating society was raised this week at one of the budget hearings before the Board of Estimate. Representatives of taxpayers' associations protested against appropriations for spring water demanded by various city departments. Croton water, it was pointed out from reports of the Health Department, is wholesome, though at times discolored from soil conditions; and the argument was made that what is good enough for the public is good enough for the public's servants. If, however, Croton water was dangerous to health, would the city be morally bound to purchase bottled water?

Hempstead, long content with the smallest municipal area of any village on Long Island, is discussing the question of extending its corporate limits. Expansion northward is blocked by Garden City, but is feasible in other directions. Suburban development companies are especially active in pushing building operations toward the south, along the trolley line. These companies are demanding that the sewer system which is now being installed in Hempstead shall be extended to their properties, and the only legal way of accomplishing this is to enlarge the corporate area, which at present covers about a square mile.

### The Political Worth of Taxpayers.

Taxpayers' associations in different parts of the city are again holding meetings, the purpose of which is to protest against the increase in the burden of taxation, but much as their protest ought to be made the Record and Guide fears that the results will be insignificant. Since the creation of Greater New York, fifteen years ago, taxes have been constantly rising and taxpayers have been constantly protesting; and throughout the whole of that period there has never been any indication that their protests have had any influence upon the policy of the city government. One trouble is, of course, that the taxpayers are not numerous enough in Manhattan to make their approval of any political value or their disapproval of any political disadvantage.

The taxpayers number only a few thousand. Many of them are women and a large proportion are non-residents. The voters number 800,000. The list of citizens who own the houses in which they live and consequently feel the burden of increased taxation is very small. Every year a larger proportion of all the inhabitants of the city live in tenements and flats, and become rentpayers. If some fraction of local taxation were assessed on the occupier of a domicile in proportion to the rent he paid, the interest of the voters in the economy of their municipal governments would be very much increased. Such has been the effect of a tax upon rentals in England and in France. Its imposition would be outside the realm of practical politics in this country, but until some such reform is adopted it will be useless for taxpayers to follow the advice recently given to them and go into politics.

If the taxpayers were thoroughly organized and united they might make up for their lack of numbers by the energy and the persistence of their protests, but, unfortunately, they are so disorganized that their opinions will carry with them very little moral and physical force. Of course, the Record and Guide is well aware that many associations have been formed among the taxpayers of New York, and that some of these associations have done excellent work. It remains none the less true that at the present time there is no one organization of New York taxpayers whose membership is large and representative enough to give its opinions any sufficient authority. Many attempts have been made to start such an organization, and for a while these attempts were sometimes rewarded with a fair measure of success. But they have never been permanently successful. At the present time no authoritative and representative association exists which is capable of bringing home to the officials and voters of the city the ultimate consequences of this constant increase of taxation.

The trouble seems to be that the property owner of New York is much more interested in the local conditions which affect the value of his property than he is in the general conditions. He will always work with enthusiasm on behalf of local improvements, no matter how much they

may add to the burdens of the taxpayer, and when the result of this policy of liberal improvement has to be faced in the shape of increased taxes, they never connect the one fact with the other. They continue to work furiously on behalf of local improvements and to protest energetically against paying the bill. The local associations of taxpayers have consequently plenty of vitality and really help their members to get what they want from the city government. But the general associations have had as a rule very little vitality, and have not contributed much to the welfare of the New York real estate owner. Until they obtain more vitality the property owner will be a comparatively negligible influence in the political life of New York City, and they cannot be expected to obtain more vitality until the taxpayer learns to take a keener interest in the welfare of the whole city.

### The Lord & Taylor Move.

The leasing by Lord & Taylor of a site on Fifth avenue, between 38th and 39th streets, and their removal from their present location, a mile farther south, is merely a final proof that all shops which appeal to a comparatively exclusive class of custom cannot remain in a location south of Madison Square. Last winter an association was formed among the retail firms, which still occupied stores on or south of 23d street, the object of which was to check the exodus to the newer retail district, but this association has apparently not been able to accomplish anything. Last week it was Aitken & Son who announced the opening of a new store on Fifth avenue in the Forties. This week Lord & Taylor follow their example. The other firms belonging to the same class, such as Arnold & Constable, Vantine's, and Brooks Brothers, which have not yet moved, will be forced to do so before long.

No one store or group of stores is strong enough to fight a tendency of this kind. The district south of 23d street has become undesirable as a site for a store whose customers ride in carriages or automobiles. That district along the line of Fifth avenue and Broadway has become occupied by loft buildings whose floors are filled by light manufacturing establishments. Its streets are crowded with trucks and its sidewalks with operatives. With the increasing congestion of New York traffic it has become an inconvenient section to reach. Finally so many of the better shops are situated north of 34th street that it is no longer necessary for a retail purchaser to travel south of 34th street. These considerations are so compelling that the higher class shops, which have not yet moved would have already done so were not adequate sites in the new district so rare and so expensive. The leasing of the Burton property removes from the market the largest of the available sites on Fifth avenue. There are two or three smaller ones which still remain unappropriated, and it may be confidently anticipated that they will pass into permanent use sometime during the current real estate year.

It does not follow, however, that the removal of shops like Lord & Taylor's from their present location will bring with it the removal of shops like Hearn's or O'Neill's. Up to date the only one of the cheaper department stores which has deserted a location south of 23d street has been R. H. Macy & Co., and their removal took place ten years ago. The others all remain. The vacant places left by Macy's and Altman were quickly filled up. Negotiations are said to be under way for the filling up of the vacancy on 23d street soon to be made by the removal of Stern Brothers. The neighborhood has apparently lost none of its availability for the business of carrying on a department store. The fact that it is temporarily separated from the main lines of transit has not made any essential difference. The only transit improvement which has benefited this particular section of late years is the McAdoo Tunnel, although it must be admitted that this exception is important. In the course of time the lower Sixth avenue retail district might well disappear in case its means of communication were not improved, but fortunately, such an improvement will be made. The new subway system will unite this old retail section with every part of the city, and will enable it to compete on equal terms with other neighborhoods in central Manhattan for the patronage of the retail purchasers. It is very much to be hoped that none of them will in the meantime be obliged to move, because if a tendency of that kind sets in the result will be a considerable loss in existing real estate values and a considerable waste of existing buildings. If nothing happens to this district during the next few years it will in all probability continue to be indefinitely useful. The effect of the new subway system on central Manhattan will be to confirm a neighborhood in the possession of its existing business. By removing the obstacles to free circulation, it will equalize the advantages which one district has over another and it will make for a comparatively permanent distribution of local business activity.

#### The Week in Real Estate.

Some time ago, it will be recalled, reports were published to the effect that the big retail stores which then remained in Broadway, between Union Square and Madison Square, had entered into an agreement not to abandon that old established shopping center. It was generally understood that the compact was to remain in force until experience had demonstrated whether the neighborhood could hold the trade which remained to it after the desertion of such houses as Gorham's and Tiffany's.

When Aitken Son & Co. recently took a lease of the Dreicer Building, at Fifth avenue and 39th street, it became apparent that the agreement, however formal or informal it may have been, was terminated, and other removals were confidently expected. The announcement this week that Lord & Taylor have leased the Burton property, covering, with the Dreicer Building, the block front on the west side of Fifth avenue from 38th to 39th street, showed that this expectation was not far wrong.

The heavy buying in 38th and 39th streets, west of the Fifth avenue block

front, which is to house Lord & Taylor and Aitken Son & Co., indicates a concerted movement to bring together there a number of the stores now situated farther downtown. The Record and Guide is able to say on authority that such a movement is under way.

At least one old neighbor of Lord & Taylor's and Aitken's will join them uptown unless pending negotiations end contrary to expectations, while several other retail houses at present between Union Square and 34th street will move to 38th street.

That street is, in fact, about to be transformed into an important shopping thoroughfare. A petition will shortly be presented to the Public Service Commission to have an elevated station erected at Sixth avenue and 38th street, and there is also to be a station at that point on the McAdoo tunnel. Indeed, the originators of the movement to exploit 38th street for shopping purposes are meeting with success because they have been able to foresee the effects of coming transit improvements and to explain these effects to clients. This credit belongs to Tucker, Speyers & Co.

Of course, the new stations at Sixth avenue are important factors, but they merely reinforce arguments drawn from the general rapid transit situation, the logic of which makes Fifth avenue at or near 38th street the most advantageous location for stores which draw their patronage not only from commuters but also from the "carriage trade." Automobiles and other vehicles may turn out of Fifth avenue into 38th street without let or hindrance from street cars.

The prospective developments in 38th street revealed this week are an interesting illustration of the modern tendency in New York to transfer entire blocks or neighborhoods by concerted action, and of the opportunities for big projects open to brokers. The sales reported in 38th street this week are merely the first published results of extensive negotiations centering in the office of Tucker, Speyers & Co.—negotiations which include enough sales and resales, building loans and leases to institute a good ordinary year's business.

#### Building Materials.

"I have never had so much work in prospect as at the present time. I find, however, that the work is costing more than we have expected, and that the owners are reducing the size of their buildings or cheapening the construction in order to make them commercially possible."

This is the way Aymar Embury 2d voices his own experiences and incidentally those of many other leading architects in this city and vicinity in reference to the volume of business on their boards and the general character of construction. And his attribution of the causes leading up to this tendency on the part of prospective builders to reduce the size of their operations and even to order cheaper construction is thoroughly corroborated by the behavior of building material prices during the last two or three months.

At the same time it is a noteworthy fact, as he very aptly points it out, that there is a tremendous volume of prospective building work ready to come out. But when?

It cannot come out prior to April first because the producers of building materials and equipment have their capacities sold up to that date and in some cases even later. The steel companies came into the market this week for billets and steel making iron for delivery way into the third quarter of next year; and the steel companies do not figure that far ahead on speculative business, but actual contracts. The lumber mills, hardwood manufacturing plants, glass works, trim

mills, fireproofing material producers, paint factories, roofing slate quarries, stone crushers, sand and gravel pits, are all taxed to the limit of their capacities to supply the present almost unprecedented demand for this time of the year.

It is apparent that all this prospective work represents construction activity well into the last half of next year. Despite the fact that prices are up practically ten per cent. over those prevailing in the last three years, prospective work operations are piling up in the offices of architects not only in Manhattan but in the New Jersey suburbs and in Brooklyn, Bronx and Queens.

It is logical to suppose that if there was not an actual demand for new buildings, commercial, industrial, residential and mercantile, prospective structures would not be embryonic to the extent they now are, and prices would not be so high because the mills would be able to catch up with the demand.

When it is considered that all these future buildings have had to be financed in a year preceding a general election when money ordinarily is timid and especially during a time when the New York money market has been squeezed to the last available drop to move record-breaking crops, one or two things are certain: either investors are being attracted as seldom before to improved metropolitan real estate as security for their funds covering a period of legislative experiment, or the metropolitan district is outgrowing its structural clothes and must procure new ones to cover its developing extremities.

#### The Bronx County Question.

Editor of the RECORD AND GUIDE:

J. Harris Jones, president of the North Side Board of Trade, has sent to the voters of The Bronx a letter protesting against the ratification of the Bronx County measure. Mr. Jones argues thus:

As to retainers—"We believe, if enacted into law, it will place a great burden of additional taxation upon the people of The Bronx, as all the large expenses will have to be paid by them. This will include a large number of retainers—and a horde of other employees, not to mention the large amount of money to house the different departments, as also the cost of advertising in the newspapers of our borough all matters pertaining to county interests."

No appointment, nor salary, can be fixed by any county official. The only county officials whose salaries are now known are those created under the act. All subordinates' positions must be created, and their salaries fixed, by the Board of Estimate and Apportionment, and must in turn meet the approval of the Civil Service Commission, to be determined whether or not they be placed in the competitive class.

As to buildings, Mr. Jones says: "Bonds for buildings to house the county officials must be paid by the people of our borough."

This assertion is in keeping with the many erroneous statements made by opponents of Bronx county. Since the creation of the Greater New York no county building has been erected that has any bond charged against the county. A bill was passed in 1908 authorizing the erection of the Kings county court house and providing that its cost, and that of the site, should be a charge against Kings county; but in 1912 an amendment was enacted which places the entire cost of the site and building, together with the maintenance of the same, upon the City of New York.

It is now a recognized principle that the cost of all county buildings and their sites, within the limits of New York City, are a charge upon the City of New York.

EDWARD POLAK.

New York, Oct. 29.

## East Tremont Interests.

At a largely attended meeting of the East Tremont Taxpayers' Association, held last Friday evening at Prospect Hall, Tremont and Prospect avenues, one of the principal topics discussed was the school question. The outcome of the discussion was the conclusion that this section needs at least three more schools. It was pointed out that there are now over 5,000 children on part time, and if sites were purchased at once and school buildings erected, it would take at least two years before such buildings would be completed. This would mean, according to the rapid rate at which population is increasing in East Tremont, that 20,000 children in a short while will be on part time.

In regard to the Bronx County question the members of the association put themselves on record in favor of the Bronx being a county by itself.

The association decided that a committee be appointed to confer with the proper city authorities with a view to obtaining by purchase or otherwise land sufficient to afford playground for the children of this section.

The association went on record against the erection of a fire signal station in Crotona Park. Members object to any encroachment in park property which take away those very things which parks are bought and instituted for.

## Brightwaters Building Department.

Less than three years ago at their Brightwaters development, the T. B. Ackerson Co. set aside an entire block north of and immediately adjoining the Long Island Railroad for their building department, comprising trim sheds, storage warehouses for building material and lumber yards, provided with a switch connecting with the Long Island Railroad. By reason of the encroachment of the enormous home-building work in the immediate vicinity of these yards, they have already found it necessary to move the entire equipment to the extreme eastern end of the property adjoining the railroad.

The present yard is equipped with double switches and every modern facility for the handling of raw material to and from the railroad cars and trucks. When the original site was selected the company believed it would remain for at least ten or fifteen years as a trim shed, lumber and storage yard. As an evidence of the rapid growth of South Shore colonies, home-seekers have made the change necessary, and several handsome cottages will be erected on the original site, which is now one of the most desirable in the Oak section.

## Tax Investigation.

At hearings which have been conducted by the State Board of Assessors at Mineola, Nassau County, it appears that some premises are assessed as low as fifteen per cent. of their value. The inquiry into these assessments was begun last August, following the receipt of a communication by the town boards from Franklin C. Lord of Cedarhurst, who held that the total assessed valuation of the property in Nassau County is only \$82,838,337, while the actual value of the property in the county is \$337,400,000.

While the State law requires that premises shall be assessed at their full value, it is a very general supposition that as a matter of fact the law is fully complied with in but few places outside of New York City.

—The Flatbush Taxpayers' Society will hold their annual dinner on Dec. 3, in the hall of the Historical Society.

## 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 Oct. 25 to 31	1911 Oct. 27 to Nov. 2
Total No.....	133	138
Assessed value.....	\$10,050,300	\$6,002,000
No. with consideration...	19	12
Consideration.....	\$707,500	\$1,118,200
Assessed value.....	\$796,500	1,391,500
Jan. 1 to Oct. 31	Jan. 1 to Nov. 2	
Total No.....	7,360	7,750
Assessed value.....	\$566,288,195	\$434,330,825
No. with consideration...	773	666
Consideration.....	\$48,580,400	\$39,415,467
Assessed value.....	\$46,331,700	\$35,790,775

## MORTGAGES

	1912 Oct. 25 to 31	1911 Oct. 27 to Nov. 2
Total No.....	92	155
Amount.....	\$2,565,602	\$3,976,421
To Banks & Ins. Cos....	19	31
Amount.....	\$1,271,500	\$1,448,500
No. at 6%.....	35	61
Amount.....	\$360,752	\$813,168
No. at 5½%.....	1	2
Amount.....	\$2,500	\$725,000
No. at 5%.....	29	35
Amount.....	\$1,550,250	\$987,400
No. at 4½%.....	3	11
Amount.....	\$61,500	\$636,500
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	3
Amount.....	.....	\$24,553
Interest not given.....	23	43
Amount.....	\$590,600	\$789,800
Jan. 1 to Oct. 31	Jan. 1 to Nov. 2	
Total No.....	5,108	6,181
Amount.....	\$506,578,047	\$264,538,064
To Banks & Ins. Cos....	1,090	1,365
Amount.....	\$158,008,153	\$148,546,544

## MORTGAGE EXTENSIONS

	1912 Oct. 25 to 31	1911 Oct. 27 to Nov. 2
Total No.....	31	58
Amount.....	\$797,475	\$2,580,500
To Banks & Ins. Cos....	7	24
Amount.....	\$171,200	\$1,238,500
Jan. 1 to Oct. 31	Jan. 1 to Nov. 2	
Total No.....	1,802	1,895
Amount.....	\$61,711,279	\$74,472,917
To Banks & Ins. Cos....	541	669
Amount.....	\$36,627,300	\$41,350,705

## BUILDING PERMITS

	1912 Oct. 26 to Nov. 1	1911 Oct. 28 to Nov. 3
New buildings.....	5	10
Cost.....	\$560,600	\$2,866,000
Alterations.....	\$275,400	\$184,158
Jan. 1 to Nov. 1	Jan. 1 to Nov. 3	
New buildings.....	463	724
Cost.....	\$91,804,160	\$84,605,050
Alterations.....	\$9,722,900	\$11,151,462

## BRONX

## CONVEYANCES

	1912 Oct. 25 to 31	1911 Oct. 27 to Nov. 2
Total No.....	207	149
No. with consideration...	19	11
Consideration.....	\$223,413	\$118,700
Jan. 1 to Oct. 31	Jan. 1 to Nov. 2	
Total No.....	6,235	5,991
No. with consideration...	1,472	401
Consideration.....	\$8,391,267	\$4,075,004

## MORTGAGES

	1912 Oct. 25 to 31	1911 Oct. 27 to Nov. 2
Total No.....	112	115
Amount.....	\$686,014	\$1,120,756
To Banks & Ins. Cos....	10	11
Amount.....	\$167,500	\$113,200
No. at 6%.....	28	51
Amount.....	\$90,142	\$453,916
No. at 5½%.....	6	9
Amount.....	\$22,900	\$147,050
No. at 5%.....	31	29
Amount.....	\$191,361	\$390,840
Unusual rates.....	13	.....
Amount.....	\$107,677	.....
Interest not given.....	24	26
Amount.....	\$273,934	\$128,950
Jan. 1 to Oct. 31	Jan. 1 to Nov. 2	
Total No.....	4,876	5,204
Amount.....	\$44,346,463	\$43,372,746
To Banks & Ins. Cos....	453	612
Amount.....	\$8,821,066	\$10,579,950

## MORTGAGE EXTENSIONS

	1912 Oct. 25 to 31	1911 Oct. 27 to Nov. 2
Total No.....	12	16
Amount.....	\$190,600	\$198,200
To Banks & Ins. Cos....	4	.....
Amount.....	\$97,000	.....
Jan. 1 to Oct. 31	Jan. 1 to Nov. 2	
Total No.....	568	548
Amount.....	\$8,830,446	\$8,951,327
To Banks & Ins. Cos....	101	109
Amount.....	\$2,677,890	\$3,644,850

## BUILDING PERMITS

	1912 Oct. 26 to Nov. 1	1911 Oct. 28 to Nov. 3
New Buildings.....	11	31
Cost.....	\$220,950	\$275,800
Alterations.....	\$20,910	\$21,245
Jan. 1 to Nov. 1	Jan. 1 to Nov. 3	
New buildings.....	1,122	1,124
Cost.....	\$30,183,535	\$19,341,010
Alterations.....	\$1,019,250	\$1,087,560

BROOKLYN  
CONVEYANCES

	1912 Oct. 24 to 30	1911 Oct. 26 to Nov. 1
Total No.....	420	596
No. with consideration...	20	32
Consideration.....	\$93,563	\$224,935
Jan. 1 to Oct. 30	Jan. 1 to Nov. 1	
Total No.....	20,759	\$21,429
No. with consideration...	1,300	1,279
Consideration.....	\$11,233,604	\$10,439,336

## MORTGAGES

	1912 Oct. 24 to 30	1911 Oct. 26 to Nov. 1
Total No.....	317	479
Amount.....	\$1,314,769	\$1,638,467
To Banks & Ins. Cos....	82	121
Amount.....	\$700,800	\$650,389
No. at 6%.....	179	240
Amount.....	\$485,528	\$538,624
No. at 5½%.....	32	61
Amount.....	\$92,350	\$266,330
No. at 5%.....	87	148
Amount.....	\$709,950	\$683,450
Unusual rates.....	.....	4
Amount.....	\$5,100	\$63,465
Interest not given.....	15	26
Amount.....	\$15,841	\$86,598
Jan. 1 to Oct. 30	Jan. 1 to Nov. 1	
Total No.....	16,324	\$18,811
Amount.....	\$67,982,696	\$84,169,496
To Banks & Ins. Cos....	4,123	.....
Amount.....	\$39,452,414	.....

## BUILDING PERMITS

	1912 Oct. 25 to 31	1911 Oct. 26 to Nov. 1
New buildings.....	99	105
Cost.....	\$565,150	\$580,675
Alterations.....	\$44,675	\$37,607
Jan. 1 to Oct. 31	Jan. 1 to Nov. 1	
New buildings.....	4,829	4,313
Cost.....	\$33,465,837	\$27,604,778
Alterations.....	\$3,745,256	\$4,082,228

## QUEENS

## BUILDING PERMITS

	1912 Oct. 25 to 31	1911 Oct. 27 to Nov. 2
New buildings.....	183	71
Cost.....	\$530,485	\$223,170
Alterations.....	\$23,800	\$23,400
Jan. 1 to Oct. 31	Jan. 1 to Nov. 2	
New buildings.....	4,054	4,735
Cost.....	\$16,186,079	\$20,345,708
Alterations.....	\$847,447	\$735,352

## RICHMOND

## BUILDING PERMITS

	1912 Oct. 25 to 31	1911 Oct. 27 to Nov. 2
New buildings.....	8	20
Cost.....	\$17,850	\$57,830
Alterations.....	\$4,137	\$4,630
Jan. 1 to Oct. 31		
New buildings.....	811	.....
Cost.....	\$2,486,201	.....
Alterations.....	\$260,125	.....

## New Form of Construction.

Girderless floors of reinforced concrete have been investigated recently under the direction of the Commission of Buildings, Chicago. The building code of that city provides only for beam and slab construction, and the developments in girderless or plate floors have made it necessary to obtain special rulings from the commissioner in regard to the use of floors of this latter type. During the past twelve months three patented forms of such floors have been reported upon by three commissions of engineers; these commissions are appointed by the commissioner of buildings, and the parties interested in each case pay all expenses of the investigations.

—Dividend and interest disbursements by railroad, industrial and traction corporations this month will amount to \$104,425,275, as against \$94,099,471 in November a year ago, or an increase of \$10,325,804. Of this grand total, dividends will furnish \$44,725,275, an increase of \$5,725,804. Industrial corporations will distribute among stockholders \$26,392,342, an increase of \$4,276,070. Dividends to be paid by steam railroads and street railways show moderate increases.

# BUILDING SECTION

## VARIOUS OPINIONS CONCERNING FIRE-ESCAPES

High Authorities Consulted—A West End Avenue Instance—More Than One Means of Exit Advised—Strong Objection to Disfiguring Fronts.

SOME of the principal architects and builders have been interviewed for the Record and Guide to ascertain their feeling toward the proposal to amend the Tenement House Law so as to require fire-escapes on modern fireproof apartment houses of eight, twelve or more stories.

To the unprofessional man this may mean that it is proposed to impose upon the facades of beautiful and costly multiple family houses, just as they are winning the favor of society people as desirable places of abode, a disfiguring series of ladders which in the past has been associated with a low order of tenements.

That this would not be the consequence of arbitrary legislation, in the case of every fireproof apartment house, is made evident in the new twelve-story fireproof building at 530 West End avenue, southeast corner of 86th street. An exterior fire-escape has been built on this house—a house which is typical of the best that is being done in this era of construction.

The fire-escape is on the rear of the house and in the yard, which is open to the street. So designed and constructed is the fire-escape that no window area in the twelve stories is crossed by the stairway that ascends from balcony to balcony. The firm of architects and builders which erected this house, Messrs. Mulliken & Moeller, have voluntarily placed fire-escapes on three other fireproof apartment houses that they have recently built, and they are the only owners that have done so thus far. Their opinion on the question of the desirability of fire-escapes of some sort on fireproof houses hereafter erected can be inferred from their action.

The views of other authorities were obtained as follows:

### Present Fire-Escape Equipment Inadequate.

The firm of Carrere & Hastings, 225 Fifth avenue, architects of the New York Public Library, said:

"The question which you ask in regard to fire-escapes on fireproof apartment houses, opens up a large field, and we do not feel able to devote sufficient time to it to discuss it properly and fully. We are, however, of the opinion that much of the present fire-escape equipment in this city is inadequate and quite useless. This must not, however, be construed as an indication that we do not believe in the necessity of fire-escapes."

### Should Be Required.

Messrs. Cram, Goodhue & Ferguson, architects, of New York and Boston, said it seemed to them that fireproof apartment houses should not be favored by the law, but should be required to have exterior fire-escapes. Mr. Cram, of this firm, is the new supervising architect of the Cathedral of St. John the Divine.

### Present Precautions Adequate.

Messrs. William Adams Delano and Chester Holmes Aldrich (Delano & Aldrich), architects, of 4 East 39th street, were found to be of the opinion that the present laws provide for adequate facilities for escape in case of fire. There was, however, a possibility of fire occurring in a room in the way of reaching the stairhalls, and to offset this danger it would be a good thing to require intercommunication between the apartments by connecting balconies on the inside. Messrs. Delano and Aldrich further said they believed in enactments for safeguarding human life in every way possible.

### Of No Practical Use.

An architect identified with West End development from its inception, Ralph S. Townsend, of Townsend, Steinle & Haskell (Inc.), could not see what practical use additional fire-escapes would be on houses constructed under the new amendment to the Tenement House law.

"The best fire-escape for practicability and safety," said Mr. Townsend, "consists of a stairway or stair tower enclosed in fireproof walls, with all openings protected by self-closing fire doors communicating only with public halls on each story. This gives a direct means of egress to all tenants and, as these stairways are constructed and finished with fireproof materials throughout there is nothing in them to burn or cause a conflagration."

"We therefore strongly object to the addition of outside fire-escapes which, owing to the nature of the occupancy, cannot be protected from flames bursting out of the windows on the various stories, which would probably compel the occupants of the upper stories to pass through the fire to reach the ground in case the fire should occur on a lower story."

### Interior Stairways the Solution.

Charles Buek, architect and builder of high class houses for many years, a member of the Board of Examiners and one of the leading members of the Realty League, considered fire-escapes a disfigurement and a nuisance always, characteristic of a few of our American cities and unknown elsewhere in the civilized world.

"They are makeshifts excusable only where defective planning and faulty arrangement of the interior as to stairs and exits make some provision of the kind unavoidable. The Tenement House Law wisely dispensed with them on fireproof buildings, as the department controls the interior arrangements and can and does see that proper precautions are taken, which is comparatively easy in these larger and more expensive structures."

"In fact I believe there is no case on record where a serious fire involving

loss of life has occurred in a modern fireproof apartment house, or in which on such a building fire-escapes can be shown to have served any useful purpose. It would, moreover, be the height of injustice now to require fire-escapes to be placed on the handsome buildings already erected, which have been built under a virtual agreement with the State that they should not be required and which undoubtedly in every case provide other and efficient means of escape. I have heard a distinguished fire chief say that the ordinary outside fire-escape is only a trap, of no use in case of fire except to enable firemen to climb up on the outside of a building.

"All our efforts and the policy of the law should be towards providing safe and sufficient means of escape inside of every building of whatever kind hereafter built, but not to lay unjust burdens on the owners of those already built, which have in good faith complied with the law as it stands."

### Better Than Fire-Escapes.

James C. McGuire, C. E., of 50 Church street, builder of Riverside Drive apartment houses, said this question was one which had come before him a number of times, especially in connection with his duties as a member of two commissions appointed to revise the Building Code, on one of which he was vice-chairman.

"Without going into all my reasons," said Mr. McGuire, "I would say on the broad principle that a fire-escape, in my opinion, is of doubtful value in connection with a fireproof building. There are so many other and better means of safely guarding and protecting the lives of the people occupying such a building that are better than fire-escapes, that I should think we ought to look to these other methods, which methods consist principally of the construction of fire-proof towers, and also of dividing the buildings into two or more units, dependent upon their floor area, so that people can pass from one unit into another unit and be isolated."

"I am sorry I have not time to go into this matter more thoroughly, because it is an extremely important question. It is not being properly handled by the city, in my opinion, and we are running risks every day which might result in very large loss of life."

### Existing Regulations Sufficient.

Mr. Alex. Kahn of 220 Fifth avenue, who was one of the builders of the "Chatsworth," the "Hendrick Hudson" and other 12-story apartment houses on the West Side, said it was the opinion of his associates and himself that the rules and regulations laid down by the Building and Tenement House Departments have well provided for the safety of tenants in fireproof apartment houses.

## WHEN TO TEAR DOWN, WHEN TO ALTER

An Architect's Counsel to Owners of Old Buildings—An Ample Alteration May Often Accomplish the Same Result as an Entirely New Building.

By ALFRED H. TAYLOR

A QUESTION which frequently arises in connection with building is, "Shall I tear down or alter the old building?" This can be determined only by a thorough analysis of several conditions:

1st. The character of the neighborhood—whether it has "found itself."

2nd. The physical condition of the building to be altered, and

3rd. Whether the cost of the alteration would be prohibitive.

In the majority of cases old buildings are capable of satisfactory rearrangement into more approved modern forms at an expenditure far below the cost of new work by the adjustment of one or two floor levels, slight changes in the interior partitions and possibly new work in front lower stories.

In streets where the inroad of business divides interest with the original residential purpose these lower stories can be advantageously fitted for stores, offices, etc., the upper stories being altered into small, high grade bachelor apartments.

On streets where the appearance of the front affects vitally the rental value of the building a new veneer of more impressive material may often be agreeable, applied without much fundamental change in the masonry, and at reasonable cost.

In a few cases, if excessive changes are necessary, it becomes desirable to tear down all of the building except the side walls and floor beams, and in other cases new fireproof floors of reinforced concrete can be economically put in between the brick walls, using the old floors for centering.

