

# REAL ESTATE RECORD AND BUILDERS' GUIDE.

DECEMBER 6, 1912

## LOWER FULTON STREET IN BROOKLYN

Once the Premier Business Section, from Borough Hall to Fulton Ferry, It Has Lost Caste—Hopes for Improvement

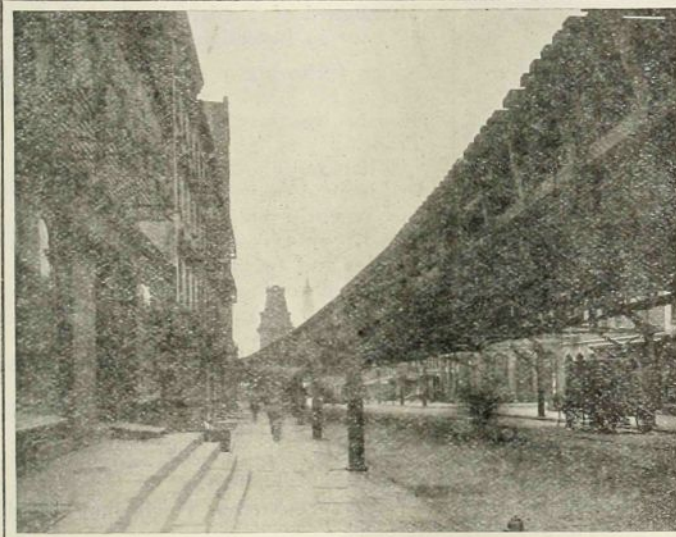
A PROMINENT man of the West once asked Henry Ward Beecher how to get to Plymouth Church, as he wished to hear Beecher preach, and the famous pulpit orator answered, "Take Fulton Ferry from New York to Fulton street, Brooklyn, and follow the crowd up Fulton street." Beecher's church is in Orange street, which intersects Fulton street a few blocks above the ferry. Fulton street, from the ferry to Borough Hall, Brooklyn, was in Beecher's time a great thoroughfare. The stores that lined it between the points mentioned did a heavy business, and they embraced all kinds of establishments from large retail dry goods firms to cigar stores and saloons.

captured the rest of the traffic. The writer crossed the East River on a boat of Fulton Ferry at mid-day recently and there were only seven passengers on the boat and two trucks. The damage to traffic in Fulton street extends from the ferry to Pierrepont street, but the few blocks from Clark street to Pierrepont street show more traffic and better property conditions than does Fulton street north and west of Clark street to the ferry.

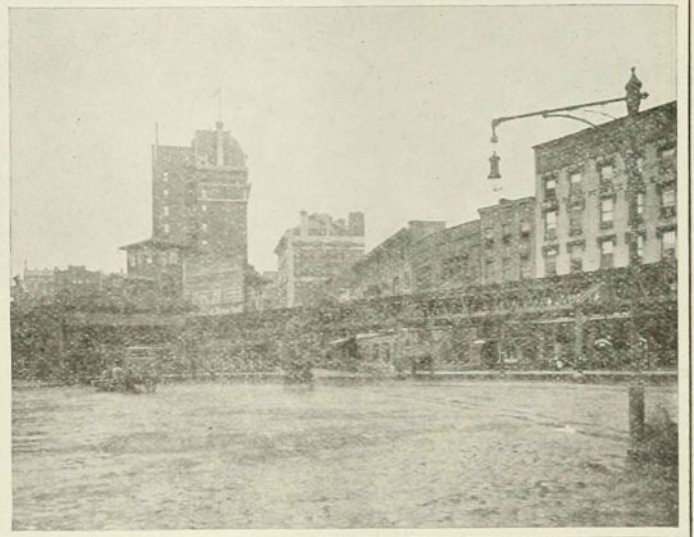
When the bridge cars only were operated on the Brooklyn Bridge, there was more traffic on Fulton street north and west of the Borough Hall because there were many persons who walked to the bridge and took a car across it

lyn has been discussing in the last year, it is proposed to remove the elevated railroad from the part of Fulton street in discussion and build an elevated railroad in Adams street, from Fulton street to Myrtle avenue, thereby joining the part of the Fulton street elevated above Boerum place to the line running through Adams street north of Myrtle avenue to Brooklyn Bridge. If this plan is carried out, then Fulton street, from Clark street to the ferry, may come into favor as a manufacturing center.

With a subway station at Clark street eventually, the part of Fulton street below that point would be easily accessible. But as a matter of fact it is just as accessible now, if not more so, from



FULTON STREET—FULTON FERRY HOUSE IN BACKGROUND.



FULTON STREET, AT CLINTON STREET, BROOKLYN.

The street and car traffic to and from Fulton Ferry was dense. The bronze statue of Robert Fulton that surmounts the entrance to the ferry house looked down on a steadily moving crowd of passengers who crossed the river for one cent each. Now the fare is five cents each and there are very few passengers, because traffic no longer goes to lower Fulton street. Property there is at a standstill, and the statue of Fulton looks down on a thoroughfare as still as a country road. The first settlement of Brooklyn was in the neighborhood of Fulton Ferry, and there is not as much traffic there now as there was in the days of that part of Brooklyn portrayed in a famous painting of its earliest period.

### The Knell of Lower Fulton Street.

When the Brooklyn Bridge was opened in May, 1883, the doom of lower Fulton street was sealed, because the use of that structure diverted two-thirds of the traffic from Fulton Ferry; and the subway under the East River has

to Manhattan and walked home from the Brooklyn end of the bridge in the evening. Now these people can take a trolley car for five cents, almost from their door and ride to and across the bridge as well.

The proposed subway route through Fulton street to Clark street may tend to tone up property values in the part of Fulton street from Pierrepont to Clark street, but that will be some time in the future; but Fulton street from Clark street to the ferry has no prospects of betterment, unless the Brooklyn Rapid Transit Company takes down its elevated railroad structure, as has been proposed, from Borough Hall to Fulton Ferry. The elevated trains now run across Brooklyn Bridge; there is little or no traffic to the ferry, and the part of the elevated structure from the Borough Hall to the river is now a negative quantity.

### Possibly a Manufacturing Center.

In connection with the contemplated plan of the City Beautiful, which Brook-

lyn has been discussing in the last year, as it ever will be by a Clark street subway station. The elevated railroad structure in lower Fulton street, it is claimed by real estate men, hurts the chances of renting many buildings there for manufacturing purposes because it impairs the light, and that it does is undisputed. On the other hand, it is argued that before lower Fulton street can attain prestige as a manufacturing center modern factory buildings will have to be erected there. These might be built if the elevated railroad was removed.

It is very probable that the operation of Fulton Ferry will be discontinued altogether, unless the city takes it over as a municipal mode of travel. Wall street ferry has ceased to operate altogether and Catharine street ferry is operated only in the morning and evening.

Fulton street from Clark street to the ferry is a motley aggregation of old brick buildings. They served the pur-

pose of a past generation or more, but they would hardly be in demand now if lower Fulton street were again a busy thoroughfare. The corporation of the Brooklyn Daily Eagle did a wise thing with its old home site in Fulton street, a few doors above the ferry, when after it had removed to its new building farther uptown it reimproved its old plot with a modern and large storage warehouse through the instrumentality of a subsidiary corporation known as the Eagle Warehouse and Storage Company. This has proved to be a handsome return on the investment.

From the Brooklyn Bridge plaza to the ferry Fulton street property is an irretrievable loss, unless a general movement of property for manufacturing purposes there sets in. The last sale of property in this section of the street took place about a year ago, being an old building on a plot 60x60x irregular near York street, and it brought \$5,500.

#### Property Values.

In most instances, the buildings do not figure as a part of the value of prop-

The southeast corner of the same streets, opposite, holds the old Brooklyn Union Building, a five-story mansard roof structure. The Mutual Life Insurance Company once held a mortgage on it, and some years ago, when the company sold many of its Brooklyn holdings at auction, the old Union building was among the parcels sold, and it brought less than the amount of the mortgage. It is now used as a cheap lodging house, and it brings a better rental for that purpose than it probably would for any other, in all the circumstances, because the entire building is taken by one tenant. There are numerous lodging houses in Fulton street, below Sands street, and the annual rental of them ranges from \$1,200 to \$1,500 for the entire building.

The landlords of these buildings have to make very few repairs to them. Vacant stores are fairly numerous in this part of the street. Here and there along this part of the thoroughfare is a store rented to a good butcher or grocer, who caters to the fine trade on

fect light, and it is to be wondered that the structure was not remodeled long ago for some such purpose as it is now devoted to. A store nearby at 318 Fulton street is rented at \$1,600 a year.

That the Fulton street block from Pierrepont street to Clinton street is still of some traffic importance is indicated by the fact that last April an optician at 312 Fulton street bought 314 and 316, adjoining, and he has remodeled them. The Brooklyn Savings Bank, whose banking house is at Pierrepont and Clinton streets, has bought 300 Fulton street, which is diagonally in the rear of its home, and it has remodeled the Fulton street structure and made it an arcade entrance to its building on the corner mentioned. Inside lots on this block are worth from \$1,200 to \$1,500 a front foot each, according to depth.

Twenty years ago property there was worth much more. For instance, the old building on the northwest corner of Fulton and Pierrepont streets was worth \$200,000, whereas now its value is in the neighborhood of \$100,000. The plot is 40x80 feet. Conditions on this block may change for the better, as hereinbefore indicated.

It has been proposed to transform the triangular block bounded by Fulton, Johnson and Washington streets into a public park or plaza, but the Board of Estimate does not favor the proposition. All of the buildings on this block are old ones, and some of them are poor income producers in their upper parts.

#### BRONX INDUSTRIAL RAILWAY.

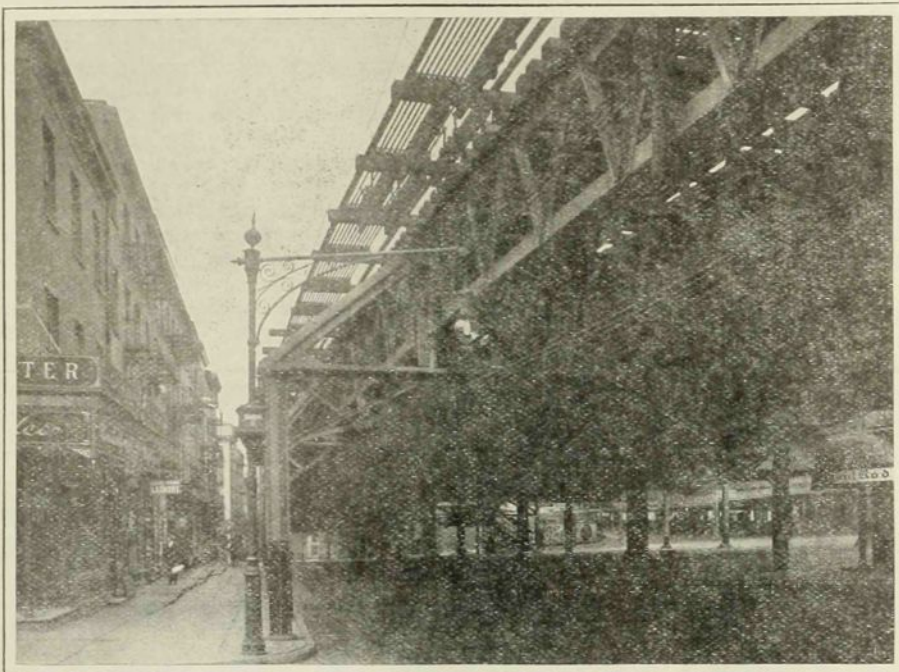
##### The Board of Trade Directs a Committee to Investigate and Report.

The following resolution, offered by James L. Wells, was adopted unanimously by the North Side Board of Trade, at its last meeting:

Whereas, The Hon. Cyrus C. Miller, President of the Borough of The Bronx, has recently prepared a map showing The Bronx Industrial Railway proposed by him and an accompanying statement addressed to the people of The Bronx and setting forth among other matters the following:

1. The commercial possibilities of our borough.
2. The haphazard manner in which they have heretofore been developed.
3. The necessity of developing manufactures in The Bronx.
4. The resources which may be developed.
5. The general public works which will influence our commerce and increase our trade.
6. The necessity for the adoption of a comprehensive plan of development so that railroads, property owners, builders, manufacturers and others may work in the same direction and avoid duplicate and inconsistent development.
7. A suggested plan which includes the following:
  - A. An industrial railway.
  - B. An industrial development.
  - C. Dock development.
  - D. A wholesale terminal market.
8. The effect of such development on the Borough of The Bronx; be it therefore

Resolved, That the Committee on Commerce and Waterways and the Committee on Transportation of this board be requested jointly to make a careful investigation of the plans suggested by President Miller and report to this Board at its next regular meeting the result of their investigation and such suggestions in reference to this highly important subject as they may deem advisable.



FULTON STREET, AT SANDS STREET, BROOKLYN.

erty in lower Fulton street nowadays; so, generally speaking, it is safe to say that lots there are worth from \$3,500 to \$4,000 each, that is to say, from the bridge to the ferry. There is a slight increase in value in the part of the street from Clark street to Clinton street, and values are still better from Clinton street to Pierrepont street.

For factory purposes property in Fulton street from Clark street to the ferry brings from 10 to 20 cents a square foot a year. A store 21x55 in size, at 73 Fulton street, a short distance above the ferry, rents for \$30 a month, whereas years ago it was rented at \$1,500 or more a year. Another store, 20 feet wide, at 124 Fulton street, rents for \$30 a month, and it also formerly brought a much higher rental.

A store at 140 Fulton street, opposite the Bridge plaza, rents at \$50 a month. The latter figure is about the maximum rental obtainable for stores in lower Fulton street, from the bridge to the ferry. Many owners would like to sell. On the northeast corner of Fulton and Front streets is an old iron front banking house that was formerly the home of the Brooklyn Bank. With its bank vaults and other structural features it cost more than \$100,000 to build, and to-day it is vacant and on the market at \$15,500. The bank itself followed the uptown movement many years ago.

Brooklyn Heights which is a few blocks away, but these kind of stores are exceptional.

#### A Future Chance.

It may be that, when a subway is operated along Fulton street as far west as Clark street, that general property conditions in the part of Fulton street from Clark street to Pierrepont will improve considerably; but it is problematical. Naturally, property owners there are hoping for the best, and it is to be hoped by everybody that their hopes will be realized. While this part of the street is an improvement over the part nearer the ferry, it could be a great deal better.

The most recent sale here was the purchase of the Fulton street front of the Assembly Building, which extends in "L" shape into Pierrepont street. The Fulton street part was bought by Nicholas Middleton, for cafe purposes, and the building was long used as a cafe. The entire building was for many years used as a place for banquets and lodge meetings. It was not a success in that capacity. An investor bought the major part of the building, in Pierrepont street, and has leased it to the city for a term of five years, at \$8,500 a year, with a privilege of renewal, as headquarters for the Corporation Counsel's office in Brooklyn. It has been splendidly remodeled for the purpose at a cost of \$20,000. Every room has per-

## QUEENS BOULEVARD.

### Actual Improvement Not Yet Commenced, But Trolley Lines Are Being Laid.

A topic of interest to residents of Long Island in general as well as to residents of Queens and to automobilists everywhere is the plan of the city of New York to widen Hoffman Boulevard, in Queens, to 200 feet, which, when carried out, will make this highway one of the finest in the world. Hoffman Boulevard is a merger of a road that has always borne that name and Thomson avenue. On the official map both names have been obliterated, and the new designation for the combined thoroughfares is "Queens Boulevard."

Commissioners of estimate and assessment in the proceeding for acquiring property for widening the highway to 200 feet were recently appointed by the Supreme Court in the persons of Leander B. Faber, lawyer; Harry P. Gelwicks, editor, and John E. Connolly, a brother of the President of Queens.

them. Heretofore the Long Island Railroad has controlled the traffic between Jamaica and upper Manhattan.

When the route of the South Shore Traction Company east of the city line is put into operation, the southern section of Nassau county will be doubly served by trolley, inasmuch as the Long Island Traction Company turns north to Hempstead, Floral Park and Mineola, the latter place being the county seat of Nassau county.

Fifty per cent. of the expense will be borne by the city at large, 30 per cent. by the borough and 20 per cent. by the area especially benefited, which consists of a strip 800 feet wide on either side. The physical treatment of the boulevard has not yet been fully determined, and the actual improvement of the street cannot take place for some time. What appears to be an advantageous subdivision of the street surface and location of the railway tracks has been suggested by Chief Engineer Nelson P. Lewis, of the Board of Estimate. A central roadway with parking spaces 30 feet wide on either side, outside of these



VIEW ON QUEENS BOULEVARD.

Among the traffic advantages of the widened boulevard will be a trolley road that will be operated between Manhattan and the city's easterly line at Rosedale by way of Queensboro Bridge. The tracks are now being laid on Queens (Hoffman) Boulevard, and the name of the operating company is the Manhattan and Queens Traction Corporation. It succeeds to the franchise rights of the South Shore Traction Company and of the Manhattan and Jamaica Railway Company. The new trolley road will connect with the Long Island Railroad at Jamaica, and it will link Queens and Nassau Counties to uptown Manhattan by trolley.

The franchise of the South Shore Traction Company to operate through Nassau and Suffolk counties is not within the scope of the franchise of the Manhattan and Queens Traction Corporation as it succeeds only to the franchise rights within the city limits. Eventually the new company may operate east of Rosedale to the city line. If it does not, another company will, because the territory is too important to be ignored. The tracks of the South Shore Traction Company are laid in spots in Nassau and Suffolk counties, and it was planned to build the road as far east as Patchogue.

With the trolley road from Rosedale to Manhattan in operation along Queens (Hoffman) Boulevard, it will be possible to travel upon it for a nominal fare to and from Lynbrook, Valley Stream, Rockville Centre, Hempstead, Floral Park and contiguous points. All of those places have long been connected with Brooklyn and Jamaica by trolley, and the new road will give Jamaica an outlet, as well as points in Nassau county to uptown Manhattan, which will be an unprecedented transit facility for

the roadways for local traffic, each 28 feet in width between curbs, with sidewalks 20 feet wide next to the abutting premises. In the side roadways and immediately along the parked areas will be placed the surface tracks.

### Change of Grade—A New Ruling.

An innovation of value to property owners has been made in the Topographical Bureau of The Bronx in regard to the making of maps to be used for condemnation proceedings. Borough President Cyrus C. Miller has given orders that all buildings or other improvements along the line of a street opening be marked so as to call attention to a footnote stating the date when the final maps were filed fixing the grade of the street and of the erection of such building or other improvement if it has been erected after the filing of the map and the fixing of the grades. Such building or other improvement is not entitled to damages for change of grade (intended regulation).

The statement of the date of erection of the building or other improvement and the date when the grade was fixed will save the time and expense of taking the testimony of such damage before the commissioners. This also will give the commissioners data on which to determine the good faith of the persons who erect or plant houses encroaching on the street lines after the map has been filed.

—A movement has been started by the Cleveland Real Estate Board to secure a change in the national banking act passed in 1863, which will permit national banks to loan money on real estate.

## A FIRE INSURANCE INQUIRY.

### Advised by Fire Commissioner Johnson—Fire Prevention Bills Riddled.

Commissioner Joseph Johnson, of the Fire Department, gave highly important counsel to the State Factory Investigating Commission, which was in session several days this week at the County Court House. He strongly advised an investigation of the fire insurance business by the State Legislature with a view to corrective legislation. The fire underwriters had so written their special business into the laws of the State that an investigation similar to the one made several years ago of the life insurance business was needed, he said.

One of the commissioners intimated after hearing the Commissioner further that the next Legislature will be asked to institute an investigation of that kind.

At the outset of his remarks Commissioner Johnson stated that he wished to express the opinion that drastic legislation of a general character under the guise of fire prevention regulations would constitute a hardship on property owners and be ill-advised. For example, he specified the requirement in one of the proposed fire prevention laws that every factory building employing more than two hundred operatives above the seventh floor shall have sprinkler systems installed throughout. This would in many cases cause a real hardship because two hundred people might possibly be employed at some light manufacturing occupation on a single floor above the seventh, and in all the rest of the building there might be no manufacturing whatever. Yet the proposed law said sprinklers must be installed throughout. It would be wiser to leave the duty of determining where sprinklers are necessary to the State Fire Commissioner.

### Concessions on Account of Sprinklers.

In answer to further questions the commissioner explained for the purposes of the stenographic record that was being taken of the proceedings that the underwriters conceded low insurance rates to those who installed sprinklers of an approved kind. A certain small number of systems had been approved by the underwriters. There were other systems that had the approval of the Fire Department but not of the underwriters which could be installed at less expense, but if an owner should install one of these systems he would lose the benefit of the lower insurance rate from the underwriters.

The Fire Department had a testing laboratory as well as the underwriters and was as competent to judge of the merits of sprinklers, in the view of the commissioner. He answered affirmatively a leading question from the counsel of the committee, Abram I. Elkus, if the cost of the sprinkler which did not bear the approval of the underwriters was less than the cost of sprinklers in the "trust."

### Fire Bugs Cause High Insurance Rates.

Commissioner Johnson stated impressively that one-fourth of the fires in this city were of incendiary origin. That was the minimum estimated proportion. The policy of the fire insurance companies in regard to dangerous risks was the reverse of that of the life insurance companies. The latter made careful examinations of an applicant's physical condition and rejected a poor risk, while the fire insurance companies would insure anybody's premises and make the rate for everybody high enough to cover the losses caused by dishonesty.

This was about all the Commissioner had intended to say on the subject, as he had been before the commission on

previous occasions, and now recommended that Chief Kenlon and Chief Guerin of the Fire Department be heard, as they were present; but he was pressed to propose some cure for the high cost of insurance. The Commissioner then announced that he expected to issue soon a report on the subject of fire insurance. He had sent to Great Britain, France and Germany an investigator in whom he had confidence to learn what he could in those countries. In Frankfort, for example, he had found that incendiary fires were extremely rare, owing principally to the policy of the fire insurance companies in investigating applicants the same as life insurance companies do. He thought the business of fire insurance in this State should be investigated by the Legislature, with a view to the enactment of remedial laws.

The hearing was on six bills prepared but not yet approved by the Factory Investigating Commission, all aimed toward fire prevention. One bill makes mandatory the installation of automatic sprinklers in every factory building more than seven stories high where more than 200 persons are employed above the seventh story. This provision brought up the old charge that the Board of Fire Underwriters practically compels the use of expensive sprinklers which are manufactured by a trust. Various witnesses were asked by Mr. Elkus or some member of the commission as to this charge.

"Is it true," Mr. Elkus asked Deputy Chief Guerin, "that the underwriters so control the installation of sprinklers that no one can even do the work of installing them except such contractors as they designate?"

"That is the common understanding," replied the Chief. "There is no reason why that should be so. Any skilled plumber could put the devices in."

Chief Kenlon said many fires were caused by over-insurance, and that men who applied for over-insurance had some fraud in mind. He thought any legislation should take that phase of the subject into consideration.

New York City, the Chief said, was unfairly treated in the matter of insurance rates, and no matter what excellent laws were made here for fire protection New York had to pay a share of the losses in San Francisco, Baltimore, and other places. The rates, he said, were based upon the losses of the whole country.

"What limit would you place on the height of buildings used as factories?" Commissioner Simon Brentano asked.

"The question of the character of occupancy is to my mind the important factor in determining the height of buildings," replied the Chief. "I should not allow such a building to be over twelve stories high."

The Chief was asked what he thought was a "good height for a factory building." Two stories, he replied, but added that that was an ideal building, and that one could not have his ideals.

Representatives of real estate interests testified at various sessions to the hardship and expense that various features of the twenty-three bills under consideration would cause to owners.

#### A New Wrinkle in Paving.

The paving of Third avenue between 150th street and Tremont avenue has been done by taking up the old granite blocks, splitting them in two and relaying them on a 5-inch concrete foundation. Then concrete is poured into the joints, making a solid pavement. This makes use of the old blocks and effects a large saving.

### THE HOUSING PROBLEM.

#### The Small City House Declared Better and Cheaper Than the Tenement.

The second annual conference of the National Housing Association began a three days' session in Philadelphia on Wednesday. President Robert W. de Forest, in his opening address, outlined the plans of the association, and said that it was the intention to educate the public to the needs of the community rather than to force improvements upon them until they were ready to provide for the welfare of those for whom they were responsible.

#### Community Plan Urged.

Dr. Carol Aronvici, of New York, director of the National Bureau of Municipal and Social Service, advocated the community plan above all others in dealing with the housing problem for workmen in large cities.

"What Are the Best Types of Wage Earners' Houses?" was the title of the second paper of the session, by John Ihlder, of New York City, field secretary of the national association. He was decidedly of the opinion that this was not the tenement, which he declared to be "in itself unwholesome."

Mr. Ihlder asserted that the argument of its lower rent to the families it shelters had not been proved, and affirmed his belief that, on a fair basis of comparison, "the small city house furnishes larger and better accommodations for less money."

Among the other New York experts who spoke were John M. Glenn, director of the Russell Sage Foundation; Frederic C. Howe, of the People's Institute; Lee K. Frankel, who told how to finance a small house,

#### A Madison Avenue Improvement.

(Subject of Illustration.)

The office, loft and residential building which is being completed at the southeast corner of Madison avenue and 29th street for Dr. Thomas Addis Emmet has been termed "a building within a building."

A private elevator and lift for goods and private stairs serve from basement to third story, inclusive, that entire portion of the building being taken by one firm, forming a building within a building, yet accessible to the general freight and passenger elevators and stairs, of the building proper. To be noted is the concealment of unsightly water tanks, pent houses, ventilating and boiler flues. The architects are J. Stewart Barney and Stockton Beekman Colt.

A fire-escape by means of a masonry enclosed fireproof stairs, reached from balconies on each floor. The main stair cases are similarly enclosed in fireproof partitions, have the full width required, no windows and vestibules into which the doors open in the direction of exit.

The owner, Dr. Thomas Addis Emmet, has reserved the top story for his private housekeeping apartment, comprising study, library, dining and breakfast rooms, drawing room, conservatory and sleeping apartments with adjoining bath rooms. The principal rooms open on a roof garden with pergolas, fountains and solarium.

The materials of the building consist for the first three stories of Indiana limestone, with imported green marble columns, the upper portion terra cotta of similar color enriched with polychrome, and red tile roof. The main entrance is finished in imported marbles, with bronze elevator fronts and specially designed electric fixtures.



Architects: J. Stewart Barney and Stockton Beekman Colt.

A BEAUTIFUL NEWCOMER ON MADISON AVENUE.

**MUNICIPAL IMPROVEMENTS.****Public and Local Works Contemplated in the Greater City.****A Summary of the Proceedings of the Local Boards the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.**

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

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

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

**LOCAL BOARD CALENDARS.**

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

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

**Local Board of Staten Island.**

AT BOROUGH HALL, ST. GEORGE, ON DEC. 10, AT 10.30 A. M.

INNIS ST.—Regulating and grading INNIS ST. from John st to Nicholas av; resetting curbs, gutters and sidewalks where not already done.

INNIS ST.—Regulating and grading INNIS ST. from John st to its east terminus; resetting curbs, gutters and sidewalks where not already built; constructing new sidewalks, curbs and gutters, where not already done.

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

BLACKFORD AV.—To regulate and grade BLACKFORD AV, from Grant st to a point about 170 ft east therefrom; and GRANT ST, from Blackford av to Innis st; to construct sidewalks, curbs and gutters where not already built; and to construct PRELIMINARY BITUMINOUS MACADAM PAVEMENT bet the gutters.

BUSH AV.—Curb, gutter and flag the west side of BUSH AV, where not already done, bet Richmond Terrace and the Rapid Transit Railroad tracks.

**Local Board of Newtown.**

AT BOROUGH HALL, LONG ISLAND CITY, ON DEC. 13, AT 2 P. M.

MADISON ST.—Construct sewer and appurtenances in MADISON ST, from Seneca (Covert) av to Forest av, 2d Ward.

DOUBLEDAY ST.—To discontinue the proceeding for opening DOUBLEDAY ST, bet Cornelius st and the Manhattan Beach division of the Long Island Railroad, 2d Ward.

WOODBINE ST.—Regulating, grading, curbing and laying sidewalks where not already laid to grade and in good condition, and paving with sheet asphalt on a concrete foundation (permanent) in WOODBINE ST, from Myrtle av to Onderdonk av, 2d Ward.

WYCKOFF AV.—To construct the necessary CATCHBASINS in WYCKOFF AV, as follows: At the east corner of Willow st, at the west corner and the southeast corner of Hancock st, at the north corner and the east corner of

Green st and at the east corner of North st, 2d Ward.

GREENPOINT AV, ETC.—Construction of a sewer and appurtenances in GREENPOINT AV, from Queens Boulevard to Lincoln av; GROUT AV, from Greenpoint av to 1st st; QUEENS BOULEVARD (north side), from Fitting st to 1st st; STONE ST, from Queens Boulevard to Greenpoint av, and in HANCOCK PL, and in LINCOLN AV, from Queens Boulevard to Groat av, 1st and 2d Wards.

WOODHAVEN AV.—To legally open WOODHAVEN AV, from Albert st (Old South rd), to the line of the waterfront development, 4th Ward.

BEAVER ST.—Eliminate BEAVER ST, from the east line of Review av to the west line of Star av.

JUNCTION AV.—Construction of a temporary dry weather flow sewer in JUNCTION AV, from Maurice av to Corona av; a sewer in CORONA AV, from Junction av to Toledo av; with a temporary connection for the dry weather flow only at Junction av, 2d Ward.

WOODBINE ST, ETC.—Construction of a sewer in WOODBINE ST, from Fresh Pond rd to Prospect av; in MADISON ST, from Fresh Pond rd to Prospect av, and in PROSPECT AV, from Woodbine st to Madison st, 2d Ward.

EPSILON PL.—To extend sewer in EPSILON PL, from a point about 53 ft north of Suburban st to Suburban st, and to lay a 6-inch pipe for house connection drains where not already laid in EPSILON PL, from Myrtle av to Suburban st, 2d Ward.

SUNSWICK ST.—Regulating, curbing and laying sidewalks and crosswalks in SUNSWICK ST, from North Jane st to Payntar av, 1st Ward.

FORBELL AV, ETC.—To legally open FORBELL AV, from Flynn av to Egan av; EGAN AV, from Forbell av to Eldert la; and ELBERT LA, from Egan av to a point 200 ft north therefrom, 4th Ward.

17TH AV.—Regulating and paving with asphalt blocks on a concrete foundation and all work incidental thereto in 17TH AV, from Jackson av to Wilson av, 1st Ward.

RECEIVING BASINS.—On the northeast corner of Wyckoff av and Willow st; on the northwest and southwest corner of Wyckoff av and Greene st, north, east and south corner of Wyckoff av and Cornelia st, the east and north corner of Putnam av and Wyckoff av, EVERGREEN, 2d Ward.

PUTNAM AV.—Regulating, grading, curbing and paving with permanent pavement, consisting of sheet asphalt on a concrete foundation and all work incidental thereto in PUTNAM AV, from Forest av to Fresh Pond rd, 2d Ward.

ROOSEVELT AV, ETC.—Regulating, grading, curbing, flagging and laying crosswalks in ROOSEVELT AV, from Woodside av to the south side of the Long Island Railroad and from the north side of the railroad to Pear-tree av, and regulating and grading from Pear-tree av to Flushing River, 2d Ward.

GEORGE ST.—To lay a 6-inch pipe for house connection drains where not already laid, from the sewer to the curb line in GEORGE ST, from Wyckoff av to Cypress av, 2d Ward.

VAN ALST AV.—Construction of a sewer in VAN ALST AV, from Nott av to 11th st, 1st Ward.

RALPH ST.—Regulating, grading, curbing, laying sidewalks and paving with a permanent sheet asphalt pavement on a 6-inch concrete foundation in RALPH ST, from Grandview av to Forest av, 2d Ward.

14TH ST.—Eliminating that part of 14TH ST, lying to the west of Vernon av and extending to the East River.

14TH ST.—Construction of a sewer and appurtenances in 14TH ST, from Hancock st to Boulevard, 1st Ward.

WILLOW AND FRANKLIN STS.—Construction of a receiving basin, etc., on the east corner, 1st Ward.

PROSPECT ST.—Regulating and paving with a permanent pavement of asphalt blocks on a 6-inch concrete foundation PROSPECT ST, from Freeman av to Webster av, 1st Ward.

RECEIVING BASIN.—On the south side of BORDEN AV, opposite Van Alst av, 1st Ward.

SEDGWICK ST.—Regulating, grading, curbing and laying sidewalks where not already laid to grade and in good condition in SEDGWICK ST, from Catalpa av to Hughes (Hancock) st, 2d Ward.

PAYNTAR AV.—Regulating and paving with a permanent pavement of improved granite blocks with bituminous grouted joints on a concrete foundation PAYNTAR AV, from Sherman st to Crescent st, 1st Ward.

CHANGE OF GRADE.—To change the grade at the intersection of Cassel av and Hobson av from 30 ft, the present established grade, to 25 ft; to change the grade at the intersection of Halle av and Hobson av from 20 ft, the present established grade, to 12 ft, and to change the grade at the intersection of Cologne av and Halle av from 12 ft, the present established grade, to 9 ft.

HUNT PL, ETC.—Regulating, grading, curbing and laying crosswalks in HUNT PL (Park st), from Louona (Grand) av to Alburts (Sycamore) av, and laying sidewalks where not already laid to grade and in good condition on both sides of HUNT PL, from Louona av to Culver pl (Linden st), and on the south side of HUNT PL, from Culver pl to Alburts av, 2d Ward.

LAKE ST, ETC.—Regulating, grading, curbing and laying crosswalks in LAKE ST, from Louona (Grand) av to Alburts (Sycamore) av, and laying sidewalks where not already laid to grade and in good condition on the north side of LAKE ST, from Louona av to Alburts av, 2d Ward.

**Local Boards of Jamaica and Newtown.**

AT BOROUGH HALL, LONG ISLAND CITY, ON DEC. 13, AT 2 P. M.

ROOSEVELT AV, ETC.—To amend the proceeding to legally open ROOSEVELT AV, from Woodside av to Wateredge av; PUBLIC PLACE bounded by Roosevelt av, Elmhurst av and Case st; PUBLIC PLACE at intersection of Roosevelt av and Louona av; TRIANGULAR AREA bounded by Roosevelt av; east side of Vaux st and Woodside av; TRIANGULAR AREA bounded by Roosevelt av, east side of Warner av and south side of Aske st, to include AMITY ST, from Wateredge av to Main st, FLUSHING.

**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 Washington Heights.**

AT CITY HALL, MANHATTAN, ON DEC. 3.

PUBLIC PARK.—Laying out as a PUBLIC PARK the triangle bounded by Broadway, Wadsworth av and 174th st. Adopted as a layout for A STREET instead of a park.

SICKLES ST.—Request that title be acquired to SICKLES ST, from Nagle av to Broadway. Adopted.

HAVEN AV, ETC.—Building A STAIRWAY from Haven av to Riverside dr at or near 169th st. Resolution adopted on Oct. 8 pertaining to this matter is rescinded and the whole matter is discontinued.

177TH ST.—Paving 177TH ST, from Audubon av to St. Nicholas av. Laid over for two weeks.

WEST 165TH ST.—Widening, bet Audubon and Amsterdam avs. Adopted, 50 per cent. of the cost to be locally assessed and 50 per cent. on the Borough of Manhattan.

**Local Board of Harlem.**

AT CITY HALL, MANHATTAN, ON DEC. 3.

1ST AV, ETC.—Construction of sewer and appurtenances, 1ST AV, between 95th and 106th sts, and outlet sewers in 95TH AND 106TH STS, and outlet sewers in 96TH AND 102D STS, between the Harlem River and 1st av. Laid over for four weeks.

**Local Board of Kip's Bay.**

AT CITY HALL, MANHATTAN, ON DEC. 3.

EAST 14TH ST.—Alteration and improvement to the sewer in EAST 14TH ST, bet 1st av and East River. Laid over for four weeks.

**Local Board of Greenwich.**

AT CITY HALL, MANHATTAN, ON DEC. 3.

JOHN ST.—Alteration and improvement to sewer in JOHN ST, from Nassau st to William st. Adopted.

**Local Board of Chester.**

AT BOROUGH HALL, BRONX, ON DEC. 2.

STORY AV.—Acquiring title to the lands, etc., necessary for STORY AV, from White Plains rd to Bronx river. Adopted.

RANDOLPH AV.—Regulating, grading, setting curbstones, flagging, laying crosswalks, building approaches and erecting fences where necessary in RANDOLPH AV, from St. Lawrence av to Beach av. Adopted.

MORRIS PARK AV.—Acquiring title to MORRIS PARK AV, from Williamsbridge rd to Eastchester rd. Adopted.

YATES AV.—Acquiring title to the lands, etc., necessary for YATES AV, from Sacket av to Bronx and Pelham Parkway. Adopted.

CLASON POINT RD.—Constructing sewers in CLASON POINT RD, bet Bronx River av and Westchester av. Laid over until Dec. 23.

FORT SCHUYLER RD.—To change the location of FORT SCHUYLER RD, lying bet Morris la and Shore Drive by deflecting it to the west. Laid over until Dec. 23.

BARKER AV.—Acquiring title to BARKER AV, from Bronx and Pelham Parkway to Duncombe av. Laid over until the first meeting in January next.

BARKER AV.—Change of grade of BARKER AV, bet Pelham Parkway and Burke st. Laid over until the first meeting in January next.

BARKER AV.—Regulating, grading, etc., in BARKER AV, from Bronx and Pelham Parkway to Duncombe av. Laid over until the first meeting in January next.

THROGGS NECK BOULEVARD.—Constructing sewers and appurtenances in THROGGS NECK BOULEVARD, bet Barclay av and Eastern Boulevard; in EASTERN BOULEVARD, bet Throggs Neck Boulevard and Westchester av, and in WESTCHESTER AV, bet Eastern Boulevard and Morris Park av, together with a temporary connection on the south side of WESTCHESTER AV, at Wilkinson av. Adopted.

BEACH AV.—Regulating and grading BEACH AV from Bronx River av to Westchester av, placing vitrified pipe, building walls where necessary and all work incidental thereto and setting curbstones, flagging sidewalks a space four feet wide, laying crosswalks, building approaches, erecting fences where necessary from Bronx River av to Clason's Point rd only. Adopted AS AMENDED, as follows: Regulating and grading BEACH AV, from Bronx River av to Gleason av, placing vitrified pipe, building walls and all work incidental thereto, and setting curbstones, flagging sidewalks a space four feet wide, laying crosswalks, building approaches and erecting fences where necessary from Bronx River av to Clason's Point rd only.

















## REAL ESTATE LAWS.

## In What Respect They Should Be Amended—Advice of State President.

When C. F. Garfield of Rochester was elected president of the Real Estate Association of New York State, he delivered an address of acceptance in which, according to a report in the National Real Estate Journal, he referred to the existing property laws and the need of a revision.

"We should work," he said, "to secure an amendment to the national banking act that will allow national banks to take mortgages on real estate as collateral for new loans and to loan a portion of their surplus on real estate.

"The real estate laws of the state could be amended with decided advantage. As one instance, I might refer to the clause in leases requiring written consent of owner if tenant wishes to assign or sub-let. If the tenant does either of these things without such consent, the owner cannot accept rent from the new tenant without legally accepting him as a tenant; nor can he sue for possession in the municipal or justices' court where he could gain possession in five days. His only remedy is to go to the Supreme Court, where he may wait for months before a decision is rendered.

"A careful study should be made of the question of taxation, with a view of ascertaining if there are not new sources of revenue other than real estate that can be taxed in the interest of government. In view of the tendency of the times to add new burdens to those already carried by real estate owners, this is a vital matter.

"Every board of assessors in the state should have an experienced real estate broker as a member. This is of special importance in view of the increasing demand for the assessment of real estate at its maximum market value. Many claim this would materially lower the tax decimal and tend to standardize real estate values throughout the state.

"We should work to secure state-wide sale listing, the modern and most successful way to sell real estate.

"The standardization of commissions throughout the state, possibly excepting New York and Brooklyn, would do much to expedite business.

"The adoption of a code of ethics would promote much harmony in our profession.

"And, lastly, we must not forget it is definable results only we are seeking, and that the success of this association the ensuing year must lie in a few things well done."

## Executors Order Sale at Auction of Daniel Cunningham Estate Properties.

Joseph P. Day will offer at public auction by instructions from Louis J. Sloane and Daniel F. Mahony properties belonging to the estate of Daniel Cunningham on January 9, in the Vesey street sales room: 67 Fulton street, between Cliff and Gold streets; 18 Cherry street, near Pearl street; 141 East 13th street; 225, 227 East 35th street, 66 New Chambers street, 49 New Bowery, near James street; 196-200 Waverley place; 226 and 228 East 40th street; 225, 227 and 229, 231 East 40th street; 216 and 218 East 45th street; 215, 217, 219 and 221 West 83d street, northwest corner Second avenue and 62d street, known as 1177 Second avenue; 221 East 124th street.

—More than a hundred buildings are in process of erection at Yonkers, a record number for the town.

## Borrowers

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

## Lawyers Title Insurance &amp; Trust Co.

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

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

## A Replanning of the Concourse.

The roadways on the Grand Boulevard and Concourse were laid out in 1900 and 1901 at a time when bicycling and driving were still at their height. There was a center driveway 58 ft. in width which was specially surfaced for speeding horses. On either side were laid out two bicycle paths, and between these and the sidewalks, there were two macadamized roadways for ordinary pleasure traffic. On the extreme outside were two sidewalks each 20 ft. in width. It is curious to note at this time, when there is a general agitation for the removal of encroachments from the sidewalks, that the Board of Public Improvements, at the time of acquiring title to the Concourse, passed a resolution forbidding any encroachments on these sidewalks.

The Concourse had never been laid out as a business thoroughfare but was intended entirely for pleasure driving. This is evidenced by the fact that all the important streets crossing it were designed to cross below the grade of the Concourse. The original number of these was fifteen, which has since been reduced to ten, all but two of which have been built or are now under construction.

The roadways on the Concourse were not completed until 1909, or after the use of bicycles had practically disappeared and when automobiles were already extensively used. During 1910 and 1911, it became necessary to resurface the macadam roadways next to the curb lines. The automobile traffic had already become so great and no use was made of the bicycle paths, that it was decided to extend them in width to include the bicycle paths, thus making three driveways instead of five, as originally constructed.

In 1911 the Board of Estimate and Apportionment made an appropriation of \$50,000 for the purpose of planting four lines of trees—one line along each curb line and two between the outside and the center driveways. Before planting the trees in the roadways it was determined to re-design them.

The new plan provides (Amos L. Schaeffer, consulting engineer to Borough President Miller) for service roadways on each side of the drive next to the curb line. Between the service roads and the centre drive are laid out two 12-ft. strips, within the lines of which the electric-light poles which have already been erected will be included and trees will be planted. The automobile traffic will be transferred from the side roadways to the centre, which will be divided into a northbound and a southbound roadway by a line of hedge. The layout of the sidewalks will not be changed. The speeding of horses on the centre driveway has practically ceased, and it is therefore not deemed advisable to retain it for that purpose.

As the property fronting on the Con-

course is developed, a service roadway becomes necessary for its needs. The kind of traffic necessary to supply the needs of this property should not be mixed with the heavy automobile traffic. It is for this reason that it is proposed to move the latter to the centre drive. A hedge has been selected as the dividing line between the northbound and southbound automobile roads instead of a more substantial barrier, so that if by any accident an automobile should run into it, there would be no serious damage. Norway maples are now being planted along the curb line. Next spring it is proposed to plant European lindens on the strip between the service and the automobile roadways. The changes contemplated do not involve any great expense and will be made from time to time as funds become available.

## Fourth Avenue Estate Corner at Auction.

Joseph P. Day will offer at public auction for the estate of John M. Lohse on Tuesday, December 10, the northwest corner of Fourth avenue and 31st street, located in the active wholesale district, consisting of a four-story and cellar brick tenement with two stores on plot 21.7x78.11.

## Discuss Real Estate Ethics.

"Ethics of the Real Estate Profession" was the topic of a paper by Robert J. Williams, title officer of the Commonwealth Title and Trust Company, before the real estate class of the Y.M.C.A., Philadelphia. He maintained that a broker authorized to buy a property at a certain figure cannot buy it in himself at a lower figure, even under some one else's name, and then resell it to his buyer at the latter's figure. The law holds that he purchased it as trustee, and he will be forced to forfeit his commission as well as give up the property to the rightful buyer."—National R. E. Journal.