It is to be generally noted in residential districts that the high stoop house is giving way to the more utilitarian American basement plan in all new work, with the accompanying endeavor to parallel this more desirable tendency by judicious alteration of the old work, where the adaptability and intrinsic value of structures do not warrant complete demolition and reconstruction.

There is no doubt that much of the so-called improvement in doubtful districts will prove a short-sighted anticipation of their ultimate use, but where reduced income necessitates exploitation of a building under new character, and when the proposed alteration caters to a reasonably established demand, the owner will find a profitable return for his investment. Even where the character of a proposed change of the function of a building seems solidly determined by its surroundings, an ample alteration may often accomplish the same result as an entirely new building and save quite a percentage on the total outlay.

The architectural prejudice against the usual alteration is that while the average owner will permit a very elaborate and comprehensive development on a new building he often hedges at a complete reorganization of an old building and gets an insufficient result that does not financially justify the comparative slight difference saved at the expense of appearance and con-

structive permanence, which will be more than made up in the extras for future repairs.

Now, where the hazard of progress immediately threatens the economic life of such an alteration, a cautious outlay may be justified; but in most cases it is possible to foresee the logical sequence of annual returns over the investment; and there is little doubt that the proportionate return on a first-class proposition exceeds that of a mediocre one. And an alteration that barely measures up to the present competitive standards of its neighboring rivals will doubtless soon have to undergo other alterations, at an advance, in the later buildings, where a more completely studied scheme would retain its comparative supremacy through several phases of speculative progress.

At any rate, the field of future alteration in the older districts of New York would seem to be a problem to necessitate the most serious collaboration between owner and architect as to the question of discreet outlay and getting the best possible practical and artistic expression.

### MORE INSPECTORS NEEDED.

**The Manhattan Building Superintendent's Requisition—What an Inspector Has to Do.**

The Superintendent of Buildings for Manhattan, Rudolph P. Miller, in his endeavor to secure the highest efficiency for the public, is asking the Borough President for a larger allowance for the bureau in the city budget for the next fiscal year. Supt. Miller says this is necessary on account of the proposed enlargement of the force, particularly in the number of inspectors:

"Although exercising the main function of the bureau, this branch of the service always has been weak. Provision is made for a second chief inspector at four thousand dollars per year. This is the greatest need of the bureau at this time. The present Chief Inspector who, under the Charter, also assumes the duties of the superintendent during his absence or disability, is now engaged with administration work to such an extent, and his time is so largely taken up with office routine that he is not able to direct and supervise the work of the inspection force as it should be to secure the greatest efficiency."

The building operations of this borough amounted in 1911 to more than one hundred and eleven million dollars. For the past ten years they have averaged one hundred and seven million dollars. This year they bid fair to exceed those of 1911 by more than twenty per cent. They constitute about one-half of the building operations of the entire city; that is, the building operations of Manhattan equal those of the other four boroughs combined.

"While the number of buildings in Manhattan is not so large as in the other boroughs, and the territory is not so extended, the questions involved, however, are certainly more important, more varied, more complicated and more numerous. The work in this borough is proceeding so rapidly that it requires

the constant attention of one Chief Inspector to keep in close touch with it. The Borough of Brooklyn has two chief inspectors, and the other boroughs each have one, making five to supervise the same amount of work for which this bureau has but one.

### Too Much Work for a Few.

"An increase of ten inspectors of masonry and carpentry is requested. A thorough and detailed study of the inspection force in the past ten years has shown a want of efficiency, not due so much to incompetence or indifference, although both existed to a considerable extent, as to unsatisfactory organization, unequal distribution of work and an excessive amount of work. By a change in organization, which has very materially increased its efficiency, the force has been divided into district inspectors and construction inspectors. While a great improvement has been effected, it has also been made more evident that the amount of work assigned to each inspector is unduly large. Each construction inspector averages about fifty building operations, and each district inspector has about twenty-five miles of street to patrol. With the proposed increase in force these would be reduced to more reasonable requirements.

"The additional inspector of iron and steel at \$1,500 per year is wanted to take care of the increase in the amount of steel construction."

### CIVIL COURTS BUILDING.

**Ten More Architects Chosen to Submit Plans—22 in Final Competition.**

As the result of a preliminary competition, ten more architects have been selected by the Court House Board to take part in the final competition for the position of architects of the new courts. The architects just selected to compete are: Howells & Stokes, Kenneth M. Murchison, and Howard Greenley, Maynicke & Franke, Charles C. Haight, Aymar Embury 2d, Griffin S. Wynkoop, Walker & Gillette, George & Edward Blum, Wilder & White, Guy Lowell, A. M. Githens, and Shire & Kaufman.

Those previously invited to submit plans were: McKim, Mead & White, Carrere & Hastings, La Farge & Morris, Tracy, Swartwout & Litchfield, James Riely Gordon, H. V. Magonigle, York & Sawyer, Charles Butler & Charles Morris, Associated; Trowbridge & Livingston, A. W. Brunner, Cass Gilbert, and George B. Post & Sons.

The program for the final competition has not yet been prepared. Altogether twenty-two architects will submit designs, and will receive \$1,000 each for their work.

The ten successful competitors were selected from forty-seven architects who submitted designs by a jury consisting of Robert S. Peabody, Frank Miles Day, and John Lawrence Mauran. (The full list of the architects who competed will be found in the Record and Guide of Aug. 24.) The report of the jury says in part:

"The jury finds that many various types of solution are offered. In making its selection it has considered not only the applicability of these several types to the solution of your problem, but it has given due weight to the merits of the individual solutions as testimonies of their authors' skill in architectural design. This selection includes examples of many different types of plan, but the jury has not deemed it a part of its present duty to pass upon the relative merits of the types represented."

The total cost of the new Civil Courts Building is estimated at \$30,000,000, of which sum \$10,000,000 will be required for the site, which is near the Criminal Courts Building.

## A BIG BUILDING YEAR.

### More Mechanics Under Employment and More Money Going Into Construction Than Ever Before.

More workmen are under employment at building trades in Greater New York at the present date than ever before. This report comes from the secretary of the executive council of the United Board of Business Agents of Greater New York. The total estimated cost of the buildings for which plans have been filed so far this year does not equal the sum appropriated for the same purpose in some previous years, but in addition to the building operations the subway work is engaging a large number of men.

The plans filed this year so far in all the boroughs indicate an appropriation for new building construction of about \$182,000,000. In the year 1905 the total estimated cost of the work planned and under way up to the corresponding week exceeded \$202,000,000 for the three principal boroughs. Many of the buildings now in course of operation, however, were planned last year, so that the record of plans filed cannot be a true indication of the quantity of work actually in hand at a given date. Plans filed indicate future rather than present work in these days of skyscrapers.

The present year has been unprecedented for steel construction in Manhattan. Fewer non-fireproof tenements have been erected, but more large-size buildings for business purposes, requiring the largest variety of materials and the most men. The subway contracts were employing at last reports five thousand men, and the number will be steadily added to for several years to come. A considerable number of New York mechanics are working out of town for New York contractors. Secretary R. D. Tompkins of the United Board of Business Agents says a considerable number of New York mechanics are engaged on the Isthmus of Panama. He knows of twenty who have consented to go to Colon to work on the construction of a hotel. In some trades, he says, more men have been needed in this city than could be supplied at times. Judged by the amount of employment for union labor in the building trades of Greater New York and Long Island, he thinks this is the biggest and best year in his experience.

### The Weather Has Helped.

Good weather is to be credited with a large part of the country's present prosperity. It has been of a kind to produce the extra good crops which will add nine billion dollars to the country's wealth, and if predictions of continued favorable weather nearly up to Christmas time are fulfilled, the horn of plenty will be overflowing. From the mariner's standpoint there were assurances of six weeks of pleasant weather from the day the sun crossed the line, as the prevailing winds were at that time from the southwest. Here in the city there is likely to be a large amount of construction work carried on through the winter, though ordinarily builders like to take a breathing spell in midwinter.

### MacArthur Bros. to Build Jamaica Line.

MacArthur Bros. Company of New York, contractors, with offices in the Hanover Bank Building, having purchased from the receivers of the South Shore Traction Company the franchise for a trolley line from Queensboro Bridge via Queens Boulevard to Jamaica, will begin the construction of the road at once.

## NEW THINGS

Of Interest To

THE ARCHITECT, BUILDING  
MANAGER, OWNER, CON-  
TRACTOR OR TENANT.

### Making Blueprints Black and White.

Duplicates of blueprints sometimes are desirable. An architect frequently wishes to make a photograph of a blueprint or he may wish it duplicated in one of many ways, but the average architect is confronted with the problem of making all white lines black and the blue white. On a complicated drawing it is an extremely laborious task to ink in these lines, and one which is seldom compensated for. Furthermore, it is extremely desirable for a clear photograph to have the blue made white. When very high lights can be obtained photographs can be made without transforming the blue into white, but a far simpler method is possible.

Immerse the print in a solution of  $\frac{1}{4}$  ounce borax, dissolve in 6 ounces of cold water. When the print has blackened remove it, wash it thoroughly and plunge it in a solution of  $\frac{1}{4}$  ounce of gallic acid,  $\frac{1}{4}$  ounce of tannic acid and 8 ounces of cold water. This makes the print permanent as well as intensifies the color contrast.

### Loud Speaking Telephone.

For some time the Western Electric Company's engineering department has been at work on the development of a loud speaking telephone, combining the articulating qualities of a telephone receiver and the sound-intensifying qualities of a megaphone. A short time ago the instrument was perfected and ninety were installed in various parts of Mechanics Hall, where the Boston Electrical Show was held last month.

The installation of the telephones was made to demonstrate their use as announcers—to announce interesting events about to take place, to page visitors to the show, and to furnish music from a phonograph in the transmitting booth. An equally important use to which they were put was to announce the inning-by-inning scores of the World's Series baseball by plays. A child, which had been separated from its parents in the throng, was found through their agency. Further information may be obtained by addressing the company at 469 West Street, this city.

### Bolting Inserts for Concrete Ceilings.

There is always difficulty experienced in drilling holes in concrete ceilings. Workmen find it difficult to hammer upward and there is always danger of striking reinforcement material and to chip concrete in large quantities. It has been found that carelessness in placing expansion bolts sometimes results in fracturing the concrete body and the wooden plug is not always permanent. The Farwell, Ozmun, Kirk & Co., of St. Paul, Minn., are out with malleable iron insert which is adjustable and which does away with all drilling. It is simply attached to the forms before concrete is poured. It is in one piece usually aligned, is cheap and practical. Further information may be obtained by addressing the firm at St. Paul.

### Illuminating Current for Bells.

A new transformer built to meet current requirements in all kinds of buildings is being turned out by the Westinghouse Electric and Manufacturing Company, of 165 Broadway. In short, it permits the use of lighting circuits for ringing electric bells. The transformer is light, compact and absolutely fireproof, and will deliver an open circuit, 8, 16 or 24 volts, or 16 bolts fully loaded. The coils and magnetic circuit are vacuum dried and impregnated with a moisture proof insulating compound. After this treatment the complete unit is fitted into this case, which is filled with a treated cement, complete embedding, the coils and iron in fireproof and indestructible compound, which precludes any possibility of the bell-ringing circuit coming in contact with the 110-volt circuit. The use of this device obviates the constant problem of battery cells, thus effecting a permanent saving in operation of signal service in large multi-tenanted buildings.

—The monetary outlook is now fairly comfortable. Ample preparations seem to have been made to take care of our record-breaking crops, and there are no important symptoms of stringency.

## DEPARTMENTAL RULINGS.

### RECENT BOARD OF EXAMINERS' DECISIONS.

#### A 12-Story and Basement Apartment House Exempted as 13-Story Building—Wood Sheathing Barred in Roof Construction.

The Board of Examiners has landed down the following decisions:

APPEAL 183 of 1912, New Building 559 of 1912, premises 565 Park Avenue, Manhattan, Robt. T. Lyons, appellant.

Question whether or not a 12-story and basement apartment house shall be considered a 13-story building, and as such comply with Section 105 of the Code; the height of building being 142 feet, and main entrance in basement. Exemption asked.

APPROVED.

APPEAL 184 of 1912, Alteration 2384 of 1912, premises 123 White Street, Manhattan, Herrmann Horenburger, appellant.

Question of wall thickness in an additional story, 5-story store and loft building.

APPROVED ON CONDITION that the old roof beams under the new story be removed, and that the exposed portions of the steel beams be encased in fireproof material not less than two inches thick.

APPEAL 185 (Referred for report.)

APPEAL 186 of 1912, New Building 292 of 1912, premises 36-38 West 25th St., Manhattan, Geo. Fred Pelham, appellant.

Question of constructing non-fireproof floors in a 16-story fireproof loft building. Section 105.

DISAPPROVED.

APPEAL 187 of 1912, New Building 73 of 1912, premises 138-146 West 48th St., Manhattan, Thomas W. Lamb, appellant.

Question of modification of courts.

APPROVED ON CONDITION that the ends of the brick party walls be splayed at an angle of forty-five degrees for a height of ten feet.

APPEAL 188 of 1912, New Building 191 of 1912, southwest corner 116th St. and 7th Avenue, Manhattan, Thomas W. Lamb, appellant.

Question of construction of side exits.

APPROVED.

APPEAL 189 of 1912, Alteration 2512 of 1912, premises 119-125 West 25th St., Manhattan, Louis A. Hornum, appellant.

Question of extending pent house on an 11-story fireproof loft building.

DISAPPROVED.

APPEAL 190 of 1912, New Building 511 of 1912, premises 246 West End Avenue, Manhattan, S. F. Weaver, appellant.

Question of constructing a 12-story and basement apartment house, non-fireproof wood floors and trim. Section 105. Basement entrance.

APPROVED ON CONDITION that no pent house will be erected on the roof of this building during its occupancy as a tenement house.

#### BULLETIN NO. 50—1912.

##### WOOD SHEATHING.

Hereafter the use of wood sheathing in mansard and other roof construction, cornices, bay window construction, outer walls of roof houses and bulkheads, or other similar construction, for fireproof buildings, is prohibited. This shall not preclude the use of wood nailing strips in such construction, provided the same are entirely covered with incombustible materials.

RUDOLPH P. MILLER,

Superintendent of Buildings.

Dated, October 24, 1912.

## BUILDING MATERIALS

### NEW RECORD PRICES FOR HEMLOCK IN THIS MARKET.

Why Paint Quotations Are Running to Higher Levels—Maple Flooring Advances 20 Per Cent. and Oak 15 Per Cent.—Discount on Common Window Glass 90/20 on Single and 90/20/5 on Double as Against 90/40 and 90/50, Respectively, Last Year.

WITH the general election near, buying fell off somewhat this week. At the same time there was strength enough in the general metropolitan building materials market to indicate marked stability even to the extent of holding the new price levels stiff.

October will pass into history as a notable month in many departments and a record breaker in others. Hemlock leads in this particular with prices one dollar a thousand higher than ever before and with indications aplenty that a higher level will be reached before April first. Maple flooring moved up 20 per cent. during the month and oak flooring 15 per cent. The mills are taxed to capacity for three or four months to meet the demand already contracted for.

Linseed oil went to new low levels for the last eighteen months, but the benefits that ordinarily would have accrued to the general paint market from such a decline was offset by the sharp increases in other basic commodities such as basic carbonate of lead, basic sulphate of lead, zinc oxide, petroleum products, tin cans, packing boxes and even on paper for labels. During the last week the price of petroleum products advanced from three to five cents a barrel, thus adding greater stiffness to existing quotations. Varnishes are stiffer on quotations because of the increasing scarcity of gums which is already resulting in higher prices which more than offset the lower quotations on linseed oil.

In the metals market pig lead was a bull factor on the Metals Exchange. The big steel companies came into the market heavily early in the week for billets and steel making pig iron to take care of business expected to come in for delivery in the third quarter of the year. Business actually booked almost three-quarters of a year ahead is, to say the least, remarkable. It practically bespeaks almost guaranteed stability for the whole building material market during the entire 1913 building season.

The transactions on the Building Material Exchange this week were noticeably light. Hudson river common brick moved sluggishly, and Raritan fared little better.

Keen competition is keeping prices of wood trim down in this market, although the cost of raw material is constantly going up. Some of the mills in this vicinity are sold up to January first, while others are even working nights to meet the current demand. Window glass discounts are stiffer, the current concessions on single ordinary window glass today being 90/20 and 90/20/5 on double as against 90/40 and 90/50 prevailing at this time last year.

Consumers of building steel figuring on building construction next year will do well to get their specifications into the hands of fabricators early.

### FLOORING IN SHARP ADVANCE.

Maple Gains 20 Per Cent. and Oak 15 Per Cent. During Last Month.

THERE has been a sharp advance of about 20 per cent. in maple flooring and 15 per cent. on better grades of oak flooring.

The price of flooring is closely related to the lumber market and as the latter

is higher than it has been for five years the price of flooring reflects that condition. It is almost certain that the hardwood lumber market will go higher because of an almost unprecedented demand for stock and flooring can reasonably be expected to advance with it. Many of the flooring mills are oversold and are unable to promise deliveries before March 1.

The most active demand in the flooring market has been for 17-16 inch maple flooring, of which the market is now practically entirely free. As this must be made from 5-4 inch lumber, which is very scarce, it is difficult to predict just to what figures this stock will go.

As far as wood trim is concerned, higher prices are not generally expected between now and January 1. Most of the trim mills have their capacity contracted for covering the remainder of 1912. This stand-pat position in the trim market is due more to competition than to lack of inquiry or demand, for the reason that all the raw materials used in the production of wood trim has sharply advanced recently.

### GLASS OF ALL KINDS HIGHER.

Discounts on Single Common Window 90/20 and Double 90/20/5.

PRICES of all kinds of building glass sharply advanced during October. This includes polished plate glass, common window glass, ribbed glass, figured glass and wire glass. Higher prices are almost sure to be reported between now and April 1, 1913, with the possible exception of window glass. The present discount of common window glass is 90/20 on single and 90/20/5 on double. The discount a year ago was 90/45 and on double 90/50.

Most of the glass factories are working day and night and are some weeks behind on orders. The glass industry is preparing for a big demand during 1913.

### CRUDE PETROLEUM ADVANCES.

Linseed Oil a Little More Active, but Prices Stay Low.

AN advance of three to five cents a barrel in crude petroleum at the wells was announced this week. Inasmuch as the prospects are good for greater advances affecting oils and lubricants largely used by building managers, it is advisable for them to procure quotations for their requirements by January 1.

The market for flaxseed at Duluth is firmer. This, however, failed to exert any influence upon the local market for linseed oil. The demand is easy and carloads are now obtainable as low as 55 cents. The white lead situation is still tight, although bar lead on the Metal Exchange was dull and easy on call at five cents for spot and October, November and December offered at five cents with \$4.90 bid for each position.

General paint prices are inclined upward due to the high cost of metal products. The factors in the paint market directly responsible for the easement in paint quotations, which would ordinarily be due to a lowering in prices of linseed oil, are stiffening prices in basic carbonate of lead, basic sulphate of lead, zinc oxide petroleum products, tin cans, packing boxes, and paper for labels.

### HEMLOCK BREAKS PRICE RECORDS. Quotations Now \$1 Higher than Market Ever Has Been Reported.

PENNSYLVANIA hemlock has broken all previous price records. The quotation of \$23.50 for Pennsylvania stock in New York City is said to be a dollar higher than any previous level. The shortage of cars and scarcity of labor is largely responsible for this condition. Dry stocks at mills are sold up on practically all grades and sizes. Vessel rates through the East were liberal during the month with cargoes of scantling bringing the remarkable range of 18 to 20.

Lath is firm and every cargo arriving here has been promptly taken at figures ranging from \$4 to \$4.10 a thousand, which represents an advance of from 30 to 40 cents. North Carolina pine is nearing mill capacity for production. Prices will probably stay where they are for the present. Yellow pine is active in this market. Big timber is about \$3 a thousand higher than was quoted in September. The demand for shoring material is greater than it has been in more than ten years. Vessels for either large or small cargoes are still scarce and rates from Florida and Georgia points are stiff at \$6 and over, so that higher cargo rates are almost sure to come within the next few weeks and thus cause even a higher level for this material. Pacific coast

woods are advancing, despite the fact that they have gone up in price \$4 per thousand f.o.b for fir lumber. The tendency is toward even higher levels. Shingle prices are 35 cents higher than they were at this time last year. So keen is the demand for shingles of those woods that it is impossible to quote with any degree of certainty on expected arrivals.

### BARGAIN DAYS IN BRICK.

Manufacturers Working Full Hands in Yard Checks Supply Here.

FAVORABLE brickmaking weather this week was responsible for manufacturers in the North River district taking all hands off the barges and putting them on yard and stacking work in sheds. The arrivals last week fell to 37 barge loads as against 53 the week before, leaving 38 barge loads unsold at the wholesale docks on Monday.

The story these figures tell to brick consumers and dealers is to the effect that the bargain days in Hudson River common brick are rapidly nearing their end. Raritan River brick is still an important factor in current business, but there has been a sharp falling off in the quantity of Connecticut brick coming into this market because of the present weakness in brick prices.

The price probabilities in the common brick market are for the continuation of current quotations until the middle of November, when it is believed that the delayed stacking movement will begin in earnest, inasmuch as some of the Newburgh Bay plants have already closed down and others will stop manufacturing as soon as the present kilns are burned, general covering probably will begin the week after Thanksgiving day.

Transactions in this market for Hudson River common brick last week with comparisons for the corresponding week in 1911 follow:

1912.		
	Arrived	Sold
Left Over, October 21, 28.		
Monday .....	20	12
Tuesday .....	3	7
Wednesday .....	2	9
Thursday .....	7	0
Friday .....	5	3
Saturday .....	10	6
Totals .....	47	37

Condition of market dull. Current prices, \$6.75 to \$7.25. Basic, \$6.87½. Raritans, \$6.75 to \$7.25. Basic, \$6.75. (Wholesale dock New York. Add cartage and dealer's profit for retail prices.)

1911.		
	Arrived	Sold
Left Over, October 21, 19.		
Monday .....	14	16
Tuesday .....	3	3
Wednesday .....	6	8
Thursday .....	12	6
Friday .....	5	9
Saturday .....	9	7
Total .....	49	48

Condition of market, easy. Prices, \$6.50 to \$7. Basic, \$6.75. Left over, October 30, 20.

### DULL WEEK IN METALS.

Mills Buying Quantities of Iron and Billets—Structural Inquiry Light.

THE few weeks preceding the general election is usually extremely dull in the steel and iron markets. The fact that this dullness was only felt moderately one week before the election, was looked upon by structural steel interests as a favorable indication for continued strength between now and April first.

Several additional small orders for fabricated structural steel for buildings and bridges were placed this week. These bring the total October orders to about 121,000 tons which compare favorably with the August tonnage, which next to May was the heaviest reported this year. The significant fact about the October tonnage is that it represented business taken on a rising market, in which price advances were not only frequent but steep.

The activity of the structural steel interests in coming into the market at this time for open hearth billets aggregating 125,000 tons at prices ranging from \$28 to \$29 at the mills in the Central West and on the lakes, is a final evidence needed to show that the steel companies are expecting heavy 1913 requirements.

Heavy pressure is reported from the fabricating shops. Capacity business is a rule rather than the exception. Advices received at this office this week show that few fabricators are promising deliveries under three to four months. Even the smaller shops cannot deliver under eight weeks.



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# CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded Plans Filed and Government, State and Municipal Work.

## Soon to Figure Lord & Taylor Building.

Goldwin Starrett & Van Vleck, of 45 Union Square, and Hazzard Erskine & Elagden, of 437 Fifth avenue, associated architects, will be ready to take estimates in a few weeks for the general construction of the new department store which Lord & Taylor, lessees, of Broadway and 20th street, will occupy. The building will cover the block, fronting 150 feet on the west side of Fifth avenue between 38th and 39th streets, extending back in 38th street 250 feet and along 39th street 160 feet. The plot contains about 47,000 square feet and is now covered by eighteen old buildings mostly remodeled residences used for trade.

The owners of the land and building are Frank V. and John Howes Burton, who compose the wholesale dry goods firm of Burton Brothers, of 384 Broadway. The owners are to build the store and the lease will date from the completion of the building, which is expected to be ready, early in 1914. The structure will be of granite and limestone, ten stories in height with a basement and sub-basement. The style will be in the Italian Renaissance type, along artistic lines. Officers of the Lord & Taylor Co. include Ernest Stauffen, Jr., secretary, and B. M. Tanner, treasurer. No contract has yet been awarded.

## Fire Island Beach Hotel.

The Fire Island Beach Development Co., 1328 Broadway, Manhattan, announce that plans have been prepared by E. S. Child, of 29 Broadway, for the erection of a large hotel at Saltaire, L. I., one of the beach developments opposite Bay Shore. It is planned that the new building is to occupy the site of the present casino, which will be moved from its position and eventually will become a part of the hotel. The frontage will be 240 feet, with a depth of 75 feet. The construction will be three stories of frame with a shingle exterior. There will be a capacity of 75 rooms besides the kitchen, dining and reception rooms and baths. Another feature will be suites of rooms for private families with private baths. It is expected that work will begin immediately so that the building will be ready for the opening next season. The owner will receive estimates within a few weeks. The cost is placed at \$50,000.

## Proposed Hospital for The Bronx.

Henry B. Herts, 35 West 31st street, has prepared plans for a new hospital building to be erected in the Tremont section of The Bronx by the organizers of the Tremont Dispensary. It is understood that the purchase of a building site is about to materialize and that operations will be commenced as soon as the available funds are raised. The cost of the structure will be more than \$350,000, and there will be two hundred free beds. A scheme is on foot toward raising funds at the coming Industrial Exposition, which is to be held at the new Grand Central Palace on December 11th to 19th, inclusive.

## Edgemere Crest Hotel.

Howard & Callman, O'Kane Building, Far Rockaway, N. Y., have just completed plans for a modern hotel building to be erected on the Ocean Front at Edgemere Crest, L. I., by the S. & L. Construction Co., of Far Rockaway. The building will contain forty rooms and eighteen baths. The owner will handle the general contract and is now receiving bids on sub-contracts.

## Fort Washington Avenue Apartments.

The Hillard Construction Co., Irving Judis, president, 922 Amsterdam avenue, is having plans prepared by Gronenberg & Leuchtag, of 6 West 22d street, for a six-story apartment house to cover the half block front on Fort Washington avenue, the southwest corner of 162d street, on plot 102x100 feet.

## Bids Wanted for 50th Street House.

The Kramer Contracting Company, Max Kramer, president, 35 Nassau street, will be ready to receive estimates on all sub-contracts about Nov. 15 for an eight-story apartment house, 71x100 feet, to be erected at 235-241 East 50th street. Geo. Fred Pelham, 507 Fifth avenue, is the architect.

## Heath Ave. and Shradly Place Corner.

Nicholas Lopard, manufacturer of toilet articles, 833 Trinity avenue, has purchased the southeast corner of Heath avenue and Shradly place for improvement with an apartment house. No architect has yet been selected. It is probable that the project will not be started until next spring.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

115TH ST.—Gronenberg & Leuchtag, 7 West 22d st., have completed plans for a 6-sty apartment house, 100.11x90 ft., to be erected at the southwest corner of 115th st. and 7th av., for the Oak Construction Co., 320 Broadway, owner. Cost, \$165,000.

PARK AV.—Geo. and Edward Blum, 505 5th av., have completed plans for the 12-sty apartment house, to be erected at 929 Park av., for the 929 Park Av Co., 29 West 34th st., owner. Cost, \$300,000.

ST. NICHOLAS AV.—Starrett & Van Vleck, 45 East 17th st., have completed plans for the 6-sty apartment house, 99.11x90 ft., to be erected at the southeast corner of St. Nicholas av and 189th st., for the Middleton Realty Co., Inc., 302 West 93d st., owner. Cost, \$110,000.

ST. NICHOLAS AV.—A. J. Thomas, 2526 Webster av., has completed plans for a 5-sty store and apartment, 65x75 ft., to be erected at the northeast corner of St. Nicholas av and 187th st., for the St. Nicholas Av Construction Co., John Norton, president, 562 West 171st st. Owner builds and is taking bids on subs. Cost, \$50,000.

#### HOTELS.

28TH ST.—The 28th St Company, 14 East 28th st., C. F. Rogers, president and treasurer, Daniel F. Rogers, secretary, owner, is taking bids on the structural steel for the addition to the Prince George Hotel, at 16-18 East 28th st., from plans by Howard Greenley & Kenneth M. Murchison, 298 5th av., associate architects. Robert E. Moss, 126 Liberty st., steel engineer. Cost, \$350,000.

#### MUNICIPAL WORK.

BLACKWELLS ISLAND, N. Y.—Revised bids will be received until November 7, at 11 a. m., for steam fitting in connection with fireproofing the workhouse on Blackwells Island, opposite 75th st., for the City of New York, Patrick A. Whitney, commissioner, Department of Correction, 148 East 20th st., N. Y. C., owner. C. B. Meyers, 1 Union sq., architect. Cost, \$100,000.

5TH ST.—Excavating is under way for the 6-sty concrete and stone station house, prison and garage, 50x90 ft., to be erected at 321-323 East 5th st., for the Police Department, 240 Centre st., owner, R. Waldo, commissioner. Hopkin & Koen, 244 5th av., architects. W. P. Seaver, 322 5th av., is general contractor.

#### STORES, OFFICES AND LOFTS.

3D ST.—William H. Hilts, 82 West 3d st., owner, is taking bids on the general contract for alterations to the 3-sty store and loft, 50x48 ft., at 80-82 West 3d st., from plans by Antony Vendasco, 200 East 23d st., architect. Cost, \$5,500.

5TH AV.—Davis, McGrath & Kiessling, 949 Broadway, have completed plans for a business building to be erected at the southwest corner of 5th av and 31st st., 298 5th av., for the Gilbert estate, owner, care of architects.

29TH ST.—The Henry A. Cram Corporation contemplates the erection of a 12-sty loft at 6 East 39th st., extending through to 5 East 38th st., at a cost of \$225,000. It will be leased to a company composed of Charles W. Cooley, builder, 134 East 24th st.; Frederick P. Dennis and Frederick M. Sanders, 111 Broadway.