—G. A. Harwood, chief engineer of electrical improvements for the New York Central Railroad Company, informed Public Service Commissioners Eustis, Maltbie and Williams at a public hearing that the new Grand Central Terminal will be completed December 31, 1913.

## The Sulzer Bill.

Governor-elect Sulzer has introduced a bill in Congress providing for a relocation of the pierhead line in the Hudson to meet the demands of the enlarged vessels which are expected to enter the harbor regularly after next summer. The bill provides that the "pierhead line shall begin at a point one hundred feet westerly from the present pierhead line opposite the southerly side



\*Fieldston rd, es, 112.4 s 261st, 26.7x100; Alex Helfand. 1,000  
 \*Fieldston rd, ws, 250.9 s 261st, 25x100; I Rosenblum. 1,000  
 \*Fieldston rd, es, 58.5 n 260th, 75x95; I N Wheeler. 2,325  
 \*Fieldston rd, es, 133.5 n 260th, 25x95; Manuel F Silva. 800  
 \*Fieldston rd, es, 158.5 n 260th, 50x95; F A Morrison. 1,650  
 \*Fieldston rd, ws, 175.9 s 261st, 25x100; Jno S Lester. 1,000  
 \*Fieldston rd, ws, 225.9 s 261st, 25x100; Jno Eppler. 1,000  
 \*Fieldston rd, ws, 112.7 n 260th, 75x95; I N Wheeler. 2,775  
 \*Fieldston rd, ws, 37.7 n 260th, 75x95; Houlder Hudgins. 3,150  
 \*Fieldston rd, nwc 260th, 37.7x95x23.2x96.4; Houlder Hudgins. 1,700  
 \*Fieldston rd, sec 260th, see 260th W, sec Fieldston rd.  
 \*Fieldston rd, ws, 82.9 s 260th, 25x100; Jos H Freedman. 650  
 \*Fieldston rd, ws, 253.4 n 259th, 104.7x100x43.3x106; E R Harty. 1,875  
 \*Fieldston rd, es, 239 s 261st, 50x95; J E Thompson. 1,900  
 \*Huxley av, ws, at ss 261st, runs e14.9xs 100xw37.1 to ws Huxley av xn102.4 to beg, being land in bed of Huxley av; B G Hughes. 850  
 \*Huxley av, swc 261st, see 261st W, sec Huxley av.  
 \*Huxley av, nec Whalen, 100x75.6x102.3x97.9; Jas Talcott. 2,900  
 \*Huxley av, nec Forster pl, 25.7x91.3x25x96.10; Michl G Byrne. 1,600  
 \*Huxley av, es, 25.7 n Forster pl, 76.8x74.6x75x91.3; Wm Gaul. 3,309  
 \*Huxley av, es, 16.7 s Forster pl, 50x75.6x51.3x64.3; O Nehrenberg. 1,050  
 \*Huxley av, sec Forster pl, 16.7x59.2x30.2x64.3; David H Rosenberg. 500  
 \*Huxley av, ws, 102.4 s 261st, 42x105x18.7x107.6; F De Caro. 1,400  
 \*Huxley av, ws, 144.4 s 261st, 125x105; A Scalvini. 4,750  
 \*Huxley av, ws, 269.4 s 261st, 100x105; Wm L Thompson. 3,400  
 \*Huxley av, ws, 369.4 s 261st, 50x105; J A Dolan. 1,800  
 \*Huxley av, ws, 200 n 260th, 75x210 to Spencer av, 2-sty fr dwg & vacant; Jno Whalen. 12,750  
 \*Huxley av, es, 100 n 260th, 100x95x irreg x100; Jno F Cavanagh. 3,600  
 \*Huxley av, sec Whalen, 25x95; P Rizzo. 1,100  
 \*Huxley av, nec 260th, 50x100, 1-sty fr dwg; T F Rice. 6,700  
 \*Huxley av, ws, 100 n 260th, 25x105; G W Simmons. 1,000  
 \*Huxley av, ws, 125 n 260th, 25x105; G F Chase. 900  
 \*Huxley av, ws, 150 n 260th, 50x105; M A Cavanagh. 1,600  
 \*Huxley av, nwc 260th, see 260th W, nwc Huxley av.  
 \*Huxley av, sec 259th, see 259th W, sec Huxley av.  
 \*Huxley av, nec 259th, see 259th W, nec Huxley av.  
 \*Huxley av, ws, 20.3 n 259th, 32.7x105x13.1x106.9; R Hepburn & wife. 1,050  
 \*Huxley av, ws, 52.10 n 259th, 25x105; Jas A Mackin. 925  
 \*Huxley av, ws, 77.10 n 259th, 50x105; A A Sullivan. 1,700  
 \*Huxley av, ws, 127.10 n 259th, 50x105; M J Feerick. 1,750  
 \*Huxley av, ws, 150 s 260th, 25x105; C J Harvey. 650  
 \*Huxley av, ws, 100 s 260th, 50x105; Geo Froeder. 1,300  
 \*Huxley av, sec 260th, 115x102x135x100; J Mackey. 7,400  
 \*Huxley av, es, 100 s 260th, 53x87.7x53x81.3; Annie Kaufmann. 1,650  
 \*Huxley av, es, 153 s 260th, 50x93.9x50.3x87.7; Thos F Newman. 1,600  
 \*Huxley av, es, 125 n 259th, 25x93.9x25.2x96.9; Jos W Cummins. 850  
 \*Huxley av, es, 100 n 259th, 25x96.9x25.2x99.9; Edw F Heubner. 900  
 \*Huxley av, swc 260th, see 260th W, swc Huxley av.  
 \*Liebig av, ws, 200 n 261st, 23.9x95.2x17.7x95; Harriet I Noble. 625  
 \*Liebig av, ws, 150 n 261st, 50x95; E A Krug. 1,800  
 \*Liebig av, ws, 100 n 261st, 50x95; Stephen Winhold. 1,850  
 \*Liebig av, nwc 261st, see 261st W, nwc Liebig av.  
 \*Liebig av, es, 100 n 261st, 127.7x95; Florence J Sullivan. 5,000  
 \*Liebig av, es, 125 n 260th, 15x95x36.10x97.6; D S Morrison. 725  
 \*Liebig av, ws, 100 s 261st, 50x95; Bertha Schoenberg. 2,000  
 \*Liebig av, ws, 150 s 261st, 50x95; Wm M Casey. 1,700  
 \*Liebig av, ws, 200 s 261st, 50x95; L E Lamb. 1,600  
 \*Liebig av, swc 261st, see 261st W, swc Liebig av.  
 \*Liebig av, es, 140 n 260th, 100x95; Alex Helfand. 3,000  
 \*Liebig av, es, 240 n 260th, 100x95; Robt Fein. 3,000  
 \*Liebig av, es, 340 n 260th, 50x95; E J Duffy. 1,600  
 \*Liebig av, es, 100 s 261st, 75x95x irreg x95; Andw McNamara. 2,475  
 \*Liebig av, ws, 138.10 n 260th, 76.1x95x54x97.6; Lena Clark. 2,075

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# Absolute Partition Sale

Under direction of STERN, BARR & TYLER, Plaintiff's Attorneys,

## Ludwig Baumann Estate Valuable New York City Properties Thursday, December 12

At 12 o'clock noon, at Exchange Salesroom, 14 Vesey St., N. Y. City

### 54 to 62 West 125th Street

Five 4 story and cellar brick apartment houses with stores. Size of plot 125x100.11.

THIS PROPERTY HAS AN EXTENSIVE FRONTAGE ON 125TH STREET AND IS SUITABLE FOR DEPARTMENT STORE, OFFICE BUILDING, THEATRE, HOTEL OR RESTAURANT SITE.

### 19 East 12th Street

A 3 story brick stable, with a 2 story brick extension in the rear. Contains 26 standing stalls and 1 box stall. Size of plot 25x155.9.

### Pennsylvania Terminal Zone Properties

#### 10 Story Fireproof Loft Building 260 to 266 West 36th Street

A 10 story cellar and sub-cellar, absolutely fireproof loft building, utilized as a furniture salesroom - Electric light, 2 passenger hydraulic elevators, 2 hydraulic freight elevators, 2 large and 1 small dynamo and 1 large and 1 small boiler. Steam heat. Automatic sprinklers and automatic fire alarms. Size of plot 73.7x98.9.

#### 247, 249 and 251 West 35th Street

(To be offered separately and then as one parcel.)

Three 4 story and cellar brick buildings with stores and rear buildings. Size of each lot, 23x98.9 size of entire plot, 69x98.9.

#### 257 West 35th Street

A 3 story and cellar frame house with store and rear building. Size of lot 23x98.9.

#### 261 and 263 West 35th Street

(To be offered separately and then as one parcel.)

Two 4 story and cellar brick tenements with stores and building in rear of No. 263. Size of each lot 19x98.9; size of entire plot, 38x98.9.

STERN, BARR & TYLER, Attorneys for Plaintiff, 299 Broadway, N. Y. City  
 SIGMUND WECHSLER, Esq., 32 Broadway, N. Y. City  
 FIXMAN, LEWIS & SELIGSBURG, 55 Liberty Street, N. Y. City  
 GOLDSMITH, COHEN, COLE & WEISS, 45 Wall Street, N. Y. City  
 XENOPHON P. HUDDY, Esq., 50 Church St., N. Y. City  
 Attorneys for Defendants.

Title Insurance policies of the Lawyers' Title Insurance and Trust Company will be furnished free of charge to purchasers.

Further particulars and booklet may be obtained from above attorneys, or JOSEPH FISCHER, Esq., 50 Church Street, or

*Joseph Day*  
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**New Utrecht av.**, ses, 91.8 sw 52d, 26.8x 100; same agt same; Action 2; same (A); same (R); Wm H Smith.

**New Utrecht av.**, ses, 65 sw 52d, 26.8x 100; same agt same; Action 3; same (A); same (R); Wm H Smith.

**6TH av.**, ws, 134.6 s 74th, 20x118.10; Emma Hoecker agt Mary J O'Connor; W A Fischer (A), 350 Fulton; Lynn C Norris (R); Chas Shongood.

**Lots 7, 8, 18, 19, 28, 29, 42, 43, 145, 146, 147, 148 & 149**, map of prop of Geo E & J Lott Nostrand; Cornelius Furgueson agt Jas Hurley et al; Geo Eckstein (A), 44 Court; Fredk P Bellamy (R); Wm H Smith.

**Ocean av.**, nwc Newkirk av, 91.5x90; Mortgage Securities Co of N Y agt Adelaide F Brush; Henry J Davenport (A), 375 Pearl; Almeth W Hoff (R); Wm H Smith.

DEC. 11.

**S 3D st.**, ss, bet Havemeyer & Grand, Lot 13; Tax Lien Co of N Y agt Sarah Strauss et al; Wm Lustgarten (A), 68 William, Manhattan; Oscar Richter (R); L J Phillips & Co.

**53D st.**, ns, bet 7 & 8 avs, Lot 67; Tax Lien Co of N Y agt Minettaviola Allen et al; Wm Lustgarten (A), 68 William, Manhattan; David Hirshfield (R); Wm H Smith.

**Av N.**, nec 4th, 100x160; Trstes sale of estate of Saml H Myers; Jos S Epstein (A), 149 Bway, Manhattan; Saml Marx.

**Av T.**, nec E 19th, 100x120; Louisa E Truefit agt Isabella M Frank; Harry L Thompson (A), 175 Remsen; Floyd M Sheffield (R); Wm P Rae.

**Nostrand av.**, ws, 80 n Lex av, 20x100; Clarence C Nathan agt Gertrude M Smith et al; Siegmund Rosenthal (A), 26 Court; Sidney V Lowell (R); Jas L Brumley.

**Ocean pkway.**, es, 18.10 n Av S, runs e 250 to E 7th, xn26.5xnw178.5xw133.3xs157.9 to beg; Bklyn Trust Co agt Kanute J Lundgren et al; Chas C Suffern (A), 203 Montague; Ralph K Jacobs (R); Wm H Smith.

**3D av.**, es, 18.9 s President, 18.9x70; Edw W Rider agt Saverio Gallo et al; Action 1; Jno M Rider (A), 44 Cedar; C Elliott Minor (R); Thos Hovenden.

**3D av.**, es, 37.6 s President, 18.9x70; same agt same; Action 2; same (A); same (R); Thos Hovenden.

**3D av.**, es, 56.3 s President, 18.9x70; same agt same; Action 4; same (A); Chas K Terry (R); Thos Hovenden.

**3D av.**, es, 75 s President, 18.9x70; same agt same; Action 5; same (A); same (R); Thos Hovenden.

**3D av.**, es, 93.9 s President, 18.9x70; same agt same; Action 5; same (A); Matthew J Keany (R); Thos Hovenden.

**3D av.**, es, 112.6 s President, 18.9x70; same agt same Action 6; same (A); same (R); Thos Hovenden.

**3D av.**, es, 131.3 s President, 18.9x70; same agt same; Action 7; same (A); same (R); Thos Hovenden.

**13TH av.**, es, 60.2 s 42d, 20x80; Jacob Atkin agt Joe Barnett et al; Louis Karasik (A), 44 Court; Abr A Kotzen (R); Chas Shongood.

DEC. 12.

**Baltic st.**, nes, 200 nw Bond, 25x100; Andrew Tiemann et al agt Sarah Kaplan et al; Action 1; Gross & Surplus (A), 189 Montague; Wm Watson (R); Wm H Smith.

**Baltic st.**, nes, 175 nw Bond, 25x100; same agt same; Action 2; same (A); Paul Bonyng (R); Wm H Smith.

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**S 5TH st.**, ss, 75 e Bedford av, 21x93.6; Eliza A Burgess agt Louis Eisenstein et al; S M & D E Meeker (A), 217 Havemeyer; Chas S Hayes (R); Chas Shongood.

**50TH st.**, sws, 260 se 11 av, 20x100.2; Franklin Trust Co agt Harriet A Kerby et al; Cary & Carroll (A), 59 Wall, Manhattan; Myles Purvin (R); Wm H Smith.

**E 58TH st.**, ws, 380 s Grant, 40x100; Isabelle B Hamlin agt Elmer E Henderson et al; Walter G Rooney (A), 44 Court; Danl T O'Brien (R); Wm H Smith.

**New Utrecht av.**, nwc 47th, runs w238.6 to 46th, xw68.3 to 11 av xs100.2xe60.4xs 103.8xe107.10; Realty Associates agt Casey Driscoll et al; Harry L Thompson (A), 175 Remsen; Benj T Cooke (R); Wm H Smith.

**Parkside av.**, ns, 20 w Bedford av, 20x 108.6; Eugene J G Dailedouze agt Wm A A Brown et al; Chas A Clayton (A), 44 Court; Jos J Speth (R); Thos Hovenden.

DEC. 13.

**E 15th st.**, es, 100 n Av Y. —x75; Martha A Place agt Ferdinand Luck et al; Jas W McElhinney (A), 41 Park row, Manhattan; Peter Mahony (R); Peter Mahony.

**86TH st.**, sws, 20 nw Bay 16th, 19.3x65; Allen V Conkey extrx agt Lena Shostak et al; Wray & Pilsbury (A), 32 Park row, Manhattan; Arnon L Squiers (R); Wm P Rae.

DEC. 14.

No Legal Sales advertised for this day.

DEC. 16.

**Park -1.**, ns, 370 w Howard av, 20x127.9; Max Herzfeld agt Benj Davis et al; Nathan Sweedler (A), 44 Court; Isaac E Chadwick (R); Chas Shongood.

**12TH st.**, ss, 136.10 w 5 av, 36x100; Abr Radgik agt Saml Pitzele et al; Marks & Marks (A), 63 Park row, Manhattan; Chas E Spedick (R); Wm P Rae.

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

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**VOLUME INDEX** to The Record and Guide—If you have not yet procured the index to Vol. LXXXIX (January 6, 1912, to June 29, 1912), of the Manhattan edition, you should send \$1.00 at once, as the supply is running very low. The Record and Guide Co.

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NEW ESTATE BUILDERS  
**RECORD AND GUIDE**  
 ESTABLISHED MARCH 21, 1868.  
 DEDICATED TO REAL ESTATE, BUILDING, ARCHITECTURE, HOUSEHOLD DECORATION  
 BUSINESS AND THEMES OF GENERAL INTEREST

Founded March 21, 1868, by CLINTON W. SWELT

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.)

Subscription Price, . . . . \$8.00 per Year  
 Brooklyn Edition, . . . . \$5.00 per Year

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

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The annual banquet of the Real Estate Board of Brokers will be held at the Waldorf-Astoria on Saturday, Feb. 1. Don't fail to be there.

The Taxpayers' Alliance is urging the development of a Bronx civic center in the Tremont section. The question of the proper planning and location of such a center has become a timely one now that the Bronx has been erected into an independent county.

That the manufacturers of the country are busy is evidenced by the fact that the importation of raw materials which they draw from other parts of the world exceeds in 1912 that of the corresponding period of any earlier year. The exportation of manufactures is also larger than ever before, promising a grand total of over a billion dollars in the full calendar year 1912.

The weekly letter of the Windsor Land and Improvement Company points out that the local prices for staple commodities have been greatly reduced in Long Island owing to the extension of the Manhattan and Brooklyn department stores deliveries. A study of the influence of the mail order upon commodity prices in the suburbs by a competent authority should be valuable.

According to a statement by the Fourth National Bank, it "appears to be impossible to sell high grade bonds on the old 4 per cent. basis because of the worldwide tendency toward higher interest rates." The big railway and other bond issues expected after the turn of the year will probably yield 4½ to 5 per cent. It is evident that, with stock market bonds offering such returns, interest rates on real estate mortgages will also be higher in 1913 than they are now.

The term Little Farms, as applied to suburban building plots, was, we believe, an invention of William E. Harmon, and was first used in connection with a Staten Island development. It has proved to be one of the popular hits of recent years in real estate, and few cities nowadays seem to be without their Little Farms. We are moved to record this impression by seeing a news item in the Buffalo Commercial to the effect that Walter S. Bigelow has nearly sold out his second little farms tract at Williamsville,

### Need of Downtown Park Spaces.

The proposal to convert the site of the old Equitable Building into a park affords an impressive illustration of the real estate conditions which prevail in the financial district. It is quite obvious that a park on the block in question would cost very much more than it was actually worth as a place of recreation. The value of the block is over \$13,000,000, and it would be absurd even to suggest that the city should spend as much money as this to obtain for its citizens such a comparatively small amount of open space. When the parks in The Bronx containing hundreds of acres were added to the park system of the city, the total cost was less than \$10,000,000. Places of recreation are needed not in the business districts, where they would be used chiefly by loafers, but in the residence districts, where they can be used by children every day and families on Sunday. The proposal to convert the Equitable block into a park is the result of the desperate dislike which neighboring property owners naturally have for the erection of a thirty-six story building upon the block in question.

Three sides of the proposed site are lined with extremely narrow streets, the offices fronting on which will practically get no light at all. Even the fourth frontage on Broadway faces a thoroughfare which is by no means wide, and the buildings on the opposite side will suffer from the huge mass of the new Equitable Building. On the other hand, the offices in the new edifice will suffer from no corresponding disadvantage. Those on the lower floors will, of course, be deprived of sunlight and will have to depend on artificial illumination, but the great mass of the building will rise above those on the surrounding streets, and offices in them will obtain a superabundance of light and air. The consequence will be that it will draw tenants not merely from other structures in its own immediate vicinity but also from office buildings all over the financial district, particularly from those buildings which recent changes have deprived of their former advantages in the way of good light. Many tenants are always being attracted to the latest thing in office buildings, and they will flock to the new Equitable block, not only because it is the latest thing, but because it can offer them excellent accommodations, which are likely to preserve their advantages for some time. It is no wonder, consequently, that the owners of neighboring buildings wish to get rid of such very dangerous competition.

Its erection may well reduce the net income of all competing buildings in the financial district for a good many years, and particularly of those buildings whose light will be injured by the new structure. The vast amount of rentable space it will contain will drain off part of the tenants from scores of buildings and leave vacancies which will not be filled for more than five years. For it must be remembered that three other exceptionally tall skyscrapers will be under erection at the same time as the Equitable Building, and that the tallest skyscraper in New York has only just been finished. But advantageous as an Equitable park would be to the neighboring property

owners, it would be of little advantage to the city. By its creation New York would lose over \$20,000,000 worth of taxable property, which would constitute quite an item. If the neighboring property owners can raise the money to buy the site and prevent the construction of the building, so much the better for them, but there is no public reason why the city should lend any assistance to the project.

### Building to the Limit.

The lesson of the new Equitable Building is, however, one which should not be lost upon property owners, particularly upon the owners of high-priced real estate. Does it not constitute a forcible argument in favor of some restriction in the height of buildings? Here is an instance in which the owners of a particular piece of property are allowed by law to erect a building which bulks so large and so tall compared with adjacent buildings that it will cause severe and irremediable losses to many neighboring property owners. If the State proposed to cause property owners any correspondingly severe losses for the public benefit, the courts might well step in and declare the act unconstitutional. But a private property owner is allowed to perform acts for his own profit which the State might not be allowed to do in the interest of a clear public advantage, and if the State proposed to regulate the height of buildings, such regulation would undoubtedly be attacked in the courts on the ground that it would be taking property without compensation, and the attack might be sustained by the Court of Appeals of this State in spite of the fact that at present property is being practically confiscated without any corresponding public benefit. No doubt the case of the Equitable Building is in certain respects exceptional.

The very considerable injury which its erection will work upon neighboring property owners is due to the fact that it covers a whole block, shuts off the light on four streets and brings into existence an amount of rentable space that is disproportionate to the area of vacancies which would accumulate in any one or in any five years. All this is true. The Equitable Building is an extreme instance. There are only a few cases in the financial district or in any other part of the city of a whole block being concentrated in one ownership, and in very expensive neighborhoods no more such cases are likely to occur. But every skyscraper has upon a larger or smaller scale an effect similar to that of the new Equitable Building, and a number of them erected at one time have practically the same effect. The new mercantile buildings erected north of 23d street have for this reason caused considerable losses to property owners in the old wholesale district. The tendency always is for every property owner to build to the limit, because this very fact gives him an advantage at all events for a time over neighboring property owners and attracts tenants to his building.