40TH ST.—Work on the 22-sty store and loft building, at 113-119 West 40th st., through to 114-118 West 41st st., is up to the 18th tier and steel work is to the roof. Philip Lewisohn, 88 5th av., owner. Maynicke & Franke, 25 East 26th st., architects. Charles A. Cowen & Co., 1123 Broadway, have the mason work. Cost, \$1,200,000.

49TH ST.—A building loan of \$125,000 has been obtained by the Maze Realty Co. from the Montrose Realty Co., on the new structure to be erected in the south side of 49th st., 175 ft west of 3d av., a plot 50x100.5.

#### THEATRES.

95TH ST.—Von Beren & La Velle, 507 5th av., are preparing plans for a 1-sty and gallery brick and stucco moving picture theatre, 50x100 ft., to be erected in the north side of West 95th st. 127 ft east of Broadway, for the Elba Realty Co., George Brown, president, 63 Park Row, owner. Cost, \$15,000.

#### Bronx.

#### APARTMENTS FLATS AND TENEMENTS.

MORRIS PARK AV.—N. Serracino, 1170 Broadway, has completed plans and is taking separate estimates for the construction of a 5-sty tenement to be erected at the northeast corner of Morris Park av and Van Buren st., Van Nest.

FAILE ST.—Isidore Witkin, 299 Broadway, and Samuel Ruth contemplate the erection of two 5-sty apartments in the east side of Faile st., 250 ft. south of Lafayette av.

157TH ST.—Lloyd R. Phyle, 949 Ogden av., is preparing plans for a 6-sty apartment house, 70x85 ft., to be erected in the south side of 157th st., 100 ft west of St. Anns av., for Wynne Co., Inc., Aqueduct av and Washington Bridge, L. I. Phyle, president.

TIFFANY ST.—C. B. Meyers, 1 Union sq., is preparing plans for a 5-sty flat, 75x88 ft. to be erected at Tiffany and Fox sts., for Adelstein & Avrutine, 82 Rutgers st. Owners build. Cost, \$50,000.

FOX ST.—C. B. Meyers, 1 Union sq., is preparing plans for two 5-sty brick, stone and terra cotta apartments, 72x88 ft., to be erected in the west side of Fox st., 100 ft north of Intervale av., for Adelstein & Avrutine, 82 Rutgers st. Owners build. Cost \$90,000.

#### BANKS.

148TH ST.—The Columbia Knickerbocker Trust Co. is taking bids for alterations to the bank building, 23x49x65x48 ft., at 148th st., intersection of 3d and Willis avs., Alfred C. Bossom, 366 5th av., architect.

#### SCHOOLS AND COLLEGES.

BRONX.—Bids were received by the Board of Education for installing heating and ventilating apparatus, and for installing temperature regulation in addition to and alterations in P. S. 39. All bids were laid over.

#### STABLES AND GARAGES.

PARK AV.—Work is about to be started on alterations to the 3-sty brick garage on the east side of Park av., 91 ft north of 138th st., for the American Express Co., 65 Broadway, owner, James C. Fargo, president; W. H. Seward, secretary. Renwick, Aspinwall & Tucker, 320 5th av., architects. Pattison Bros., 1182 Broadway, steam and electrical engineers, Caldwell-Wingate Co., 381 4th av., general contractor. Cost, \$40,000.

#### THEATRES.

FORDHAM RD.—J. C. Cocker, 2017 5th av., architect, is revising plans for the 2-sty brick and glass moving picture theatre and billiard room, 92x150 ft., and garage to be erected at the northwest corner of Fordham rd and Jerome av., for H. W. Singhi, 121 West Kingsbridge rd., owner.

WEBSTER AV.—Neville & Bagge, 217 West 125th st., have completed plans for a 2-sty brick theatre, 47x126 ft., to be erected on the west side of Webster av., 51 ft north of 197th st., for the Evelyn Building Co., Joseph J. White, president, 1199 Boston rd., owner. Cost, \$30,000.

#### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

CHRISTOPHER ST.—S. Millman & Son, 1780 Pitkin av., are preparing plans for a 4-sty brick tenement, 50x90 ft., to be erected at the northeast corner of Christopher st and Riverdale av., for Bertha Baltowsky, 588 Watkins av., owner. Cost, \$25,000.

8TH AV.—Jacob Debus, 898 Broadway, is preparing plans for a 4-sty brick apartment house, 42x78 ft., to be erected at the northeast corner of 8th av and 4th st., for Leo N. Levy, 898 Broadway, owner. Cost, \$25,000.

8TH AV.—Jacob Debus, 898 Broadway, is preparing plans for a 4-sty brick apartment house, 53x73 ft., to be erected on the east side of 8th av., 42 ft north of 4th st., for Leo N. Levy, 898 Broadway, owner. Cost, \$25,000.

CHRISTOPHER AV.—S. Millman & Son, 1780 Pitkin av., architects, are preparing plans for two 4-sty brick tenements, 50x90 ft., to be erected at the northwest corner of Christopher av and Sackman st., for Isaac Rothfold, 24 East 99th st., owner. Cost, \$25,000.

GATES AV.—Foundations have been completed for a brick and stone apartment house to be erected on Gates and Clinton avs., for Levy

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### DWELLINGS.

18TH ST.—Arthur H. Strong, 600 East 18th st, contemplates the erection of a 2½-sty brick and frame residence, at the southeast corner of 18th st and Newkirk av.

OCEAN AV.—Foundations are under way for the 2½-sty hollow tile and stucco residence, 36x33 ft, and stable 20x20 ft, on the west side of Ocean av, 400 ft south of Av L, for Rufus H. Brown, 350 Fulton st, owner. Dodge & Morrison, 133 Front st, N. Y. C., architects. Cost, \$20,000.

### SCHOOLS AND COLLEGES.

BROOKLYN, N. Y.—Bids were received by the Board of Education for fire protection work, fire-proof stairways, in the following schools: Jos. Kessler was low bidder for P. S. 40, \$7,429; for P. S. 76, \$4,309; P. S. 77, \$8,384.

BROOKLYN.—Bids were received by the Board of Education for installing temperature regulation in new P. S. 173. The Johnson Service Co. was low bidder at \$3,384.

### STORES, OFFICES AND LOFTS.

MONTAGUE ST.—The Brown & Weiss Realty Co. contemplates the erection of a 12-sty office building on the site of the old Brooklyn Academy of Music, Montague st, between Court and Clinton sts, on plot 100x100 ft.

REMSEN ST.—The Brooklyn Union Gas Co., 180 Remsen st, contemplates the erection of an 8-sty granite and limestone building in Remsen st. The George A. Fuller Co., 115 Broadway, N. Y. C., is reported as having contract. Cost, \$400,000.

### MISCELLANEOUS.

PROSPECT PARK.—Revised bids will close November 7 at 3 p. m. for the completion of the abandoned contract of the masonry construction work for repairs and the erection of an addition to the Litchfield Mansion at Prospect Park and 5th st, for the Department of Parks, 5th av and 64th st, owner, C. B. Stover, president, M. J. Kennedy and T. J. Higgins, commissioners. F. J. Helmle, 190 Montague st, architect. Cost, \$17,000.

### Queens.

#### DWELLINGS.

SOUTH OZONE PARK, L. I.—Thomas Boss contemplates the erection of a number of 2-sty frame dwellings on Boss av, south of the Rockaway Plank rd, at a cost of \$2,000 each.

KEW GARDENS, L. I.—Foundations are under way for a 2½-sty brick residence, 30x64 ft, to be erected at the northwest corner of Onslow pl and Greenfell av, for W. C. Cuntz, 90 West

st, N. Y. C., owner. E. S. Child, 29 Broadway, N. Y. C., architect. J. R. Corbin, 1500 Av J, Brooklyn, is general contractor. Cost, \$25,000.

FOREST HILLS GARDENS, L. I.—The Sage Foundation will erect 2½-sty brick dwellings on Greenway North, 50x42 ft, at a cost of \$10,000.

BAYSIDE, L. I.—John Dayton, this place, owner and architect, has completed plans for two 2½-sty frame residences, 24x29 ft, to be erected in the west side of 7th st, 146 ft south of Montauk av. Total cost, \$8,000.

ELMHURST, L. I.—I. P. Card, Corona, L. I., is preparing plans for six 2½-sty frame residences, 14x35 ft, to be erected on Cook av, for William T. Clute, 1120 5th av, owner. Cost, \$15,000.

### Nassau.

#### DWELLINGS.

CEDAR PARK, L. I.—Excavating is under way for two 2½-sty frame residences, 27x39 ft, for R. Swartant, this place, owner, who builds. Jos. H. Cornell, O'Kane Building, Far Rockaway, L. I., architect. Cost, \$4,000 and \$5,000.

KENSINGTON, GREAT NECK—Palayo Garcia of Havana, Cua, purchased the plot with 362 ft frontage on the northwest corner of Beverly rd and Beverly la, on which he will build for his own occupancy an Italian villa to cost about \$50,000.

### STABLES AND GARAGES.

WOODMERE, L. I.—H. Howard & Co., architects, Far Rockaway, L. I., have completed plans for a 1-sty brick and stucco garage, 20x20 ft, to be erected at the southeast corner of Central and Pine sts, for Mrs. Pearl Arnold, owner. O. Davidson, Cedarhurst, L. I., is general contractor.

### Suffolk.

#### DWELLINGS.

BELLPORT, L. I.—Chas. A. Rich, 320 5th av, N. Y. C., architect, is taking bids for a 2-sty frame residence, to be erected here, at a cost of \$7,500.

EASTHAMPTON, L. I.—Albro & Lindeberg, 2 West 47th st, N. Y. C., architects, are taking bids for a 2½-sty frame and stucco residence, 128x23 ft, for Dr. John Erdmann, 60 West 52nd st, N. Y. C., owner. Cost, \$18,000.

### FACTORIES AND WAREHOUSES.

RIVERHEAD, L. I.—Welz & Zerweck, 1562 Myrtle av, Brooklyn, N. Y., have secured a site here on which to erect a \$40,000 ice-making plant.

### HOTELS.

SAYVILLE, L. I.—Alderman George A. Morrison, president of the Greenpoint National

Bank, contemplates erecting close to the water's edge a thoroughly modern semi-fireproof summer hotel, and will also erect about ten modern bungalows on his property for summer rental purposes.

STONY BROOK, L. I.—Mowbray & Uffinger, 56 Liberty st, N. Y. C., have completed plans for a 1-sty brick and limestone bank building, 28x55 ft, for the Bank of Suffolk County, owner. Cost, \$20,000.

### Out of Town.

#### BANKS.

AMSTERDAM, N. Y.—Jackson & Rosencrans, 1328 Broadway, N. Y. C., have been selected architects for the 1-sty bank building to be erected in Market near Main st, for the Montgomery County Trust Co., John Barnes, president, and Thomas W. Swan, treasurer, 5 Jackson st. Cost, \$32,000.

TARRYTOWN, N. Y.—Work is under way for alterations to the 3-sty brick building at Main and Orchard sts, for the Tarrytown National Bank on premises, owner, R. A. Patterson, president. Hoggson Bros., 7 East 44th st, N. Y. C., contracting designers. Cost, \$10,000.

#### CHURCHES.

HARTSDALE, N. Y.—The Presbyterian Church Society contemplates the erection of a temporary structure pending the erection of a permanent church in Greenacres.

#### DWELLINGS.

MT. VERNON, N. Y.—The Langdon Co., Langdon Adams, president, contemplates the erection of a residence at the northwest corner of Tecumseh av and 5th st, from plans by A. Barbaresi, corner Tecumseh av and 4th st, architect. Cost, \$7,000.

NEWARK, N. J.—Excavating is about to be started for the 2½-sty frame residence, 24x36 ft, on the west side of Sanford av, 373 ft north of College pl, for Richard Bippart, 277 Stuyvesant av, owner. Frederick Lemmer, 89 Park av, Irvington, N. J., architect. Ferdinand Krack, 35 East Fairmount av, has the mason work, and Haitsch & Koehler Construction Co., 54 Union av, Irvington, have the carpentry. Cost, \$5,500.

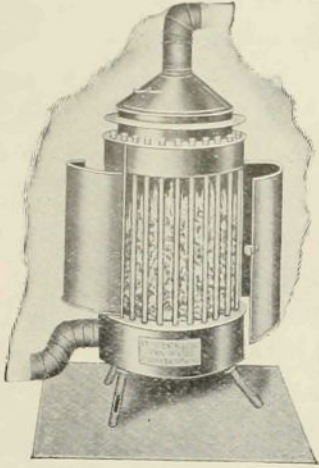
TRENTON, N. J.—R. H. Hughes, builder and contractor, 148 3d av, Long Branch, contemplates the erection of one or more houses on his Chewalla Park property near the State fair grounds.

NEW ROCHELLE, N. Y.—C. A. Patterson, Main st, has completed plans for a frame residence to be erected on North av for the Westman Realty Co., owner. Architect is taking bids. Cost, \$6,000.

NEW ROCHELLE, N. Y.—Plans have been completed for a 2½-sty frame residence, to be erected on North av for H. Rucker, owner, who is taking bids. Cost, \$12,000.

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NEW ROCHELLE, N. Y.—G. Kilthau, McGovern Building, is preparing sketches and is taking bids for a 2½-sty frame residence, 43x38 ft. Owner's name for the present withheld. Cost, \$6,000.

NEW ROCHELLE, N. Y.—Emilie L. Childborg, this place, contemplates the erection of a frame residence here.

MT. VERNON, N. Y.—Walter Stickles, P. O. Building, has completed plans for a 2½-sty residence to be erected at the northeast corner of 5th av and 4th st, for H. C. McIntyre, owner. Architect is taking bids. Cost, \$5,000.

### FACTORIES AND WAREHOUSES.

SILVER CREEK, N. Y.—F. A. Shoemaker, 21 Builders' Exchange, Buffalo, N. Y., engineer, is taking bids on a vacuum heating plant including 2 boilers, horizontal return tubular, 100 H. P., radiation H. P. pipe and covering, also considering a natural gas engine D. C. to a 200 K. W. generator, for the Huntley Manufacturing Co., Silver Creek, N. Y., owner.

NEWARK, N. J.—Plans have been completed for heating and plumbing work necessary for the cold storage building and employers' building at the Custodial Asylum, for the Board of Managers of New York State Custodial Asylum, Rev. Henry H. Stebbins, president; Dr. Nevin, superintendent; Dunn Steward, Herman W. Hoefler, Capitol, Albany, N. Y., architects.

JERSEY CITY, N. J.—Balch & Beardsley, 38 West 32d st, N. Y. C., are preparing plans for a 4-sty and basement fireproof warehouse and business building, 80x180 ft, for the Eckerson Co., 107 Hudson st, Jersey City, owner. Cost, \$150,000.

NIAGARA FALLS, N. Y.—The Shredded Wheat Co. has had plans prepared for a grain elevator, capacity 110,000 bu., 50 ft sq by 92 ft high. Carrying machinery and equipment will be installed.

SCHENECTADY, N. Y.—Veeder & Brown will erect a 2-sty wood-working and planing mill, 76x91 ft on Deck st.

HOBOKEN, N. J.—The Crucible Steel Co. of America, foot of South 5th st, contemplates improving a tract recently purchased at South 4th st, extending from the Pennsylvania R. R. to the Passaic River with factories to cost about \$1,000,000.

DUNKIRK, N. Y.—The foundation for the plant of the Niagara Gasoline Motor Co., is nearly completed. Work will be pushed as rapidly as possible.

### HALLS & CLUBS.

ITHACA, N. Y.—The Central Labor Union contemplates the erection of a labor temple in this city. Address the secretary for particulars.

BINGHAMTON, N. Y.—Stock to the amount of \$1,000 was subscribed by the members of Binghamton Lodge, Loyal Order of Moose, toward the erection or purchase of a clubhouse as a permanent home for the lodge. Edward Ryan is dictator.

ROCHESTER, N. Y.—Hirschfelder & Zimmer, 406 Exchange pl Building, Rochester, are preparing sketches for a 4-sty and basement brick and title lodge building, 60x160 ft. Owner's name and location for the present withheld. Cost, \$40,000.

### HOSPITALS AND ASYLUMS.

ALBANY, N. Y.—Fuller & Robinson, 95 State st, are preparing plans for a 4-sty brick and stone nurses' home at the Albany Hospital. Cost, \$150,000.

JAMESTOWN, N. Y.—The State Charities Aid Association is urging the county to take steps looking to the erection of a county hospital for the exclusive treatment of tuberculosis. Address the State Charities Aid Association, Chautauqua County.

### HOTELS.

STAATSBURGH, N. Y.—William B. Dinsmore contemplates the erection of a hotel here at a cost of \$50,000.

### MUNICIPAL WORK.

FARMINGDALE, N. J.—R. D. Kimball Co., 15 West 38th st, N. Y. C., engineer, is taking bids on a concrete storage tank, an electric pump 20 H. P. and water piping in connection with the water supply system for the Preventorium of Farmingdale, N. J., owner. Cost, \$5,000.

AUBURN, N. Y.—Bids will be received until November 5 by the Mayor for constructing a steel bridge in North st over the Owasco River. Elbert C. Aldrich, city engineer.

PHOENIX, N. Y.—The State Canal Board at Albany will soon let the contract for a bridge over Oswego Canal at Phoenix, to cost \$850,000. Duncan W. Peck, State Superintendent of Public Works, Albany.

VENTNOR CITY, N. J.—The City Council has decided to employ a sewer expert to prepare plans for a complete sewer system.

RED BANK, N. J.—The Borough Council of the Borough of Red Bank will, at their next regular meeting, Nov. 4, take up and consider the matter of installing a sewage ejector or sewer lift to take care of the sewage from a certain point in east Front st. and adjacent territory.

NEW HAVEN, CONN.—At the next meeting of the Fair Haven Volunteer Fire Co., Monday evening, Nov. 4, it is expected that arrangements will be made for the enlarging of the firehouse in Pearl st.

SCHENECTADY, N. Y.—Sealed proposals will be received at the County Treasurer's Office, Parker building, Schenectady, N. Y., until November 12, at 12 m., for the purchase of two hundred (\$1,000,000) bonds of the County of Schenectady, for the erection of the new County Court House and Jail and acquiring sites therefor.

### POWER HOUSES.

MILLVILLE, N. J.—The City Council will soon consider an ordinance providing for the construction of a municipal electric light plant.

TRENTON, N. J.—The Public Service Electric Co. has secured permission from the State Public Utility Commissioners to issue \$2,750,000 bonds for the purpose of extending its plant.

### PUBLIC BUILDINGS.

FT. SLOCUM, N. Y.—Bids will be received until November 16 by Captain C. McArthur, Q. M., U. S. A., Ft. Slocum for installing new steam heating boilers in public buildings at this post.

LEROY, N. Y.—H. W. Homelius & Son, Main st, Batavia, are the architects for the 2-sty brick and stone town hall, to be erected here for the Village of Leroy, Joseph Lapp, president and chairman of building committee. Cost, \$25,000.

### SCHOOLS AND COLLEGES.

HARTFORD, CONN.—The Board of Education contemplates the erection of an addition to the Southwest School from plans by Isaac A. Allen, Jr., 904 Main st, architect. Cost, \$75,000.

LIVINGSTON, N. J.—The citizens voted in favor of issuing \$17,500 bonds to erect a 6-room brick school on Cedar st, from plans by A. M. Levitt, Passaic, N. J., architect. A. W. Harris, school trustee.

MT. VERNON, N. Y.—Excavating is under way for the addition to the 1-sty brick School of Industrial Art, at 9 South 3d av, north of 2d st, for the Board of Education of Mt. Vernon, Frank Tichener, president, owner. Werner & Windolph, 27 West 33d st, N. Y. C., architects. William H. Sergeant, 3 South 3d av, is general contractor. Cost, \$5,000.

NEWARK, N. J.—Excavating is under way for the 3-sty and basement brick addition to the Newton St School for the Board of Education of Newark. E. F. Guilbert, City Hall, school architect. George W. Knight, City Hall, school engineer. E. M. Waldron, Ordway Building, Newark, has the general contract and Charles Schaedel & Bro. Co., 118 Bruce st, Newark, the carpentry. Cost, \$180,000.

WEST ORANGE, N. J.—John Lowry, Jr., 235 5th st, N. Y. C., was low bidder for the new public school in West Orange. Bid, \$50,290. Work must be completed by September, 1913.

SCHENECTADY, N. Y.—Ground will be broken in the spring for the gymnasium to be erected here for the Union College. Cost, \$100,000.

BINGHAMTON, N. Y.—E. W. Dickerman, Perry Building, has completed plans for remodeling the school for the Board of Education, M. R. F. McCarthy, president. Cost, \$4,500.

WHITE PLAINS, N. Y.—The Board of Education has decided upon Post rd and Sound View av as a site for the new school to be erected for the south side. Cost, \$12,000.

MT. VERNON, N. Y.—Bids were received by the Board of Education for P. S. 3. W. J. Morgan was low bidder for general construction, \$36,450; George Howard for heating and ventilating, \$7,150; L. R. Van Wort for the electric work, \$715, and George Howard for plumbing, \$1,690.

### STABLES AND GARAGES.

ROCHESTER, N. Y.—The City Council has appropriated \$30,000 for the erection of a city garage in Exchange st.

OTISVILLE, N. Y.—George E. Taylor, this place, contemplates the erection of a 2-sty frame garage, 40x80 ft. Cost, \$4,000. The building was recently burned.

### STORES, OFFICES AND LOFTS.

NEWARK, N. J.—The New Jersey Fire Insurance Co., 38 Clinton st, contemplates the erection of a 7-sty building at 38-40 Clinton st.

MIDDLETOWN, N. Y.—William J. Goetz, 32 Main st, owner, contemplates the erection of a 3-sty brick business block, 60x125 ft, at North and John sts. No architect has been selected. Cost, \$20,000.

CALDWELL, N. J.—Work is about to be started remodeling the frame store on Bloomfield av, for C. M. Mead, Central av, owner. Roth & Co., 45 Market st, Newark, lessee.

ATLANTIC HIGHLANDS, N. J.—Lewis B. Morris, 2nd av, contemplates the erection of a store on the east side of 1st av.

TARRYTOWN, N. Y.—The Kingen estate contemplates the erection of a 3-sty brick business building in Orchard st.

### THEATRES.

SYRACUSE, N. Y.—Excavating is under way for the 6-sty reinforced concrete theatre and business building, 86x173 ft, in South Salina st, for William Cahill, 201 South Franklin st, owner. Merrick & Randall S. A. & K. Building, architects. The Hefferman Construction Co., 522 Gurney Building, has the general contract. Cost, \$175,000.

MONTCLAIR, N. J.—Work has started on the 2-sty brick and terra cotta theatre, 186x102 ft, at the southwest corner of Bloomfield av and Valley rd, for the United Realty & Amusement Co., Charles Michelfelden, president, 469 Clinton av, West Hoboken, N. J., owner. W. H. McElPatrick, 701 7th av, N. Y. C., architect. De Riso Bros., 217 3d st, Union, N. J., have the general contract. Cost, \$80,000.

### MISCELLANEOUS.

RHINECLIFF, N. Y.—The N. Y. Central R. R. Co., 70 East 45th st, N. Y. C., owner, is taking bids for the 1 and 2-sty brick and frame freight house, 20x200 ft, from plans by D. R. Collin, architect, care of owner. G. W. Kittredge, care of owner, chief engineer. Cost, \$20,000.

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**APARTMENTS FLATS AND TENEMENTS.**

**WEST NEW YORK, N. J.**—James Ventura, West Hoboken, N. J., has received the mason work and Nicolo Berl, West New York, the carpentry, for two 2-sty brick stores and flats to be erected at 516 15th st, for Ambrose & Antonio Conti, West New York, owners. William Mayer, Jr., 693 Bergenline av, architect. Cost, \$5,000 each.

**92D ST.**—Canavan & Deigan, 104 West 100th st, have received the plumbing contract for the 9-sty apartment house, 75x128 ft, to be erected in the north side of 92d st, 136 ft from West End av, for the A. C. & H. M. Hall Realty Co., Broadway and 108th st, owner. Gaetan Ajello, 1 West 34th st, architect. Robert E. Moss, 126 Liberty st, steel engineer. Paul J. Piatti, 45 West 34th st, steam engineer. H. E. Campbell, 116 West 190th st, has the mason work. Cost, \$350,000.

**CROTONA PARK EAST.**—The Indelli & Conforti Co., 839-49 Bergen av, has received the cut stone work for three 5-sty brick apartments, 40x88 ft, to be erected at the southwest corner of Crotona Park East and Suburban pl, for Shiman Bros. & Co., 87 Maiden la, owner. William E. Lehman, 738 Broad st, Newark, N. J., architect. William Frey, 1226 Tinton av, is general contractor. Total cost, \$150,000.

**92D ST.**—Canavan & Deigan, 104 West 100th st, have received the plumbing contract for the 12-sty apartment house, 136x96 ft, to be erected at the southwest corner of 92d st and West End av, for the A. C. & H. M. Hall Realty Co., Broadway and 108th st, owner. Gaetan Ajello, 1 West 34th st, architect. Robert E. Moss, 126 Liberty st, steel engineer. Paul J. Piatti, 45 West 34th st, steam engineer. Owner builds. Cost, \$1,000,000.

**BROADWAY.**—Clark MacMullen & Riley, 80 Maiden la, steam and electrical engineers, are preparing plans for a 12-sty apartment house, 102x145 ft to be erected at the northeast corner of Broadway and 81st st, for Charles Brogan, at site, owner. Gaetan Ajello, 1 West 34th st, architect. Robert E. Moss, 126 Liberty st, steel engineer. George Munge & Son, 482 Robbins av, have the mason work. Owner builds.

**JERSEY CITY, N. J.**—D. Schultz, at site, has received the general contract to erect an addition to the 3-sty brick store and flat, at 127 Brunswick st for Samuel Cohen, 129 Brunswick st, owner. William H. Bogart, 467 Jackson av, architect.

**POUGHKEEPSIE, N. Y.**—H. H. Warone, Mill st, has received the general contract to erect the 3-sty brick apartment and store in Main st, for James Golden, 134 North Hamilton st, owner. Du Bois Carpenter, 45 Market st, architect. Steinberg & Cohen, Church st, have the mason work. Cost, \$12,000.

**BANKS.**

**125TH ST.**—J. Schlesinger, 1269 Broadway, has received the general contract for alterations to the 6-sty bank and office building, 90x56 ft, at the northwest corner of 125th st and Park av, for the Mt. Morris Bank, 81 East 125th st, owner. Louis M. Schwan, president; Frederick Livermore, vice president. Frank A. Rooke, 489 5th av, architect. Cost, \$8,000.

**AMSTERDAM AV.**—Charles E. Fick, 32 Dunn st, has received the general contract for remodeling the bank at 49 Main st, for the Farmers' National Bank, F. S. Dandever, cashier, John Kellogg, president, 49 East Main st. Otis Dockstader, 103 West Church st, Elmira, N. Y., architect. Cost, \$30,000.

**DWELLINGS.**

**SYOSSET, L. I.**—Charles N. Brady, Glen Cove, L. I., has received the general contract for alterations to the 2-sty frame residence for J. H. Sears, care of H. B. Hollins, 15 Wall st, N. Y. C., owner. Guy Lowell, 225 5th av, and 1128 Tremont Building, Boston, Mass., architect.

**RIDGEFIELD, CONN.**—The Anderson-Martin Electric Co., Inc., 109 Broad st, has received the contract for electric work in the residence of

**KENSINGTON, L. I.**—Hines Bros., Great Neck, L. I., has received the roofing, heating and plumbing contract for an extension to the 2-sty frame and stucco residence and garage for Nathaniel Huggins, North Drive, Great Neck, L. I., owner. Aymar Embury, II, 132 Madison av, N. Y. C., architect. R H Brown Inc, 350 Fulton st, is general contractor. Cost, \$5,000.



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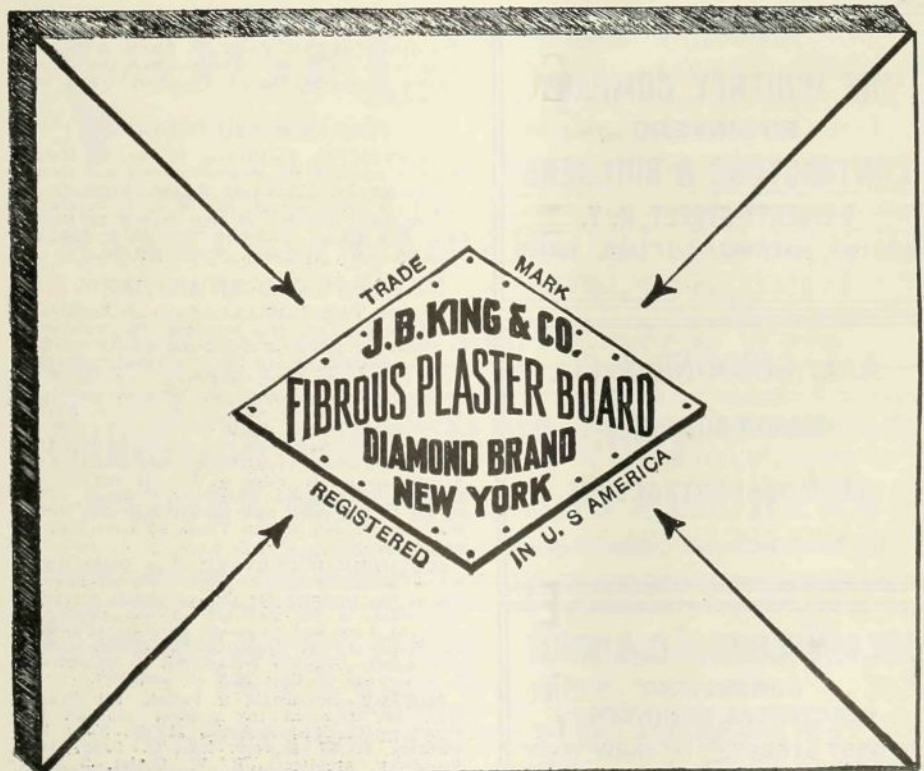
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John H. Lynch, Ridgefield, Conn. Montrose W. Morris, 80 Wall st, N. Y. C., architect. John Clark Udall, 29 West 34th st, N. Y. C., general contractor. Blake & Williams, 24 Barrow st, heating contractors.