When skyscrapers were rare their occasional erection did not make any essential difference, but now that they are being built so high and in such large quantities, it is plain that the

policy of allowing their unrestricted erection has become extremely questionable. It grants to the owner of an advantageously situated piece of property much the same opportunity of injuring his competitors that a trust enjoys of putting its competitors out of business; and the American people have, apparently, made up their minds that such practices must be stopped, that free competition must be converted into fair competition. The Record and Guide has never been able to understand why the owners of less advantageously situated real estate all over New York, whose numbers are immensely greater than those of their more favored brethren, have not already insisted on a limitation in the height of buildings, which would have tended to distribute business over a large area, instead of concentrating it in a small area.

#### The Case of the Property Owner.

Property owners should consider seriously this question of restricting the height of buildings. It is apparent that an active and systematic effort is about to be made to work out and secure the adoption of some comprehensive plan of height restriction. A large element in public opinion has always favored it and this element has been reinforced of late years by the dangers of skyscraper factories, by the interference with light and air which the spread of the skyscraper over new districts has brought with it, and by the dangers and inconveniences of the resulting congestion. It is to be hoped that the large property owners, their associations and brokers, will not oppose all restriction.

Every candid and disinterested man must admit that there is a serious public question and interest involved, and that some kind of restriction will eventually prove to be necessary. What the owners of expensive property should do is to have the question studied from their interests as well as from that of the public and of other property owners, and this we are glad to see, they are beginning to do. If representatives of large property owners co-operate in the framing of restrictive regulations, they will add a very desirable element to the deliberations, which must precede the drawing up of any satisfactory scheme.

There is no reason why some plan cannot be framed which will in the long run do very little harm to favorably situated real estate, while at the same time correcting the dangers and abuses of the existing situation. An absolute limitation on the height of buildings in particular zones or on streets or avenues of a certain width is not at all necessary. All that is necessary is that a building of a certain height should be surrounded by a certain amount of unoccupied air, but whether that air is situated above public or private property is non-essential. The Record and Guide would regret to see any regulations adopted which would entirely do away with sky-scrapers. Within limits they are an economic and even an architectural advantage, but this advantage is counteracted when they injure the property of other people as much as the new Equitable Building will do.

#### THE WEEK IN REAL ESTATE.

There can be no doubt that the prospect in real estate is less clear today than it seemed to be a month or two ago. What was apparent then was the fact that an exceptional conjunction of forces conducive to real estate activity had taken place—notably abundant harvests, general resumption of enterprise in trade and industry, and country-wide employment of the wage-earning classes. Locally, it was seen the factory operatives in the city's 26,000 manufacturing establishments were employed on full time, while an unusually large number of mechanics and laborers were engaged on construction work, including many large public improvements, throughout Greater New York.

It was evident that the city was entering upon a new period of rapid growth, and that, in addition, the coming subway extensions would bring about important readjustments in existing trade and residence centers. In other words, real estate activity would be stimulated not only by the actual growth of the city as a whole, but also by an extensive shifting of population and industry within the city.

There was no indication that a radical change in the financial situation was impending. It was anticipated that capital would become seasonably scarce during the crop movement period, but it was not suspected that the recovery in general industry would be so swift and on so large a scale as to react seriously upon the monetary situation. Besides, there was no hint of the coming Balkan war.

While no change has taken place in the forces tending toward real estate activity, the hopes which they inspired have not been deferred, owing to the intervention of influences then not in existence.

These began to make themselves strongly felt in the real estate market only about a fortnight ago. The principal lending institutions, feeling that they could not be certain that there would not be a permanent advance in interest rates in the near future, decided to refrain from putting out any considerable amount of money at the rates which they had been charging for a long time past. Their uncertainty was due to the fact that high rates for money are at present a world-wide phenomenon, which cannot be explained by local conditions in this country or by temporary exigencies arising out of the Balkan war. This conviction is now so well established that the many big railway and other bond issues scheduled for the early part of next year will probably be offered on the basis of a return of  $4\frac{1}{2}$  to 5 per cent., as against the heretofore customary 4 per cent.

In view of this prospect of higher interest rates in the general financial and investment markets, the principal mortgage loan institutions, it was found by inquiry this week, are making as few commitments as possible and expect to maintain this policy until the turn of the year. This action on their part explains the failure of the real estate market to justify the expectations of increased activity current last fall.

Such trading as there is, is of a fairly good order. Investment buyers are being found for recently finished mercantile buildings and high class apartment houses. Business firms are also buying for occupancy, and there is, in addition, a fair amount of miscellaneous trading, but speculative transactions, particularly purchases of sites for building operations, have fallen off, because the lending institutions decline at the moment to finance deals which involve tying up capital for several years.

#### Building Materials.

Architects and builders rejoicefully received news this week that the steel corporation had increased its capacity so as to move a larger proportion of its unfilled tonnage at the earliest possible date. Investigation showed that other lines were also following suit. Many of the lumber mills, sheet metal shops, stone working and one architectural terra cotta plant were found to be working on rush schedules so as to make way for the large orders that now seem sure to come forward immediately after the Sixty-third Congress sits when business men hope tariff perplexities will have come to an end.

The inconvenience, loss in time and money and materials damaged in storage, occasioned by the detail in the receipt of structural steel in this city, is immeasurable. Labor has suffered at a time when it should have been largely employed and yet there has been no remedy. The strike at the Carnegie mills still means a further delay of many months to many prospective builders here in New York who have razed or emptied their old revenue-producing structures for more modern ones which will necessarily be delayed in completion several months.

But other basic material manufacturers are rushing materials to completion for stacking or for shipment so as to give contractors sufficient material to go ahead with their orders without delay when the steel does arrive. Wood working mills, fabricating shops, architectural terra cotta plants and Portland cement interests are working their plants at or nearer capacity than usual for this time of the year, while brick dealers in this city and vicinity have more brick in stock than they have had in December in more than five years. Approximately 200,000,000 brick are available in New York and vicinity today. Four weeks ago there were 75,000,000 less brick than in former years. Now, following the recent bargain sales in the wholesale market, there is about 25,000,000 more than in any recent year.

A further evidence of the upward trend of building construction cost was made apparent from the statement that more than 40,000 natives of the Balkan States had already been called home as reservists and that a million other unskilled laborers were liable to such call at any time, especially if other European nations should be dragged into the conflict. The supply of unskilled labor was limited last year, and it is a question as to the result of this unfortunate drain in the building material production departments next year.

#### Flatbush Taxpayers.

The biennial banquet of the Flatbush Taxpayers' Association attracted about one hundred members. It was held in the hall of the Kings County Historical Society. Assistant District Attorney Warren I. Lee said that the whole trouble with taxpayers' meetings was that too much was said about nothing. He made an extended address. Borough President Steers and Edward M. Bassett were other speakers, and Andrew Colvin presided.

—Completion of the Bronx River Valley sewer, which has been held up for several years by law suits, is now in sight. In the United States Supreme Court on Monday, December 2, the Department of Justice moved to dismiss its injunction suit on the ground that an amicable understanding had been reached with the Bronx Valley Sewerage Commission.

Van Nest as a Future Manufacturing Center.

A subject which for a long time has been holding the attention of the members of the Van Nest Property Owners' Association has been the lack of larger industrial enterprise within the boundaries of the Van Nest portion of the Bronx. Thus far, it can be truthfully stated that Van Nest has been strictly a residential section for the class of better situated mechanics and clerical forces. However, the unexpected happens oftenest, as in this instance it is the railroad company that is blazing the way by establishing a magnificent manufacturing plant in Van Nest.

The N. Y., N. H. & H. R. R. Co. owned in the eastern part alongside of its tracks a magnificent area of land, containing in the neighborhood of some seven to eight hundred lots, which for years it had utilized for car storage. But through a change in plans, partly caused by the purchase of cheaper land in the Oak Point section and also at Baychester for such car storage, the Van Nest yards became superfluous and the company planned for a proper and money-earning use of its property. During this year the railroad company has erected an immense building facing Bronxdale avenue, with some 300 feet, and Van Nest avenue, with over 400 feet, having extensions on two sides and in some parts six stories high. This immense plant, it is understood, is to be used for repair shops in all its branches, and, when completed, will give employment to hundreds of mechanics.

But this is only the beginning, as it has leaked out that two more large structures and also a power station are to be established in this section, which certainly will bring about the improvement of the surrounding building lots, of which there is quite a quantity. Houses will be needed within a few years for a population estimated at about ten thousand capita, a small town in itself.

Furthermore, there are several new four-story buildings in Van Nest, all well rented. There is a new five-story apartment on Morris Park avenue, which is now nearing completion, and plans for another five-story apartment house at the corner of Morris Park avenue and Van Buren street have been filed with the building department. There is no doubt that other manufacturing plants will follow suit to establish themselves handy to the railroad system.

WILLIAM C. FISCHER, Secretary Van Nest Property Owners' Association.

Overcrowding on Street Cars.

The Public Service Commission has ordered that a hearing be held December 9 at 2.30 p. m. to inquire into the service rendered by the New York Railways Company on the Fourth and Madison avenue line. Commissioner John E. Eustis will hold the hearing.

The order is the result of inspections made by the commission last month, which showed that both in the morning and evening rush hours there was considerable overloading in the cars on this line. At the hearing the commission will ascertain whether the conditions warrant an order for an increase in service, and, if so, such an order will probably be adopted.

—Work on about 102 out of the 105 miles of first-class bitulithic paved principal highways of Queens being improved at a cost of over \$2,000,000 by the city of New York is completed.

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

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Dec. 1 to 7). Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

Jan. 1 to Dec. 5 Jan. 1 to Dec. 7

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Dec. 1 to 7). Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

MORTGAGES

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Dec. 1 to 7). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, No. at 4 1/2%, Amount, No. at 4%, Amount, Unusual rates, Amount, Interest not given, Amount.

Jan. 1 to Dec. 5 Jan. 1 to Dec. 7

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Dec. 1 to 7). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

MORTGAGE EXTENSIONS

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Dec. 1 to 7). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

BUILDING PERMITS

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Dec. 1 to 7). Rows include New buildings, Cost, Alterations, and Jan. 1 to Dec. 5 / Jan. 1 to Dec. 7.

Jan. 1 to Dec. 5 Jan. 1 to Dec. 7

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Dec. 1 to 7). Rows include New buildings, Cost, Alterations, and Jan. 1 to Dec. 5 / Jan. 1 to Dec. 7.

BUILDING PERMITS

Table with columns for 1912 (Nov. 30 to Dec. 6) and 1911 (Dec. 2 to 8). Rows include New buildings, Cost, Alterations, and Jan. 1 to Dec. 6 / Jan. 1 to Dec. 8.

Jan. 1 to Dec. 6 Jan. 1 to Dec. 8

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Dec. 1 to 7). Rows include New buildings, Cost, Alterations, and Jan. 1 to Dec. 5 / Jan. 1 to Dec. 7.

Jan. 1 to Dec. 5 Jan. 1 to Dec. 7

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Dec. 1 to 7). Rows include Total No., No. with consideration, Consideration, and Jan. 1 to Dec. 5 / Jan. 1 to Dec. 7.

Jan. 1 to Dec. 5 Jan. 1 to Dec. 7

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Dec. 1 to 7). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, No. at 4 1/2%, Amount, No. at 4%, Amount, Unusual rates, Amount, Interest not given, Amount.

Jan. 1 to Dec. 5 Jan. 1 to Dec. 7

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Dec. 1 to 7). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

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Jan. 1 to Dec. 5 Jan. 1 to Dec. 7

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Jan. 1 to Dec. 5 Jan. 1 to Dec. 7

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Dec. 1 to 7). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

BUILDING PERMITS

Nov. 30 to Dec. 6 Dec. 2 to 8

Table with columns for Nov. 30 to Dec. 6 and Dec. 2 to 8. Rows include New Buildings, Cost, Alterations.

Jan. 1 to Dec. 6 Jan. 1 to Dec. 8

Table with columns for Jan. 1 to Dec. 6 and Jan. 1 to Dec. 8. Rows include New buildings, Cost, Alterations.

BROOKLYN CONVEYANCES

1912 Nov. 27 to Dec. 4 1911 Nov. 29 to Dec. 6

Table with columns for 1912 (Nov. 27 to Dec. 4) and 1911 (Nov. 29 to Dec. 6). Rows include Total No., No. with consideration, Consideration.

Jan. 1 to Dec. 4 Jan. 1 to Dec. 6

Table with columns for 1912 (Nov. 27 to Dec. 4) and 1911 (Nov. 29 to Dec. 6). Rows include Total No., No. with consideration, Consideration.

MORTGAGES

Nov. 27 to Dec. 4 Nov. 29 to Dec. 6

Table with columns for 1912 (Nov. 27 to Dec. 4) and 1911 (Nov. 29 to Dec. 6). Rows include Total No., Amount, To Banks & Ins. Cos., Amount, No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, Unusual rates, Amount, Interest not given, Amount.

Jan. 1 to Dec. 4 Jan. 1 to Dec. 6

Table with columns for 1912 (Nov. 27 to Dec. 4) and 1911 (Nov. 29 to Dec. 6). Rows include Total No., Amount, To Banks & Ins. Cos., Amount.

BUILDING PERMITS

Nov. 29 to Dec. 5 Nov. 29 to Dec. 6

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Nov. 29 to Dec. 6). Rows include New buildings, Cost, Alterations.

Jan. 1 to Dec. 5 Jan. 1 to Dec. 6

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Nov. 29 to Dec. 6). Rows include New buildings, Cost, Alterations.

QUEENS BUILDING PERMITS

Nov. 29 to Dec. 5 Dec. 1 to 7

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Dec. 1 to 7). Rows include New buildings, Cost, Alterations.

Jan. 1 to Dec. 5 Jan. 1 to Dec. 7

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Dec. 1 to 7). Rows include New buildings, Cost, Alterations.

RICHMOND BUILDING PERMITS

Nov. 29 to Dec. 5 Dec. 1 to 7

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Dec. 1 to 7). Rows include New buildings, Cost, Alterations.

Jan. 1 to Dec. 5

Table with columns for 1912 (Nov. 29 to Dec. 5) and 1911 (Dec. 1 to 7). Rows include New buildings, Cost, Alterations.

New Street Maps Filed.

The Queens Borough Topographical Bureau has within three weeks completed and forwarded to President Connolly the following maps for public improvements in the borough, these to be transmitted to the corporation counsel:

Calamus avenue from Maurice avenue to Woodhaven avenue in the Second Ward. For this street there was a rule map, draft damage map and profile map.

Parsons avenue from Queens avenue to Rose street in the Third Ward. Final damage and benefit maps.

Ninth avenue from Flushing to Ber-rains avenue in the First Ward. Final damage and benefit map.

Penelope street from Juniper avenue to Queens Boulevard in the Second Ward. Final damage and benefit map.

Maurice avenue on the south side of the main line of the Long Island Railroad in the Second Ward. This map will permit street opening commissioners to be appointed.

—Cemeteries owned by private individuals are most often money-making institutions. President Connolly of Queens thinks the owners ought to help pay the costs of organized society.

# BUILDING SECTION

## A NEW DESIGN FOR CENTRAL PARK

An Architect's Suggestion for an Extension of the Park to 125th Street and the Sale of the Lower End for Villa Plots at a Large Profit.

THIS is an era of big schemes in city planning. Suggestions for laying out diagonal avenues through old business sections, for parks and parkways, subways, industrial railways and terminal systems, the cost of which in every case would be enormous, are proposed from various quarters with easy confidence in the taxpayers' ability to provide the means.

A number of undertakings have assumed an official character after passing through a period of informal public agitation. In connection with the new court house site, for example, a committee appointed by the Board of Estimate has advanced a scheme of reconstruction which if carried out in its entirety will provide what will be virtually an extension of the City Hall

from the west side of the Post Office Building northwesterly to afford an outlet for Sixth, Seventh and Eighth avenues. The Borough President of the Bronx has thought out a plan for the construction of a great industrial railway and terminal system for the eastern and southern side of The Bronx. The plans of the Department of Docks and the New York Central Railroad for reorganizing the harbor facilities are at present uppermost in the public mind.

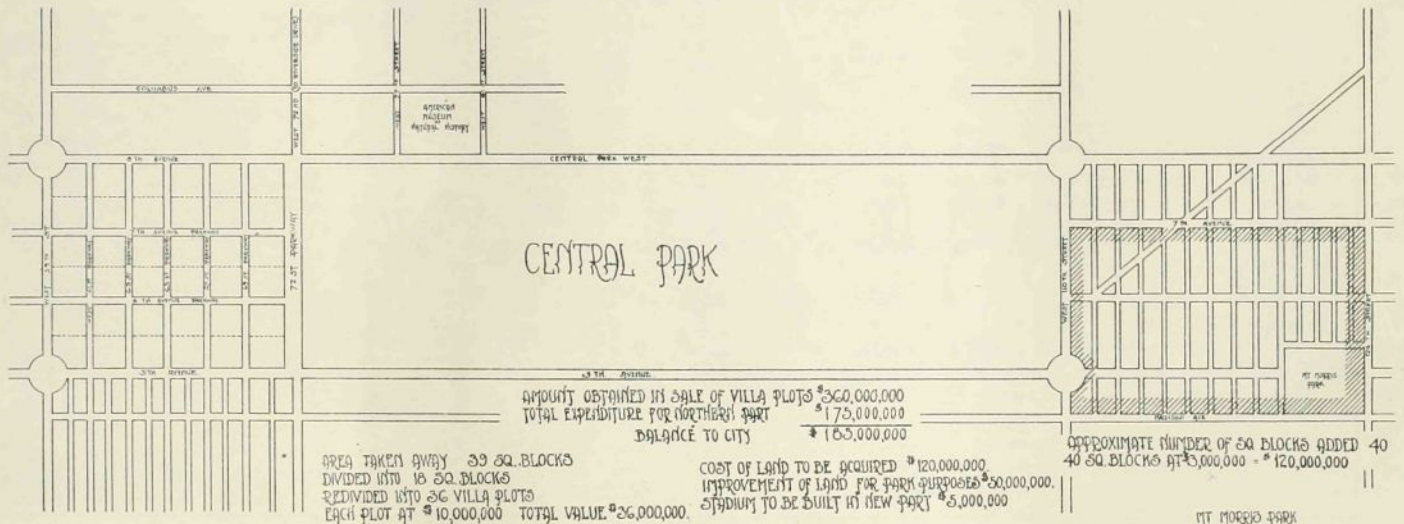
In Brooklyn there is a Committee on City Plan, a body of citizens which has raised by private subscription a large sum to meet the expense of an investigation and the preparation of plans for the improvement of that borough. The committee has employed for this purpose Mr. Edward H. Bennett, who was

tion which such an extension should take and at the same time be of least expense to the city.

"To add land to the park from below 59th street is out of the question, on account of its great value for business purposes and on account of the fact that an addition to the south end would not benefit those most concerned.

"An addition on either the west or east side of the park is equally out of the question on account of the cost. The logical direction for an extension to the park is northward.

"In considering the northerly direction the stopping point would naturally be at 125th street, the business center of Harlem. Therefore, the south side of 124th street would be the northern boundary line. On the west side of the



Maximilian Zipkes, Architect.

PROPOSED NEW DESIGN FOR CENTRAL PARK.

Park, to be surrounded with buildings of a monumental character and with suitable connection to the Manhattan Bridge. It will in fact create a real civic center, having beautiful approaches to the Brooklyn Bridge, on the one hand, and the Manhattan Bridge on the other.

In hope of preserving Fifth avenue and the adjacent section from being given over to loft buildings and factory interests, the President of the Borough of Manhattan has appointed a commission, which has reported suggestions for limiting the height of buildings and for a re-designing of Madison Square and the Plaza.

This commission has had referred to it the plan proposed by Henry Rutgers Marshall for a new avenue which would connect Seventh avenue at 34th street with Fifth avenue at 40th street. By using a sweeping reverse curve a location for the street has been ingeniously worked out which avoids damage to the most important buildings.

### A List of Great Undertakings.

Mayor Gaynor has proposed in public addresses the laying-out of a longitudinal avenue to extend from 59th street southward to 42d street between Fifth and Sixth avenues. Ernest Flagg has suggested to the Board of Estimate that a diagonal street be opened up

associated with Daniel H. Burnham of Chicago in much of his important work. The time for the movement is opportune in view of the fact that several public buildings of first importance are about to be erected in the Borough of Brooklyn, including a new court house, a municipal building, a police headquarters and a great public library. If the three buildings first named could be placed with due regard to their effect upon each other, it would add greatly to the dignity of the administrative center of the borough.

### A New Design for Central Park.

Several proposals for placing new structures in Central Park have met with overwhelming public opposition. Nevertheless, the question has occurred to some minds if the park is not losing something of its original beneficent influence because of its changed and changing surroundings. It is pointed out that as a recreation ground the lower part of the park offers few if any opportunities, and that it is the part lying above 96th street which is most resorted to for pastimes. This consideration has led Maximilian Zipkes, architect, to suggest a rearrangement of the boundary lines of Central Park. In a statement prepared for the Record and Guide he says:

"Let us carefully consider the direc-

tion the majestic Seventh avenue would be a natural continuation of Central Park West via Cathedral Parkway.

### A Place for the Stadium.

"The section bounded by the easterly side of Seventh avenue, the southerly line of 124th street and the westerly side of Madison avenue to 110th street, embracing the present Mt. Morris Park, is greatly in need of a park. At the same time it holds few valuable improvements, either public or private. The area contains forty city blocks in addition to Mt. Morris Park. A liberal condemnation value would not be over \$120,000,000.

"This section could be changed into an artificial park that would surpass anything we have in the city today from a landscape point of view at a cost not exceeding \$50,000,000. The much talked of and much asked for Stadium could also be built in the newly acquired ground in a manner that would make it an ornament as well as a useful improvement at a cost of \$5,000,000, which would bring the total expenses in connection with this newly acquired section to \$175,000,000.

### Sell Southern End for Villa Plots.

"It is also my idea that 72d street be continued through the park in a beautifully arranged parkway about 200 feet

wide which would become the natural outlet for Riverside Drive. The rest of the space below 72d street down to and including the north side of 59th street might be cut up into thirty-six villa plots by continuing every second street from west to east and Sixth and Seventh avenues north from 59th street to 72d street.

"These villa plots could be disposed of for at least \$10,000,000 each and would be under the supervision of the Park Department. Much of the present landscape could be retained. The buildings erected upon these plots would naturally be the most expensive and most beautiful samples of architecture to be found in the country. Restrictions as to design, color scheme and style would be imposed by the Park Department and the Art Commission. The plan would give the city a restricted residential section for millionaires, which would to all intents and purposes be a park, and above all it would be the show spot of the country.

"The financial returns to the city would be at least \$360,000,000, out of which about \$175,000,000 would be spent as hereinbefore suggested, leaving a net

### NEW JERSEY TENEMENTS.

#### Three-Story Frame Tenements the Favorite Form of Construction.

The Board of Tenement House Supervision of the State of New Jersey examined during the fiscal year ending November 1, thirteen hundred plans for the erection of new tenement houses and supervised the construction of fourteen hundred and forty-eight.

The average cost of the houses was \$7,700.

The three-story frame tenement house still continues to be the favorite form of construction, the reason being found in the cheaper character of such buildings and in the demand for that class of housing in the outskirts of the larger cities. Within the last year eight hundred and fifty-two such buildings were erected under the supervision of the department, involving an outlay of \$4,179,000, being 58.83 per cent. of the total number of tenement houses erected during the year.

Essex County takes the lead for the last year in the number of three-story frame tenements erected, with three hundred and ninety-eight such buildings erected, at a cost of \$2,170,000.

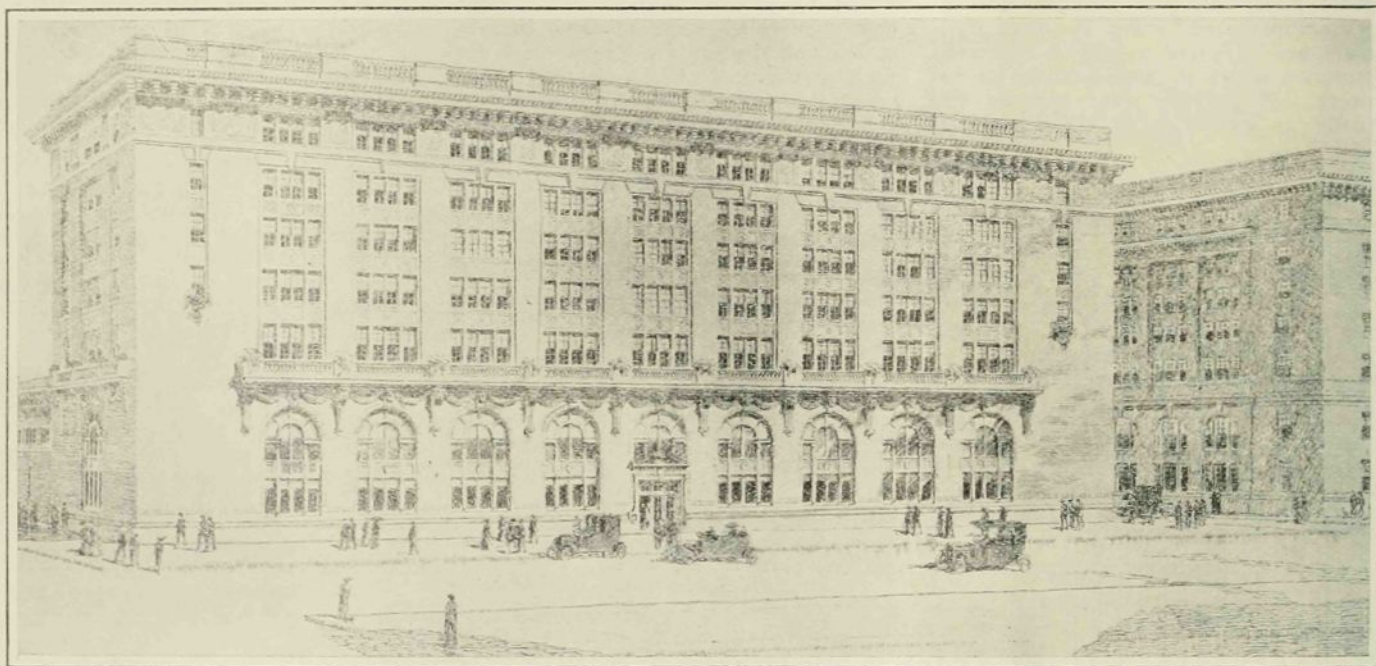
### THE GRAND CENTRAL GATEWAY

#### Another Pillar in the Great Arcade—Building for the Railroad Branch Y. M. C. A.

The new building of the New York Railroad Branch Y. M. C. A. commonly called heretofore the "Madison Avenue Railroad Branch," will be on Park avenue, with a frontage of an entire city block of two hundred feet, and a depth of sixty-seven feet on 49th and 50th streets. The contract for the construction has just been let to the John Peirce Company.

The building will be the finest of its kind in the city, its architectural style will harmonize with the Grand Central terminal improvements, and it will form part of that beautiful "gateway" to the city which the railroad company is gradually bringing to pass.

The material used for construction will be white brick trimmed with Indiana limestone. Seventy thousand square feet of floor space will be provided, which it is hoped will be sufficient for the needs of the department. In addition to this floor space, the big roof will



Park Avenue, at 49th and 50th Streets.

Warren & Wetmore, Architects.

#### DESIGN FOR THE NEW BUILDING OF THE RAILROAD BRANCH Y. M. C. A.

balance of \$185,000,000 to be used for the improvement of the park, or for such other public purposes as the proper authorities might select."

#### Havemeyer & Elder's Terminal Plans.

Havemeyer & Elder, the Brooklyn sugar firm, who are arranging to build a freight terminal on the East River, have added to the Gillies property formerly purchased for the purpose the Booth & Mitchell premises adjoining. It is understood that the two plots with a united front on the East River will be developed harmoniously as a big terminal freight yard.

There will be car-ferry slips, a grid-iron of railroad tracks, freight sheds and platforms, and adjacent to the yard on the north side an eight-story warehouse about 200 feet by 100 feet, and upon the block east of Vernon avenue will be another five-story warehouse 200 feet by 600 feet, which will be occupied by some of the largest mercantile and shipping concerns in the country.

The same firm owns two or three blocks on the East River a short distance below the Nott avenue yard in the Hunters Point section, which could be correlated with the big freight yard above described. The plot is level all the way back to Jackson avenue and is adapted for manufacturing sites.

Hudson County was a close second, with three hundred and fifteen three-story frame tenements erected during the last year at a cost of \$1,378,000, while Passaic follows next with one hundred and eight such buildings, costing \$477,000.

In the three-story brick class of new law tenements, two hundred and fifty-nine were erected during the last year, at a cost of \$2,270,000. Of this number Essex, Hudson and Passaic counties claim two hundred and thirteen buildings.

Next in point of popularity with the investors is the four-story brick house, plans for one hundred and eighty-eight buildings of that class having been approved during the year, representing an expenditure of \$2,803,000. A trifle less than fifty per cent. of the four-story houses built during the year are intended to accommodate two families on each floor, the others being of a better class, and arranged for only one family on each floor.

No plan for a new law tenement house more than three stories high is approved by the department unless such plan shows fire escapes located so as to be directly accessible to each apartment and no new law tenement can be occupied, if more than three stories high, until the fire escapes are completed and approved by the department.

be available for association purposes and will be used to the fullest extent during the heated term.

In looking through the plans for new and striking things one will meet with a surprise at the very threshold of the building, where the railroad men will be delighted by a spacious lobby after the model of high-class hotel lobbies. It will be a fine place to rest after a long journey from "up-State." Off this lobby there will be a billiard room with six tables, a great social room with writing facilities, offices, coat-room, lavatories and store rooms.

On the second floor will be a restaurant, on the third a gymnasium, which can also be used as an auditorium, with bowling alleys and educational class rooms in the rear. On the mezzanine floor ample locker and bathing facilities will be found. The floors above will be divided into single rooms one hundred and eighty-four in number, which will be available to members.

The new building will perpetuate the present Cornelius Vanderbilt memorial. The funds are provided as follows: The interested railroad companies pay an indemnity for the present building of \$160,000; Mr. W. K. Vanderbilt gives \$100,000; Mr. Frederick W. Vanderbilt gives \$100,000; Mr. Alfred Gwynne Vanderbilt gives \$100,000.



**A SPEECHLESS DINNER.**

**General Contractors Hear Good Vaudeville Instead at Their Annual Affair.**

Three hundred contractors, engineers and city and State officials attended the fourth annual dinner of the General Contractors' Association at Hotel Knickerbocker Tuesday night. The Association is composed of all the contracting firms in New York City and State, engaged in the subways, the Catskill aqueduct, the Barge Canal and other large public improvements.

Emil Diebitsch of the John Peirce Company, the President of the Association, was greeted with applause when he announced that the dinner was to be of the "speechless" brand, and in place of a flood of oratory a vaudeville entertainment would be provided. Mr. Diebitsch remarked that this departure from the usual custom seemed to meet with favor by the invited guests and he quoted Borough President Cyrus C. Miller's letter of acceptance as voicing the sentiments of the public after dinner speaker. Mr. Miller wrote: "Your Association makes a double play. Cutting out the speeches will save some public officials nervous dyspepsia, and at the same time give them an opportunity to enjoy the society of their hosts without requiring kind hospitality by the infliction of speeches."

The President gave a brief report of activities of the association during the past year and astonished some of those present when he informed them that its membership of 106 contractors represented a capitalization of over \$100,000,000 and that the aggregate of all the contracts now being carried on by the members was in excess of \$500,000,000.

The souvenirs consisted of fancy ice-cream boxes, the covers showing a reproduction on satin of the New Grand Central Terminal with the four lines of subways underneath.

Among the officials present were Comptroller William A. Prendergast; President of the Board of Aldermen, John Purroy Mitchel; Borough Presidents Alfred E. Steers, Cyrus C. Miller and George Cromwell; Corporation Counsel Archibald Watson; Deputy Comptroller Douglas Mathewson, John Williams, State Labor Commissioner; John F. Galvin, Commissioner Board of Water Supply, Michael J. Drummond, Commissioner of Charities; J. Waldo Smith, chief engineer Board of Water Supply; Alfred Craven, chief engineer Public Service Commission; Alfred Noble, Henry W. Hodge and Prof. W. H. Burr.

Among the contracting firms and companies represented were: Terry & Tench, Ryan-Parker, Snare & Triest, Underpinning & Foundation, Bradley Contracting, Butler Bros., Thomas Crimmins, Degnon Contracting, Empire Engineering, the Foundation Company, Mason & Hanger, John Monks & Sons, O'Brien Bros., O'Rourke Engineering Construction Co., S. Pearson & Son, Phenix Construction, John C. Rodgers, Keystone State Construction, Barber Asphalt, Lord Construction Company, T. A. Gillespie, Arthur McMullen, James Stewart & Co., McHarg-Barton Co., the Atlantic, Gulf & Pacific Co., Atlas Portland Cement Co., Alpha Portland Cement Co., Goodwin Sand & Gravel, John P. Kane Co., Upper Hudson Stone Co., John Fox & Co., Moran Towing & Transportation Co.

**ARCHITECTURAL LEAGUE.**

**Information Concerning the Next Exhibition—Dec. 30 Last Day for Entries.**

In the building of the American Fine Arts Society, at 215 West 57th street, the twenty-eighth annual exhibition of the Architectural League of New York will be open from Sunday, February 2, to Saturday, February 22, inclusive. The last day for the return of entry slips will be Monday, December 30. Days for the reception of exhibits, January 16 to 17. Lectures will be given on Saturdays, February 8, 15 and 22.

Medals of honor will be bestowed for architecture, painting and sculpture. The jury on architecture will consist of Robert D. Kohn, Breck Trowbridge, Robert I. Aitkin, George W. Breck, Aymar Embury, J. H. Freedlander, Cass Gilbert, William R. Mead, Charles A. Platt.

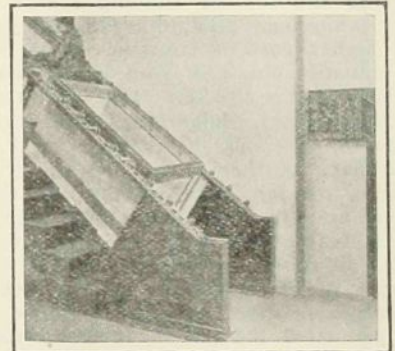
For 1912 Charles A. Platt received the medal of honor for his country houses. No award was made in 1911, but in 1910 the beauty of the Metropolitan Tower brought its architects, P. & M. Le Brun the medal of honor for that year. The Messrs. Le Brun then retired from professional life. The Phipps house won Trowbridge & Livingston the medal in 1909. McKim, Mead & White won it in 1907 with their Madison Square Presbyterian Church, and Carrère & Hastings the year before on account of a residence at West End, New Jersey.

—The new entrance to the subway at 23d street and Fourth avenue was opened to the public this week. The sidewalk kiosks have been removed.

**NEW THINGS**

**A Stairway Elevator.**

The Otis Elevator Company is putting on the market a decided novelty in the form of a stairway freight elevator for use in carrying package trucks in department stores or express terminals. The machine can be erected upon an ordinary stairway and will not interfere with its general use. The elevator consists of a pair of special chains carried in steel channels and passing around



sprocket wheels at the top and bottom of the stairway. These chains are driven by an electric motor placed under the stairway. The wheel trucks are provided at the upper corners with a steel rod which projects three inches from the side of the box, and as the truck is pushed up to the machine this rod engages the lugs on the moving chains which lift the truck clear of the stairs and carry it up or down as the case may be. The speed of the machine is 60 feet per minute. The machine is controlled by a switch and at will can be stopped, started or reversed.

**Tank Sump Switch.**

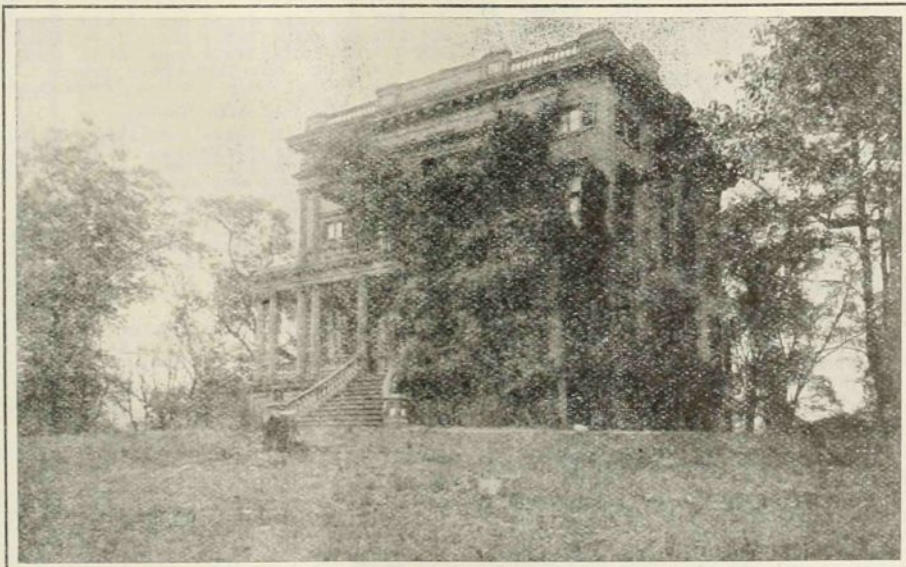
The danger of overflowing tanks in large buildings is an ever present one. Building managers and architects are constantly in search of devices which will positively check overflows, and for that reason a new exceptional strong tank and sump switch being manufactured by the Sundh Electric Company, of 550 West 23d street, should be of particular interest to architects and builders. These switches are absolutely weather proof and have been found to be perfectly reliable. Information will be sent gratis to inquiries.

**Safety Shade Holder.**

The Safety Car Heating & Lighting Company, of 2 Rector street, this city, is putting on the market an electric lamp shade holder that is strong and durable. Although they were designed originally for use on railways and steamboats, they are especially desirable for use in buildings where there is exceptional vibration, thus causing great wear and tear on lamp brackets and shades. Full details of this device, which is worth investigating, will be given upon application to the company at the above address.

**A Spiral Freight Chute.**

The rapid movement of freight in stores, factories and warehouses is a problem which frequently confronts the architect in designing buildings of these types. A new system applicable in the factory, warehouse, wholesale house, packing plant, brewery or department store, is being put upon the market by the Mathews Gravity Carrier Company, of Ellwood City, Pa.



A SUBURBAN HOME IN QUEENS.

The Barclay Homestead near the Site of the Proposed Hell Gate Bridge.

**BUILDING MATERIALS**

**BALKAN WAR MAKES GREAT SCARCITY OF UNSKILLED LABOR.**

**Better Tone in Common Brick Market—Coal Output Heavier—Turpentine in Light Demand—Steel Corporation Increases Production—Linseed Oil Lower—Mill Work Brisk—Steel Bars Advance.**

THE Balkan War, following closely upon the heels of the Turko-Italian conflict, bids fair to deplete the supply of unskilled labor in the building trades during the coming building season, a fact which may militate greatly in favor of higher cost of construction.

Statistics obtained from various consulates in this city show that more than 40,000 Italians, Bulgarians, Greeks and Turkish reservists have been called to the flags of their respective countries during the last eight months, and that there are still more than 300,000 natives of these countries here in the east who are still subject to military duty at the scene of the conflict. Should other European nations become embroiled, it is estimated that in the neighborhood of a million unskilled laborers would be drawn from various occupations in this country.

Such wholesale withdrawals of labor from the American market at a time when building construction promises to reach its pinnacle of activity, is giving contractors, builders and prospective operators food for serious thought. It seems, however, that Canadian help is procurable, and, if the situation becomes very acute, unskilled labor can be imported in large quantities from the South.

As far as building material production is concerned, brick, architectural terra cotta and Portland cement interests are most likely to be seriously affected. The railroads probably will requisition many of the brick, clay bed and cement rock quarry laborers so that these interests must necessarily fall back upon the southern negroes to an extent even larger than was the case last season, when there was little unskilled labor to be had. Some brick manufacturers are employing a credit system to tide their regular help over the winter months with the understanding that they will remain loyal next summer.

As far as the general market is concerned, common brick was in a little firmer tone, and up-river barges coming into the market from now on will be put under cover. In fact, twelve bargeloads, mostly Empire brick, are under cover now, making six more than were in the reserve list at this time last year.

Building managers need have no further fear of coal trouble, as production at the mines is exceptionally heavy now, and shipping interests are using all kinds of cars to get a sufficient supply into the market for everybody's needs. Turpentine has developed a marked weakness, both in price and demand, which will have a tendency, with the lowering price of linseed oil to keep paints steady for some time to come. The steel corporation has increased its production in the hope of moving out some of its large unfilled tonnage in anticipation of the big volume of business expected to come out next spring. This should have the effect of easing the construction market by the first of the year, at least, in so far as the delivery of other basic materials is concerned.

Wood working mills throughout the metropolitan district are reported to be exceptionally busy.

**BRICK SALES LESS ACTIVE. Prices Show Slight Stiffening—Record Quantities of Brick on Hand.**

COMMON BRICK during the last week has shown a tendency to stiffen in price. Dealers are stacked almost to capacity, there being about 25,000,000 more brick on hand here than is usual at this time of the year. Four weeks ago there was 75,000,000 less brick than usual in stack.

There have been several opinions expressed as to why the buying movement has been so great within the last few weeks. Some attribute it to the bargain sale which the brick distributors held during the last two weeks, while others attribute it to a general desire on the part of the dealer to get in under bigger advances that was expected to come to pass in the opening of December. Probably the true reason is that dealers have been keeping their eyes upon the steel market. At any rate, when the steel company announced that it would increase its capacity on December first to rush into this and other markets a large part of their unfilled tonnage so as not to delay building construction any longer than possible, the other basic material dealers came into the market heavily so as to be in a position not only to take care of business that has been tied up, but to have ample supply of common brick on hand to take care of the big volume of new business that is expected to come out between now and February first. The fact that there is a serious shortage of brick in the North River sheds also was proved to be a factor in spurring the dealers to immediate buying in quantities larger than customary. All through Newark, Union County, Jersey City, Hoboken, and even as far as Paterson, there is a very active call for a winter supply of brick. The fact that navigation is still open so late in the year is partly responsible for the activity in this market, but the supply yards are now pretty well filled and in consequence buying may be expected to fall off as new winter prices are slowly established.

Official transactions of Hudson River common brick for the last week with comparisons for those in the corresponding week in 1911 are as follows:

1912.		
LEFT OVER, NOVEMBER 25, 1912—20		
	Arrived.	Sold.
Monday	16	12
Tuesday	1	6
Wednesday	6	8
Thursday	11	3
Friday	11	2
Saturday	7	4
Total	52	35

Condition of market, firm. Prices Hudson River common \$6.75 to \$—, Raritan River, \$6.75 to \$—, (Wholesale dock N. Y. For retail prices, add dealer's profit and cartage.) Left over, December 2, 37. Covered, 12.

1911.		
LEFT OVER, NOVEMBER 25—67.		
	Arrived.	Sold.
Monday	9	8
Tuesday	3	5
Wednesday	5	7
Thursday	0	0
Friday	18	12
Saturday	3	5
Total	35	39

Condition of market, firm. Prices, \$7 top. Left over December 1, 6. Covered, 13.

**STRUCTURAL STEEL ACTIVE.**

**Steel Corporation Increases Capacity to Speed Building Orders.**

THE announcement that the steel corporation had increased its capacity so as to clear some of its unfilled tonnage in anticipation of more big orders for 1913 delivery was welcome news to building material interests here this week.

The action on the part of the steel companies was due to a marked increase in unfilled tonnage for November, despite the fact that the mills shipped heavier daily tonnages in November than in October. If the mills had been able to keep up with the specifications on running contracts during last month, it is doubtful if November would have shown any gain in forward tonnage at all.

In other words the new business for forward deliveries filed in November with the steel corporation companies was about equal to the theoretical capacity of the mills of the corporation for the month, though several hundred thousand tons in excess of the actual capacity shown by shipments.

Shipments by the steel corporation in November were in excess of 1,200,000 tons. Heavy premiums continue to rule

for prompt steel, either in crude or finished product. Plain structural material, for spot shipment, sold in Pittsburgh last week up to 1.90c. mill, as against the official price of 1.45c. and 1.50c., or a premium of \$8 to \$9 a ton. Prices of 1.60c. to 1.70c. for either plates or shapes for December delivery are by no means unusual.

To overcome this tendency toward a runaway market, the Carnegie mills, despite labor troubles there, are attempting to arrange deliveries of staple sizes of plain material at official prices, on four weeks' notice through their warehouses. The unhealthy premium prices being obtained, by some of the smaller mills, on prompt steel, are considered likely to provoke speculative activity which thus far has been almost wholly prevented in the present movement.