NEW ROCHELLE, N. Y.—A. R. Moberg, 51 Sylvan pl, has received the painting contract for the 2-sty frame and brick residence, 37x90 ft, to be erected at Beechmont, for Dr. A. H. Moore, this place, owner. Barnard & Wilder, Lawton st, architects. George Watson, 220 Huguenot st, is general contractor. Relistab & DeVau, have the mason work. Cost, \$10,000.

PLANDOME, L. I.—The Robbins-Ripley Co., 50 Church st, N. Y. C., has received the general contract and is taking bids on subs for a hollow tile and stucco residence to be erected in Plandome, Nassau County. Alternate bids are desired on brick construction.

YONKERS, N. Y.—A. N. Garthwaite, 110 Ashburton av, has received the mason work, and K. Mackay, Main st, the carpentry, for the 2½-sty frame residence, 68x35 ft, to be erected at 149 Park av, for D. Elton Sittell, 147 Park av, owner. G. H. Chamberlin, 18 South Broadway, architect.

### FACTORIES AND WAREHOUSES.

SANDS ST.—Martin Walsh, 398 Lexington av, has received the general contract to erect a 4-sty brick storage building, 24x89 ft, at 133 Sands st, Brooklyn, for Ralph Cohn, 131 Sands st, owner. David A. Walsh, 398 Lexington av, architect.

HARLEM RIVER.—The Schneider Sheet Metal Works, 161 East 84th st, has received the roofing contract for a steel and corrugated iron storage shed, 37x90 ft, to be erected on the Bronx side of the Harlem River, for L. M. Mace & Co., 15 East 32d st, owner. Robert N. Cleverdon, 4 East 42d st, architect. H. H. Vought & Co, 340 Madison av, have the general contract.

7TH ST.—Charles Hillgren, 273 7th st, has received the general contract to erect a 1-sty brick storage building, 40x90 ft, in the south side of 7th st 214 ft west of 5th av, for Pauline E. Heberlein, 302 7th st, owner. Chas. Infanger, 2634 Atlantic av, architect. Cost, \$3,000.

27TH ST.—The Anderson-Martin Electric Co., Inc., 109 Broad st, has received the contract for the electric work for the warehouses at Eleventh av, 27th and 28th sts. Richard Deeves & Son, 309 Broadway, general contractors. O. M. Beck, engineer.

YONKERS, N. Y.—A. N. Garthwaite, Ashburton av, has received the general contract to erect the 4-sty brick factory on Nepperhan av, for Alex Smith & Son, Nepperhan av, owners.

### HALLS AND CLUBS.

PRINCETON, N. J.—Henry L. Brown, 1714 Sansom st, Phila., Pa., has received the general contract to erect the stone clubhouse for the Charter Club of Princeton University. Cost, \$72,000.

### HOSPITALS AND ASYLUMS.

WATER ST.—James F. Eagan, 162 West 20th st, has received the contract for foundations necessary for the 5-sty brick and limestone hospital at the northwest corner of Water and Beekman sts, for The Volunteers of America, 34 West 28th st, owner. Col. W. J. Crafts, National Treasurer. Col. James W. Merrill, National Secretary. Adolph Mertin, 34 West 28th st., architect. Cost, \$100,000.

### MUNICIPAL WORK.

SIMPSON ST.—The Anderson-Martin Electric Co., Inc., 109 Broad st, has received the contract for electric work for the station house, prison and garage for the 62nd Precinct Police Station, Simpson st, near 167th st, The Bronx. Hazzard, Erskin & Bladgen, 437 5th av, architects. Chas. H. Peckworth, 361 Hudson st, general contractor.

### PUBLIC BUILDINGS.

JOHNSTOWN, N. Y.—W. H. Fissell & Co. 1133 Broadway, N. Y. C., have received the general contract to erect the U. S. Post Office here at \$68,675.

### STABLES AND GARAGES.

NEWARK, N. J.—Francis McCue, 84 Harper st, has received the mason contract and George J. Fredericks, 278 Ridge st, the carpentry for the 1-sty brick garage, 33x154 ft, to be erected at 380-380½ Central av, for Joseph L. Feibleman, 738 Broad st, owner. William E. Lehman, 738 Broad st, architect. Cost, \$12,000.

### STORES, OFFICES AND LOFTS.

HUNTS POINT PLAZA.—Gallo & Laguidora, 1923 Barnes av, has received the plastering contract for the 3-sty brick community building No. 1, 103x129 ft, at the northwest corner of 163d st and Southern Boulevard for the Kellwood Realty Co., James F. Meehan, president, 815 Hunts Point av owner. Michael J. Brown, 4213 3d av, lessee. Cost, \$250,000.

5TH AV.—The Grant Contracting Co., 1123 Broadway, has received the general contract for alterations to the store at 119-131 5th av, for Lord & Taylor, 901 Broadway, lessee. (This refers to the store now occupied by the firm.) Goldwin Starrett & Van Vleck, 45 East 17th st, architects.

SOUTHERN BOULEVARD.—The Globe Automatic Sprinkler Co., 47 West 34th st, has received the contract for the automatic sprinkler equipment to be installed in the reinforced concrete 6-sty and basement building at Southern Boulevard and Brook av, The Bronx. Champion Realty Co., 526 West 113th st, owner. C. B. Comstock, 23 East 26th st, architect.

BOWERY.—Greenwald & Pollak, 171 Broadway, has received the general contract for repairing the fire damages at the 5-sty loft building at 87 Bowery. A. M. Gray, 1402 Broadway, architect. R. W. Golet, 9 West 17th st, owner. Cost, \$20,000.

26TH ST.—Greenwald & Pollak, 171 Broadway, have received the general contract to make interior alterations in the 12-sty loft building, 37-43 West 26th st, for the 43 West 26th St Co., owner. H. M. Baer, 21 West 45th st, architect.

### THEATRES.

HOPKINSON AV.—The Globe Automatic Sprinkler Co., 47 West 34th st, has received the contract for the automatic sprinkler equipment for the Howe Theatre, 482-486 Hopkinson av, Brooklyn. Thos. W. Lamb, 501 5th av, N. Y. C., architect. William Henderson, Inc., 516 5th av, general contractor.

### MISCELLANEOUS.

YONKERS, N. Y.—Lynch & Larkin, Riverdale av, have received the general contract to erect an addition to the brick shop of the Yonkers Railroad Co., W. P. Seaver, 326 5th av, N. Y. C., architect. Cost, \$20,000.

### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

190TH ST, s s, 100 w St. Nicholas av, 6-sty tenement, 86.4x76.11; cost, \$120,000; owner, 190th St Realty Co., 47 West 34th st; architects, Lord, Hewlett & Tallant, 345 5th av. Plan No. 595.

PARK AV., s e cor 66th st, 12-sty apartment house, 75.5x69.10x59.8, tile roof; cost, \$400,000; owner, Fullerton Weaver Realty Co., 1 Madison av; architect, J. E. R. Carpenter, 1 Madison av. Plan No. 597.

#### STORES, OFFICES AND LOFTS.

5TH AV, 584, 6-sty store and loft, 27x93, slag roof; cost, \$40,000; owner, Federal Estates Corporation, 135 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 598. Samuel Stone, vice president; Moses J. Wolf, president; Simpson Wolf, 135 Broadway, secretary.

#### MISCELLANEOUS.

119TH ST, 521-23 East, 1-sty shed, 15x40.5; cost, \$100; owners, J. B. Levine and Max Posner, 533 East 119th st; architect, Isidor Phillips 1133 Vyse av. Plan No. 596.

#### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

LYMAN PLACE e s, 177.3 s Freeman st, 5-sty brick tenement, plastic slate roof, 74.10x 97.3¾; cost, \$60,000; owners, Lymore Realty Co., Hyman Peskin, 649 Eagle av; architect, Wm P. Seaver, 322 5th av. Plan No. 812.

WEBSTER AV, w s, 221.85 s 171st st, two 5-sty brick tenements, plastic slate roof, 62.6x41; cost, \$60,000; owner, Otto J. Schwarzler, 1340 Brook av; architects, Chas. Schaefer, Jr., Co., 401 Tremont ave. Plan No. 819.

#### DWELLINGS.

CEDAR ST, w s, 175 s Bartholdi st, 2-sty brick dwelling, asphalt roof, 22x50; cost, \$6,000; owner, Raffael Paonessa, 1038 Boston Road; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 813.

#### FACTORIES AND WAREHOUSES.

BENEDICT AV, s s, 81 w Pugsley av, 1-sty frame storage, 14x18; cost, \$350; owner, Costanzo Perella, on premises; architect, Thos. A. Gallow, 123 Liberty st. Plan No. 815.

#### SCHOOLS AND COLLEGES.

SEDGWICK AV, s e cor 181st st, 3-sty brick school, 90.8x53.10; cost, \$90,000; owners, New York University, on premises; architects, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 816.

#### STABLES AND GARAGES.

MARION AV, w s, 125 n 198th st, 1½-sty frame stable, 22x35; cost, \$1,600; owners, Ursuline Academy, Mother Mary Fidelis, Bedford Park, president; architects, Ahnemaft & Younkheere, 3320 Baitly av. Plan No. 820.

#### STORES AND DWELLINGS.

CLINTON AV, e s, 87 n Oakland place, 1-sty frame store and dwelling, tin roof, 18x63; cost, \$1,500; owner Samuel Klein, 2070 Clinton av; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 814.

#### THEATRES.

180TH ST, n s, 108.58 e Daly av, open air theatre, 62x125; cost, \$1,000; owners, Arc Realty Co., 929 East 180th st; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 818.

#### MISCELLANEOUS.

MINNIFORD AV, n e cor Cross st, 1-sty frame shed, 14x22; cost, \$100; owner, Jos J. White, 1190 Boston rd; architect, Henry Nordheim, 1087 Tremont av. Plan No. 817.

143D ST, 472, 1-sty brick wash and drying rooms, plastic slate roof, 18x20; cost, \$400; owners, New System Dye Works, Isaac Goldberg, 472 East 143d st, president; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 821.

#### Brooklyn.

#### APARTMENTS FLATS AND TENEMENTS.

11TH ST, s s, 184 w Prospect Park West, two 4-sty brick tenements, 50x86.2, slag roof, 17 families each; total cost, \$70,000; owner, Kessen Realty Co. (Inc.), 163 Prospect Park West; architect, Axel S. Hedman, 371 Fulton st. Plan No. 6537.

CUMBERLAND ST, w s, 200 n Lafayette av, 5-sty brick tenement, 56x85, tar and gravel roof, 20 families; cost, \$40,000; owner, Kahan

Construction Co., Inc., 320 Schermerhorn st; architect, Cohn Bros., 361 Stone av. Plan No. 6396. Corrects error of October 26 issue.

WEST 19TH ST, w s, 280 s Neptune av, five 2-sty frame tenements, 20x70.4, tar and gravel roof, 4 families each; total cost, \$35,000; owner, Eugene Martin, 16 Court st; architect, Klein & Koen, 9 Debevoise st. Plan No. 6607.

EAST 22D ST, e s, 59.10 s Newkirk av, 4-sty brick tenement, 40x84.7, slag roof, 16 families; cost, \$45,000; owner, Blecher Bros. Co., 49 Nostrand av; architect, Shampan & Shampan, 772 Broadway. Plan No. 6611.

HOWARD AV, n w cor St. Mark's av, 4-sty brick tenement, 43x90, tin, tar and gravel roof, 19 families; cost, \$25,000; owner, David Isaacowitz, Inc., 366 Hopkinson av; architect, Cohn Bros., 361 Stone av. Plan No. 6606.

HOWARD AV, w s, 43 n St. Mark's av, 4-sty brick tenement, 42.1x88, tin, tar and gravel roof, 16 families; cost, \$20,000; owner, Davis Gacowitz, Inc., 366 Hopkinson av; architect, Cohn Bros., 361 Stone av. Plan No. 6605.

OCEAN AV, w s, 97.6 n Cortelyou rd, 4-sty brick tenement, 55x86.4, slag roof, 20 families; cost, \$45,000; owner, Charles E. W. Lowell, Jr., 334 Rugby rd; architect, Shampan & Shampan, 772 Broadway. Plan No. 6612.

DWELLINGS.

MILFORD ST, e s, 310 s Blake av, two 2-sty frame dwellings, 16x32, tin roof, 1 family each; total cost, \$3,400; owner, Robt. L. Moores, 2571 Pitkin av; architect Ernest Dennis, 241 Schenck av. Plan No. 6497.

DUMONT AV, n w cor Ames st, 1-sty brick dwelling, 20x35, slag roof, 1 family; cost, \$3,500; owner, B. & P. Construction Co., 737 Saratoga av; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 6495.

DEAN ST, s s, 104.10 e Underhill av, 2-sty brick dwelling, 21.10x34, tar and gravel roof, 2 families; cost, \$2,500; owner, Joseph Ciaresse, 772 Dean st; architect, Jas. F. Bly, 422 St Marks av. Plan No. 6529.

PRESIDENT ST, s s, 50 e New York av, 3-sty brick dwelling, 22.4x51, tar and gravel roof, 1 family each; total cost, \$18,000; owner, John W. Auer, 648 Lexington av; architects, Koch & Wagner, 26 Court st. Plan No. 6546.

E 23D ST, e s, 325 n Av K, 2-sty frame dwelling, 25x33.6, shingle roof, 1 family; cost, \$4,500; owner, Margaret Seebeck, 527 8th st; architect, B. F. Hudson, 319 9th st. Plan No. 6518.

E 26TH ST, w s, 100 s Clarendon rd, 21 2-sty brick dwellings, 20x36, gravel roof, 1 family each; cost, \$6,300 each; owner, Henry Meyer, 134 Arlington av; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 6536.

HOWARD AV, e s, 16.9 n Prospect av, five 2-sty brick dwellings, 16x38, tar and gravel roof, 1 family each; total cost, \$22,500; owner, Wm. M. Calder Co., 11th av and Sherman st; architect, Benj. F. Hudson, 319 9th st. Plan No. 6522.

LOTT AV, s s, 40 w Amboy st, 2-sty brick dwelling, 20x52, tar and gravel roof, 2 families; cost, \$3,400; owner, Annie Weissman, care of architect, Morris Rothstein, 627 Sutter av. Plan No. 6513.

LOUISIANA AV, e s, 240 n Hegeman av, two 2-sty brick dwellings, 20x52, tin roof, 2 families each; total cost, \$6,000; owner, Nathan Rolnick, Williams av near Hegeman av; architect, Tobias Goldstone, 49 Graham av. Plan No. 6540.

E 2D ST, w s, 310 n Cortelyou rd, three 2-sty frame dwellings, 22x38, shingle roof, 2 families each; total cost, \$12,000; owner, Mary A. Weales, 707 East 3d st; architects, MacDonald & Weales, same address. Plan No. 6558.

CARROLL ST, n s, 100 w New York av, 8 2-sty brk dwellings, 20x52, tar and gravel roof, 2 families each; total cost, \$36,000; owner, Harris Bldg. Co., 180 Montague st; architects, Koch & Wagner, 26 Court st. Plan No. 6593.

VERONA AV, s e cor Louisiana av, 1-sty frame dwelling, 20x25, tar and gravel roof, 1 family; cost, \$500; owner, Victor Kramer, 134 Louisiana av; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 6569.

WEST 10TH ST, w s, 150 s Av T, four 2 1/2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$10,000; owner, Pastinico Realty Co., 205 21st st; architect, Charles G. Wessel, 1456 35th st. Plan No. 6596.

75TH ST, s s, 100 w 16th av, nine 2-sty frame dwelling, 20x44, shingle roof, 1 family each; total cost, \$36,000; owner, John R. Pioneer Co., 74th st, cor New Utrecht av; architect, C. Schubert, 13th av, cor 86th st. Plan No. 6604.

LAWRENCE AV, n s, 250 w 3d st, two 2-sty frame dwellings, 20x66, — roof, 2 families each; total cost, \$7,600; owner, J. A. Wilson, 71 Lawrence st; architect, same. Plan No. 6615.

NEWPORT AV, s s, 80 w Bristol st, two 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$7,000; owner, S. & Q. Realty Co., 19 Thatford av; architect, Hy. Rockmore, 1733 President st. Plan No. 6599.

FACTORIES AND WAREHOUSES.

EAST 92D ST, n w corner Matthew pl, 1-sty frame store house, 14x20, shingle roof; cost, \$200; owner, Mary J. Messenger, on premises; architect, Robt. O. Kay, 16 Williams av. Plan No. 6498.

JEWELL ST, w s, 100 s Calyer st, 1-sty frame factory, 57.3x29, tar and gravel roof; cost, \$1,000; owner, Syracuse Smelting Works, on premises; architect, Christ Bauer, Jr., 6 Bedford av. Plan No. 6523.

53D ST, s s, 460 e 17th av, 1-sty brick light mfg., 46x35, tar and gravel roof; cost, \$5,000; owner, Wm. J. Koenig, 37 Lafayette st, N. Y.; architects, Eisenla & Carlson, 16 Court st. Plan No. 6512.

PENN ST, e s, 129.8 s Broadway, 4-sty brick soap factory, 56x94, tar and slag roof; cost, \$25,000; owner, Israel Roklach & Sons, 409 Hewes st; architects, L. Berger & Co., Myrtle and Cypress avs. Plan No. 6550.

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 FIREPROOF WIRE-GLASS WINDOWS

NEW JERSEY AV. No. 3738, 3-sty brick fac-  
 tory, 20x50, tar and gravel roof; cost, \$5,000;  
 owner, Emily Wozneck, 2098 Pitkin av; archi-  
 tect, Gustave Erdo, 829 Manhattan av. Plan  
 No. 6394.

STABLES AND GARAGES.  
 49TH ST, s s, 320 e 12th av. 1-sty frame  
 garage, 16x18; cost, \$500; owner, Harris Wil-  
 ner, 1113 49th st; architects, Eisenla & Carl-  
 son, 16 Court st. Plan No. 6519.

LOCUST AV, n s, 33 w East 15th st, 2-sty  
 frame stable and dwelling, 26x20, tin roof,  
 1 family; cost, \$500; owner, Paul May, on  
 premises; architect, The Craftsman, 1960 Coney  
 Island av. Plan No. 6508.

22D AV, s e cor 81st st, 1-sty frame garage,  
 12x20, shingle roof; cost, \$150; owner and  
 architect, Edith B. Cochran, 81st st and 23d av.  
 Plan No. 6521.

GRAND AV, No. 30, 1-sty frame garage, 7.6x  
 15, tin roof; cost, \$200; owner and architect,  
 Wm. Golmann, on premises. Plan No. 6573.

HURON ST, s s, 125 w Provost st, 2-sty brick  
 stable, 35x50, gravel roof; cost, \$4,000; owner,  
 John C. Wiarda Co., 251 Huron st; architect,  
 Albert Ullrich, 371 Fulton st. Plan No. 6565.

NOSTRAND AV, w s, 320 n Av F, 1 1/2-sty,  
 frame stable, 80x16, felt roof; cost, \$350; owner,  
 Louisa Maurer, 1978 Nostrand av; architect, R.  
 T. Schaefer, 1522 Flatbush av. Plan No. 6554.

BOND ST, n w cor Wyckoff st, 1-sty brick  
 garage, 20x18.9, gravel roof; cost, \$350; owner,  
 Mrs. Ehrlich, on premises; architect, N. Wil-  
 liams, 92 Navy st. Plan No. 6618.

EAST 92D ST, w s, 125 s Flatlands av, 1-sty  
 frame auto shed, 14x20, shingle roof; cost,  
 \$500; owner, John H. Vreeland, on premises;  
 architect, L. Dananher & Co., 7-9 Glenmore  
 av. Plan No. 6600.

ARLINGTON AV, n w cor Cleveland st, 1 1/2-sty  
 brick garage, 22x20, shingle roof; cost, \$800;  
 owner, John C. Creveling, 235 Arlington av; ar-  
 chitect, L. F. Schillinger, 167 Van Siclen av.  
 Plan No. 6609.

STORES AND DWELLINGS.  
 7TH AV, e s, 45.2 n 52d st, 4 3-sty brk store  
 and dwelling, 20x55, slag roof, 2 families each;  
 total cost, \$20,000; owner, M. Green & Co., 552  
 48th st; architect, Jonas Green, 406 48th st.  
 Plan No. 6528.

7TH AV, e s, 25.2 n 52d st, 3-sty brick store  
 and dwelling, 20x55, slag roof, 2 families; cost,  
 \$5,500; owner, M. Green & Co., 552 48th st;  
 architect, Jonas Green, 406 48th st. Plan No.  
 6527.

STORES, OFFICES AND LOFTS.  
 FLUSHING AV, n s, 227 e Throop av 1-sty  
 frame store, 19.6x55, slag roof; cost, \$1,500;  
 owner, Morris B. Evens, 839 Broadway; archi-  
 tects, Shampian & Shampian, 772 Broadway.  
 Plan No. 6559.

THEATRES.  
 DITMAS AV, n s, 125 e Gravesend av, 2-sty  
 brick moving picture theatre, 35x98.2, tar and  
 gravel roof; cost, \$10,000; owner, Dittmas The-  
 atre Corporation, 43 Cedar st, N. Y.; architect,  
 M. Rosenquist, 53d st and New Utrecht av.  
 Plan No. 6560.

MISCELLANEOUS.  
 BATH AV, n e cor 20th av, 1-sty frame air-  
 dome, 50.6x63.8, - roof; cost, \$1,000; owner, I.  
 Novick, -; architect, Louis F. Waillard, 808  
 Broadway. Plan No. 6543.

BROOKLYN AV, s e cor Rutland rd, 1-sty  
 frame shop, 18x60, gravel roof; cost, \$1,000;  
 owner, Antonio Pope & Bros., on premises; ar-  
 chitect, Alex McLean, 883 East 35th st. Plan  
 No. 6570.

5TH AV, e s, 40 n 7th st, 1-sty brick shop,  
 37x60, tar and gravel roof; cost, \$4,000; owner,  
 John Eno, 44 Court st; architect, Sylvester  
 Baker, 1521 President st. Plan No. 6612.

Queens.

APARTMENTS, FLATS AND TENEMENTS.  
 RIDGEWOOD.—Prospect st, e s, 50 s Madison  
 st, 3-sty brick tenement 25x64, tin roof, 6 fam-  
 ilies; cost, \$8,000; owner, Anton Kulepfl, 1792  
 Madison st, Ridgewood; architects, L. Berger  
 & Co., Myrtle and Cypress avs, Ridgewood.  
 Plan No. 3322.

DWELLINGS.  
 ARVERNE.—Vernam av, w s, 120 n Morris  
 av and Clarence av, w s, 110 s Almeda av,  
 eight 2 1/2-sty frame dwellings, 20x36, shingle  
 roof, 1 family; cost, \$36,000; owner, David  
 Goldstein, 35 Nassau st, N. Y. C.; architects,  
 S. Millman & Son, 1780 Pitkin av, Brooklyn.  
 Plan Nos. 3323 to 3330.

BAYSIDE.—Bismark av, e s, 140 s Warburton  
 av, two 2 1/2-sty frame dwellings, 22x30, shingle  
 roof, 1 family; cost, \$4,500; owner, Bayside  
 Building Co., Warburton av, Bayside; architect,  
 H. Anderson, 7th st, Bayside. Plan Nos. 3310-  
 11.

CORONA.—50th st, e s, 420 s Park av, two  
 2-sty frame dwellings, 17x35, shingle roof, 1  
 family; cost, \$2,500; owner, J. Gifford, 40 50th  
 st, Corona; architect, Wm. E. Helm, 8 50th st,  
 Corona. Plan No. 3313.

DOUGLAS MANOR.—Warwick av, s w corner  
 Center Drive, 3-sty frame dwelling 40x34, shingle  
 roof, 1 family; cost, \$7,500; owner Kath-  
 erine Bayer, 575 Riverside Drive, N. Y.; archi-  
 tects, Voss & Lauritzen, 65 DeKalb av, Brooklyn.  
 Plan No. 3312.

FAR ROCKAWAY.—Greenwood av n w s, 652  
 s w Rockaway Turnpike, 2 1/2-sty frame dwelling,  
 39x40, shingle roof, 1 family; cost, \$7,500; own-  
 er Mrs. Catherine Bishop, 102 West 90th st, N.  
 Y. C.; architect, Morrell Smith, Far Rockaway.  
 Plan No. 3331.

FLUSHING.—15th st, w s, 100 n Myrtle av,  
 1 1/2-sty frame dwelling, 30x24, shingle roof, 1  
 family; cost, \$1,500; owner, Mrs. M. S. Wil-  
 liams, 150 West 104th st, N. Y. C.; architect,  
 Chas. Spaeth, 126 Smart av, Flushing. Plan  
 No. 3340.

FOREST HILLS.—Burns st, s s, 99 e Bye st,  
 2 1/2-sty brick dwelling, 31x30, tile roof, 1 fam-  
 ily; cost, \$3,000; owner, Sage Foundation Homes  
 Co., 47 West 34th st N. Y. C.; architect, G. At-  
 terbury, 20 West 43d st, N. Y. C. Plan No.  
 3341.

JAMAICA.—Hawtree av, e s, 260 n Morrell  
 av, 2-sty frame dwelling, 30x30, shingle roof,  
 1 family; cost, \$3,000; owner, Howard Estates,  
 149 Broadway, N. Y. C.; architect, Wm. Rapp,  
 Jr., Woodhaven. Plan No. 3336.

JAMAICA.—Islington pl, n s, 108 w Homer  
 Lee av, 2 1/2-sty frame dwelling, 18x32, shingle  
 roof, 1 family; cost, \$2,250; owner and archi-  
 tect, Arthur E. Woods, Jamaica. Plan No.  
 3320.

JAMAICA JUNCTION.—Earlington av, e s, 250  
 n Southern Boulevard, two 2 1/2-sty frame dwell-  
 ings, 16x36, shingle roof, 1 family; cost, \$3,500;  
 owner, Leon Hough Realty Co., Jamaica Junc-  
 tion; architect D. J. Evans, 354 Fulton st, Ja-  
 maica. Plan Nos. 3307-8.

JAMAICA.—Van Wyck av, n w corner Chi-  
 chester av, six 3-sty brick dwellings and stores,  
 25x60, tin roof, 2 families; cost, \$28,500; owner  
 and architect, Eber Dennung, 2901 Jamaica av,  
 Richmond Hill. Plan Nos. 3337-38.

LONG ISLAND CITY.—Willow st, e s, 62 s  
 North Washington pl, 1-sty frame dwelling, 23x  
 23, tar and gravel roof, 1 family; cost, \$500;  
 owner, Francesco Mazarro, 78 Willow st, L. I.  
 City; architect, Rocco V. Petrolino, 228 Hoyt av,  
 Long Island City. Plan No. 3318.

MIDDLE VILLAGE.—Furman av, w s, 50 n  
 Cross st, two 2-sty frame dwellings, 20x47, slag  
 roof, 2 family; cost, \$6,000; owner, John A.  
 Hoerning, 51 Furman av M. V.; architect, J. H.  
 Vandervegh, 47 Butler st, Brooklyn. Plan No.  
 3315.

RIDGEWOOD.—Palmetto st, s s, 222 e Forest  
 av, three 2-sty frame dwellings, 17x55, felt  
 roof, 2 families; cost, \$8,400; owner, Frank  
 Waters, Palmetto and Forest sts, Ridgewood;  
 architect, John H. Vandervegh, 47 Butler st,  
 Brooklyn. Plan No. 3317.

ROCKAWAY BEACH.—South Pleasant av, w  
 s, 653 s Boulevard, five 2-sty frame dwellings,  
 16x36, shingle roof, 1 family; cost, \$9,000; own-  
 er, J. S. Williamson, Brandreth av, Rockaway  
 Beach; architect, J. B. Smith, 67 North Fair-  
 view av, Rockaway Beach. Plan Nos. 3332 to  
 3335 and 3339.

ROSEDALE.—Summer av, n s, 220 w Rosedale  
 av, 2-sty frame dwelling, 22x25, shingle roof,  
 1 family; cost, \$2,000; owner and architect,  
 Niels C. Mortenson, Rosedale. Plan No. 3314.

BAYSIDE.—Highland av, e s, 165 s Lamartine  
 av, 2 1/2-sty frame dwelling, 23x33, shingle roof,  
 1 family; cost, \$3,000; owner, W. S. Hill, Wil-  
 lard av, Woodhaven; architect, Samuel Guil-  
 foxy, 4 Shipley st, Woodhaven. Plan No. 3348.

EDGEWATER.—Frank av, e s, 120 n Boule-  
 vard, 2 1/2-sty frame dwelling, 25x30, shingle  
 roof, 1 family; cost, \$3,500; owner, Rockaway  
 Coast Realty Co., Edgemere; architect, Jos. H.  
 Cornell, Far Rockaway. Plan No. 3349.

FLUSHING.—Park pl, s s, 94 w Congress av,  
 two 2 1/2-sty frame dwellings, 18x26, shingle  
 roof, 1 family; cost, \$4,000; owner, Thomas J.  
 Halleran, Flushing; architect, owner. Plan Nos.  
 3342-43.

JAMAICA.—Humboldt Boulevard, n s, 125 e  
 Baltic st, 2 1/2-sty frame dwelling, 18x32, shingle  
 roof, 1 family; cost, \$3,000; owner, L. Blum-  
 berg, Allen st, Jamaica; architect, Ole Harri-  
 son, 328 Fulton st, Jamaica. Plan No. 3347.

MORRIS PARK.—Beaufort st, s s, 23 e Wick  
 st, 2 1/2-sty frame dwelling, 18x32, shingle roof,  
 1 family; cost, \$2,500; owner, Helen McCulloch,  
 1019 Centre av, Morris Park; architect, Edward  
 Jackson, Jamaica av, Richmond Hill. Plan No.  
 3346.

SPRINGFIELD.—Thurston Creek, w s, near  
 Springfield Dock, 1 1/2-sty frame summer dwell-  
 ing, 14x45, shingle roof, 1 family; cost, \$550;  
 owner, Peter Scheer, 1169 Jefferson av, Brook-  
 lyn; architect, Chas. D. Fraser, 165 Lee av,  
 Brooklyn. Plan No. 3345.