The scarcity of billets and crude bars continues to worry the independent sheet and tin plate mills, many of which are finding the premium prices for prompt shipments of crude materials oppressive. Tin plate mills are sold up for the first half of 1913 at a bare \$5 advance over prices of early this year, while their prompt crude steel costs them \$7 to \$9 above the levels of the opening of the year, and pig tin is twenty per cent. higher. New high marks for prompt open hearth billets were established in Pittsburgh in the course of the week, at \$29.50, mill, and on open hearth sheet bars at \$30 mill.

Steel bars, New York warehouses, advanced a dollar a ton yesterday. The advance was made by the Carnegie Steel Company, which makes the new price of bars \$2.05 per 100 pounds. There was no change in the price for structurals, this quotation remaining in yesterday's market at \$2.15 per 100 pounds. Prices for twisted bars were \$1.40 to \$1.75 on small quantities, Pittsburgh.

The pig iron market is believed to have passed its sensational state in the present movement.

**COAL OUTPUT DOUBLES.**

**Further Worry on the Part of the Building Manager Made Unnecessary by Official Figures.**

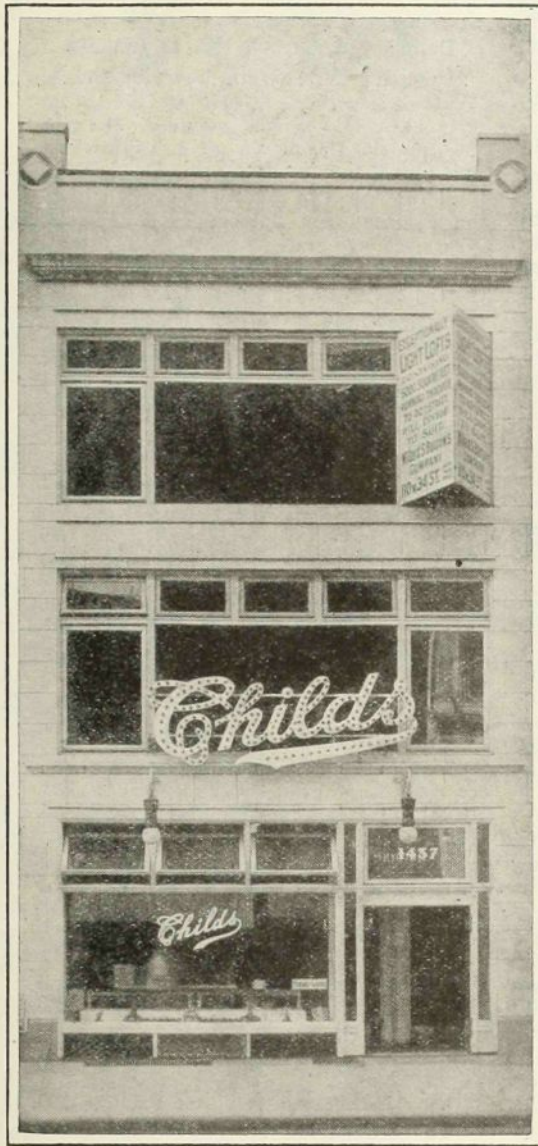
ACCORDING to the reports of the coal mine operators more coal is being shipped out of Pennsylvania and into New York City and vicinity than in any time within the last few years. Building managers who have been concerned regarding the possibility of supplying themselves adequately for the winter have no more fear, because the railroads are employing every possible conveyance at their disposal to bring coal into the market, and it was even stated that the car allotment at the mines had been increased from 50 to 75 cars a day so as to permit rapid handling of coal.

**NEW ROOFING TIN PRICES.**

**N. & G. Taylor's List Effective December 1—New Estimator's List.**

THE N. & G. Taylor Company, of Philadelphia, has issued a new price list covering tin effective December first. These are official and cover any quantities that may be specified by architects or estimators. Quotations follow:

- T. and A. Roofing.
- IC 260 lb. units, 28x20 ins., \$18.50, Phila.
- IX 320 lb. units, 28x20 ins., 21.00, Phila.
- XX 360 lb. units, 28x20 ins., 23.50, Phila.
- 14x20 ins. one-half above prices.
- N. & G. Special 40-lb. Coating, Pure Open
- Hearth Base Roofing.
- IC 258 lb. units, 23x20 ins., \$16.50, Phila.
- IX 318 lb. units, 23x20 ins., 19.00, Phila.
- XX 358 lb. units, 23x20 ins., 21.50, Phila.
- 14x20 ins. one-half above prices.
- "Columbia-Extra Coated" Roofing.
- IC 250 lb. units, 23x20 ins., \$14.50, Phila.
- IX 310 lb. units, 23x20 ins., 17.00, Phila.
- XX 350 lb. units, 23x20 ins., 19.50, Phila.
- Roofing Tin in Rolls.
- IC 20 in. T. & A. . . . . \$5.13, Phila.
- IX 20 in. T. & A. . . . . 5.76, Phila.
- XX 20 in. T. & A. . . . . 6.38, Phila.
- IC 20 in. Special 40-lb. Coating, \$4.63, Phila.
- IX 20 in. Special 40-lb. Coating, \$5.26, Phila.
- XX 20 in. Special 40-lb. Coating, \$5.88, Phila.
- IC 20 in. Columbia, Extra-Coated, 32-lb., \$4.13, Phila.
- IX 20 in. Columbia, Extra-Coated, 32-lb., \$4.76, Phila.
- XX 20-in. Columbia, Extra-Coated, 32-lb., \$5.38, Phila.
- Roll Tin Extras. Add 10c. per roll for 23 inch width (100 sq. ft.), all grades.
- Add 15c. per roll for 14 inch width (100 sq. ft.), all grades.
- All 10c. per roll, if shipped crated—2 rolls to the crate, 15 lb. extra weight.
- Add 15c. per roll for crating single roll, 8 lb. extra weight.
- Add 15c. per roll for painting both sides.



### 1437 Broadway

*J. C. Westervelt, Architect. W. D. Lewis Co., Builders*  
Entirely of Atlantic white matt Terra Cotta

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Consequently, a small Atlantic order gets the same care and attention as an order like the Woolworth Building—the same quality and the same service.

You owe it to yourself to get the Atlantic figure.

*Booklet on request*

**Atlantic Terra Cotta Company**  
1170 Broadway, New York

# CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded Plans Filed and Government, State and Municipal Work.

## Amsterdam Building Co.'s Big Contract.

The Amsterdam Building Co., of 43 West 27th street, New York City, signed the general contract this week to erect the new Samaritan Hospital buildings at Troy, N. Y., from plans by Geo. B. Post & Sons, 341 Fifth avenue, N. Y. C. The group includes an administration building, three stories in height, 357 feet in length by 40.2 feet in depth, the Thurman Memorial Building, the Van Schoenhoven Memorial Building, house staff and service building—all three stories in height. In addition to these there is the Price Memorial for contagious cases, one story in height, and a power house, two stories in height. All buildings will connect except the power house and the Price Memorial. Plans will also be prepared for a servants' dormitory to cost \$40,000. The construction will be of brick, steel and tapestry front brick, with terra cotta arches and copper roofs. The interior furniture will be of steel. The estimated cost for the entire group is \$540,000. Work is to be started immediately. Alida Van Schoenhoven, Robt. Cluett and George B. Cluett, of Troy, are the donors. The general contractors will be ready to receive estimates on all sub-contracts in about ten days.

## Improvement of Chelsea Church Site.

John J. Dillon, of the Rural New Yorker, 409 Pearl street, will select an architect on December 7 and as soon as plans can be completed will start operations for remodeling the Chelsea Methodist Church property at 327-335 West 30th street, into a printing establishment for their sole occupancy. The property measures 89x98.9 ft., is located between Eighth and Ninth avenues, and was recently sold by Harris & Maurice Mandelbaum & Lowenfeld & Prager to A. B. Weinstein, who intended to erect a 9-story loft structure on the site. The nature of the improvement by Mr. Dillon is for the remodeling of the premises and not the erection of a tall mercantile building as was reported elsewhere during the week.

## Electus D. Litchfield Wins Competition.

The Fletcher Savings & Trust Company, of Indianapolis, Indiana, announced on Thursday the selection of Electus D. Litchfield, 244 Fifth avenue, New York City, architect for the new 16-story fireproof bank and office building to be erected in that city on Pennsylvania and Market streets. The award was made in competition among eleven architects of New York City and Indianapolis. The structure is to contain a restaurant in the basement, shops at the street level, quarters for the savings bank and trust company and other offices. The construction will be of the steel skeleton type, concrete and brick and floors of reinforced concrete with curtain walls of brick and tile. The materials for the exterior have not yet been selected. Evans Woollen is president of the institution.

## A. L. Guidone & Co. Want Bids.

A. L. Guidone & Co., 162 East 23d street, are figuring for the new approach of the Manhattan Bridge Terminal from plans by Carrère & Hastings. Bids are wanted at their office immediately on granite, steel, iron, electric and bronze work. All bids are to go in to the Department of Bridges on Thursday, December 19.

## Dempsey & Carroll Not to Rebuild.

Dempsey & Carroll, now located in West 23d street, lessees of the property at 431 Fifth avenue, 21.1x100 ft., opposite the new Lord & Taylor site, have no plans for improving the present building on the property, which they have leased for a term of twenty-one years. It was stated on Wednesday that no plans for erecting a new building have been under consideration. The owner of the premises is Walter E. Maynard.

## Twenty Dwellings for Brooklyn.

Heiblein & Hyman, 6323 New Utrecht avenue, Brooklyn, will start immediately the erection of twenty residences, two stories, frame, 17x47 feet, at the northwest corner of 19th avenue and 65th street, at a cost of \$3,500 each. The plans have been prepared by Chas. B. White, New Utrecht avenue. The owners will handle the contracts and will take bids on all subs about December 10.

## New Dwellings at Edgemere, L. I.

The S. & L. Construction Company, of 767 Lexington avenue, New York City, are arranging for the erection of twenty residences at Edgemere, L. I., of various dimensions, two and one-half stories, of frame construction, plans for which have been prepared by Howard & Callman, O'Kane Building, Far Rockaway. The contract for ten of the dwellings has been awarded to Ralph O'Rourke, of Grove street, Far Rockaway.

## New Hungarian Hospital Proposed.

The Hungarian Hospital Association, 43 Exchange place, Alexander Kontan in charge, are discussing plans for the erection of a new Hungarian hospital in the upper section of Manhattan. The precise location has not yet been decided on. It is understood that there are not yet enough funds available to start the building. No architect has been retained.

## Brooklyn's Latest Theatre Project.

I. A. Irving & Sidney Cohen, of 160 Broadway, Manhattan, contemplate the erection of a new theatre in the neighborhood of Hancock street and Bushwick avenue, Brooklyn. This project has been under consideration for some time past. No plans have yet been prepared nor an architect selected.

## Knights of Columbus to Build.

The Knights of Columbus, care of Frank Carmody, 64 Wall street, is collecting funds for the erection of a settlement house and hall building in the upper part of the city. The site has not yet been determined. It is understood that this project will soon be commenced. No architect has yet been selected.

## Corn Exchange Bank to Build.

The Corn Exchange Bank, of 13 William street, contemplates the erection of a branch bank building at 375 East 149th street, The Bronx. No architect has yet been selected, and it is indefinite when this project will go ahead.

## CONTEMPLATED CONSTRUCTION Manhattan.

### APARTMENTS, FLATS AND TENEMENTS.

50TH ST.—Plans which have been prepared for the improvement of 235-241 East 50th st., by Geo. Fred Pelham, 507 5th av., for the Kramer Construction Co., owner and builder, have been completed but building operations are at a stand still. The plans have not been filed and it is indefinite when work will proceed.

58TH ST.—C. H. Lang, 145 West 45th st., lessee of the premises, 131 West 58th st., is tearing out and altering the building into stores and apartments.

9TH ST.—C. L. Sifert, 45 West 34th st., has completed plans for alterations to the tenement, 423 East 9th st., for the City Real Estate Co., 176 Broadway, owner.

HOUSTON ST.—Samuel Sass, 32 Union sq., has completed plans for alterations to the tenement, 144 East Houston st., for Samuel Kaufman, 47 Division st., owner. Cost, \$7,000.

9TH ST.—Nast & Springsteen, 21 West 45th st., have completed plans for alterations to the 5-sty tenement, 422 East 9th st., for Laura M. Stoiber, care of Clear & Co., 125 East 23d st., owner.

72D ST.—Gaetan Ajello, 1 West 34th st., has completed plans for the 12-sty apartment house to be erected in the north side of 72d st., 115 ft west of West End av. for the A. Campagna Construction Co., 601 West 115th st. Cost, \$300,000.

WEST END AV.—G. & E. Blum, 505 5th av., have completed plans for the 12-sty apartment house, to be erected at 258-64 West End av., for T. J. McLaughlin's Sons, 345 Amsterdam av., owners. Cost, \$500,000.

49TH ST.—William L. Levy has purchased for improvement 145 to 149 East 49th st., three 3-sty houses, making a plot 56.10x100.5 ft., situated 145 ft east of Lexington av. They will probably be removed in the Spring, and a 9-sty apartment house erected on the site.

51ST ST.—J. R. Gordon, 507 5th av., will soon take bids on the general contract for a 12-sty model apartment house, 42x95 ft., to be erected at 33 West 51st st. by F. M. Haines.

### DWELLINGS.

PARK AV.—Plans are nearing completion for two 5-sty stone residences, 33x80 and 27x80 ft., to be erected at the northeast corner of Park av and 69th st., for Geraldyn Redmond, 542 5th av., owner. McKim, Mead & White, 160 5th av., architects. Gunvald Aus, 11 East 24th st., is steel engineer, and Nygren, Tenney & Ohmes, 130 Fulton st., steam engineers. Mail-loux & Knox, 90 West st., are electrical engineers.

### FACTORIES AND WAREHOUSES.

22D ST.—Griffin & Wynkoop, 30 Church st., architects, are taking bids on a 4-sty brick and terra cotta warehouse, 75x98 ft., to be erected at 533-537 West 22d st.

AMSTERDAM AV.—Oscar Lowinson, 5 West 31st st., has been selected architect for a 4-sty reinforced concrete factory to be erected at 129-131 Amsterdam av., for Benjamin F. Foster, 80 William st., owner. Cost, \$75,000.

### HALLS AND CLUBS.

11TH AV.—The New York Port Society, James Yeareance, president, 128 Broadway, contemplates extensive alterations to the home, 166-168 11th av., for which no architect has been selected.

52D ST.—Nelson & Van Wagenen, 15 West 30th st., have been selected architects for the new club house, 38x100 ft., to be erected at 106 to 108 East 52d st., for the Woman's University Club, 99 Madison av.

### STORES, OFFICES AND LOFTS.

55TH ST.—Walter Haefell, 17 Madison av., architect, is taking bids on limestone, granite and architectural terra cotta for the 11-sty brick and steel automobile building, 60x100 ft., to be erected at 245-249 West 55th st., for the Aeon Realty Co., Sumner Gerard and Lorne A. Scott, 17 Madison av., owners. The Husco Construction Co., 17 Madison av., has the general contract. Cost, \$250,000.

TRINITY PL.—The property owned by the American Bank Note Co., of 70 Broad st., at Trinity pl and Thames st., is in the market for sale. No improvement of any kind has yet been determined for this site.

54TH ST.—William Sommer, 243 West 54th st., contemplates the erection of a 12-sty loft building at 241-245 West 54th st., on a plot 50x100 ft. The selection of an architect will be made in about two weeks.

LEXINGTON AV.—The property at the southwest corner of Lexington av and 89th st., owned by Heilner & Wolff, 135 Broadway, a plot 100x93 ft is in the market for sale. No improvement of this property has yet been determined.

BROADWAY.—Max Marx, 128 Broadway, contemplates the erection of a tax payer office building at the northwest corner of Broadway and 84th st. Nothing definite has yet been determined. No architect has been selected.

BROADWAY.—The Peerless Investing Co., Louis Coon, president, 31 Nassau st., have no definite plans for the improvement of the property at the northeast corner of Broadway and 12th st.

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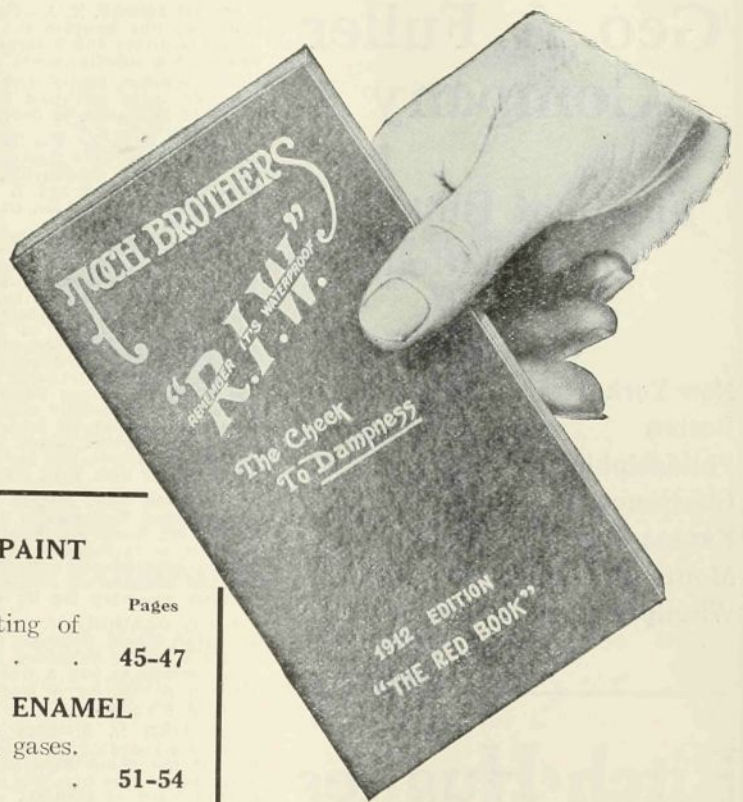
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struction Co., 21st st, West New York, has the carpenter and mason work; Simmons & Rutter, 186 20th av, Paterson, the painting.

**SOUTH AMBOY, N. J.**—Thomas West & Co., 76 Smith st, was awarded the entire contract for school furniture and fixtures, consisting of window shades, superintendent and teachers' desks, chairs, benches, pupils' desks and seats for the assembly room and new high school for the Board of Education of South Amboy.

**BAYONNE, N. J.**—The Bayonne Sinking Fund Commissioners have appropriated \$357,000 for the purpose of constructing additions to Public Schools Nos. 2 and 7. Preliminary plans have been prepared. Mr. Carr is superintendent of schools.

**BELLEVILLE, N. J.**—The Belleville Board of Education is undecided over the selection of an architect for the new school in Greylock Manor. Two attempts have been made to choose drawings without avail. Another attempt will be made at the meeting on December 10. Nine architects submitted preliminary sketches. The choice has narrowed down to T. H. Simpson, of Newark; Charles Granville Jones, of Belleville, and G. N. Pierson, of Perth Amboy. The \$80,000 bond issue recently authorized by the voters for the purchase of land and erection of a school in Greylock Manor, and for an addition to the Soho School, has been sold to Kean, Taylor & Co., of New York City.

**IRVINGTON, N. J.**—The Board of Education contemplates the erection of a ten-room addition to the Grove St. School. Architect Joseph E. Allen, of 11 Sandford av, has prepared plans so that approximate estimates may be obtained for the purpose of recommending the appropriation necessary for its erection.

**EAST ORANGE, N. J.**—The East Orange Board of School Estimate is soon to be asked by the Board of Education for an appropriation large enough to buy a tract adjoining the Columbian School for a playground. Additional room is necessary.

**NEWARK, N. J.**—Bids were received Nov. 26 by the Board of Education for the construction of the South Side High School. Gustav DeKimpa, of this city, was lowest bidder for the general work at \$246,000.

**BAYONNE, N. J.**—The Board of Education will call for bids about Dec. 20 for additions to new public schools. Guilbert & Bettelle, 665 Broad st, Newark, are the architects. Estimated cost, \$100,000.

### STABLES AND GARAGES.

**NEWARK, N. J.**—Frank Grad, 137 Springfield av, architect, has prepared plans for a 2-sty brick stable, 20x50 ft, for Jacob Winowsky, to be erected at 102 to 104 Morton st, to cost \$5,000.

### THEATRES.

**NEWARK, N. J.**—The Globe Construction Co., 800 Broad st, has received the general contract to erect a 1-sty brick moving picture theatre, 42x100 ft, at 355 15th av, for the Feroke Realty Co, care of architect, owner. Hyman Rosensohn, 800 Broad st, is architect. Cost, \$12,000.

**NEWARK, N. J.**—Hyman Rosensohn, 800 Broad st, is completing plans for a 1-sty brick and limestone moving picture theatre, 42x113 ft, to be erected on South Orange av, for Mrs. Agnes Schissel, 488 Central av, owner. Cost, \$12,000.

**PERTH AMBOY, N. J.**—J. K. Jensen, 196 Smith st, has completed plans for a moving picture theatre and stores, 50x107 ft, to be erected in Smith st, near Madison av, for Mrs. M. E. Switzer, care of architect, owner. Cost, \$14,000. Owner will take bids about Dec. 1 on general contract. Work will not start before Jan. 1.

### Other Cities.

#### DWELLINGS.

**YONKERS, N. Y.**—J. E. Birmingham, 45 Warburton av, is preparing plans for a frame 2½-sty residence, 27x28 ft, to be erected at 18 Van Cortlandt Park av. Cost, \$5,500.

**NEW ROCHELLE, N. Y.**—At Wykagyl Park a plot of about two acres has been sold to E. K. Lovane. Mr. Lovane intends to build at once an all-year residence.

#### FACTORIES AND WAREHOUSES.

**ROCHESTER, N. Y.**—The Beech Nut Packing Co. Canajoharie, N. Y., contemplates the erection of a large preserving plant in Main st, at the southwest corner of Palmer st.

**WATERTOWN, N. Y.**—The International Paper Co. contemplates the erection of a new mill and power plant near its group of three mills at Glen Park. Plans have not yet been adopted by the Board of Directors.

#### HALLS AND CLUBS.

**WATERTOWN, N. Y.**—G. H. P. Gould, of Lyons Falls, a paper manufacturer, has given the sum of \$10,000 toward the new Y. M. C. A. building, to be erected here. The provision is that \$30,000 shall also be given to the association before the gift goes into effect. This \$30,000 shall be given by nine different individuals in gifts of \$10,000 each.