BAYSIDE.—Jackson st, n w cor Lamartine av,  
 3 2 1/2-sty frame dwellings, 26x31, shingle roof, 1  
 family; cost, \$9,000; owner, Gustave A. Cooper,  
 75 Whitestone av, Flushing; architect, owner.  
 Plan No. 3368-69-70.

BAYSIDE.—Third st, e s, 157 n Lawrence  
 Boulevard, 2 2 1/2-sty frame dwellings, 24x36,  
 shingle roof, 1 family; cost, \$9,000; owner and  
 architect, George Harden, Bayside. Plan No.  
 3352-53.

ELMHURST.—Paris Boulevard, n s, 240 w  
 Broadway, 2 2 1/2-sty dwellings, 20x35, shingle  
 roof, 1 family; cost, \$6,000; owner, E. J. Jones,  
 Elmhurst; architect, S. Mason, Jr., Endicott  
 av, Elmhurst. Plan No. 3366-67.

FOREST HILLS.—Groton st, n s, 115 w  
 Greenway North, 2 1/2-sty brick dwelling, 28x35,  
 tile roof, 1 family; cost, \$8,000; owner, Sage  
 Foundation Homes Co., 47 West 34th st, N. Y.  
 C.; architect, Ferdinand Litt, No. 105 West 40th  
 st, N. Y. C. Plan No. 3358.

FOREST HILLS.—Groton st, n s, 185 w  
 Greenway North, 2 1/2-sty brick dwelling, 25x39,  
 tile roof, 1 family; cost, \$8,000; owner Lewis  
 Litt, care Sage Foundation Homes Co., 47 West  
 34th st, N. Y. C.; architect, Ferdinand Litt, 105  
 West 40th st, N. Y. C. Plan No. 3359.

JAMAICA.—Prospect st, w s, 155 n Atlantic  
 st, four 2-sty frame dwellings, 15x40, slag roof,  
 2 families; cost, \$10,000; owner, John J. Bliss,  
 Oceanview av, Jamaica; architect, Jos Gunther,  
 118 Smith st, Jamaica. Plan No. 3362.

JAMAICA.—Globe av, e s, 280 n Pacific st, six  
 2-sty frame dwellings, 18x28, shingle roof, 1  
 family; cost, \$15,000; owner, Albert Lips, At-  
 lantic st, Jamaica; architect, Wm. McIntyre, 27  
 Grand st, Corona. Plan Nos. 3350-1-2-3-4-  
 5-6-7.

JAMAICA.—Chichester av, s s, 50 e Maure av,  
 2 1/2-sty frame dwellings, 16x32, shingle roof, 1  
 family; cost, \$2,000; owner, T. Thompson, 1022  
 Atfield st, Jamaica; architect, Ole Harrison, 328  
 Fulton st, Jamaica. Plan No. 3360.

JAMAICA.—Yale av, w s, 198 n Lawrence av,  
 six 2 1/2-sty frame dwellings, 18x32, shingle roof,  
 1 family; cost, \$13,200; owner, Lushen Const.



Co., 17 George st, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 3376-7-8-9-80-81.

JAMAICA.—Frost av, e s, 219 s Liberty av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$2,500; owner, E. Lauterbach, 143 Atlantic st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 3361.

JAMAICA.—Boyd av, n w cor Fulton av, nine 2-sty frame dwellings, 20x35, tin roof, 1 family; cost, \$31,500; owner, Renwick Const. Co., 4061 Jamaica av, Richmond Hill; architect, H. H. Duckworth, 49 Sterling av, Yonkers, N. Y. Plan No. 3375.

ARVERNE.—Meredith av, w s, 100 s Amstel Boulevard, twelve 2½-sty frame dwellings, 18 x42, shingle roof, 1 family; cost, \$30,000; owner, Aef Construction Co., Inc., 640 Fulton st, Brooklyn; architect, Emil J. Ericson, 640 Fulton st, Jamaica. Plan No. 3431.

BAYSIDE.—3d st, e s, 157 n Lawrence blvd, two 2½-sty frame dwellings, 24x30, shingle roof, 1 family; cost, \$9,000; owner, George Harnden, Bayside. Plan Nos. 3352-53.

CORONA.—Henry st, w s, 161 s Jackson av, three 2-sty frame dwellings, 20x54, tin roof, 2 families; cost, \$10,500; owner, Rosario J. anamo, 72 East Jackson av, Corona; architect, Alfred DeBlasi, 28 West Jackson av, Corona. Plan Nos. 3429-30-31.

ELMHURST.—Cook av, s s, 100 w Toledo av, six 2-sty frame dwellings, 14x38, shingle roof, 1 family; cost, \$15,000; owner, Peerless Homes Co., 11 25th st, Elmhurst; architect, I. P. Card, Corona. Plan Nos. 3438 to 3443.

GLENDALE.—Webster av, e s, 200 n Central av, three 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, \$9,000; owner, Valentine Meixner, 55 Madison av, Glendale; architect, Walter B. Willis, 1181 Myrtle av, Brooklyn. Plan No. 3434.

JAMAICA.—Globe av, n s, 280 n Pacific st, two 2-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$5,000; owner, Albert Lips, Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 3350-51.

JAMAICA.—Pacific st, n s, 20 e Globe av, 2-sty frame dwelling, 14x37, shingle roof, 1 family; cost, \$1,200; owner, Wm. BeBall, 324 Fulton st, Jamaica; architect, John F. D. BeBall, 324 Fulton st, Jamaica. Plan No. 3444.

RICHMOND HILL.—Chestnut st, w s, 175 n Chichester av, 2-sty frame dwelling, 18x56, tin roof, 1 family; cost, \$3,500; owner, W. C. Johnson, Richmond Hill; architect, Charles W. Vanderbeck, Richmond Hill. Plan No. 3445.

ROCKAWAY BEACH.—Hollywood av, e s, 100 s Jamaica Bay, twenty-one 1-sty frame summer cottages, 53x15, shingle roof, 1 and 2 families; cost, \$5,175; owner, Seaside Improvement Co., Seaside, R. B.; architect, Chas. Vollmer, Rockaway Beach. Plan Nos. 3408 to 3428.

WHITESTONE.—6th av e s, 100 n 18th st, 2-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$2,650; owner, D. A. Skinnell, Whitestone; architect, George Grotz, Whitestone. Plan No. 3432.

WINFIELD.—Worthington st, e s, 625 n Woodside av, 2-sty brick dwelling, 22x42, tin roof, 2 families; cost, \$3,800; owner, Frank Moranac, 61 Worthington st, Winfield; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 3407.

ROSDALE.—Ocean av, e s, 300 Reisert lane, 2½-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$2,200; owner, Frank Reisert, Rosedale; architect, Jos. Gunther, Jr., 118 Smith st, Jamaica. Plan No. 3363.

VAN WYCK PARK.—Magnolia av, w s, 100 n Bath place, 2-sty frame dwellings, 22x36, shingle roof, 1 family; cost, \$3,000; owner, N. Y. & Lackawanna Realty Co., Scranton, Pa.; architect, E. M. Peck, Scranton, Pa. Plan No. 3364.

ARVERNE.—Almeda av, s e cor Vernam av, 2½-sty frame dwelling, 26x36, shingle roof, 1 family; cost, \$5,000; owner, Superb Const. Co., 271 Broadway, N. Y. C.; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 3388.

BAYSIDE.—Rocky Hill rd, w s, 25 n Evergreen pl, 2-sty frame dwellings, 17x28, shingle roof, 1 family; cost, \$1,500; owner, Frank Cesmiski, Titus and Higgins av, Bayside; architect, John M. Baker, 21 Jackson av, L. I. C. Plan No. 3395.

BAYSIDE.—5th st, e s, 240 s Montauk av, 2-sty frame, 23x35, shingle roof, 1 family; cost, \$3,000; owner R. Mudford, Ashburton av, Bayside; architect, Geo. A. Sheffield, 3d st, Bayside. Plan No. 3402.

ELMHURST.—Summit av, n s, 325 w Chicago av, 2 2½-sty frame dwellings, 20x53, shingle roof, 1 family; cost, \$7,400; owner, Suhr & Mollenhauer, Cook av, Elmhurst; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 3400-01.

FLUSHING HEIGHTS.—Attorney st, w s, 100 s Av B, 2-sty frame dwelling, 20x30, shingle roof, 2 families; cost, \$2,000; owner, Steve J. Lukeswski, 48 Stratton av, Bayside; architect, John M. Baker, 21 Jackson av, Bayside. Plan No. 3403.

JAMAICA.—Yale av, w s, 198 n Lawrence av, six 2½-sty frame dwellings, 18x32, shingle roof, 1 family; cost, \$31,200; owner, Lushen Const. Co., 17 George st, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 3376-7-8-9-80-81.

JAMAICA.—Private court, s s, 100 w Max Weber av, 2½-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$2,600; owner, F. L. Ferguson, 354 Fulton st, Jamaica; architect, R. Armstrong, Park av, Jamaica. Plan No. 3397.

JAMAICA.—Martha av, n w cor Baisley st, 2-sty brick dwelling, 20x26, shingle roof, 1 family; cost, \$2,400; owner, Louis H. Pink, 44 Court st, Brooklyn; architect, G. Francis Leonard, 5 Beekman st, N. Y. C. Plan No. 3393.

JAMAICA.—Martha av, w s, 65 n Baisley st, 2 sty brick dwelling, 18x26, shingle roof, 1 family; cost, \$2,300; owner, Louis H. Pink, 44 Court st, Brooklyn; architect, G. Leonard, 5 Beekman st, N. Y. C. Plan No. 3394.

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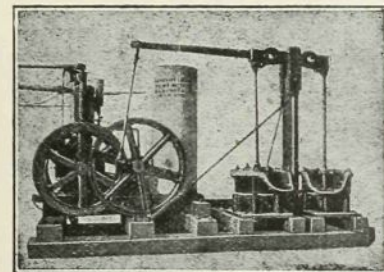
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## PROPOSALS

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.

### Borough of Edgewater.

#### Board of Education.

##### NOTICE TO CONTRACTORS.

Sealed proposals will be received by the Board of Education of the Borough of Edgewater, Bergen County, N. J., at its office in the Municipal Building, Edgewater, N. J., on Nov. 8, 1912, at 8 P. M., for the erection and construction of a new school building to be known as Public School No. 1.

Plans and specifications may be obtained at the office of the architect, Adolph Mertin, 34 W. 28th Street, New York City, upon depositing a certified check for \$50.00.

All proposals to be accompanied by a certified check for \$2,500.00, drawn to the order of Charles Van Gelder, Custodian of school moneys.

Conditions and other information can be had at the office of the architect. The Board reserves the right to reject any or all proposals.

Dated October 15, 1912.

JOHN J. MCGARRY,  
THOMAS F. RIGNEY, President.  
Dist. Clerk.

**TREASURY DEPARTMENT.** Office of the Supervising Architect, Washington, D. C., October 28, 1912.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 10th day of December, 1912, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures and approaches) of the United States Post Office at Woster, Ohio. The building is one story and basement and has a ground area of approximately 4,150 square feet; fireproof construction except the roof, granite and stone facing, and tin roof. Drawing and specifications may be obtained from the office of the custodian at Wooster, Ohio, or at this office, at the discretion of the Supervising Architect, OSCAR WENDEROTH, Supervising Architect.

**TREASURY DEPARTMENT.** Office of the Supervising Architect, Washington, D. C., October 28, 1912.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 2nd day of January, 1913, and then opened for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures and approaches) of the U. S. Post Office at Morgantown, W. Va. The building is to be two stories and basement, and has a ground area of approximately 5,300 square feet; fireproof construction throughout; stone facing and tin roof. Drawing and specifications may be obtained from the Custodian of site at Morgantown, W. Va., or at this office, at the discretion of the Supervising Architect. Drawing and specifications will be ready for delivery on November 15, 1912. OSCAR WENDEROTH, Supervising Architect.

**JAMAICA.**—Morris av, w s, 205 s Liberty av, two 2½-sty frame dwellings, 16x36 shingle roof, 1 family; cost, \$5,200; owner, B. S. Baulch, Morris av, Jamaica; architect, R. Armstrong, Park av, Jamaica. Plan No. 3398-9.

**JAMAICA.**—Globe av, n e cor Pacific st, 2-sty frame, 16x38, shingle roof, 1 family; cost, \$1,550; owner, Wm. F. BeBall, 324 Fulton st, Jamaica; architect, John F. D. BeBall, 324 Fulton st, Jamaica. Plan No. 3392.

**JAMAICA.**—Dean st, e s, 50 s Sylvester av, two 2½-sty frame dwellings, 18x27, shingle roof, 1 family; cost, \$3,000; owner, Wm. F. BeBall, 324 Fulton st, Jamaica; architect, John F. D. BeBall, 324 Fulton st, Jamaica. Plan No. 3390-1.

**JAMAICA.**—Ackroyd av, w s, 140 s Doncaster rd, 2½-sty frame dwelling, 22x36, shingle roof, 1 family; cost, \$3,500; owner, W. B. Alexander, 18 Sterling place, Brooklyn; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 3389.

**JAMAICA.**—Alsop st, n w cor Colfax place, three 2½-sty frame dwellings, 24x35, shingle roof, 1 family; cost, \$4,200; owner, Isaac Gold, 258 Thadford st, Brooklyn; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 3384-5.

**RICHMOND HILL.**—Spruce st, w s, 254 s Fulton st, 2½-sty frame dwelling, 20x36, shingle roof, 1 family; cost, \$2,500; owner, A. W. Ladd, Lefferts av, Richmond Hill; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 3387.

**ROCKAWAY BEACH.**—Thompson av, w s, 125 n Boulevard, 2-sty frame dwelling, 14x20, shingle roof, 1 family; cost, \$3,500; owner, Frank H. Ford, No. Thompson av, Rockaway Beach; architect, Edw. Berrian, No. Thompson av, Rockaway Beach. Plan No. 3404.

**ROCKAWAY BEACH.**—West End av, e s, 240 s Newport av, 2½-sty frame dwelling, 40x30, shingle roof, 1 family; cost, \$7,500; owner, Miss M. T. Green, 419a Decatur st, Brooklyn; architect, K. W. Smith, 82 Wall st, N. Y. C. Plan No. 3404.

**WOODHAVEN.**—Ferry st, e s, 137 n Ferris st, 3-sty frame dwelling, 33x36, shingle roof, 1 family; cost, \$6,000; owner, Dr. Kronfeld, Jamaica av, Woodhaven; architect, Eugene Schoen, 25 West 42d st, N. Y. C. Plan No. 3396.

### FACTORIES AND WAREHOUSES.

**JAMAICA.**—South st, n s, 280 w Hamilton av, 2-sty frame mill and carpenter shop, 60x110, tar and gravel roof; cost, 8,000; owner and architect, L. I. R. Co., Penn Terminal, N. Y. C. Plan No. 3321.

**FLUSHING.**—Lawrence st, n w cor L. I. R. R., 1-sty frame storage, 24x58, tar paper roof; cost, \$500; owner, J. & T. Adikes, Fulton st, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 3383.

### STABLES AND GARAGES.

**FLUSHING.**—14th st, n s, 203 n State st, 1-sty frame garage, 12x10, paroid roof; cost, \$75; owner, Thomas A. Halleran, Flushing. Plan No. 3344.

**WOODHAVEN.**—Vanderveer av, 54, 1-sty brick garage, 12x20, shingle roof; cost, \$400; owner, Stanislaus Zalesky, premises architect, G. E. Crane, 67 We;llin st, Richmond Hill. Plan No. 3506.

**FAR ROCKAWAY.**—Carlton av, s s, 150 e Hollywood av, 1-sty frame garage, 10x14, felt roof; cost, \$75; owner, Mrs. A. Schwasel, 174 Carlton av, Far Rockaway. Plan No. 3365.

### STORES AND DWELLINGS.

**RIDGEWOOD.**—Prospect st, w s, 120 n Grove st, 2-sty frame store and dwelling, 20x43, felt roof, 2 family; cost, \$2,800; owner, Bernhard Spitzer, Hicksville, L. I.; architect Jno. H. Vandervegh, 47 Butler st, Brooklyn. Plan No. 3316.

**JAMAICA.**—Rockaway rd, s e cor South st, 3-sty brick store and dwelling, 26x43, tar and slag roof, 2 families; cost, \$7,000; owner, Samuel Lieberman, 159 Rockaway rd, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 3382.

**JAMAICA.**—Rockaway rd, s e cor South st, 3-sty brick store and dwelling, 26x43, tar and slag roof, 2 families; cost, \$7,000; owner Samuel Lieberman, 159 Rockaway rd, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 3382.

**JAMAICA.**—Jamaica & Hempstead Turnpike, n e cor Creed av, two 3-sty brick, store and dwellings, 25x61, tin roof, 2 families; cost, \$18,000; owner, Queens Court Co., 200 Broadway, N. Y. C.; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan Nos. 3435-36.

**ROCKAWAY PARK.**—5th av, w s, 240 s Washington av, two 3-sty brick store and dwellings, 18x80, shingle roof, 2 families; cost, \$14,000; owner, Jane C. Olivera, 24 8th av, Rockaway Park; architect, M. W. Smith, 82 Wall st, N. Y. C. Plan No. 3406.

### STORES, OFFICES AND LOFTS.

**CORONA.**—Corona av, s s, 175 e Sycamore av, 1-sty frame store, 14x18, tin roof; cost, \$150; owner, L. Picciano, 138 Corona av, Corona. Plan No. 3309.

**ARVERNE.**—Meredith av, n w cor Amstel bld, 2-sty brick laundry, 50x80, tar and gravel roof; cost, \$10,000; owner, Rockaway Laundry Co., Arverne; architect, W. S. Rothschild, 55 Washington av, Rockaway Park. Plan No. 3437.

### MISCELLANEOUS.

**FOREST HILLS.**—Greenway Terrace, e s, 360 n Middleton Terrace, 1-sty greenhouse, 25x40; cost, \$900; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 3305.

**RICHMOND HILL.**—Nebraska av, e s, 100 n Chichester av, 1-sty frame coop, 54x14, paper roof; cost, \$50; owner, John A. Hellreigel, 5007 Chichester av, Richmond Hill. Plan No. 3319.

**CORONA.**—Shopper av, n s, 40 w Markover av, 2-sty frame barn, 15x40, tin roof; cost, \$500; owner, A. Kraus, Shopper av, Corona; architect, C. L. Varrone, Corona, Corona. Plan No. 3374.

**JAMAICA.**—Hamilton av, w s, 525 n South st, 1-sty frame shed, 50x120, tar and gravel roof; cost, \$1,000; owner and architect, L. I. R. Co., Penn Terminal, N. Y. C. Plan No. 3373.

**JAMAICA.**—South st, n s, 836 w Hamilton av, 1-sty frame paint shop, 60x40, tar and gravel roof; cost, \$1,600; owner and architect, L. I. R. Co., Penn Terminal, N. Y. C. Plan No. 3372.

**WOODSIDE HEIGHTS.**—Woodside av, w s, bet 1st and 2d sts, erect frame fence, 10x15; cost, \$10; owner, John Harning, premises. Plan No. 3371.

## Richmond.

### DWELLINGS.

**ELM AV.**, n s, near 3d st, Grant City, 1-sty frame bungalow, 14x32; cost, \$350; owner, Mr. Coche, Grant City; builder, Aug. Alverson, Grant City. Plan No. 702.

**DAVIS AV.**, s s, cor Alban pl, West New Brighton, 1-sty frame dwelling, 20x33; cost, \$1,200; owner, M. Helt, West New Brighton; architect, Thomas A. Willshaw, Jr., Rosebank; architect builds. Plan No. 704.

**JAMES ST.**, e s, 520 s Broadway, Tottenville, 2-sty frame dwelling, 22x28; cost, \$2,000; owner, John Sheehan, Tottenville; architect, Chris. Peterson, Tottenville; architect builds. Plan No. 701.

**GRANT ST.**, e s, 150 n Sherman av, Elm Park, 2½-sty frame dwelling, 19x40; cost, \$2,600; owner, Mrs. John Dooley, Elm Park; architect, Harry Pelchor, Bank Building, Port Richmond; builder, Richard Leadley, Port Richmond. Plan No. 703.

**CENTER ST.**, s s, 50 e McKinley av, Richmond, 2-sty frame dwelling, 24x28; cost, \$2,600; owner, John School, 312 Clark st, Richmond; architect, P. P.; owner builds. Plan No. 706.

**WARDWELL AV.**, e s, 80 n Washington pl, West New Brighton, 2-sty frame dwelling, 24 x30; cost, \$3,600; owner, Katherine A. Marks,

West New Brighton; architect, Frank Miller, Port Richmond; architect builds. Plan No. 707.

### FACTORIES AND WAREHOUSES.

**SHORE RD.**, 900 w Holland av, Mariner's Harbor, 1-sty frame galvanizing plant, 167x50; cost, \$5,000; owner, Milliken Bros., Inc., Mariner's Harbor; architect, P. P.; owners build. Plan No. 700.

### MISCELLANEOUS.

**TODT HILL RD.**, Dongan Hills, 1-sty frame poultry house, 12x80; cost, \$500; owner, Ernest Flagg, Dongan Hills; owner builds. Plan No. 705.

## PLANS FILED FOR ALTERATION WORK!

### Manhattan.

**AUDUBON PL.**, 1-5, Broadway, 3781-3789, sign to 2-sty store and loft; cost, \$250; owner, Adolph Lewisohn, 42 Broadway. Plan No. 2790.

**BARCLAY ST.**, 44, remove encroachments, show windows, iron steps to 5-sty store and loft; cost, \$800; owner, St. Michael's P. E. Church, 225 West 99th st; architect, Peter Roberts, 37 Sullivan st. Plan No. 2842.

**CEDAR ST.**, 45-49, cut openings to 11-sty office; cost, \$900; owner, Mutual Life Insurance Co. of New York, 32 Nassau st; architect, J. J. Downey, 410 West 84th st. Plan No. 2816.

**COMMERCE ST.**, 20-22, walls to 4-sty factory; cost, \$1,500; owner, Mrs. Lena Strauss, 247 West 137th st; architect, Oscar Lowinson, 5 West 42d st. Plan No. 2823.

**CENTRE ST.**, 208, partitions, floors to 3-sty store and dwelling; cost, \$450; owner, John J. Radway, 58 East 67th st; architect, George C. Randell, 122 Worth st. Plan No. 2840.

**EAST HOUSTON ST.**, 217, partitions, windows to 5-sty store and tenement; cost, \$300; owner, Egerton L. Winthrop, 242 East Houston st; architect, Henry Klein, 505 East 15th st. Plan No. 2805.

**GREENWICH ST.**, 76, change columns, girders, stairs, show windows, fire escapes to 5-sty warehouse; cost, \$7,000; owner, Estate Jane E. Edgar, 59 William st; architect, B. E. Stern, 7 West 38th st. Plan No. 2809.

**HESTER ST.**, s e cor Mulberry st, steel beams, to 5-sty store and tenement; cost, \$200; owner, Frank Pitelli, 127 Mulberry st; architect, L. A. Sheinart, 194 Bowery. Plan No. 2831.

**HUDSON ST.**, n e cor Clarkson st, interior changes to 8-sty printing establishment; cost, \$2,000; owner, Corporation of Trinity Church, 187 Fulton st; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 2804.

**LEONARD ST.**, 105-109, Broadway, 350-352, change partitions, stairways, to 9-sty stores and office; cost, \$1,500; owner, Frank N. Hoffstat, 350 Broadway; architect, Seymour Burrell, 350 Broadway. Plan No. 2803.

**MANHATTAN ST.**, n e cor Old Broadway, sign to 4-sty tenement; cost, \$200; owner, May Deering, Madison av and 47th st. Plan No. 2789.

**RIVINGTON ST.**, 69-73, Allen st, 138-142, change entrance store fronts to 6-sty tenement and store; cost, \$1,000; owner, Max Dick, 69 Rivington st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 2828.

**RIVINGTON ST.**, n w cor Allen st, partitions, windows, toilets to 6-sty tenement and store; cost, \$2,000; owner, Rosa Vesell, 41 Division st; architect, M. Bernstein, 131 East 23d st. Plan No. 2806.

**RIVINGTON ST.**, 324 rear east, 3-sty swimming pool, piers to 3-sty public bath; cost, \$50,000; owner, City of New York, City Hall; architect, Chas. G. Armstrong, 149 Broadway. Plan No. 2834.

**TOMPKINS ST.**, 85-87, change stalls, plumbing to 4-sty stable; cost, \$50; owner, James Shewan, Ft. Houston st; architect, M. J. Harrison, 230 Grand st. Plan No. 2799.

**VESTRY ST.**, 34-48, Greenwich st, 439-451, posts, windows to 7-sty factory; cost, \$3,475; owner, Trinity Church Corp., 187 Fulton st; architect, The Rusling Corp., 39 Cortlandt st. Plan No. 2794.

**WASHINGTON ST.**, 238, alter platform to 4-sty store and loft; cost, \$200; owner, Miss Ellen King, Washington, D. C.; architect, Chas. Volz, 2 West 45th st. Plan No. 2851.

**4TH ST.**, 84 East, partitions, skylight to 4-sty dwelling; cost, \$350; owner, United States Trust Co., 45 Wall st; architect, M. Miller, 2178 Belmont av. Plan No. 2837.

**13TH ST.**, 427-429 East, alter tank to 2-sty laundry; cost, \$475; owner, Carisbrooke Realty Co., 115 Broadway; architect, L. V. V. Swezy, 185 Madison av. Plan No. 2850.

**14TH ST.**, 539-549 East, toilets, partitions to 4-sty car barn; cost, \$300; owner, Dry Dock E. B. & B. R. Co., 130th st and 3d av; architect, W. P. Seaver, 322 5th av. Plan No. 2853.

**23D ST.**, 135-137 East, change store fronts, windows, columns to 3-sty store and offices; cost, \$500; owner, Catharine C. Johnston, 198 Union st, Brooklyn; architect, M. C. Merritt, 1170 Broadway. Plan No. 2811.

**25TH ST.**, 45-47 East, 26th st, 38-40 East, interior changes to 3, 4 and 5-sty dwellings; cost, \$17,500; owner, The Wyllys Co., 100 William st; architects, Howells & Stokes, 100 William st. Plan No. 2798.

**27TH ST.**, 129-132 West, fire escapes, windows, stairs to 12-sty loft; cost, \$5,000; owners, J. A. & M. Epstein, 63 Canal st; architect, C. B. Meyers, 1 Union sq. Plan No. 2835.

**32D ST.**, 154-156 West, store front, piers to two 4-sty stores and offices; cost, \$1,200; owner, Seybert Realty Co., 1123 Broadway; architect, Charles H. Bunn, 1123 Broadway. Plan No. 2824.

33D ST, 137 West, windows, partitions to 4-sty store and tenement; cost, \$800; owner, Charles P. Buckley, 141 Broadway; architect, S. F. Oppenheim, 333 East 80th st. Plan No. 2846.

35TH ST, 319 West, toilets, partitions to 4-sty store and tenement; cost, \$1,200; owner, Selma Leschhorn, 871 Whitlock av; architect, Frank Hausle, 81 East 125th st. Plan No. 2808.

40TH ST, 114 West, 39th st, 115-117 West, interior changes to power house; cost, \$350; owner, N. Y. Edison Co., 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 2797.

41ST ST, 12 West, show windows, beams to 4-sty dwelling; cost, \$500; owner, Michael C. Bouvier, 14 West 46th st; architects, Eberle & Demmer, 1209 Broadway. Plan No. 2817.

42D ST, 505 West, windows, partitions to 2-sty shop; cost, \$2,500; owner, Avon Amusement Co, 1535 Broadway; architect, H. G. Wiseman, 122 West 17th st. Plan No. 2830.

46TH ST, 20 West, change partitions, new shaft, skylights, show fronts, to 5-sty residence; cost, \$8,000; owner, Blanche S. Weed, Stamford, Conn.; architect, H. C. Pelton, 8 West 38th st. Plan No. 2801.

47TH ST, 629 West, add 1 sty, partitions to 1-sty stable; cost, \$750; owner, James P. Walsh, 542 West 48th st; architect, owner. Plan No. 2832.

48TH ST, 310-316 East, change windows, new stairs, toilets, columns to three 3 and 4-sty brewery; cost, \$10,000; owners, H. Clausen & Son Brewery Co., 441 West 25th st; architect, C. Ritterbusch, 156 5th av. Plan No. 2852. Not let.

59TH ST, 24-32 East, Madison av, 620-628, show windows to 4-sty store and office; cost, \$400; owner, John Faas, 32 East 59th st; architect, George Hoffmann, 1132 Clay av, Bronx. Plan No. 2843.

62D ST, 115 East, wall, 16x14; cost, \$500; owner, Edward Byrne, premises; architect, Ludwig Lindenmeyer, 447 East 83d st. Plan No. 599.

61ST ST, 219 East, 1-sty rear extension 18x11 to 3-sty dwelling; cost, \$200; owner, Herman Born, 740 Lexington av; architect, Joseph O'Shaughnessy, 40 West 114th st. Plan No. 2812.

70TH ST, 324 West, piers, beams, to 3-sty garage; cost, \$125; owner, John B. Cobb, 162 West 34th st; architect, C. H. Lang, 106 West 57th st. Plan No. 2800.

72D ST, 212 West, elevator shaft to 4-sty dwelling; cost, \$500; owner, James A. Moffat, 212 West 72d st; architect, H. N. Paradies, 231 West 18th st. Plan No. 2838.

110TH ST, 135 East, partitions, toilets, to 5-sty store and tenement; cost, \$350; owner, Manfred Goldman, 315 Central Park West; architect, M. J. Harrison, 230 Grand st. Plan No. 2793.

120TH ST, 507 East, change stairs, roof to 3-sty store and dwelling; cost, \$300; owner, Louise Lese, 35 Nassau st; architect, Harold L. Young, 1204 Broadway. Plan No. 2825.

121ST ST, 228 East, partitions, windows, toilets to 4-sty tenement and store; cost, \$500; owner, Margaret A. Burns, 312 East 118th st; architect, James H. Lynch, 424 Pleasant av. Plan No. 2829.

125TH ST, 29-33 East, remove encroachments to three 3-sty stores and dwellings; cost, \$500; owner, Daniel Birdsall, 317 Broadway; architect, H. N. Paradies, 231 West 18th st. Plan No. 2822.

135TH ST, 9-11 West, partitions to two 4-sty tenements; cost, \$50; owner, Louise C. Hoppins, Pomfret, Conn.; architect, George M. McCabe, 96 5th av. Plan No. 2820.

135TH ST, 7 West, partitions to 4-sty tenement; cost, \$50; owner, Richard H. Hunt, 28 East 21st st; architect, George M. McCabe, 96 5th av. Plan No. 2819.

135TH ST, 15 West, partitions to 4-sty tenement; cost, \$50,000; owner, Richard H. Hunt, 28 East 21st st; architect, George M. McCabe, 96 5th av. Plan No. 2818.

187TH ST, 537 West, partitions, plumbing fixtures, windows to 2-sty store and office; cost, \$600; owner, South Side Construction Co., 961 St. Nicholas av; architects, Neville & Bagge, 217 West 125th st. Plan No. 2844.

AV B, 246, partitions, windows, toilets, to 4-sty tenement; cost, \$750; owner, Ignatz Bloch, 1585 2d av; architect, M. J. Harrison, 230 Grand st. Plan No. 2792.

AMSTERDAM AV, n e cor 61st st, shelter on roof to 7-sty hospital; cost, \$900; owner, New York Nursery & Childs Hospital, Inc., 161 West 61st st; architect, Charles Volz, 2 West 45th st. Plan No. 2607.

BROADWAY, 2124, sign to 2-sty store and loft; cost, \$250; owner, Daniel Katz, 2043 Broadway. Plan No. 2821.


BROADWAY, 1651-1665, store fronts, steel beams, columns, change stairways, new elevators, plumbing system to 5-sty store and loft; cost, \$100,000; owner, John S. Murray, 228 West 42d st; architects, George A. & Henry Boehm, 7 West 42d st. Plan No. 2827.

BROADWAY, 736, change elevator shaft, beams, to 10-sty store and loft; cost, \$500; owner, Jacob Werner, 25 Broad st; architect, Frank T. Fellner, 95 East 2d st, Brooklyn. Plan No. 2802.

BROADWAY, 4202-4210, partitions, windows, to 1-sty stores; cost, 250; owner, James F. McGarry, 621 West 152d st; architect, Eli Benedict, 1947 Broadway. Plan No. 2796.


BROADWAY, 1457-1461, windows to 7-sty restaurant; cost, \$100; owner, Henry Phipps Estate, 787 5th av; architects, H. C. Pelton, 8 West 38th st. Plan No. 2788.

BROADWAY, 346, fireproof work in basement to 12-sty office; cost, \$5,000; owner, N. Y. Life Insurance Co., 346 Broadway; architect, Franklin Engineering Co., 346 Broadway. Plan No. 2849. John O. Devlin Co., 1328 Broadway, has contract.



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COLUMBUS AV, 260-268, interior changes to 5-sty bank and apartments; cost, \$2,500; owner, Corn Exchange Bank, premises; architect, Wm. J. Larch, 459 5th av. Plan No. 2795.

MADISON AV, 343-345, windows, to 4-sty show rooms; cost, \$1,200; owners, Schmitt Bros. Co., premises; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2786.

MADISON AV, 4th av, 26th to 27th sts, prepare arena for automobile show; cost, \$24,000; owner, F. & D. Co., premises; architect, W. W. Knowles, 1133 Broadway. Plan No. 2847. Ellison Construction Co., 10 West 60th st, has contract.

MADISON AV, 4th av, 26th to 27th sts, prepare arena for bicycle race; cost, \$4,000; owner, F. & D. Co., 26th st and Madison av; architect, Wm. P. Ellison, 10 West 60th st. Plan No. 2848. Ellison Construction Co., 10 West 60th st, has contract.

PARK AV, s e cor 104th st, partitions, windows to 2-sty dyeing establishment; cost, \$1,500; owner, Julius Bachrach, 101 East 104th st; architect, M. Bernstein, 131 East 23d st. Plan No. 2845.

WEST BROADWAY, s w cor 64th st, show windows trap doors to 6-sty lofts; cost, \$1,000; owner, Wm. Engel, 119 West 96th st; architect, H. Regelmann, 133 7th st. Plan No. 2826.

1ST AV, e s, 26th to 28th sts, cut walls, piers to 2-sty laundry; cost, \$500; owner, Board of Trustees, Bellevue Hospital; architect, Paul Meyer, Bellevue Hospital. Plan No. 2815.

2D AV, 2407, partitions to 5-sty store and tenement; cost, \$50; owner, Morris Marsh, 202 West 98th st; architect, N. Langer, 81 East 125th st. Plan No. 2814.

2D AV, s w cor 59th st, partitions, windows, toilets to 3-sty store and dwelling; cost, \$2,500; owner, Josephine Del Drago, 693 9th av; architect, J. P. Whiskeman, 39 West 38th st. Plan No. 2787.

3D AV, n w cor 107th st, partitions to 5-sty store and loft; cost, \$100; owner, The Old Colony Trust Co., Boston, Mass.; architect, L. A. Sheinart, 194 Bowery. Plan No. 2791.

4TH AV 482, change balcony, new metal ceilings to 7-sty hotel; cost, \$3,000; owner, Henry Hilton Estate 550 Park av; architect, Charles H. Richter, 68 Broad st. Plan No. 2810.

5TH AV, 184, change vault, wall to 8-sty store and loft; cost, \$800; owner, Louisa M. Gerry, Newport, R. I.; architect, John C. Westervelt, 36 West 34th st. Plan No. 2841.

5TH AV, 381-383, change stairs, partitions, toilets to 6-sty stores; cost, \$5,000; owners, Isaac H. Peller & Lee Davis, 383 5th av; architect, Samuel Sass, 32 Union sq. Plan No. 2833.

8TH AV, 2122-2124, dumbwaiters, windows, wall to two 5-sty tenements; cost, \$300; owners, Alice M. Dike & Florence B. D. Reynolds, 151 Central Park West; architects, Gronenberg & Leuchtig, 7 West 22d st. Plan No. 2836.

10TH AV, n e cor 36th st, 1-sty brick rear extension, 20x24.9, toilets, windows to 4-sty store and tenement; cost, \$1,500; owner, Peter Doelger, 407 East 55th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 2839.

10TH AV, s e cor 45th st, toilets, show windows; iron columns to 5-sty store and tenement; cost, \$2,000; owner, Martin Kearney, 355 West 55th st; architect, L. Kern, 424 East 92d st. Plan No. 2813.

#### Bronx.

HERSCHELL ST, n w cor Butler place, move 2-sty frame dwelling; cost, \$750; owner, Annie Fordyce, on premises; architect, L. Harris, 2414 Butler pl. Plan No. 489.

148TH ST, n s, 225 w Morris av, move 3-sty frame store and dwelling; cost, \$1,000; owner, Antonio De Pillo, 245 East 148th st; architect, T. J. Cunningham, 648 Jackson av. Plan No. 497.

161ST ST, 803, 1-sty brick extension, 13x6, to 3-sty frame store and dwelling; cost, \$485; owner, Stephen Reid, on premises; architect, Chris F. Lohse, 626 St. Ann's av. Plan No. 496.

180TH ST, No. 786, 1-sty brick extension, 24x5, and build 1-sty upon 2-sty frame dwelling and store; cost, \$2,500; owner, Mary E. Lynch, 122 Bowery; architects, Horenburger & Bardes, 122 Bowery. Plan No. 491.

COLLEGE AV, n e cor 145th st, 1-sty brick extension, 100.4x42, to 1-sty brick church; cost, \$12,000; owner, St. Ritas Church, Rev. J. P. O'Brien, 452 College av, Rector; architect, Anthony F. A. Schmitt, 640 Courtlandt av. Plan No. 492.

GLEBE AV, n s, 294 e Zerega av, 2-sty frame extension, 20x15.6 to 2-sty and attic frame dwelling; cost, \$500; owner, C. Clancy, on premises; architect, Jos. B. Gunnison, 1813 Barnes av. Plan No. 493.

MORRIS AV, 525, new toilet, new partitions to 2-sty brick dwelling; cost, \$100; owners, Di Toro & Zanchill, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 498.

PARK AV, e s, 231 s 138th st, new girders, new columns, new partitions, etc., to 4-sty brick stable; cost, \$2,000; owner, O. J. Stephens, 220 East 138th st; architect, L. P. Fries, 1617 Overing st. Plan No. 488.

STARLING AV, n w cor Purdy st, new partitions to 2-sty frame cafe and hall; cost, \$300; owner, Katherine Sehring, on premises; architect, Henry Lane, 1612 Zerega av. Plan No. 490.

STEPHENS AV, s e cor Bronx River av, move 1-sty frame soda stand; cost, \$75; owner, Clinton Stephens, on premises; architect, Anton Pirner, 2066 Blackrock av. Plan No. 487.

WASHINGTON AV, 1383, new partitions etc., to 3-sty brick dwelling; cost, \$500; owner, Henry Lowenthal, on premises; architect, Geo. Hof, Jr., 328 East 154th st. Plan No. 495.

WESTCHESTER AV, s w cor Zerega av, raise to grade 2-sty frame stable and shed; cost, \$500; owner, Frederick Spillett, on premises; architect, Anton Pirner, 2066 Blackrock av. Plan No. 494.

#### Brooklyn.

BERGEN ST, 61, interior alterations; cost, \$400; owner, Michael Habel, 175 Baltic st; architect, Brook & Rosenberg, 44 Court st. Plan No. 6512.

BREMEN ST, 94, new store front; cost, \$250; owner, Anna Valensky, on premises; architect, Klein & Koen, 9 Debevoise st. Plan No. 6568.

CARROLL ST, No. 576, new roof, &c; cost, \$600; owner, Domenico Congiarelo, 620 President st; architect, W. J. Conway, 400 Union st. Plan No. 6489.

COLUMBIA ST, 145, exterior and interior alterations; cost, \$600; owner, Vincenzo De Nicola on premises; architect, W. J. Conway, 400 Union st. Plan No. 6509.

FROST ST, 68, exterior and interior alterations; cost, \$300; owner, Thomas J. Conway, 236 North 11th st; architect, G. Harry Madigan, 243 Withers st. Plan No. 6515.

FULTON ST, No. 360, new electric sign; cost, \$100; owner, S. Liebmann's Sons Bwg. Co., 33 Forrest st; architect, Sam'l Yaeger, 442 West 42d st. N. Y. Plan No. 6501.

FURMAN ST, w s, 216.9 s Montague st, new plumbing, etc; cost, \$500; owner, International Type Realty Co., on premises; architects, Mayneck & Frank, 25 Madison Square West. Plan No. 6572.

HENRY ST, 473, interior and plumbing, cost, \$250; owner, Maria Spadera, on premises; architect, Edw. H. Scally, 527 Henry st. Plan No. 6505.

HICKS ST, 542, new toilet compartment, etc.; cost, \$100; owner, Rosino Penisillo, on premises; architect, Edward H. Scally, 527 Henry st. Plan No. 6581.

HOPKINS ST, 24, new windows, etc.; cost, \$350; owner, Rose Tillman 9 East 101st st, N. Y.; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 6533.

JACKSON ST, 209, interior alterations; cost, \$300; owner, Michele Puglia, on premises; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 6534.

JACKSON ST, 207, new windows, etc.; cost, \$200; owner, Domenico Stranze, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 6583.

MCKIBBIN ST, 29, new exterior and interior alterations; cost, \$400; owner, Sam Selikowitz, on premises; architect, Brook & Rosenberg, 44 Court st. Plan No. 6613.

LEONARD ST, w s, 50 n Frost st, add new sty to present building; cost, \$1,000; owner, Empire Moulding Co. on premises; architect, Albert Ullrich, 371 Fulton st. Plan No. 6563.

LIVINGSTON ST, No. 236, new electric sign, &c; cost, \$150; owner, James P. Stevenson, 117 St Marks av; architect, Sam'l Yaeger, 442 West 42d st, N. Y. Plan No. 6488.

MAGENTA ST, n s, 145.8 e Euclid av, new extension, 9.8x5.6; cost, \$300; owner, Robert Crichton, 81 Magenta st; architect, Maurice J. Frank, Jr., 206 Crescent st. Plan No. 6561.

MILFORD ST, No. 29, new extension, 7.1x10.6; cost, \$250; owner, Osker Baltzer, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 6486.

MONTGOMERY ST, s s, 264 e Nostrand av, raise building; cost, \$1,000; owner, Antonio Costello, on premises; architect, Alex McLean, 883 East 35th st. Plan No. 6504.

NEWELL ST, 68 1/2, new plumbing, etc.; cost, \$150; owner, David Glaser, on premises; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 6526.

NORTH OXFORD ST, No. 45, interior alterations; cost, \$300; owner, Fred Wurster, on premises; architect, David A. Lucas, 98 3d st. Plan No. 6484.

PACIFIC ST, 2283, interior alterations; cost, \$800; owner, Innocenzio De Vito, 2246 Pacific st; architect, Charles P. Cannella, 60 Graham av. Plan No. 6539.

PACIFIC ST, 212, new windows, etc.; cost, \$1,000; owner, Henry Bernhardt, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6624.

POWELL ST, 227, new elevator; cost, \$1,200; owner, A. Koeppl, 608 Stone av; architect, Empire Elevator Co., 306 West 50th st. Plan No. 6623.

RED HOOK LANE, Nos. 15-17, new electric sign, etc.; cost, \$100; owner, S. Liebmann's Sons Bwg Co., 33 Forrest st; architect, Sam'l Yaeger, 442 West 42d st, N. Y. Plan No. 6502.

ROEBLING ST, 96, raise building, etc.; cost, \$2,500; owner, Antonio Lavri, on premises; architect, Charles P. Cannella, 60 Graham av. Plan No. 6530.

ROSS ST, 31, new plumbing, etc.; cost, \$200; owner, Willard N. Baylis, 37 Liberty st, N. Y.; architect, Edward Kallman, 176 Russell st. Plan No. 6541.

SACKETT ST, 691, new plumbing, etc.; cost, \$200; owner, Domenick D'Antonio, on premises; architect, J. A. Boyle, 367 Fulton st. Plan No. 6564.

SACKMAN ST, w s, 130 n Atlantic av, interior alterations; cost, \$200; owner, Sebastian Leon, on premises; architect, D. Brigant, 1414 Herkimer st. Plan No. 6608.

SANDS ST, Nos. 85-7, new plumbing etc.; cost, \$100; owner, Rachel Horowitz, 1662 82d st; architect, Brook & Rosenberg, 44 Court st. Plan No. 6511.

STEWART ST, 67, new plumbing, etc.; cost, \$650; owner, E. Staffregen, on premises; architect, Robert D. Kay, Jr., 16 Williams pl. Plan No. 6556.

SUMPTER ST, No. 5, new windows, &c; cost, \$300; owner, Deborah Bernstein, on premises; architect, Hy M. Entlich, 29 Montrose av. Plan No. 6506.

UNION ST, 600, new windows, etc.; cost, \$400; owner, Richard Donovan, 332 1st st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 6578.

WATKINS ST, 430, interior alterations; cost, \$200; owner, Samuel Friedman, on premises; architect, Joseph A. Boyle, 367 Fulton st. Plan No. 6614.

WYCKOFF ST, 120, new toilet compartment; cost, \$165; owner, Mary C. Cahill, 44 Douglass st; architect, Edward H. Scally, 527 Henry st. Plan No. 6582.

YORK ST, 152, interior alterations; cost, \$135; owner, Pasquale Osquarvela, on premises; architect, Joseph P. Rofrana, 215 York st. Plan No. 6394.

SOUTH 2D ST, 392, exterior alterations; cost, \$250; owner, Henry Broessler, 970 Bedford av; architect, Hy M. Entlich, 29 Montrose av. Plan No. 6590.

3D ST, Nos. 224-6, new sky sign; cost, \$350; owner, Menckenkraus Realty & Construction Co., 309 Broadway; architect, O. J. Gude Co., 935 Broadway. Plan No. 6514.

SOUTH 4TH ST, 164, new plumbing, etc.; cost, \$150; owner, Eleanor Duggan, 955 St. John's pl; architect, Max Cohn, 280 Bedford av. Plan No. 6555.

EAST 7TH ST, e s, 85 s Av M, new store front, etc.; cost, \$500; owner, Joseph P. Bennett, on premises; architect, Herald G. Dangler, 215 Montague st. Plan No. 6538.

18TH ST, s s, 325 West 3d av, new elevator, etc.; cost, \$650; owner, R. H. Coney, 78 18th st; architect, Otis Elevator Co., 250 11th av. Plan No. 6567.

BAY 21ST ST, w s, 105 s Bath av, new booth, etc.; cost, \$100; owner and architect, Joseph Guttman, on premises. Plan No. 6552.

22D ST, s e cor 81st st, erect piazza, etc.; cost, \$300; owner and architect, Edith B. Cochran, 81st st and 23d av. Plan No. 6520.

46TH ST, n s, 120 e 5th av, remove porch, etc.; cost, \$2,000; owner, Harry J. Blair & ano., 813 East 15th st; architect, John C. Wandell, 4 and 5 Court Square. Plan No. 6548.

59TH ST, s s, 320 w 13th av, new plumbing; cost, \$350; owner, Wm. Smith, 1246 59th st; architect, Charles B. White, 6323 New Utrecht av. Plan No. 6620.

63D ST, n s, 75.5 e 13th av, new porch, etc.; cost, \$300; owner, Giuseppe Bracca, 1213 63d st; architect, Charles B. White, 6323 New Utrecht av. Plan No. 6621.

EAST 92d st, e s, 236 s Av E, new extension; cost, \$150; owner, David Padolsky, 447 East 92d st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 6576.

ATLANTIC AV, No. 433, new elevator, &c; cost, \$1,500; owner, Anheiser Busch Bwg. Co., 433 Atlantic av; architect, Otis Elevator Co., 250 11th av, N. Y. Plan No. 6503.

BEDFORD AV, s e cor St. Johns pl, exterior alterations, etc.; cost, \$3,000; owner, Hy. C. Plane, 1562 Myrtle av; architect, Benj. Dreisler, 153 Remsen st. Plan No. 6574.

BROADWAY, n w cor Rockaway av, new plumbing, &c; cost, \$100; owner, Jesse Moores, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 6490.

BROADWAY Nos. 790 and 792, exterior and interior alterations; cost, \$10,000; owner, Alex & Morris Krim, 138 East 14th st, N. Y.; architect, Morris Schwartz, 194 Broadway. Plan No. 6542.

BROADWAY, 1393, new plumbing, etc.; cost, \$500; owner, Wm. Allgaier, on premises; architect, Louis Berger & Co., Myrtle and Cypress avs. Plan No. 6592.

CHURCH AV, s e cor Rogers av, exterior and interior alterations; cost, \$1,000; owner, N. A. Brewing Co., Green & Hamburg avs; architect, Benjamin Finkensieper, 134 Broadway. Plan No. 6535.

DEKALB AV, No. 1, new electric sign, &c; cost, \$200; owner, Robert Fleet, 547 Fulton st; architect, Sam'l Yeager, 442 West 42d st, N. Y. Plan No. 6500.

EVERGREEN AV, 541, new plumbing; cost, \$175; owner, Emma Weidner, 75 Green st; architect, Joseph McKillop, Jr., 154 India st. Plan No. 6610.

JAMAICA AV, s s, 75 e Railroad av, new extension; cost, \$300; owner, Benish Bros., on premises; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 6576.

JOHNSON AV, n e, 225 w Graham av, exterior alterations; cost, \$300; owner, Most Holy Trinity R. C. Church, 138 Montrose av; architect, F. J. Berlenbach, 260 Graham av. Plan No. 6588.

MEEKER AV, 180, new oven, etc.; cost, \$300; owner, Wm. Tartes, on premises; architect, Christ Bauer, Jr., 6 Bedford av. Plan No. 6525.

MILLER AV, No. 374, new plumbing; cost, \$50; owner, Morris Wecher, on premises; architect, Chas. F. Maas, 138 East 94th st. Plan No. 6493.

NEW YORK AV, 9, raise roof, etc.; cost, \$500; owner, Max Wohl, 201 New York av, Jamaica; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 6557.

NEW YORK AV, s e cor Dean st, interior alterations; cost, \$200; owner, N. Y. Av M. E. Church; architect, S. Tillion & Son, 381 Fulton st. Plan No. 6589.

PUTNAM AV, s s, 140 e Nostrand av, interior alterations; cost, \$750; owner, Stuart H. Moore, 43 McDonough st; architect, F. L. Hine, 390 Jefferson av. Plan No. 6601.

ROCHESTER AV, s e cor Herkimer st, raise building, etc.; cost, \$3,500; owner, Calvary Eng. Evan. Luth. Church, on premises; architect, Edgar T. Hovell, 31 Kane pl. Plan No. 6579.

ST. NICHOLAS AV, 171, new chimney, etc.; cost, \$100; owner, Leon Luft, on premises; architect, L. Berger & Co., Myrtle and Cypress avs. Plan No. 6549.

SUMNER AV, No. 2, new electric sign; cost, \$150; owner, Chas. H. Parson, 44 Hudson st; architect, Sam'l Yeager, 442 West 42d st, N. Y. Plan No. 6487.

SUTTER AV, 384, new heating apparatus, etc.; cost, \$200; owner, Sweedler, on premises; architect, Richard Morgan, 2818 West 6th st. Plan No. 6595.

3D AV, n e cor 27th st, new doors etc.; cost, \$150; owner, Emma Koenig, 192 23d st; architect, J. S. Brodeski, 161 19th st. Plan No. 6561.

16TH AV, n w cor Benson av, new toilet, etc.; cost, \$150; owner, Charles W. Codgeton, 1819 Newkirk av; architect, C. Schubert, 13th av, cor 86th st. Plan No. 6580.

Queens.

ARVERNE.—Elizabeth av, n s, 550 w Wave Crest av, 1-sty frame extension on rear of 1-sty frame oil storage, 12x26, corrugated iron roof; cost, \$200; owner, Valvolin Oil Co., premises. Plan No. 1154.

EAST WILLIAMSBURG.—William st, 182, 1-sty frame extension, 6x9, on rear 2-sty tenement, tar and gravel roof; cost, \$250; owner, Mrs. Veronica Tracy, 1864 Stanhope st, Brooklyn; architect D. J. Evans, 354 Fulton st, Jamaica. Plan No. 1161.

ELMHURST.—Thompson av, n e cor Broadway, w c compartment on rear, 9x9; cost, \$25; owner, Neil Burke, premises. Plan No. 1151.

EVERGREEN.—Washington av, No. 184, repair shed in rear; cost, \$25; owner, Fred Krugers, premises. Plan No. 1158.

JAMAICA.—Fulton st, Nos. 293-295, erect new steel electric sign on store; cost, \$105; owner, American Sign Co., 136 Liberty st, N. Y. C. Plan No. 1152.

JAMAICA.—Carroll st, w s, 98 s Fulton st, erect new foundation under stable, cost, \$300; owner, Empire State Dairy Co., Broadway and Hayward st, Brooklyn. Plan No. 1148.

JAMAICA.—Washington st, w s, 100 s Atlantic st, 1-sty frame dwelling on rear 2-sty frame dwelling, 10x16, shingle roof; cost, \$100; owner, Chas. A. Beardsley, Washington st, Jamaica; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 1150.

JAMAICA.—South st, n s, 710 w Hamilton st, erect concrete foundation under store house; cost, \$500; owner and architect L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 1164.

JAMAICA.—Division st, w s, 150 and 175, s Fulton st, erect 18 in. stone foundation to hold 2-sty frame dwelling to be moved thereon; cost, \$1,000; owner, J. J. Barnes, Division av, Jamaica. Plan Nos. 1166-67.

LONG ISLAND CITY.—Elm st, 281, install new plumbing in 1-sty dwelling; cost, \$100; owner, Peter E. Donnolly, premises. Plan No. 1171.

LONG ISLAND CITY.—8th av, 51, change window into door, provide W. C. compartments, and other repairs; cost, \$150; owner, M. Stout, premises. Plan No. 1170.

LONG ISLAND CITY.—Steinway av, w s, 137 n Jamaica av, alter dance hall to provide for moving picture show, erect new booth and exits; cost, \$2,800; owner Nathan Marks, 139 Main st Long Island City; architect Frank Chmelik, 796 2d av, L. I. City. Plan No. 1172.

LONG ISLAND CITY.—Riker av, n e cor Kowenhoven st, install new freight elevator; cost, \$3,000; owners, Steinway & Sons, 14th st, N. Y. C. Plan No. 1149.

LONG ISLAND CITY.—17th av, e s, No. 80, 2-sty frame extension rear 2-sty frame dwelling, 13x20, tar and gravel roof, new plumbing; cost, \$500; owner, Frank Zvonik, premises; architect, Frank Braun, 311 Steinway av, L. I. C. Plan No. 1147.

LONG ISLAND CITY.—4th st, n s, 275 w Veron av, 1-sty frame extension rear of 3-sty brick dwelling, 25x50, gravel roof; cost, \$1,200; interior alterations; owner, Vincenzo Pastore, 71 4th st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1146.

LONG ISLAND CITY.—Van Dam st, w s, 275 n Thompson av, 2-sty frame extension on side and rear, 22x25, on 2-sty frame store and dwelling, tar and gravel roof, new plumbing; cost, \$4,000; owner, Jos. Foy, 363 Van Dam st, Long Island City; architect, John Boese, 280 Broadway, N. Y. C. Plan No. 1153.

METROPOLITAN.—Star st, No. 710, erect new cellar steps, and repair dwelling; cost, \$100; owner Mrs. E. Hutchin, premises. Plan No. 1156.

MIDDLE VILLAGE.—Mt. Olivet av, w s, 223 n Metropolitan av, 2-sty frame extension rear, 2-sty dwelling, 22x24, tin roof, new plumbing; cost, \$1,500; owner, Charles Stockinger, 1651 Metropolitan av, Middle Village; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1160.

OZONE.—Collins av, w s, 100 n Horan av, 1-sty frame extension, 7x9, on rear 2-sty dwelling, tin roof; cost, \$75; owner, August Rowald, 113 Collins av, Ozone Park. Plan No. 1159.

RICHMOND HILL.—Jamaica av, s s, 50 e Greenwood av, direct new store front; cost, \$250; owner S. Johnston, Greenwood av, Jamaica. Plan No. 1168.

RICHMOND HILL.—Jamaica av, n s, 135 w Elm st, 1-sty brick extension on rear of store and dwelling, 20x42, tin roof interior alterations; cost, \$1,800; owner, Mrs. John Bruns, Lefferts av, Richmond Hill; architect, Henry E. Haugeard, Jamaica av, Richmond Hill. Plan No. 1145.

RIDGEWOOD.—Van Cortlandt av, No. 2311, erect baker's oven; cost, \$200; owner, Emil Anwater, premises. Plan No. 1144.

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**RIDGEWOOD.**—Himrod st, n e cor Fairview av, remove window and install new doorway, in saloon; cost, \$25; owner, Wm. Ulmer Brewing Co., 31 Belvedere st, Brooklyn. Plan No. 1162.

**ROCKAWAY BEACH.**—South Oceanus av, e s, 400 s Boulevard, raise roof of extension to provide for full story, tin roof; cost, \$75; owner, Mrs. C. Thursby, premises. Plan No. 1169.

**ROCKAWAY BEACH.**—Boulevard, s s, 30 e Dodge av, excavate for cellar and erect new concrete foundation under 2-sty dwelling; cost, \$400; owner, John J. Weidon, 135 Elizabeth av, Arverne. Plan No. 1155.

**WHITESTONE.**—26th st, n s, 100 e 7th av, 1-sty frame extension on side of garage, 6x20, tin roof; cost, \$270; owner, Peter Kelly, premises. Plan No. 1157.

**WOODSIDE.**—Anderson av, n e cor Woodside av, tear out and rebuild wall of outhouse; cost, \$100; owner, N. Y. & Queens R. R. Co., premises. Plan No. 1163.

**ARVERNE.**—Atlantic av, e s, 150 s Boulevard, install new plumbing in 1-family dwelling; cost, \$100; owner, Martin Mayer, premises. Plan No. 1182.

**EVERGREEN.**—Cypress av, s w cor William st, install new plumbing in 2-family dwelling; cost, \$100; owner, The Frank Brewery, premises. Plan No. 1184.

**FLUSHING.**—Jagger av, 86, 2-sty frame extension, 18x21, rear of 2-sty frame dwelling, tin roof; cost, \$1,000; owner, F. C. Whitely, premises. Plan No. 1180.

**LONG ISLAND CITY.**—Paynter av, 54, install new plumbing in 1-family dwelling; cost, \$240; owner, J. J. Pallier, 310 9th av, L. I. City. Plan No. 1183.

**LONG ISLAND CITY.**—17th av, 277, install new plumbing; cost, \$150; owner, M. Weiss, premises. Plan No. 1177.

**LONG ISLAND CITY.**—Ely av, 275, install new plumbing in 1-family dwelling; cost, \$150; owner, L. Randazo, premises. Plan No. 1181.

**LONG ISLAND CITY.**—Webster av and Hancock st, erect frame shed over boiler; cost, \$40; owner, G. Hill, Washington av, L. I. City. Plan No. 1175.

**LONG ISLAND CITY.**—Lincoln st, 141, 2-sty frame extension, 20x15, on rear 2-sty dwelling, tin roof, new plumbing; cost, \$1,000; owner, P. Fitzpatrick, 141 Lincoln st, L. I. City; architect, Thomas Reidy, Hoyt av, L. I. City. Plan No. 1174.

**MASPETH.**—Caldwell av, s s, 43 w Ward st, repairs to store front and erect new bake oven; cost, \$500; owner, G. Terrante, 199 North 8th st, Brooklyn. Plan No. 1176.

**RIDGEWOOD.**—Myrtle av, 1849, erect new electric sign; cost, \$95; owner, Lewis Edelstein, premises. Plan No. 1165.

**WHITESTONE.**—22d st, 100 e 8th av, 1½-sty frame extension on rear 2-sty dwelling, 13x10, shingle roof; cost, \$125; owner, C. H. Ensign, 1 East 22d st, Whitestone. Plan No. 1178.

**WHITESTONE.**—8th av, w s, 150 s 15th st, general repairs to office; cost, \$50; owner, Thomas Marx, 109 Main st, Flushing. Plan No. 1173.