**WATERVLEIT, N. Y.**—The Knights of Columbus, M. L. Walsh, chairman of special committee, contemplates the erection of an addition to the south side of its building. The first floor is to be used as a bowling alley and the second for a hall.

#### HOSPITALS AND ASYLUMS.

**ALBION, N. Y.**—Sealed proposals will be received for a new stable, wagon shed, and addition to the horse barn, construction (not including plumbing or electric work) at the Western House of Refuge for Women, by Wm. B. Dye, president Board of Managers, until 10 A. M., December 10th. Drawings, etc., may be

obtained at the Western House of Refuge for Women and at the office of the estate architect, Herman W. Hoefler, Capitol, Albany, N. Y.

**TROY, N. Y.**—The Troy Hospital Association has received permission to commence work on the superstructure of the new hospital to be erected here. The C. P. Boland Co., of this city, has the contract. Cost, \$400,000.

**QUEENSBURY, N. Y.**—The Board of Warren county supervisors contemplate the erection of a hospital here. Supervisor Richard J. Bolton, Hague, N. Y., introduced a motion at a recent meeting for the purchase of the Joslyn farm on Sherman rd.

**ELMIRA, N. Y.**—It is expected that plans and specifications will be perfected during the winter and the contract let early in the spring for the construction of a home for aged. Malcolm McDougall, of Morris Run, is president; John D. Allison, of this place, secretary, and Charles E. Bullock, of Canton, treasurer.

#### MUNICIPAL WORK.

**PHOENIX, N. Y.**—Bids were received by the town superintendents of Schroepfel and Lysanders, N. Y., for contract 103 of the Oswego Canal across Oswego River, and Oswego Canal at Lock et, from plans by John A. Bense, Capitol, Albany, State Engineer. Barry & Ingersoll, Powers Building, Rochester, N. Y., were low bidders at \$18,245.

**LYONS, N. Y.**—Witmer & Brown, of Buffalo, have submitted to the Village Trustees a report on the water system for Lyons, and estimates the cost at \$121,000, or \$113,000.

#### POWER HOUSES.

**WEEDSPORT, N. Y.**—A special meeting was held here on November 26th for the purpose of voting on the proposition of appropriating \$15,000 for a municipal electric light plant.

#### SCHOOLS AND COLLEGES.

**WAYNE, N. Y.**—The Wayne County Board of Supervisors has authorized Joseph Blaby, Palmyra, N. Y., architect, to prepare plans for the improvement of the jail, cost of which is not to exceed \$15,000. Plans to be submitted to the state commissioner of prisons for approval.

**AMSTERDAM, N. Y.**—Fuller & Robinson, 95 State st, Albany, N. Y., have been selected architects for the school house to be erected in the eighth ward.

**MORRISVILLE, N. Y.**—Sealed proposals for the demonstration building, construction, heating, plumbing and electric work, at State School of Agriculture, will be received by Hon. John T. Roberts, president of the board of trustees State School of Agriculture, until 3 p. m. December 10. Bids are to be received for each division of the work separately and no combination of bids will be considered. Drawings, etc., may be obtained at the school or at the office of the state architect, H. W. Hoefler, Capitol, Albany, N. Y.

**MORRISVILLE, N. Y.**—Bids will be received until December 10 by John T. Roberts, president Board Trustees, State School of Agriculture, Morrisville, for the construction, heating, plumbing and electrical work of a demonstration building at said school. H. W. Hoefler, State Architect, Capitol, Albany.

#### Contracts Awarded.

##### DWELLINGS.

**YONKERS, N. Y.**—Nelson & McDonald, Pelton st, have received the general contract to erect the 2½-sty frame residence, 24x63 ft, on Hawthorne av, for Chas. Cutbill, 27 Florence st, owner. Thos. Phillips, 52 Elliot st, architect. Cost, \$8,500.

**SOUTHAMPTON, L. I.**—Donnelly & Corrigan, this place, have received the general contract to erect a 2½-sty frame addition to the residence of Anson McCook Baird, owner, care of F. Burrell Hoffman, Jr., 527 5th av, New York City, architect.

##### FACTORIES AND WAREHOUSES.

**JACKSONVILLE, FLA.**—The Turner Construction Co., 11 Broadway, New York City, has received the contract for the 5-sty terminal warehouse for the Union Terminal Co., Jacksonville, Fla., 600x111 ft, reinforced concrete throughout. S. O. Moxon, architect.

**BROOKLYN.**—The Turner Construction Co., 11 Broadway, New York City, has received the contract for the 7-sty factory building, 225x100 ft, for A. Scharder's Sons, Inc., Clermont and Atlantic avs, Brooklyn. Howard & Chapman, 1123 Broadway, architect.

##### SCHOOLS AND COLLEGES.

**SOUTHAMPTON, L. I.**—Bids were received by the Board of Education, Howard Townsend, president; William P. Bishop, clerk, for the Union School, District No. 6, from plans by Hewitt & Bottomley, 527 5th av, New York City, architects. John Lowry, 235 5th av, New York City, was awarded the contract.

**COBLESKILL, N. Y.**—C. H. Mitchell, 621 Security Building, Binghamton, N. Y., has received the general contract to erect the 2-sty brick school building, 50x100 ft, for the Board of Trustees of Schoharie State School of Agriculture, First National Bank Building, Hon. D. D. Frisbie, president. Herman W. Hoefler, Capitol, Albany, is architect. Cost, \$40,000.

**NASHVILLE, TENN.**—The contract for the Household Arts Building, being one of the group of buildings, which Ludlow & Peabody, 12 West 31st st, N. Y. C., have designed for the George Peabody College for Teachers at Nashville, has just been awarded to the Hedden Construction Co., 1 Madison av, N. Y. C. The building is fireproof and is 173 ft long, 50 ft deep and two stories and a basement in height. The contract has been awarded on the guaranteed cost plus fixed sum basis.

##### STABLES AND GARAGES.

**BROOKLYN, N. Y.**—The Columbian Concrete Bar Co., 23 East 26th st, New York City, has received the general contract to erect a 2-sty



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reinforced concrete garage, 61x82 ft. for the Ward Bread Co., Southern Boulevard and St. Mary's st, New York City, owner, C. L. Comstock, 23 East 26th st, New York City, is architect. The site is for the present withheld.

### MISCELLANEOUS.

105TH ST.—John B. Roberts & Co, 1 Madison av, have received the general contract to erect a 1-sty structural steel and galvanized iron "L" station, 35x50 ft, at 105th st and 2d av, for the Interboro Rapid Transit Co., 165 Broadway, owner. Theodore P. Shonts, president. George H. Pegram, 165 Broadway, is chief engineer. Estimated cost is \$25,000.

### MISCELLANEOUS.

38TH ST, s s, 162 e 1st av, rear; 1-sty coal pocket, 31.4x46; cost, \$20,000; owner, Kips Bay Brewing Co., 1st av and 37th st; architect, T. W. Taylor, 770 East 12th st, Brooklyn. Plan No. 648.

HILLSIDE AV, e s, about 565 s intersection Hillside and Nagle avs and Dyckman st; 1-sty trackmen's house, 30x17; cost, \$1,200; owner, Interborough Rapid Transit Co., 165 Broadway; architect, George H. Pegram, 165 Broadway; owner builds. Plan No. 649.

28TH ST, 407-413 West, 4-sty public bath and gymnasium, 76.7x98.9, tile roof; cost, \$170,000; owner, City of New York; architect, Wm. Emerson, 281 5th av. Plan No. 653. Not let.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

182D ST, s e cor Clinton av; 5-sty brick stores and tenements, tin roof, 70.4½x81.4; cost, \$60,000; owners, 152d St Const. Co., John Brown, 661 Tinton av, president; architect, Charles B. Meyers, 1 Union sq. Plan No. 873.

HOE AV., n w cor Aldus st; two 5-sty brick tenements, slag roof, 42x95, 42x94; cost, \$90,000; owner, M. J. B. Const. Co., Meyer Solomon, 931 Southern Boulevard, president; architect, Kreymsborg Architectural Co., 1330 Wilkins av. Plan No. 870.

ST. LAWRENCE AV, n e cor Gleason av; 3-sty brick tenement, tin roof, 25x78; cost, \$15,000; owner, Jacob Cohen, 1893 Vyse av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 871.

MORRIS PARK AV, n e cor Van Buren st; 5-sty brick tenement, slag roof, 52.11½x110.1; cost, \$60,000; owner and architect, Nicholas Serracino, 1175 Broadway. Plan No. 874.

HOFFMAN ST, w s, 170.5 s South 187th st, 5-sty brick tenement, slag roof, 25x82.9; cost, \$25,000; owner, Alfonso Esposito, 2416 Hughes av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 877.

186TH ST, n e cor Belmont av, 5-sty brick tenement, slag roof, 25.47x86.33; cost, \$40,000; owner, Guiseppe Jainaccia, 636 Crescent av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 878.

BROOK AV, n w cor 140th st, 5-sty brick stores and tenement, slag roof, 50x97.2; cost, \$45,000; owners, Beekman Const. Co., Isidor Morrison, 320 Broadway, president; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 879.

BROOK AV, w s, 50.2 n 140th st, 5-sty brick tenement, slag roof, 50.2½x90.5; cost, \$40,000; owners, Beekman Const. Co., Isidor Morrison, 320 Broadway, president; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 880.

BROOK AV, w s, 50.2 s 141st st, 5-sty brick tenement, slag roof, 50.2½x101.8; cost, \$40,000; owners, Beekman Const. Co., Isidor Morrison, 320 Broadway, president; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 881.

BROOK AV, s w cor 141st st, 5-sty brick tenement, slag roof, 50.2½x98.11; cost, \$40,000; owners, Beekman Const. Co., Isidor Morrison, 320 Broadway, president; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 882.

172D ST, s e cor Bathgate av, 6-sty brick tenement, tin roof, 55.35x79; cost, \$60,000; owner, Wm. McCarthy, 3919 3d av; architect, M W Del Gaudio, 401 Tremont av. Plan No. 884.

### DWELLINGS.

GAINSBORG AV, w s, 100 n Buler av; 2-sty frame dwelling, shingle roof, 20x40; cost, \$4,000; owners, Elizabeth M. and John R. Hawken, 1929 Edison av; architect, Anton Pinur, 2066 Blackrock av. Plan No. 875.

### STORES, OFFICES AND LOFTS.

BRISTOW ST, w s, 215 s Jennings st; 2-sty brick store and loft, slag roof, 20x100; cost, \$8,000; owner, H. B. Flaxman, 1329 Bristow st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 872.

### MISCELLANEOUS.

BATHGATE AV, e s, 297.10 n Wendover av, 1-sty brick market, tin roof, 50x51.6; cost, \$5,000; owner, Mrs. Robert D. Tape, 4141 3d av; architect, Alfred Auslander, 1369 Clay av. Plan No. 876.

SOUTHERN BOULEVARD, n s, 400 e St Anns av, 1-sty brick kiln, 19.6x132; cost, \$4,500; owners, Ricca & Son, 98 Southern Boulevard; architect, Louis A. Hornum, 1133 Broadway. Plan No. 883.

### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

42D ST, e s, 200 e 14th av; 15 2-sty frame tenements, 20x70.4, tar and gravel roofs, 4 families each; total cost, \$105,000; owner, Sam Lett, 3707 12th av; architects, Klein & Koen, 9 Debevoise st. Plan No. 7161.

NORTH 8TH ST, 225, 5-sty brick tenement, 30 x46, gravel roof, 8 families; cost, \$11,000; owner, Mary I. Gallagher, 215 North 8th st; architect, Phil Tillion & Son, 381 Fulton st. Plan No. 7186.

53D ST, n s, 160 e 14th av, 4-sty brick tenement, 50x69, tar and gravel roof, 13 families; cost, \$22,000; owner, Paul W. Connelly, 5107 New Utrecht av; architects, Eisenla & Carlson, 16 Court st. Plan No. 7192.

VAN BUREN ST, ns, 150 E Throop av, 4-sty brick tenement, 25x89, tin roof, 8 families; cost, \$15,000; owner, Le Vine Bldg & Const. Co., 285 Pulaski st; Architects, Adelson & Feinberg, 1776 Pitkin av. Plan No 7239.

### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

#### APARTMENTS FLATS AND TENEMENTS.

PARK AV, 929, 12-sty apartment house, 53.3x81; cost, \$300,000; owner, 929 Park Av Co., 29 West 34th st; architects, G. & E. Blum, 505 5th av; A. Herzog, president; H. C. Glaser, secretary. Plan No. 651.

49TH ST, 146-148 East, 9-sty tenement, 49.11x85.5; cost, \$150,000; owner, Maze Realty Co, 2650 Broadway; architects, Nast & Springsteen, 21 West 45th st. Plan No. 655.

171ST ST, 513-515 West, 6-sty tenement, 57.6x79.6, slag roof; cost, \$50,000; owner, Fair Deal Realty Co, 117 West 119th st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 657.

MADISON AV, n w cor 68th st, 11-sty apartment house, 120x90.4, concrete and slag roof; cost, \$500,000; owner, No 11 East 68th St, Inc., 340 Madison av; architect, Herbert Lucas, 340 Madison av. Plan No. 651. Thompson-Starrett Co., 57 Wall st, has general contract, Herbert Lucas, president; Geo. B. Agnew, treasurer; Matthew Fleming, secretary.

#### STABLES AND GARAGES.

109TH ST, 13 West, 1-sty concrete stable, 13.5x70, slag roof; cost, \$500; owner, Samuel I. Ferguson, 25 Broad st; architect, J. P. Whiskeman, 39 West 38th st. Plan No. 652.

#### STORES AND DWELLINGS.

HAMILTON ST, 19, 3-sty store and dwelling, 17.9x54, slag roof; cost, \$12,500; owner, James Carneval, 254 Washington st; architects, Hornburger & Bardes, 122 Bowery. Plan No. 654.

#### STORES, OFFICES AND LOFTS.

4TH AV, 377, 8-sty store and loft, 22.5x97.6; cost, \$50,000; owner, Wm. W. Hervy, 60 Van Dam st; architect, H. P. Knowles, 1170 Broadway. Plan No. 656.



**HOLLISWOOD.**—Haywood av, n s, 175 w Palatina av, 2½-sty frame dwelling, 49x27, shingle roof, 1 family; cost, \$6,500; owner, Hall Realty Co., 95 Liberty st, N. Y. C.; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 3768.

**JAMAICA.**—Lewis st, e s, 232 n Jamaica av, four 2-sty frame dwellings, 18x43, shingle roof, 1 family; cost, \$7,200; owner, Anna Hoerning, 394 Lincoln av, Brooklyn; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 3767.

**JAMAICA.**—Bandman av, n e cor Dean st, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, George Watt, 18 Sterling pl, Brooklyn; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 3777.

**ROCKAWAY BEACH.**—Park av, w s, 654 s Boulevard, two 2½-sty frame dwellings, 18x61, shingle roof, 2 families; cost, \$10,000; owner, Mrs. M. Freidman, premises; architect, Phillip Caplan, 462 Boulevard, Rockaway Beach. Plan No. 3776.

**WOODHAVEN.**—Boyd av, e s, 214 s Ridge-wood av, twelve 2-sty frame dwellings, 26x36, shingle roof, 1 family; cost, \$24,000; owner, Comiskey Realty & Construction Co., Freeport, L. I.; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 3765-66.

**DOUGLAS MANOR.**—East Drive, n w cor Manor rd, 2½-sty frame dwelling, 36x27, shingle roof, 1 family; cost, \$4,500; owner, V. E. Hommel, 26 Broadway, N. Y. C.; architect, Hobart A. Walker, 437 5th av, N. Y. C. Plan No. 3787.

**FAR ROCKAWAY.**—Curtis av, e s, 100 s Central av, five 2-sty frame dwellings, 20x35, shingle roof, 1 family; cost, \$22,000; owner, S. & K. Const. Co., 1558 St. Marks av, Brooklyn; architect, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 3782.

**HOLLIS.**—Debevoise av, e s, 220 s Maple av, four 2½-sty frame dwellings, 26x26, shingle roof, 1 family; cost, \$10,000; owner, Wm. F. Beball, 324 Fulton st, Jamaica; architect, John F. D. Beball, 324 Fulton st, Jamaica. Plan Nos. 3783-4-5-6.

**ROCKAWAY BEACH.**—Henry st, e s, 148 n Boulevard, two 1-sty frame dwellings, 19x16, shingle roof, 2 families; cost, \$750; owner and architect, Joseph J. Curley, 24 Henry st, Rockaway Beach. Plan Nos. 3788-89.

**CORONA.**—Lake st, n e cor Myrtle av; 2-sty frame dwelling, 22x50, tin roof, 2 families; cost, \$2,900; owner, John Grentzer, 21 Summit av, Corona; architect, C. L. Verrone, 171 Corona av, Corona. Plan No. 3735.

**FAR ROCKAWAY.**—Broadway, w s, 276 s Norton av; three 2½-sty frame dwellings, 30x42, shingle roofs; cost, \$18,400; owner, Elizabeth M. Halpin Far Rockaway; architect, Walter R. Smith, Far Rockaway. Plan Nos. 3736, 3737 and 3738.

**GLENDALE.**—Meade st, w s, 91 n Central av; three 2-sty frame dwellings, 18x45, tin roofs, 2 families; cost, \$10,500; owner, Glendale Building & Construction Co, 84 72d st, Brooklyn; architects, Rapp Bros., 186 Remsen st. Plan No. 3743.

**NAPIER PARK.**—Napier av, e s, 380 s Jamaica av, two 2½-sty frame dwellings, 22x32, shingle roof, 1 family; cost, \$9,000; owner, Wm. Woodin, Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan Nos. 3742 and 3743.

**OZONE PARK.**—Hatch av, w s, 140 n Park av; two 2-sty frame dwellings, 22x30, shingle roofs, 1 family; cost, \$7,000; owner, D. H. Dougherty, Hatch av, Ozone Park; architect, George Stahl, 1524 Welcome pl, Ozone Park. Plan Nos. 3753 and 3754.

**RICHMOND HILL.**—Guion pl, e s, 149 s Jamaica av; 2-sty brick dwelling, 35x34, tar and gravel roof, 2 families; cost, \$8,000; owner, Henry Gutte, Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan No. 3740.

**BELLE HARBOR.**—Oxford av, w s, 255 n Washington av; two 2-sty frame dwellings, 22x20, shingle roof, 1 family; cost, \$10,000; owner, McGinn Bros. & Co., West 26th st, New York; architect, H. Haugard Co., Richmond Hill. Plan Nos. 3760 and 3761.

**FOREST HILLS.**—Seminole av, s e cor Gown st; 2½-sty frame dwelling, 25x24, tin roof, 1 family; cost, \$5,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, 6 Twombly pl, Jamaica. Plan No. 3762.

**JAMAICA.**—Homer Lee av, n w cor Cannon-bury rd; three 2½-sty frame dwellings, 24x25, shingle roofs, 1 family; cost, \$9,000; owner, S. P. Schlansky, 8 Elizabeth st, New York; architect, R. F. Mellon, 6 Madison st, Jamaica. Plan Nos. 3757, 3758 and 3759.

**WOODSIDE.**—Riker av, n w cor 2d st; 2-sty frame dwelling, 22x46, tar and gravel roof, 2 families; cost, \$3,500; owner, J. W. Hanson, Grand st, Woodside; architect, C. F. Ricke, 16 Burroughs av, Winfield. Plan No. 3768.

**BAYSIDE.**—1st st, w s, 88 s Washington av, 2½-sty frame dwelling, 26x32, shingle roof, 1 family; cost, \$3,500; owner and architect, Herman Anderson, 7th st, Bayside. Plan No. 3790.

**COLLEGE POINT.**—11th st, w s, 175 n 7th av, 2-sty frame dwelling, 20x42, tin roof, 2 families; cost, \$3,500; owner, Geo. Kirchnet, 324 13th st, College Point; architect, Geo. M. Andrews, 31 11th st, College Point. Plan No. 3795.

**CORONA.**—Grant st, w s, 260 w Jackson av, 2-sty frame dwelling, 17x28, shingle roof, 1 family; cost, \$2,400; owner, E. B. Patton, 128 Ferguson st, Corona; architect, H. Faint, 61 Henry st, Corona. Plan No. 3791.

**FLUSHING.**—Percy st, n e cor Ash st, 2½-sty frame dwelling, 24x36, shingle roof, 1 family; cost, \$7,000; owner, Jeanette R. Gilles, Flushing; architect, W. W. Knowles, 1133 Broadway, N. Y. C. Plan No. 3794.

**ROCKAWAY PARK.**—6th av, s e cor Wash-ington av, 2½-sty frame dwelling, 31x34, shingle roof, 1 family; cost, \$7,000; owner, Christine

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47TH ST, 30 West, change partitions, front walls to 4-sty store; cost, \$500; owner, Oscar A. Burton, Sarasota Florida; architect, Charles Volz, 2 West 45th st. Plan No. 3076.

48TH ST, 118 West; partitions, windows, toilets to 4-sty store and dwelling; cost, \$1,800; owner, Johanna Samson, Staten Island; architect, John Riggs, 1482 Broadway. Plan No. 3033.

49TH ST, 405-407 West; partitions, windows to two 5-sty tenements; cost, \$1,000; owner, Edwin M. Hydeman, 350 West 88th st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 3034.

60TH ST, 303 East, flooring, beams, elevator shaft to 4-sty store and loft; cost, \$300; owner, Estate Sarah Welch, 48 East 59th st; architect, J. Ph. Voelker, 979 3d av. Plan No. 3055.

63D ST, 415-419 East, change skylight to three 5-sty tenements; cost, \$2,000; owner, Ferdinand Sulzberger, 409 East 46th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 3065.

64TH ST, 217-219 W, mezzanine floor to 1-sty garage; cost, \$75; owner, Herman Boymann, 229 West 64th st; architect, J. H. Friend, 148 Alexander av. Plan No. 3092.

98TH ST, 334-336 East, partitions, windows to 5-sty storage; cost, \$150; owner, Wm. Hagedorn, premises; architect, R. Moeller, 1007 Tinton av. Plan No. 3048.

110TH ST, 320 East, interior changes to 2-sty slaughter house; cost, \$3,000; owner, Wm. Simon, 179 Lewis st; architect, Max Muller, 115 Nassau st. Plan No. 3051.