**WYCKOFF HEIGHTS.**—Woodward av, 535, repair store fronts; cost, \$50; owner, Max Rubinstein, 492 Kosciusco st, Brooklyn. Plan No. 1179.

## Richmond.

**BEACH ST,** w s, 400 s Water st, Stapleton, add to frame dwelling; cost, \$700; owner, Mrs. Schunck, Stapleton; builder, Martin Gottschalder, Stapleton. Plan No. 432.

**BOYD ST,** 100 e Cedar st, Stapleton, add to frame bottling plant; cost, \$1,000; owner, Rubsam & Horrman Brewing Co., Stapleton; architect, J. Whitford, New Brighton; builder, H. Spruch & Son, Stapleton. Plan No. 420.

**BLOAD ST,** n s, 200 e Gordon st, Stapleton, alterations to frame dwelling; cost, \$25; owner, Charles Miller, Stapleton; builder, Hesse & Offenjust, Stapleton. Plan No. 422.

**CLARKE ST,** w s, 100 s McKeon st, Stapleton, alterations to frame dwelling; cost, \$12; owner, Angelo Sarto, Stapleton; builder, Stanislaw Bachman, Stapleton. Plan No. 435.

**VAN DUZER ST,** n s, 50 e William st, Stapleton, add to frame dwelling; cost, \$2,700; owner, Carrie L. Schriel, Stapleton; architects, Hesse & Offenjust, Stapleton; architects build. Plan No. 427.

**AMBOY RD,** opp Broadway, Huguenot, add to frame dwelling; cost, \$200; owner, Mrs. Mary Brack Huguenot; builder, D. S. Winant, Huguenot. Plan No. 436.

**BRIGHTON AV,** w s, 122 s 2d st, New Brighton, add to brick saloon and dwelling; cost, \$700; owner, Rubsam & Horrman B. O., Stapleton; architect, James Whitford, New Brighton; builder, H. Spruch & Son, Stapleton. Plan No. 434.

**BROADWAY & JOHNSON AV,** n e cor Great Kills, alterations to frame barn; cost, \$50; owner, D. J. Van Horn, Great Kills; owner builds. Plan No. 421.

**CEDAR GROVE AV,** e s, 1,285 s New Dorp la, New Dorp, alterations to brick hospital; cost, \$250; owner, St. John's Guild, New Dorp; owner builds. Plan No. 428.

**CLOVE RD,** s s, 250 e Danube av, Stapleton, add brick garage; cost, \$100; owner, Charles Schenk, Stapleton; architect, Thomas Cummings, Stapleton; architect builds. Plan No. 438.

**EGBERT AV,** 2,000 s Rockland av Dongan Hills, add to frame dwelling; cost, \$700; owner, Wm. L. Falkenburg, Dongan Hills; owner builds. Plan No. 423.

**ELM AV,** s s, near 3d st, Grant City, alterations to frame bungalow; cost, \$125; owner, Mrs. Wendel, Grant City; builder, Aug. Alverson, Grant City. Plan No. 430.

**HOLLAND AV,** 1,300 s Terrace, Mariner's Harbor, add to brick bakery and dwelling; cost, \$200; owner, Thomas Samardzio, Mariner's Harbor; owner builds. Plan No. 433.

**JEWETT AV,** n e s, 250 s Post av, Tompkinsville, add to frame garage; cost, \$200; owner, E. R. Kingsley, Tompkinsville; builder, J. W. Stelletson, Tompkinsville. Plan No. 425.

**LINCOLN AV,** near 3d st, Grant City, alterations to frame dwelling; cost, \$200; owner, Patrick Purcell, Grant City; builder, Aug. Alverson, Grant City. Plan No. 431.

**MOSEL AV,** 334, Concord, frame alteration to dwelling; cost, \$200; owner, Charles Kut-ruff, Concord; owner builds. Plan No. 440.

**OLD TREE RD,** s s, 250 e Surf av, South Beach, alterations to frame dwelling; cost, \$75; owner, Freeman & Hopping, South Beach; builder, S. Hopping, South Beach. Plan No. 424.

**RICHMOND RD,** n s, 380 w Central av, Richmond, alterations to frame dwelling; cost, \$100; owner, S. I. Homes Co., Richmond; builder, C. Doroshook, Richmond. Plan No. 437.

**SUMMIT RD,** 1,500 n e Richmond av, Port Richmond, alterations to frame dwelling; cost, \$50; owner, Mrs. E. Ludekin, Port Richmond; owner builds. Plan No. 426.

**WOODVAIL AV,** e s, 60 n Excelsior av, Pleasant Plains, add to frame dwelling; cost, \$250; owner, Mrs. H. Hattman, Pleasant Plains, builder, D. L. Winant, Pleasant Plains. Plan No. 433.

**BOARDWALK,** s s, South Beach, add to frame bath houses; cost, \$900; owner, Chas. Walsh, South Beach; owner builds. Plan No. 441.

**TERRACE N S,** 230 s e Broadway, Port Richmond, add to frame tool house; cost, \$250; owner, S. I. Ship Building Co., Port Richmond; owners build. Plan No. 442.

## Government Work.

**AUBURN, N. Y.**—Sealed proposals will be received until Dec. 9 for the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures and approaches), of the United States post office and court house at Auburn, N. Y. Drawings and specifications may be obtained from the custodian of site at Auburn, N. Y., or the office of the supervising architect on Nov. 1. Oscar Wenderoth, supervising architect.

**FORT SLOCUM, N. Y.**—Sealed proposals will be received until Nov. 16 for the construction of roads, walks, gutters, etc., at Fort Slocum, N. Y. Address J. C. McArthur, captain, quartermaster corps, U. S. army, constructing quartermaster, Fort Slocum, N. Y.

**NEW YORK.**—Sealed proposals will be received until Nov. 21 for the mechanical equipment (except plumbing and elevators), of the United States barge office at New York, N. Y. Oscar Wenderoth, supervising architect.

**NEW YORK.**—Proposals for granite block paving will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until Nov. 23, for granite block paving at the navy yard, New York, N. Y. H. R. Stanford, chief of bureau.

**FORT SLOCUM, N. Y.**—Sealed proposals will be received until Nov. 16 for installing new steam heating boilers in public buildings at Fort Slocum, N. Y. Address J. C. McArthur, captain, quartermaster corps, U. S. army, Fort Slocum, N. Y.

**RALEIGH, N. C.**—The contract for the construction of the U. S. public building at Raleigh, N. C., has been awarded to the Boyle-Robertson Construction Co., Washington, D. C., at \$173,278, plus alternate A, substituting steel and terra cotta construction for first, second, third and attic floors and roof, \$28,000; plus alternate D, substituting brick for concrete in connection with driveway, \$450; total amount, \$201,728; time, July 1, 1914.

**NEWPORT, R. I.**—No action has yet been taken by the chief of the bureau of yards and docks, Navy Department, Washington, D. C., regarding the award of contract for furnishing engines and generators for delivery at Newport, R. I., bids for which were opened Sept. 28.

## Personal and Trade Notes.

**J. CALVIN McKNIGHT,** the Bayside developer, returned home this week from Indiana, where he had been taking a resting spell.

**WILLIAM B. DINSMORE,** of New York, contemplates having an attractive inn built at Staatsburgh, on the Hudson, where he has his estate.

**THE SITE** of a loft building in course of erection at Fourth av and 31st st, has a sign bearing a very large painting of the building that attracts attention and answers a lot of questions.

**BOROUGH PRESIDENT McANENY** was the guest of honor at the fall dinner of the Amherst Alumni Association at the University Club on Lafayette avenue, Brooklyn, on Tuesday evening.

**JOHN T. MEEHAN,** whose death was the subject of extended notice in the daily papers, was a large real estate owner and operator in The Bronx.

**N. VICTOR FROHLING** and Harold F. Saxelby will practice architecture under the name of Frohling & Saxelby, succeeding the firm of Thompson & Frohling, architects, at 114 East 28th st.

**PROF. WM. H. BURR,** M. Inst., C. E., of Columbia University, New York City, has been awarded the Watt gold medal of the Institu-

tion of Civil Engineers of Great Britain for a paper presented during the session of 1911-1912.

**WILLIAM JOHNSTON,** for many years a builder in Brooklyn, died last Saturday at his residence, 224 St. John's pl., aged 91. After his sixtieth year he erected more than one hundred houses in the Stuyvesant, Flatbush and Bensonhurst sections. This was exclusive of his building operations prior to his sixtieth birthday. A son, William P. Johnston, is identified with the development of Flatbush property.

**THE ALBERGER PUMP & CONDENSER CO.,** 140 Cedar st, N. Y. C., has been awarded the contract for furnishing four centrifugal pumps, two being motor-driven fire pumps of 1,000 gallons per minute capacity and two steam turbine-driven hot water pumps of 500 gallons per minute capacity, delivered and installed on foundation provided by the government. The contract amounted to \$6,559.

**THE ST. ANDREW HOTEL,** at the northwest corner of 72nd st. and Broadway, which was one of the first skeleton structures in the city, has been recently improved and now contains a number of very excellent stores. New dining-rooms have been installed and the interior of the building has been materially improved for the accommodation of guests. The opening of the hotel will be on Oct. 31st. The alterations were made by Silberman-Schampain Co., 104 W. 42nd st. Matthew J. McQuillan, architect.

**THE U. S. CIVIL SERVICE COMMISSION** announces an open competitive examination for temporary employment in the position of mechanical draftsman in the Immigration Service, Ellis Island, New York. Competitors should be qualified to draw plans and specifications for steam heating, plumbing work and electric wiring, and be qualified to inspect and test the installation of the above trades. They should have at least five years' experience as inspector and five years' drafting experience. Persons who meet the requirements and desire this examination should at once apply for Form 1312 to the U. S. Civil Service Commission, Washington.

**THE U. S. CIVIL SERVICE COMMISSION** announces an open competitive examination for temporary employment in the position of architectural draftsman in the Immigration Service, Ellis Island, New York. Competitors should be qualified in general building construction, structural engineering, reinforced concrete work, specification writing for general building construction, and be qualified to superintend work. They should have at least five years' experience as inspector on construction work, and five years' drafting experience. Persons who meet the requirements and desire this examination should at once apply for Form 1312 to the U. S. Civil Service Commission, Washington.

## Industrial Center at Hunter's Point.

The Degnon Contracting Company's plans for a large industrial center in the meadow section of Hunter's Point will be furthered by the construction of the Blissville main trunk sewer, the contract for which has been awarded at \$153,000. The Degnon Contracting Company has informed President Connolly that it has provided for the construction of a large factory building in Long Island City on its property in the district named that will give employment to 2,000 persons, and it is also the desire of the company to build loft buildings for manufacturing and warehouse purposes similar to the Bush Terminal in South Brooklyn. The completion of the Blissville sewer system above mentioned will be a necessary prelude to the completion of the plan.

## Eastern District Association Building.

The new building of the Eastern District Young Women's Christian Association is estimated to cost \$100,000.

The site for the new building is at the corner of Bedford avenue and Keap street and was purchased some months ago at a cost of \$33,000. The equipment will cost \$10,000. The dimensions of the building will be 100x100 feet, four stories.

Jackson & Rosencrans, 1328 Broadway, were selected as architects after a competition. Grosvenor Atterbury was the architectural advisor to the association. The architects received official notice last Saturday.

In explaining his choice of architects Mr. Atterbury said that his decision was based on three points—practical construction, architectural merit, and economy. The firm awarded the contract were the architects for the Bedford and Greenpoint branches of the Y. M. C. A. and have been the architects for over fifty buildings of the kind in the country.

## CLASSIFIED LIST OF ADVERTISERS

The following list is an Index of Record and Guide advertisers, classified under their respective business heading, together with the address.

### Blue Prints

Knickbocker Blue Print Co., 2 East 42d st.  
Reliance Blue Print Co., 373 4th ave.

### Brick

Carter, Black & Ayres, 1182 Broadway.  
Empire Brick & Supply Co., 103 Park ave.  
Greater N. Y. Brick Co., 103 Park ave.  
Houghtaling & Wittmann, 44 East 23d st.  
Kreischer Brick Mfg. Co., The, 119 E. 23 st.  
Pfothenhauer-Nesbit Co., 1133 Broadway.  
Sayre & Fisher Co., 261 Broadway.

### Building Material (Masons')

Brooklyn Builders Supply Co., 6th St. Basin  
and Gowanus Canal, Brooklyn.  
Candes, Smith & Howland Co., Foot E 26 st  
Heaney Co., P. J., 172d st & West Farms Rd.  
Kane Co., J. P., 103 Park ave.  
Peck Co., N & W. J., 103 Park ave.

### Building Reports

Dodge Co., F. W., 11 East 24th st.

### Cement

Aisen's Am. Port. Cement Wks., 45 Bway.  
Atlas Portland Cement Co., 30 Broad st.  
Consolidated Rosendale Cement Co., 50  
Church st.  
King & Co., J. B., 17 State st.  
Lawrence Cement Co., The, 1 Broadway.  
Thelle, E., 89 John st.  
Vulcanite Portland Cement Co., 5th Ave. Bldg.

### Cement Work

Harrison & Meyer, 18 East 18th st.  
Taylor, Ronald, 520 East 20th st.

### Contractors' Bonds

Collhan & Co., 1 Madison ave.  
Ritch-Hughes Co., 1123 Broadway.

### Contractors (General)

Cauldwell-Wingate Co., 331 4th ave.  
Corning Co., E., 100 William st.  
Egan, J. F., 163 West 26th st.  
Fuller Co., G. A.  
Guidone, A. L. & Co., 162 E. 23d st.  
The Kerner Contracting Co., 31 First st.  
Robinson Co., A. J., 123 East 23d st.  
Steen Co., Thos. J., 89 Church st.  
Schlesinger, J., 1265 Broadway.  
Vogel Cabinet Co., 535 East 79th st.  
Whitney Co., The, 1 Liberty st.

### Consulting Engineers

Mailloz, C. O.-Knox, C. E., 90 West st.

### Cornices and Skylights

Hayes, Geo., 71 8th ave.

### Cypress

Southern Cypress Mfr. Assoc., 1218 Hibernia  
Bank Bldg., New Orleans, La.

### Doors and Sashes

C. R. Macaulay, 18th st & 5th ave.  
Welsberg-Baer Co., Astoria, L. I. City.

### Dumb Waiters

Murtaugh Elevator Co., 237 E. 41st st.

### Electrical Contractors

Brussel, D. G., 39 West 28th st.

### Electrical Service

N. Y. Edison Co., 55 Duane st.

### Elevators (Passenger and Freight)

Burwak Elevator Co., 216 Fulton st.  
Murtaugh Elevator Co., 237 East 41st st.  
Otis Elevator Co., 26th st and 11th ave.  
See Electric Elevator Co., A. B., 220 Bway.  
Welsh Machine Works, 276 West st.

### Elevator Repairs

Lord Electric Co., 103 West 40th st.

### Fire Extinguishers

The Safety Fire Extinguisher Co., 291 7th  
ave.

### Flooring

Metropolitan Flooring Co., Flatiron Bldg., N.Y.

### Fireproofing

Eastern F. P. Sash, Door & Cornice Co., 109  
Cook st, Brooklyn.  
Maurer & Son, H., 420 East 23d st.  
Rapp Construction Co., 600 W. 110th st.

### Glass

Werbelovsky, J. H., 93 Meserole st, Bklyn.

### Granite

Woodbury Granite Co., Hardwick, Vt.

### House Mover and Sherer

Vorndran's Sons, C., 412 East 147th st.

### Insurance

Collhan & Co., 1 Madison ave.  
Ritch-Hughes Co., 1123 Broadway.

### Interior Woodwork

Empire City-Gerard Co., 40 East 22d st.

### Iron Grille Work

Bataille & Co., A., 587 Hudson st.

### Iron Work (Arch. and Struc.)

Cornell Iron Wks., 26th st & 11th ave.  
Grand Central Iron Works, 212 East 52d st.  
Hecla Iron Works, North 10th st, Bklyn.  
Perlman Iron Works, 1735 West Farms Rd.  
Schwenn, Wm., 322 Lexington ave., Bklyn.  
Wells Arch. Iron Co., River ave & E. 181 st.

### Lime

Farnam Cheshire Lime Co., 23 Cortlandt st.

### Lumber

Collins, Lavery & Co., 50 Church st.  
Finch & Co., Chas. H., Coney Is. ave & Ave.  
H., Brooklyn.  
Johnson Bros., 45 Classon ave., Brooklyn.  
Orr Co., J. C., India st & East River, Bklyn.

### Marble

Klaber & Son, A., 211 Vernon ave., L. I. City.

### Metal Ceilings

Berger Mfg. Co., 11th ave. & 22d st.  
Northrop, Coburn & Dodge Co., 40 Cherry st.  
Wheeling Corrugating Co., 14 Desbrosses st.

### Metal and Metal Covered Work

Manhattan Fireproof Door Co., Winfield, L. I.  
Modern Fireproof Constr. Co., 1265 Bway.  
Pomeroy Co., Ins., S. H., 427 West 13th st.

### Mortgages

Buchanan, H. W., 49 Wall st.  
Darling, Remsen, 170 Broadway.  
Eagle Savings & Loan Co., 186 Remsen st.,  
Brooklyn.  
Lawyers' Mortgage Co., 59 Liberty st.  
McLaughlin & Co., A. W., 128 Broadway.  
McMahon, J. T., 188 Montague st, Bklyn.

### Paint

Childs & Co., C. M., 89 John st.  
Lucas & Co., John, 521 Washington st.

### Painting

Davidson, S., 1424 Wilkens ave.  
Oliver, W. H., 104 University pl.

### Plumbers

Haase, W. A., 1513 3d ave.

### Pumps (Electric)

George & Co., E., 194 Front st.  
Rider-Ericsson Engine Co., 20 Murray st.

### Real Estate (Manhattan and The Bronx)

American Real Estate Co., 537 5th ave.  
Ames & Co., 26 West 31st st.  
Amy & Co., A. V., 7th ave., cor. 115th st.  
Appell, J., 271 West 23d st.  
Archibald, Wm. H., 318 West 23d st.  
Armstrong, J., 1984 3d ave.  
Ashforth, A. B., 10 East 33d st.  
Bailey, F. S., 162 East 33d st.  
Bechmann, A. G., 1055 So. Boulevard.  
Boylan, J. J., 402 West 51st st.  
Braude-Papae Co., Broadway & 142d st.  
Brown Co., J. R., 105 West 40th st.  
Brown, Inc., W. E. & W. I., 3422 3d ave.  
Buerman & Co., C., 507 Grand st.  
Cammann, Voorhees & Floyd, 34 William st.  
Carpenter, Firm of L. J., 25 Liberty st.  
Carreau, C., 796 6th ave.  
Cokeley, W. A., Grand Central Term., Manhtn  
Cole, M. H., 500 5th ave.  
Cruikshank Co., 141 Broadway.  
Cruikshank's Sons, W., 31 Liberty st.  
Cudner, R. E. Co., A. M., 254 West 23d st.  
Davies, J. P., 149th st and 3d ave.  
Day, J. P., 31 Nassau st.  
De Selding Bros., 128 Broadway.  
De Waltcars & Hull, 135 Broadway.  
Dowd, J. A., 374 6th ave.  
Doyle & Sons, J. P., 45 William st.  
Duross Company, 155 West 14th st.  
Eckerson, J. C. R., 35 West 30th st.  
Eckhardt, P. C., 69 9th ave.  
Edgar, Herman L. R., 31 Nassau st.  
Elliman & Co., D. L., 421 Madison ave.  
Ely & Co., H. S., 21 Liberty st.  
Finnegan, A., 35 Nassau st.  
Fischer, J. A., 690 6th ave.  
Fitzsimons, T. P., 751 6th ave.  
Fox & Co., F., 14 West 40th st.  
Frost, Palmer & Co., 1133 Broadway.  
Georghagan, P. A., 464 8th ave.  
Golding, J. N., 9 Pine st.  
Goodwin & Goodwin, Lenox ave. & 123d st.  
Harft, Chas., 53 East 8th st.  
Heil & Stern, 1165 Broadway.  
How & Co., Hall J., 141 Broadway.  
Huston & Spraker Co., 27 East 45th st.  
Jackson, H. C., 1419 Wilkins ave.

Kennelly, B. L., 156 Broadway.  
Kirwan, J. P., 128 West 42d st.  
Kohler, C. S., 901 Columbus ave.  
Kyle & Sons, J., 721 Lexington ave.  
Leaycraft & Co., J. E., 17 West 42d st.  
Lumms, B. R., 25 West 32d st.  
McLaughlin, T. F., 2687 Broadway.  
McNally, G. V., 47 West 34th st.  
Mable & Co., W. B., 1178 Broadway.  
Manning, E. A., 489 5th ave.  
Muhlfeider, L. J., 681 Broadway.  
Noyes Co., C. F., 92 William st.  
O'Donohue, L. V., 25 West 42d st.  
Ogden & Clarkson, 17 West 30th st.  
O'Hara Bros., Webster ave & 200th st.  
Palmer, E. D., 179 Columbus av.  
Payton, Jr., P. A., 67 West 134th st.  
Pease & Elliman, 340 Madison ave.  
Pflomm, F. & G., 9 West 29th st.  
Polak, E., 149th st and 3d ave.  
Pollzi & Co., 192 Bowersy.  
Porter & Co., 159 West 125th st.  
Price, George, 138th st and 2d ave.  
Read & Co., Geo. R., 20 Nassau st.  
Roome & Co., W. J., 177 Madison ave.  
Royal, Jno. M., 21 West 134th st.  
Ruland & Whiting Co., 5 Beekman st.  
Schindler & Liebler, 1361 3d ave.  
Schmuck, A. J. C., 47 West 34th st.  
Schrag, L., 142 West 23d st.  
Sheeran, Jas. A., 1250 Lexington ave.  
Simmons, E. de Forest, 2 East 58th st.  
Smith, F. E., 2 Madison ave.  
Smyth & Sons, B., 149 Broadway.  
Steinmetz, J. A., 1009 East 180th st.  
Tucker, Speyers & Co., 435 5th ave.  
Tyng, Jr., & Co., 41 Union Square West.  
Ullman, C. L., 3221 White Plains ave.  
Varian, Willbur L., 2777 Webster ave.  
Ware, William R., 451 Columbus ave.  
Watson & Son, T., 200 9th ave.  
Wells' Sons, J. N., 191 9th ave.  
White & Sons, W. A., 62 Cedar st.  
Whiting & Co., W. H., 41 Park Row.  
Wilcox & Shelton, 245 West 135th st.  
Willard & Co., E. S., 45 Pine st.  
Wissman, F. De R., 149 Broadway.  
Zittel & Sons, F., Broadway & 79th st.

### (Brooklyn)

Bulkley & Horton Co., Myrtle & Clinton aves.  
Cederstrom, Sig., 201 Montague st., Bklyn.  
Chauncey Real Estate Co., 187 Montague st.  
Clark, Inc., Noah, 837 Manhattan ave.  
Corwith Bros., 851 Manhattan ave.  
Henry, John E., 1251 Bedford ave.  
James & Sons, John F., 193 Montague st.  
Ketcham Bros., 129 Ralph ave.  
Morrisey, Wm. G., 189 Montague st.  
Porter, David, 189 Montague st.  
Pyle Co., H. C., 199 Montague st.  
Rae Co., Wm. P., 180 Montague st.  
Realty Associates, 176 Remsen st.  
Small, Fenwick B., 939 Broadway.  
Smith, Clarence B., 1424 Fulton st.  
Smith, Wm. H., 189 Montague st.  
Tyler, Frank H., 1183 Fulton st.  
Welsch, S., 207 Montague st.

### (Queens)

Rickert-Finlay Realty Co., 45 W. 34th st.

### Real Estate Operators.

Alliance Realty Co., 115 Broadway.  
City Investment Co., 165 Broadway.  
Cohen, Elias A., 193 Broadway.  
Jackson & Stern, 31 Nassau st.  
Kempner, I. H., 17 West 42d st.  
Lewine, F. & I., 135 Broadway.  
Lowenfeld & Prager, 149 Broadway.  
Mandelbaum, H. & M., 135 Broadway.  
Wallach Co., R., 68 William st.

### Reports (Building)

Dodge Co., F. W., 11 East 24th st.

### Rock Blasting

John Coombs, 253 West 126th st.

### Slate

Johnson, E. J., 28 Park Row.

### Stone Renovating.

Fordham Stone Renovating Co., 1123 Bway.

### Terra Cotta

Atlantic Terra Cotta Co., 1170 Broadway.  
New Jersey Terra Cotta Co., 149 Broadway.

### Title Insurance

Lawyers' Title Ins. & Trust Co., 160 Bway.  
Title Guarantee & Trust Co., 176 Broadway.  
Title Insurance Co. of N. Y., 135 Broadway.

### Trucking

Atlanta Contracting Co., 230 East 42d st.

### Vault Lights

Berger Mfg. Co., 11th ave. & 22d st.  
Brooklyn Vault Light Co., 270 Monitor st., Bklyn.

### Waterproofing

Obelisk Waterproofing, 1 Madison ave.

# OFFICIAL CREDIT RECORDS

## JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency, (\*) means not summoned. (f) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.  
The Judgments filed against corporations, etc., will be found at the end of the list.

### Manhattan and Bronx.

Oct. and Nov.

- 26 Abeles, Aaron & Chas—S W Johnson \$25.46  
28 Avidan, Henry G—A Rosenberg. 74.41  
28 Atheros, Arthur F—NY Edison Co. 13.69  
28 Aglio, Pasquale—P Onsrato. 29.50  
28 Amato, Pasqualine, adm—Concetta Fierro & Michale Fierro—C P Castaldo. 114.97  
29 Amato, Pasqualina, adm—J & M Haf-fen Bwg Co. 1,033.39  
29 Alter, Jacob—A Beller. 106.28  
29 Arndstein, Max J—A Dryfoos et al. 162.41  
30 Ahlbrecht, August L & Wm F—Em-pire State Pickling Co. 169.78  
30 Alexander, Louis or L Alexander—J M Gans et al. 35.34  
30 Awner, Jack—L Kadus. 196.95  
30 Armstrong, Richd C, admr—M Karp costs 108.18  
30 Aronson, Harry—A Berlowitz. 163.81  
30 same—same. 291.41  
31 Allen, Edgar, J A Jenny. 31.80  
31 Alpers, Morris & Isaac Partegas—J G Schreyer. 94.83  
31 Abraham, Benf M—A de Claremont Co. 48.27  
31 Appelbaum, Jacob K—I Mink et al. 32.82  
1 Altmark, Chas & Max Greenwald (Alt-mark & Greenwald)—S Gelfand. 119.41  
1 Arata, Amelia—H Manheims. 1,137.90  
1 Agid, Saml & Sale—B Weiner. 352.76  
1 Ashley, Jas R—City N Y. 264.41  
1 Anderson, Tallack—Lozier Motor Co of N Y. costs, 220.28  
1 Abramovitz, Louis—S Katzenstein. 691.84  
26 Brandt, David & Louis Hutter—Har-lem Garage Co. 26.95  
26 Biggen, Jas P—Rock Island Butter Co of NY. 71.65  
26 Brockert, Chas E—Meigs & Co, Inc. 30.41  
26 Berger, Nathan—J T Stanley. 130.86  
26 Bruley, Jos A—S W Johnson. 36.62  
26 Bilowitz, Harry—Freidenrich Ger-stein Baer Amusement Co. costs, 68.13  
26 Beisiegel, Jno J adm—Arbutus Real-ty Co. 3,149.47  
28 Bauman, Henry—Frank P Hayes Co. 125.89  
28 Berliner, Bertha—H M Levin. 156.22  
28 Banning, Chas H—J F Elliott. 252.22  
28 Binder, David & Isaac Levy—A Socio-lof. 75.02  
28 Brodsky, David—D Levitan et al. 118.01  
28 Beltz, Wilhelmina—Lang & Co. 458.31  
28 Buffa, Vincent—Armour & Co. 45.50  
28 Baker, Alfred J—A A Doctor. 26.41  
28 Binder, Jacob—J Spiro et al. 1,368.90  
28 Boyce, Jos A—Stern Bros. 436.11  
28 Bradley, Alex J—S Barnett. costs, 13.24  
28 Brown, Michl—H Herzog. 59.31  
28 Birdseye, Clarence F—E F Ayrault. 193.15  
30 Bohlmann, John—C H Tammany. 164.61  
30 Bowsky, Harry F—F N Du Bois & Co. 62.43  
30 Baumgarten, Elias—H W Vogel et al. 79.31  
30 Bennett, Mara Jennings, Aug C Nitch, Aug C Nitch, as trste, and Elias G Potter—Yonkers Natl Bank. 416.33  
30 Bleyer, Rudolph—A Weinstock. 35.17  
30 Briatta, Mary—Weiss & Klau Co. 29.86  
30 Roelger, Jos, Chas A, Louise & Louise Jr, also Carrie Kramer (Jos Doel-ger's Sons)—H V Loewi. 1,008.07  
31 Bradley, Jno P—W J Farley, comr. 1,820.97  
31 Brunn, Rosa—Creston Co. costs, 32.72  
31 Bogul, Abr—W D Carpenter Co. 60.84  
31 Brown, Leo M—Schreiber Press, Inc. 71.41  
31 same—I Hirschberg. 111.91  
31 Blumers, Wm—Title Guarantee & Trust Co. 28.60  
31 Briola, Theodora—R Briola. 229.03  
31 Blinder, Abr—Julius Burstein & Yetta Sonberg—M Lieberman. 129.99  
1 Boehmer, Fred L—B K Bloch. 226.70  
1 Bickmore, Albt H, Louis C Tetard & Jno W Tobin—Coal & Iron Natl Bank of City N Y. 2,702.83  
1 Brown, Fredk—S C Weinberg. 2,503.15  
1 Buchalter, Chas—Knickerbocker Lime Co. 156.66  
1 Beaton, Geo A—C E Prior. 1,405.66  
1 Brown, Fredk—S C Weinberg. 2,503.15  
1 Bliss, Otis J—E Schryver. 1,103.83  
1 Buchalter, Chas—Knickerbocker Lime Co. 156.66  
1 Bedell, Chatham F—S C Clark. 1,368.28  
26 Carruba, Salvatore—Sicilian Asphalt Co. costs, 23.78  
26 Connor, Wm F & Harvey C Barden Farmers National Bank of Gran-ville. 3,246.96  
26 Collins, Michael—City of NY. costs, 124.05  
26 Constantine, Helena—H Boasberg et al. 104.55  
26 Cassalia, Frank—Hecker-Jones-Jew-ell Milling Co. 130.85  
28 Cirellf, Jno—N Y Edison Co. 21.94  
28 Clifford, Henry B—Gas Engine & Power Co & Chas L Seabury & Co, Inc. 714.59  
28 Castro, Ysidoro—J Holzman. 185.16  
28 Cholwell, Legrand S—O Bloch. 105.07  
28 Connolly, Lewis C—Park & Tilford. 90.41  
28 Conlan, Stephen—H Meiss. 125.15  
28 Clarke, Walter J—B Freedman. 42.71  
29 Coursen, Walter—G S Males. 166.54  
29 Canovich, Theo—M H Hochdorf. 111.91  
29 Coates, Wm G—Udall & Bro. 95.08  
29 Christopher, Harry D—I Kern. 509.15  
29 Carlson, Andw—A E Day. 113.23  
29 Cohen, Jacob—A L Levy. 382.97  
29 Cabb, Wm A—J De M Thompson. 239.31  
29 Clapp, Harriet B—Jas McCreery & Co. 82.01  
30 Coogan, W Gordon—Delmonico's. 117.91  
30 Colonial Clock & Novelty Co—Wilt-chick & Wiltchick, Inc. 34.03  
30 Cohen, Morris—M Aron. 128.99  
30 Colvin, Lulu R—Henry Goodstein Realty Co. 54.82  
30 Cantor, Hyman, Jno Harrison, Geo Horn & Fredk W Robinson—L Deutsch. 164.91  
30 Colby, Chas A—E Olson. 99.81  
30 Cullin, Wm T—E T Cullin. costs, 49.00  
30 Capaldo, Carmine & Gennardo Lan-gello—A Capaldo. 2,687.93  
30 Cook, Henry T—C E Whitney et al. 1,888.11  
30 Cubertson, Walter A—C F Ruh Jr. 1,905.24  
31 Cuthbertson, Walter A—C F Ruh Jr. 1,905.24  
31 Coleman, Jno—E F Bushnell et al. 140.33  
31 Corta, Michl G—A Doyle. 32.72  
31 Clements, J Morgan—J Clements. costs, 98.50  
31 Chapman, Robt A—Greenhut-Siegel Cooper Co. 414.36  
31 Crane, Irving M—L T Martin. exr. 152.16  
1 Conick, Chas E Jr—W D Jones. 46.71  
1 Christopher, Sarah W H—Phillip A Payton Jr Co. 115.81  
1 Collins, Rose—Fillmore Iron Works Co. 323.22  
1 Clifford, Virgie J—J B Taylor. 106.86  
1 Coe, Mary C—Oppenheim, Collins & Co. 286.58  
1 Crowley, Arthur F—Rogers Peet Co. 104.58  
1 Capers, Wm W Jr & W W Capers & Co—Richd W Godfrey. 146.39  
1 Clarke, Geo L—J J Weststead. 6,074.70  
26 Dillon, Isidore—E H Gate Cigar Co. 41.41  
26 Dubner, Henry C—Racine Engine & Machinery Co. 83.02  
26 Duffy, Thos F—Ford Motor Co. 39.91  
26 Dietrich, Carl E—J Saxe. 124.06  
26 Dussing, Geo—Roebbling Constn Co. costs, 87.61  
26 Daly, Wm C, exr—G Vroonan. 598.76  
26 Davidson, Geo L—M Tecla & Co. 1,136.33  
28 Danxyer, Sydney—Edison Co. 45.91  
28 Driest, Chas & De Vivo, Henry—M Maginnis. 1,074.57  
28 Duggan, Wm—Ullman & Hauk Dairy Co. 60.23  
29 Decker, Wm H & Mary—B Croner. 49.41  
29 Drucker, Abr—E L Latzel. 352.81  
29 Dornfield, Chas—D Galewski et al. 54.71  
29 Deubner, Henry—Devine Bros Inc. 52.11  
29 Dyrson, Henry H—Art China Import Co. 48.90  
29 Dumont, Pierre D—A Heckscher. 7,873.28  
29 Dabo, Louis S—Bankers Pub Co. 184.58  
30 De Canio, Felix—Nectar Co. 88.51  
30 Davis, Edw W—W M Scudder. 972.37  
30 Daniel, Anna K—M J Then. 350.94  
30 Dowd, Eliz admtrix—M Carney. 810.00  
30 Duff, Jno P—Wm J Howe Co. 215.21  
30 Dill, Jacob—S Meyer. 120.15  
30 Deutschman, Rubin—J Daly. 35.09  
31 Dale, Thos H—Jno A Roebbling's Sons Co of N Y. 412.73  
31 De Frisco, Domino—P Goodman. costs, 107.70  
31 Descowitz, Saml—Geneva Wall Paper Co. 320.85  
31 Dolan, Chas J—Cook & Bernheimer Co. 86.25  
31 Donohue, Delia J—W F Layton exr. costs, 124.32  
31 Dale, Thos H—Jno A Roebbling's Sons Co of N Y. 412.73  
1 Davis, Everett E—Butler Bros. 134.16  
1 Dunlon, Louise—B Fabricant. 64.10  
1 Dalberg, Melvin M—Bryant Motor Service Co. 254.17  
1 Dicker, Julius—City of N Y. 59.41  
1 Deutsch, Jos—City of N Y. 264.41  
2 Eglatz, Fred—Louis Stutz & Sons. 642.43  
29 Engelke, Herman—J O Leffler et al. 35.54  
30 Eichner, Nathan—F B Woodbury. 112.81  
31 Esposito, Louis & Frank De Palma—R Gargiulo. 120.76  
26 Finley, Geo J—Bass Ratcliff & Gret-ton, Ltd. 19.63  
26 Fitzgerald, Austin—Robt G Thomas & Son. 112.66  
26 Falls, Jno—D P Foster. 83.83  
26 Foye, Andrew Z—J Barkley. 260.65  
26 Ford, Wm—G Aquine. costs, 22.78  
28 Fitzgerald, A—A Darrow. costs, 4.32  
28 Fitzgibbons, Marion R—NY Edison Co. 12.85  
28 Fuller, Henry M—the same. 18.38  
28 Friedman, Saml—United Electric Light & Power Co. 36.03  
28 Flynn, Wm F—Arkwright Club. 54.41  
28 Frost, Jesse D & Lee M Bishop—Francis H Leggett & Co. 321.38  
28 Finnegan, Edw J & Annie E—W R Adams. 620.57  
29 Fisher, Max—J Friedman. 34.66  
29 Fawcett, Mary A—Charles & Co. 60.05  
29 Fried, Julius & Harry Herskovitz—House, Stowe & Co. 73.30  
29 Fagnani, Nicolas—H Levin. 76.69  
29 Francis, Paul—Gimbel Bros, NY. 291.40  
29 Foster, Walter J—Bondheim Constn Co. 179.31  
29 Francolini, Gaetano—Security Bank of NY. 2,430.96  
30 Fox, Henry E—S Hirschfeld. costs, 89.35  
30 Forster, Reginald L—E Tillman. 54.93  
30 Fain, Edmund—M Cowen. 243.97  
30 Frenkel, Louis—N Y Tel Co. 276.09  
30 Fletcher, Matthew E—E Weiner et al. 37.26  
30 Fuchs, Herman—J Frankenthaler et al. 61.65  
30 Furer, Jno Wm—Armour & Co. 21.61  
30 Frank Dunham Co—Indiana Lamp Co. 27.91  
31 Frankel, Abr—L Weissberg. 39.40  
31 Friedman, Edw—G E Kann et al. 908.12  
31 Fullen, Dorothea—J Sharp. costs, 108.94  
1 Fried, Julius & Henry Hershkovitz—I Fried et al. 824.35  
1 Fisher, Rubin—City of N Y. 264.41  
1 Farnham, Chas W—Devonshire Wine & Liquor Co. 62.11  
1 Flora, Luigi—City of N Y. 264.41  
1 Falco, Eugenia—Chesbro Brothers. 1,007.02  
1 Fordinsky, Jacob A—Barnhart Bros & Spindler. 61.81  
1 Feiner, Sigmund—J Cohen et al. 492.79  
26 Goldschmidt, Rachel—H L Ferguson. 204.51  
26 Gorham, Jno M—F H Bearer. 110.19  
26 Glass, Max—B Pifferling & Son. 145.97  
26 Gray, Frank S—Equitable Trust Co of NY. 915.28  
28 Goldstein, Sarah—United Electric Light & Power Co. 26.83  
28 Gordon, Ellen—S Rosen. 266.91  
28 Gumpert, Chester A—H B Ketcham. 361.56  
28 Goldsmith, Louis—Art Brass Co. 139.99  
28 Goldberg, Jacob & Jas—S Miller. 27.00  
28 Gallagher, Henry M—C Ahsbahs. 829.60  
29 Garfein, Raphael & Geo M Silverberg—National Nassau Bank. 440.09  
29 Garvin, Agnes L—G K Garvin. costs, 108.07  
29 Goldberg, Israel—M Blumenfeld. 41.00  
29 Gefner, Bettie—City of NY. 19.72  
29 Golden, Moritz, Sadie Golden \* & Her-man Greenberg—Public Bank of NY City. 135.66  
29 Garfein, Raphael—National Nassau Bank of NY City. 51.81  
30 Graham, Robt L—Matt Lead Co. 148.17  
30 Geiser, Chas J—N Y Tel Co. 26.43  
30 Goldman, David—J J Bonneau Co. 120.17  
30 Grefe, Alex—H R Stelling. 288.72  
30 Goldberger, Benj—Beck Shoe Co. possession of chattels and \$140.40 or. 1,187.80  
30 Gilbert, Saml—Bluthenthal & Bickart. 179.29  
31 Galinger, Henry H—I B Clark. 589.75  
31 Gordon, Isaac—C Bang. 122.93  
31 Goldstein, Jacob—M Silber. 32.72  
31 Gottlieb, Jos—E J Cholakis et al. costs, 840.51  
31 Grill, Jos—J Steinberg trste. 165.79  
31 Gleichenhaus, Jos E—A Rugoff et al. 27.71  
31 Glaser, Jacob S—Henry Miles & Sons. 92.08  
31 Graber, Morris & Julius Fradkin—A Cohen. 134.94  
1 Garrison, Willard—Gibson Distilling Co. 415.70  
1 Gamoldi, Jno H—Broadway Trust Co. 404.56  
1 Gruenberg, Aaron—D J Simon. 172.45  
1 Goodfriend, Jefferies J—S Fabricant. 120.15  
28 Hertzberg, Leonore—C L McMurthy. 519.65  
28 Haithwaite, Jas S—G A Price. 305.56  
28 Henry Max & Saml Ajinsky—D G Grisonino. 271.59  
28 Hirschhorn, Abr & Max Hanshaft—A S Kufik. 214.41  
28 Heller, Osias, gdn—Nassau Electric RR Co. costs, 117.54  
28 Hemmann, Hans—C E McLean. 1,861.38  
29 Houghton, Frank R—W Burns. 1,224.11  
29 Hirshfeld, Louis—M Mittenthal et al. 133.15  
29 Hendrick, Philip—Central Bridge Coal Co. 244.92  
29 Hall, Walter A & F D Hunter—R C Barnes. 136.91  
29 Hansen, Theo—T H Montgomery. 1,614.30  
29 Hesser, Chas T—City of NY. 19.16  
29 Hopkins, Louis A—T E Seach. 306.98  
30 Halperin, Chas—A Shipman. 109.87  
30 Harris, Selma—A Robbins et al. 66.22  
30 Henninger, Albt & Marie—M Radt. 353.52  
30 Hutter, Wm & Conrad Guhring—W F Moore. 5,594.62  
30 Holmes, Chas E—Max Hunckle Chem-ical Co. 91.61  
30 Hammer, Max & Saml Kahane—Se-curity Bank of N Y. 968.54

















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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. 2329

New York, November 2, 1912

(18) 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.

17-25	708-34	1135-58 1/2	1595-7	1983-21
29-16	736-14 & 15	1140-7	1596-70	1985-32-33
43-16	754-21-24	1153-12	1601-21	2009-29
68-6	747-81	1169-44 1/2	1606-47	2011-20
265-4	763-33	1217-44 1/2	1617-33	2026-12-26
310-37	764-42	1271-9	1618-62-63	2027-9
315-22	770-28-30	1275-61-62	1628-31	2046-24-25
325-13-14	775-34	1345-24 1/2	1632-6 & 8	2072-55
326-3	777-61-62	1361-11	1641-71	2122-80 1/2
330-27	827-8	1377-23 1/2-25 1/2	1658-34	3-73
336-44	835-68-69	1410-69	1663-23	2149-37
339-47	848-3	1412-71	1694-10	2158-16
346-4	857-57	1413-14 1/2	1720-50	2180-480
351-49 & 51	883-28	1422-32	1723-22	2228-7
406-54	891-22	1430-46	1731-48	2234-36-38
440-46	931-50	1461-29	1732-37	3402-254
463-29	939-27	1470-15, 16, 17, 34-35	1755-14	
520-44	994-1	1472-27	1756-9	
524-18	974-60	1486-49-50	1758-31	
553-33	975-43-47	1493-56	1775-38	
578-64	983-51	1496-49	1801-4	
583-24-25	1007-51	1509-51	1810-32	
584-59	1046-46 & 54	1511-1	1825-26 & 27	
591-10-18	1063-21	1526-4	1832-46	
618-70-71	1077-5	1568-31 & 32	1918-9	
634-56-57	1117-62	1583-8	1942-9	
		1594-42	1963-38	

#### WILLS

539-35  
745-9  
881-62  
1214-25  
1979-10  
1391-68  
1936-51 1/2  
1767-14

#### EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed

as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

#### KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A.L.—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—Company.  
constn—construction.

con omitted—consideration omitted.

corp—corporation.

cor—corner.

c l—centre line.

ct—court.

certf—certificate.

dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extrx—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—frame.

ft—front.

individ—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

mtg—mortgage.

mos—months.

mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

rd—road.

re mtg—release mtg.

ref—referee.

sobrn—subordination.

sl—slip.

sq—square.

s—south.

s—side.

sty—story.

sub—subject.

strs—stores.

stn—stone.

st—street.

TS—Torrens System.

tnts—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.























- Hoe av. 1537-9** (11:2982); ext of two mtgs for \$7,750 each to Oct21'15 at 5%; Oct21; Oct25'12; Wm F Decker with Sykes Realty Corp, 165 Bway. nom
- Hoe av. 1541** (11:2982); ext of \$8,000 mtg to Nov1'15 at 5%; Oct18; Oct31'12; Henry F A Schwarz, trste for Anna C F Schwarz will Fredk A O Schwarz with Eliz McPhillips, 1200 Franklin av. nom
- Honeywell av** (11:3123), ws, 151.2 s 180th, 33x140.3; Oct28'12; due, Dec1'15, 5%; Peter Webb, 2081 Honeywell av, to Rachel L Bartley, 32 Woodland av, New Rochelle, NY. 5,000
- Hughes av, 2475-7** (11:3077), ws, 245 n 188th, 50x87.6; Oct30'12, 5y5%; Sole Realty & Constn Co to Sarah E Furnald, 34 W 72. 23,000
- Hughes av, 2475-7** (11:3077); consent & certf as to above mtg; Oct30'12; same to same.
- Hughes av, 2475-7** (11:3077); pr mtg \$23,000; Oct30'12, 1y6%; same to Rockland Realty Co, 509 Willis av. 2,000
- Hughes av, 2475-7** (11:3077); certf as to above mtg; Oct30'12; same to same.
- Hughes av, 2424** (11:3076), es, 45 s 188th, 26.8x87.6; pr mtg \$5,000; Oct25; Oct31'12; 2y6%; Gaetano Salerno to Flora E Solomon, 536 W 113. 1,500
- Hughes av** (11:3078), ws, 140 n 189th, being lot 28 blk 3078 tax map; transfer of tax lien for 1903-1908, unassessed to an unknown; May15; Oct29'12; 3y12%; City of NY to Tax Lien Co of NY, 68 Wm. 782.86
- Inwood av, see 172d**, see Old Bway, sec 130, Manhattan.
- Jackson av, es, abt 115 n Westchester av**, see Westchester av, 709.
- Jerome av, swc 172**, see Old Bway, sec 130, Manhattan.
- Lincoln av** (9:2313), sec 138th; sal ls; Oct24; Oct25'12; demand, 6%; Eugene J McGuire & Fredk G Daux to Jacob Ruppert, a corp, 1639 3 av. 2,000
- Longwood av (145th) nec Barry (Leggett av)**, see Barry (Leggett av), nec Longwood av (145th).
- Ludlow av (\*)**, sec Castle Hill av, 105x 108, except part for Castle Hill av; Oct 25; Oct29'12; due, Feb21'13, 6%; Margaretha Broker to Katharina Gass, 2248 Powell av. 300
- Mapes av, 2111-13** (11:3110), ws, 150 n 180th, 41x145; pr mtg \$3,500; Oct22; Oct 28'12; 1y6%; Edw J Heffernan to Nicola Lauritano, 2131 Mapes av. 500
- Monaghan av (\*)** ws, 325 n Jefferson av, 50x100; Oct25; Oct26'12; 3y6%; Bengt Nelson, 4016 Seton av to Jno S Wilson, 16 Victoria rd, London, Eng. 1,000
- Morris av** (9:2420), es, 51 n 158th, 50x 101; Oct24; Oct25'12; 5y, % as per bond; Blanche E Terrill to Jno A Bruckner, 406 E 161. 7,500
- Morris av** (9:2336), nwc 146th, 111x27.11 x110x8.9; Oct29'12; 3y6%; Henrietta R Hutcheson, Baldwin, NY, to Edw Purchas, 22 E 29. 3,500
- Morris av** (9:2329), ses, at nes 146th (No 271 E), 84x6x83x19; also MORRIS AV, 512 (9:2329), ses, 81.2 ne 146th, 31.1x 43x30x48.5; PM; Aug31; Oct30'12, 5y4½%; Haffen Realty Co to John M Haffen, 947 Sherman av, & ano, exrs & John Haffen. 7,000
- Moshulu av** (13:3421), ss, 64.11 w Fieldston rd, 75.8x100x76x103.11; PM; Oct23; Oct25'12; 3y5%; Newton Holden to Park Mort Co, 41 Park Row. 2,677.50
- Mulford av (\*)**, swc Alice, 25x100; also LOT 362, map (1275) Lohbauer Park; Oct 26, Oct31'12; 1y6%; Elise Bentz to Dora L Schreiber, 1033 Mad, Bklyn. 1,200
- Newton av** (13:3421), es, 177.11 n 256th, 50x100; PM; Oct28; Oct29'12; 3y5%; Wm L Thompson to Park Mtg Co, 41 Park row. 1,050
- Newton av** (13:3421), ws, 171.2 n 256th, 75x100; PM; Oct28'12; 3y5%; Patk M Scanlan to Park Mtg Co, 41 Park row. 1,627.50
- Parker av (\*)**, nes, 25 nw Glebe av, 25 x100, except part for Parker av; Oct18; Oct25'12; 2y6%; Mary A Corkey to Laura Reed, 232 E 198. 1,000
- Pelham av, 557-9** (12:3273), ns, 100 w Hoffman, 50x100; Oct21; Oct28'12; due, &c, as per bond; Nathan Lampport to Title Guar & Tr Co. 22,000
- Popham av** (11:2877), ws, 221.3 n 176th, 25x100; Oct26'12; 3y6%; Emil Johnson to Margt Archibald, Rome, NY. 1,000
- Prospect av, 594** (10:2684); ext of \$29,000 mtg to Oct2'17 at 5%; Oct2; Oct29'12; Walter S Gurnee et al trstes for Delia E Gurnee will Walter S Gurnee with Mercury Realty Co, 1042 So Blvd. nom
- River av, 1221** (9:2489), ws, 80 n 167th, 20x100; Aug28; Oct30'12, 3y5%; John Johnson to Sarah O Mason, 2469 Bway. 4,000
- St Ann's av, swc Westchester av**, see Westchester av, swc St Ann's av.
- St Ann's av** (9:2358), nwc Westchester av, 47.6x89.6x62.11x84.11; ext of \$33,000 mtg to Oct29'17 at 5%; Oct29'12; Metropolitan Savgs Bank with J Edw Jetter trste Henry Hachemeister, 109 E 94. nom
- St Ann's av, 447** (9:2278), ws, 99.11 s 146th, 24.11x99.4; pr mtg \$—; Oct30; Oct 31'12; 3y6%; Friedrich Klein to Jeremiah J Lyons, 1454 Ams av & ano. 2,500
- St Peter's av (\*)**, nwc Tratman av, 70x 95.3; PM; Oct28; Oct29'12; due, &c, as per bond; Danl J Mangan to Laura Gore, Scarsdale, NY, et al. 3,000
- Southern Blvd, ws, 371.10 n Wilkins av**, see Southern Blvd, ws, 208.4 s Jennings.
- Southern Blvd** (11:2976), ws, 208.4 s Jennings, 41.8x141.7x45'4x159.6; also SOUTHERN BLVD (11:2976), ws, 371.10 n Wilkins av, 0.6x23.8; supplemental to mtg dated Dec18'11; Oct24; Oct28'12; due, &c, as per said mtg; Lederer Constn Co to Title Guar & Trust Co, 176 Bway. —
- Southern Blvd** (11:2976), same prop; certf as to above mtg; Oct24; Oct28'12; same to same.
- Southern Blvd, 443-5** (10:2576), swc 145th, 75x100; PM; Aug31; Oct30'12, 3y 4½%; Haffen Realty Co to John M Haffen, 947 Sherman av, & ano, exrs & John Haffen. 12,000
- Sylvan av** (13:3421), ws, 167.6 s Faraday av, 25x100; PM; Oct28'12; 3y5%; Wm H Howe to Park Mtg Co, 41 Park row. 420
- Sylvan av** (13:3421), es, 154.11 n 256th, 50x100; PM; Oct28; Oct30'12; 3y5%; Richd Ockendon to Park Mtg Co, 41 Park row. 1,155
- Tiebout av** (11:3143-3145), es, 24.11 s Ford, 75x100.4x79x100; Oct26; Oct28'12; 3 y5%; Amelia Auletta, 17 1st, Yonkers, N Y, to Land Realty Co, 1009 E 180. 6,000
- Tinton (Beach) av, 713** (10:2654), ws, 75.2 n 155th (Dawson), 24.10x100; ext of \$11,000 mtg to Feb26'18 at 5%; Oct28; Oct 30'12; Israel & Annie Wiesenthal with Augusta Lillenthal. nom
- Tratman av, nwc St Peter's av**, see St Peter's av, nwc Tratman av.
- Tremont av, see Arthur av**, see Arthur av, sec Tremont av.
- Tremont av, 983-9 E** (11:3092), ext of \$10,000 mtg to Nov1'15 at 5%; Oct25; Oct 29'12; East River Savgs Instn with Helen T Coughlin, 1801 Anthony av. nom
- Union av, 634**, see Old Bway, sec 130, Manhattan.
- Valentine av** (11:3144-49), nwc 181st, 62.10x185x63.2x185; Oct25'12; 1y6%; Michl J Crotty, Bridget Geoghegan & Mary O'Dell to Jno J Brady, 2395 Valentine av. 1,000
- Valles av, swc 256th**, see 256th W, swc Valles av.
- Walton av** (11:3179-3180-3185), es, 125 s 181st, runs e100xn88xse128xsw75xn32xw80 to av xn25 to beg; also 181ST ST (11:3185), ns, 100 e Jerome av, 25x143.6 to Cameron pl x25.5x138.11; PM; Oct29; Oct30'12; due &c as per bond; Cameron Realty Co to Title Guar & Trust Co, 176 Bway. 3,000
- Washington av** (9:2385), ws, 72 n 163d, 37.6x99.8; ext of \$30,000 mtg to Nov1'15 at 5%; Oct25; Oct28'12; North Side Savings Bank with Rice Fitzgerald Bldg Co, 314 E 157. nom
- Washington av, 1640** (11:2914), es, 180.4 n 172d, 50x109.10; Oct29'12; 5y5%; L & S Constn Co to Lawyers Title Ins & Tr Co. 38,000
- Washington av, 1640**; certf as to above mtg; Oct25; Oct29'12; same to same.
- Webster av** (12:3321), ws, 175 s 204th, 50x120; Oct29; Oct30'12, 5y5%; German Real Estate Co, 391 E 149, to Dollar Savgs Bank, 2808 3 av. 34,000
- Webster av** (12:3321); same prop; certf as to above mtg; Oct29; Oct30'12; same to same.
- Webster av** (12:3321); same prop; pr mtg \$34,000; Oct26; Oct30'12; due &c as per bond; same to Emil Hermann, 330 E 236. 4,000
- Webster av, swc 179th**, see 179th, 360 E.
- West Farms rd (\*)**, ns, abt 288 w Bronx Park av, 26.1x90.4x25x80.9; Oct23; Oct 29'12; 3y5½%; Edw A Schill to Margt F Hooker, 400 Riverside dr. 3,400
- Westchester av, 709** (10:2645), nws, 99.11 ne Jackson av, 25.6x84.10 to es Jackson av x30x67.7; PM; pr mtg \$9,500; Oct 25; Oct26'12; due Mar1'13, —%; J F M Co a corp, 815 Hunts Point av to Wm Sternschuss, 2398 Creston av. 1,703.15
- Westchester av, 709** (10:2645), nws, 99.11 ne Jackson av, runs nw67.7 to es Jackson av xn30xse84.10 to Westchester av xsw25.6 to beg; PM; pr mtg \$9,500; Oct25; Oct26'12; 5y5%; J F M Co, 815 Hunts Point av to Wm Sternschuss, 2398 Creston av. 4,000
- Westchester av nwc St Ann's av**, see St Ann's av, nwc Westchester av.
- Westchester av, 2251 (\*)**; sal Ls; Oct 15; Oct29'12; demand, 6%; Patk Wernhart to A Hupfel's Sons, 842 St Ann's av. 2,467.66
- Westchester av** (9:2276), swc St Ann's av, 50.5x100x21x104.2; ext of \$24,000 mtg to Oct29'17, 5%; Oct29'12; Metropolitan Savgs Bk with J Edw Jetter trste Henry Hachemeister, 109 E 94. nom
- Westchester av, 721-49** (10:2645), nws, at es Forest av, runs ne262.5 to ss 156th xw— to Forest av xs— to beg, gore, the block; pr mtg \$110,000; Oct29; Oct31'12; due Nov1'14, 6%; Kellwood Realty, a corp to Chas Lehnert, 1408 Franklin av. 20,000
- Westchester av, 721-49** (10:2645), same prop, certf as to above mtg; Oct29; Oct 31'12; same to same.
- Westchester av, swc 156th**, see Westchester av, 721-49.
- Whitehall pl, see Byron**, see Byron, sec Whitehall pl.
- White Plains rd (\*)**, es, 25 s 237th, 28.11x100; Oct30'12, 3y6%; Eliz Ditchett, Bklyn, NY, to Grace S Zick, 97 West Grand, Elizabeth, NJ. 4,000
- White Plains rd (\*)**, ws, 159.2 n 240th, 25x115.2x25x—; PM; Oct30; Oct31'12; 3y 5½%; Vincenzo Maffucci, 4611 White Plains av to Bendheim Constn Co, 128 Bway. 3,500
- White Plains rd (\*)**, ws, 187 n 238th, 25.2x35.2x140.9; PM; Aug31; Oct30'12; 3y 4½%; Haffen Realty Co to Jno M Haffen, 947 Sherman av & ano, exrs Jno Haffen. 4,500
- Wickham av, es, at ses Barnes av**, see Barnes av, es, 12.5 ne Wickham av.
- Wickham av (\*)**, es, 100 s Nereid av, 50 x97.6; Oct28; Oct31'12; 4y5%; Frank Bloomer, 809 Melrose av to Louise P Weber, 372 E 155. 650
- Williamsbridge rd, 616-8**, see Bronx Blvd (Lowmede), swc Williamsbridge rd.
- Willis av, ws, 56 n 147th**, see 3 av, 2796.
- Wilkins av, see Boston rd**, see Old Bway, sec 130, Manhattan.
- Wilkins av, 1460**, see Old Bway, sec 130, Manhattan.
- Wilkins av, 1462**, see Old Bway, sec 130, Manhattan.
- 3D av** (9:2379), nws 157th, 25x99; Oct 24; Oct25'12; due, &c, as per bond; Burnett-Weil Constn Co to Cath Schroeder, 1180 Jackson av. 18,000
- 3D av** (9:2379); same prop; certf as to above mtg; Oct24; Oct25'12; same to same.
- 3D av** (12:3290), ws, lot 92 map part farm of Jno Cromwell, 50x125; pr mtg \$—; Oct31'12; due, &c, as per bond; Wm Kaufmann Constn Co to Manhattan Mtg Co, 200 Bway. 55,000
- 3D av** (12:3290); same prop; certf as to above mtg, Oct31'12; same to same.
- 3D av, 2796** (9:2307), es, 56 n 147th, 28x 82 to Willis av, x25x94.8; Sept18; Oct31 '12; due &c as per bond; Sevilla Heineinan of Germany to Abr M Elkus 62 W 70. 18,177.49
- Ext of \$600 mtg (\*)** made by Chapman to Bedell, dated Oct13'12 to Oct13'15 at % as per bond; Oct13; Oct30'12; Chas J Chapman with Penelope Bedell on E 220th bet Carpenter av & White Plains rd. nom

## MISCELLANEOUS MORTGAGES.

## Borough of The Bronx.

- Cedar Knolls, at Bronxville, Yonkers** to Bedell, dated Oct13'12 to Oct13'15 at % as per bond; Oct13; Oct30'12; Chas J Chapman with Penelope Bedell on E 220th bet Carpenter av & White Plains rd. nom
- Cedar Knolls, at Bronxville, Yonkers** (misc); certf as to mtg for \$25,000; Oct 30'12; First Mtg & Real Estate Co to Westchester & Bronx Title & Mtg Guar Co. —