110TH ST, 322 East, 1-sty rear extension, 25x48.10, add 1-sty skylights, elevator to 2-sty stable; cost, \$5,000; owner, Luigi Guida, 523 East 109th st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 3066.

117TH ST, 306 East; change show windows, stair hall to 3-sty store and storage; cost, \$4,000; owner, Borden's Condensed Milk Co., 108 Hudson st; architect, Henry Neus, 454 East 116th st. Plan No. 3038. Architect builds.

124TH ST, 348 East, partitions, stairs to 3-sty dwelling; cost, \$1,000; owner, Cuneo Briganti, 163 East 106th st; architect, Charles M. Straub, 147 4th av. Plan No. 3066.

125TH ST, n e cor Madison av, sign to two 3-sty stores and office; cost, \$250; owner, Ray Solomon, care of Dwyer, 154 Nassau st. Plan No. 3081.

127TH ST, 609 West, partitions to 6-sty apartment house; cost, \$50; owner, Charter Const. Co., 505 5th av; architect, Robert T. Lyons, 505 5th av. Plan No. 3057.

AV B, 200, skylight, show windows to 4-sty dwelling; cost, \$300; owner, Gottlob Fred Jaisle, 200 Av B; architect, H. P. Von Wiedenfeld, 1464 3d av. Plan No. 3073.

AMSTERDAM AV, n w cor 145th st, partitions, windows to 5-sty office and stores; cost, \$100; owner, Benjamin H. Hooper, 501 West 145th st; architect, Edward L. Middleton, 103 Park av. Plan No. 3059.

BROADWAY, 5-11, Greenwich st, 5-11, remove encroachments to 16-sty office building; cost, \$15,000; owner, Broadway Realty Co., premises; architects, Ludlow & Peabody, 12 West 31st st. Plan No. 3058.

BROADWAY, 1634-1644, 7th av, 762-774, windows, columns to 3-sty stores; cost, \$3,000; owner, Wm. K. Vanderbilt, owner of ground; Winter Garden Co., owner of building 1640 Broadway; architect, W. A. Swasey, 47 West 34th st. Plan No. 3089.

BROADWAY, 115-119; Cedar st, 92-104; Trinity pl, 101; Thomas st, 1-11; change steps, entrance to 21-sty office; cost, \$800; owner, U. S. Realty & Impt. Co., 111 Broadway; architect, F. H. Kimball, 71 Broadway. Plan No. 3037.

BROADWAY, 2503-2509, sign to two 1-sty stores; cost, \$200; owner, New Amsterdam Realty Co., 17 West 42d st. Plan No. 3084.

BROADWAY, s e cor 101st st, sign to nine 2-sty stores; cost, \$300; owner, Montgomery Maze, 148 East 49th st. Plan No. 3080.

BROADWAY, 111-113; Trinity pl, 91-93; Thomas st, 2-10; change steps entrance to 21-sty office; cost, \$600; owner, U. S. Realty & Impt. Co., 111 Broadway; architect, F. H. Kimball, 71 Broadway. Plan No. 3035.

BROADWAY, 2302-2304, partitions, boiler flue to 5-sty store and tenement; cost, \$500; owner, Peter Doelger, 407 East 55th st. Plan No. 3042.

BROADWAY, s w cor 108th st, sign to six 2-sty stores and offices; cost, \$250; owner, Title Ins. Co. of America, 135 Broadway. Plan No. 3086.

BROADWAY, s w cor 47th st, sign to 5-sty factory; cost, \$300; owner, Ella A. Gray, 1330 Park av; architect, W. F. Wentz, 935 Broadway. Plan No. 3047.

BROADWAY, s w cor Thomas st, partitions to 5-sty store and office; cost, \$500; owner, N. Y. Hospital Co., 317 Broadway; architect, Harry N. Paradies, 231 West 18th st. Plan No. 3062.

LENOX AV, s e cor 130th st, sign to five 1-sty stores and offices; cost, \$300; owner, J. J. Astor Est., 23 West 26th st. Plan No. 3087.

LEXINGTON AV, 747, iron stairs, new front, walls to 3-sty dwelling; cost, \$1,900; owner, James Graham, 823 West End av; architect, Charles Sandhop, 771 Lexington av. Plan No. 3064.

MADISON AV, 2201, 137th st, 35-37 East, alter walls, beams, partitions to 2-sty stable; cost, \$500; owner, J. S. Cram, 3 East 38th st; architect, Frank Hausle, 81 East 125th st. Plan No. 3067.

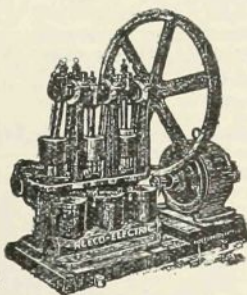
PARK AV, s e cor 125th st, alter walls, cut openings, toilets, marquise, flues to 1 and 4-sty hotel and bowling alley; cost, \$5,000; owner, George Ehret, 235 East 92d st; architect, J. C. Cocker, 2017 5th av. Plan No. 3079.

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1ST AV, 1971-1973, change floor beams, parti-  
tions, store fronts to 3-sty loft; cost, \$250;  
owner, Wm. Hagedorn, 98th st and 1st av;  
architect, R. Moeller, 1007 Tinton av. Plan  
No. 3049.

2D AV, s e cor 9th st; 1-sty front extension,  
13x6, to 5-sty tenement; cost, \$500; owner,  
John C. O'Connor estate, 24 East 23d st; ar-  
chitect, Jacob Fisher, 25 Av A. Plan No. 3039.

3D AV, 370-374, alter shaft, toilets, parti-  
tions to 3-sty store and lodge; cost, \$1,000;  
owner, James Everard, 12 East 133d st; ar-  
chitect, R. Rohl, 128 Bible House. Plan No.  
3075.

6TH AV, 513-519, sign to 4-sty store; cost,  
\$150; owners, A. & S. Mahler, 507 5th av.  
Plan No. 3093.

71H AV, 2072-78, partitions, windows to two  
5-sty stores and tenements; cost, \$1,000; owner,  
Mary Cunningham, 46 Hamilton pl; architect,  
Alfred T. Johnson, 87 West 128th st. Plan  
No. 3052.

8TH AV, 2162-68, sign to four 5-sty stores  
and dwellings; cost, \$500; owner, Peter Doel-  
ger, 407 East 55th st; architect, George Mal-  
colm, 421 West 121st st. Plan No. 3061.

8TH AV, 613-615, 1-sty rear extension, 40x49,  
change floors, beams, partitions, columns to  
two 4-sty stores and tenements; cost, \$10,000;  
owner, Isidore Jackson, 118 West 57th st; ar-  
chitect, L. A. Sheinart, 194 Bowery. Plan  
No. 3046.

9TH AV, s e cor 54th st, alter floors, pits  
to 2-sty car house; cost, \$20,000; owner, New  
York Railways Co., 165 Broadway; architect,  
Charles E. Corby, 621 Broadway; engineer, Geo.  
H. Pegram, 165 Broadway. Plan No. 3074.

9TH AV, 834-838, sign to three 3-sty stores  
and flats; cost, \$200; owner, R. W. Chanler, 147  
East 19th st. Plan No. 3082.

10TH AV, 455-459, alter gallery, floors, win-  
dows to 3-sty church; cost, \$2,600; owner,  
Broadway Tabernacle Society, 211 West 56th  
st; architect H. E. Van Doorn, 229 West 36th  
st. Plan No. 3068.

10TH AV, 96; 16th st, 457-459 West; parti-  
tions, girders, columns to 4-sty tenement;  
cost, \$1,200; owner, estate Henry Frey, care  
Henry Schutt, 30 Church st; architects, B. W.  
Berger & Son, 121 Bible House. Plan No.  
3040.

Bronx.

139TH ST, 295, new partitions, etc., to 2-  
sty frame dwelling; cost, \$400; owner, E. W.  
Burgoyne, 364 Willis av; architects, Moore &  
Landsiedel, 148th st and 3d av. Plan No.  
535.

150TH ST, n s, 125 e Courtlandt av, 1-sty  
brick extension, 20x30 to 1-sty brick garage;  
cost, \$200; owners, Church of the Immaculate  
Conception, on premises; architect, Louis Koen-  
ig, 362 East 150th st. Plan No. 539.

171ST ST, s e cor Crotona pl, 1-sty brick  
extension, 31.9x112, to 2-sty brick stable and  
bakery; cost, \$1,500; owner, Rosalia Weisser,  
494 Wendover av; architect Otto L. Spannhake,  
233 East 78th st. Plan No. 541.

172D ST, s w cor 3d av, 2-sty brick ex-  
tension, 27.6x47 to 3-sty frame store, office and  
dwelling; cost, \$3,000; owners, McCarthy &  
Canero, on premises; architect, M. W. Del  
Gaudio, 401 Tremont av. Plan No. 544.

204TH ST, n w cor Bainbridge av, 1-sty  
stone extension to 1-sty frame church; cost,  
\$700; owners, Church of the Holy Nativity,  
Rev. Horace E. Clute, 204th st and Webster av,  
rector; architect, Harry T. Howell, 149th st  
and 3d av. Plan No. 538.

BIRCHELL AV, n s, 175 e Sagamore st,  
move 2 1/2-sty frame dwelling; cost, \$3,000;  
owner, Mary A. Lauchlin, 257 East 144th st;  
architect, T. J. Kelly, 782 Morris Park av.  
Plan No. 538.

MATILDA AV, w s, 122 n 239th st, 2-sty brick  
extension, 19x28, to 2-sty brick store and dwell-  
ing; cost, \$1,500; owner, Katie Weiss, on pre-  
mises; architect, Robert Skrivan, 4436 Carpenter  
av. Plan No. 540.

OGDEN AV, n w cor 167th st, 1-sty frame  
extension, 10x12 to 3-sty frame store and  
dwelling; cost, \$75; owner and architect, James  
H. Spellman, 170 West 167th st. Plan No.  
542.

SOUTH BOULEVARD, n s, 435 1/2 e St. Ann's  
av, new columns, new beams, etc., to 2-sty  
brick factory; cost, \$1,000; owners, Ricca &  
Son, 98 South Boulevard; architect, Louis A.  
Hornum, 1133 Broadway. Plan No. 545.

TINTON AV, 747, new show windows, new  
columns, etc., to 5-sty brick store and tenement;  
cost, \$1,250; owner, Joseph Dondero, 37  
Charleton st; architect, M. W. Del Gaudio, 401  
Tremont av. Plan No. 543.

WEBSTER AV, s e cor 178th st, 2-sty brick  
extension, 48x99.11, to 3-sty brick telephone  
exchange; cost, \$30,000; owners, New York  
Telephone Co., 15 Dey st; architects, McKen-  
zie, Boorhees & Gmelin, 1123 Broadway. Plan  
No. 537.

WHITE PLAINS RD, w s, 159.4 n 240th st,  
3-sty frame extension, 5x24.3 and new sty of  
brick built under 2-sty frame store and dwell-  
ing; cost, \$2,000; owner, Vincenzo Maffucci, on  
premises; architect, Thomas Brogan, 4620 Ma-  
tilda av. Plan No. 534.

Brooklyn.

BUTLER ST, s e cor 3d av, cut opening in  
wall 2-sty garage; cost, \$200; owner, Thomas  
Donlon on premises; architect, Frank H. Quim-  
by, 99 Nassau st, N. Y. Plan No. 7249.

EDWARDS PL, n s, 160 w West 30th st, ex-  
tension to 1-sty dwelling; cost, \$1,000; owner,  
Mary E. Wood, on premises; architect, Richard  
Marzan, 2818 West 6th st. Plan No. 7183.

FULTON ST, 1219, show windows, etc.; cost,  
\$300; owner, Estate of Wm. H. Lynes, 165  
New York av; architect, Chappell & Bosworth,  
258 Broadway, N. Y. Plan No. 7160.

GOLD ST, 173, extension to 4-sty tenement;  
cost, \$600; owner, Estate Samuel Burley, 208  
Gold st; architect, W. J. Conway, 400 Union  
st. Plan No. 7218.

HENRY ST, w s, 170 s Amity st, interior  
alterations to 3-sty dwelling; cost, \$800; owner,  
Kolof Bros., 358 Henry st; architect, Andrew  
Nicola, 50 Church st, N. Y. Plan No. 7187.

HERKIMER ST, 1436, plumbing, etc., to 2-  
sty dwelling; cost, \$1,200; owner, Samuel Hoff-  
man & ano., 1442 Herkimer st; architect, Chas.  
Infanger & Son, 2634 Atlantic av. Plan No.  
7172.

NORTH OXFORD ST, e s, 65 n Park av, win-  
dows to 3-sty tenement; cost, \$150; owner,  
Thomas M. Haggerty, 39 North Oxford st;  
architect John Galvin, 122 Cumberland st. Plan  
No. 7202.

PELLINGTON PL, e s, 371.6 n Bushwick av,  
plumbing to 2-sty dwelling; cost, \$100; owner,  
Leonard Middleman, 2733 Atlantic av; ar-  
chitect, Jos. M. Millen, 2748 Atlantic av. Plan  
No. 7181.

PRESIDENT ST, s w s, 100 s e 3d av, new  
elevator; cost, \$1,000; owner, Shults Bread  
Co., 26 Beaver st; architect, Reedy Elevator Co.,  
13th st and Willow av, Hoboken. Plan No.  
7203.

SACKETT ST, 145, windows, interior altera-  
tions to 3-sty tenement; cost, \$175; owner,  
Teresa Buono, 145 Sackett st; architect, Ed-  
ward H. Scally, 527 Henry st. Plan No.  
7159.

STERLING PL, 84, extension to 4-sty tene-  
ment; cost, \$400; owner, David Simpson, on  
premises; architect, Joseph Hartung, 548 2d st.  
Plan No. 7227.

TAYLOR ST, s s, 115 w Lee av, plumbing to  
4-sty dwelling; cost, \$210; owner, Nachman  
Segal, 172 Taylor st; architect, Harry A. Kiesch,  
7309 13th av. Plan No. 7234.

WARREN ST, s s, 135 w 3d av, interior al-  
terations to 3-sty tenement; cost, \$175; owner,  
estate Charlotte Kevley, 544 Warren st; ar-  
chitect, Louis P. Schillinger, 167 Van Sicten av.  
Plan No. 7255.

YORK ST, 225, windows, interior alterations  
to 2-sty dwelling; cost, \$75; owner, Hannah  
Wempleberg, on premises; architect, Thomas  
Neely, 5 East 167th st, Bronx. Plan No.  
7171.

5TH ST, 509, doors and windows to 3-sty  
dwelling; cost, \$500; owner, W. C. Low, on  
premises; architect W. H. Ludwig, 801 Eastern  
Parkway. Plan No. 7151.

EAST 5TH ST, n w cor Fort Hamilton av,  
extension to 1-sty store; cost, \$3,000; owner,  
Wm. H. Markgraf, on premises; architect, Mc-  
Closkey & Bayle, 267 Fulton st. Plan No.  
7210.

13TH ST, Nos. 448-456, plumbing to 2-sty  
garage; cost, \$450; owner, John Horshurst,  
356 13th st; architect, John S. Kelly, 467 5th  
av. Plan No. 7140.

WEST 15TH ST, e s, 225 n Mermaid av, re-  
place store front to 2-sty dwelling; cost, \$300;  
owner, Guseppe Carguillo, 2860 Stillwell av;  
architect, Rocco Mego, 2857 West 5th st. Plan  
No. 7182.

18TH ST, 207, extension to 3-sty dwelling;  
cost, \$1,000; owner, Flonan Schneider, 207a  
18th st; architect, Eisenla & Carlson, 16 Court  
st. Plan No. 7212.

40TH ST, n s, 20 w 13th av, extension to  
3-sty store and dwelling; cost, \$300; owner,  
Joseph Korosove, 1167 40th st; architect, Sam-  
uel Goodstein, 1168 45th st. Plan No. 7248.

EAST 49TH ST, e s, 100 s Av M, founda-  
tion to 2-sty dwelling; cost, \$1,000; owner, Mrs.  
John C. Bergen, 10 Hubbard pl; architect,  
Holmes V. B. Ditmas, 2601 Av G. Plan No.  
7230.

52D ST, 1922, plumbing to 2-sty dwelling;  
cost, \$100; owner and architect, Nellie H. Cham-  
pion, on premises. Plan No. 7238.

BEDFORD AV, n e cor Halsey st, interior  
alterations to 4-sty stores and dwelling; cost,  
\$3,000; owner, People's Trust Co., 181 Mon-  
tagne st; architect, Sloc & Bryson, 153 Mon-  
tagne st. Plan No. 7152.

BLAKE AV, n w cor Junius st, new elevator;  
cost, \$1,800; owner, Monok Co., 608 Elevar av;  
architect, Reedy Elevator Co., 13th st and  
Willow av. Plan No. 7205.

FRANKLIN AV, e s, 328.7 n Myrtle av,  
extension to 2-sty and basement dwelling; cost,  
\$800; owner, Robert R. Danzilo, 26 Court st;  
architect, Koch & Wagner, same address. Plan  
No. 7163.

GREENPOINT AV, n e cor Moultrie st, ex-  
tension to 1-sty factory; cost, \$500; owner,  
Wm. Bierschenk, 4 Ross st, Middle Village;  
architect, Christian Bauer, Jr., 6 Bedford av.  
Plan No. 7220.

HARRISON AV, 137, interior alterations to  
4-sty store and tenement; cost, \$500; owner,  
Gussie Spellberg, on premises; architect, Klein  
& Koen, 9 Debevoise st. Plan No. 7231.

JEROME AV, n w cor East 18th st, extension  
to 1-sty office; cost, \$200; owner, Wm. J. Firke,  
on premises; architect, Richard Maizan, 2818  
West 6th st. Plan No. 7178.

KINGSLAND AV, ft of, 44 e North Henry  
st, extension to 2-sty mfg.; cost, \$38,000; own-  
er, Standard Oil Co., 26 Broadway; architect,  
F. L. R. Sweet, 1074 Prospect pl. Plan No.  
7193.

**KINGSLAND AV**, ft of, 390 e North Henry st, extension to 1-sty boiler house; cost, \$4,100; owner, Standard Oil Co., 26 Broadway; architect, F. L. R. Sioct, 1074 Prospect av. Plan No. 7247.

**KNICKERBOCKER AV**, 433, store windows to 3-sty store and dwelling; cost, \$1,500; owner, S. Liebmann's Sons Brewing Co., on premises; architect, Theodore Engelhardt, 905 Broadway. Plan No. —.

**LEE AV**, n s, cor Roebing st, new steps to 2-sty theatre cost, \$10,000 owner, Corse Payton, —; architect, E. C. Horn & Sons, 1440 Broadway. Plan No. 7158.

**LIBERTY AV**, 1165, extension to 3-sty store and dwelling; cost, \$1,500; owner, Christ Moris, 412 Enfield st; architects, Charles Infanger & Son, 2634 Atlantic av. Plan No. 7252.

**MARCY AV**, 439, plumbing to 3-sty tenement; cost, \$100; owner, Fannie Greenfeld, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 7223.

**MYRTLE AV**, 134, plumbing, etc., to 3-sty store; cost, \$7,500; owner, J. J. Ryan (Inc.), on premises; architect, Hopkins & McEntee, 37 East 25th st, N. Y. Plan No. 7167.

**NAUTILUS AV**, n s, 160 e Highland av, extension to 3-sty dwelling; cost, \$5,000; owner, J. W. Tumbidge, Clark and Henry sts; architect, C. Schubert, 13th av, cor 86th st. Plan No. 7166.

**NEWKIRK AV**, s w cor East 15th st, plumbing to 3-sty store and dwelling; cost, \$300; owner, E. Hitzelberg, 601 East 17th st; architect, W. Hitzelberg. Plan No. 7135.

**NEWPORT AV**, n s, 25 e Osborne st, extension to 1-sty dwelling; cost, \$2,400; owner, Rosario Garto, on premises; architect, Louis Danancher & Co., 7-9 Glenmore av. Plan No. 7199.

**PITKIN AV**, 1708, remove front wall to 3-sty store and tenement; cost, \$450; owner, Morris Kaplan, on premises; architect, Abraham Farber, 1028 Gates av. Plan No. 7208.

**REID AV**, Nos. 2 and 4, partitions 3-sty store and dwelling; cost, \$65; owner, Emilie Graf, on premises; architect, Blot & Brust, 442 East 59th st. Plan No. 7165.

**SCHENCK AV**, n w cor East 92d st, plumbing to 2-sty dwelling; cost, \$125; owner, Frank Vreeland, on premises; architect, T. G. Search, 1051 East 95th st. Plan No. 2750.

**SEA GATE AV**, s e cor Surf av, extension to 2-sty and attic dwelling; cost, \$5,000; owner, Mary E. Fedt, Sea Gate av; architect, Frank T. Cornell, 125 East 23d st, N. Y. Plan No. 7162.

**SENECA AV**, w s, 50 s Montrose av, extension to 2-sty office; cost, \$1,500; owner, Robinson Bros., on premises; architect, Edward Ross & Son, Grand st, Elmhurst. Plan No. 7177.

**SURF AV**, n s, 100 w West 8th st, machine booth to 2-sty moving picture; cost, \$250; owner, William Weisberger, on premises; architect, H. D. Whipple, 1968 East 8th st. Plan No. 7211.

**TROY AV**, Nos. 81 and 83, interior alterations to 2½-sty dwelling; cost, \$200; owner, Mr. Symari, 426 Clermont av; architect, A. Johnsen, 478 Clermont av. Plan No. 7136.

**WORTMAN AV**, n e cor Shepherd av, extension to 1-sty cow stable; cost, \$1,400; owner, Louis Wank, on premises; architect, Ernest Dennis, 241 Schenk av. Plan No. 7221.

**WYTHE AV**, e s, from Heyward to Wallabout st, new elevator; cost, \$1,900; owner, H. Schomaker, 87 Heyward st; architect, Reedy Elevator Co., 13th st and Willow av, Hoboken. Plan No. 7204.

**3D AV**, w s, 50 s 19th st, extension to 1-sty shop; cost, \$1,000; owner, Frederick Tietje, 654 3d av; architect, Charles B. White, 6323 New Utrecht av. Plan No. 7173.

**5TH AV**, 7221, interior alterations to 4-sty store and tenement; cost, \$250; owner, John E. Sullivan, 5th av and 72d st; architect, Eisenla & Carlson, 16 Court st. Plan No. 7142.

**Queens.**

**JAMAICA**.—South st, n s, 125 e Henry st, install new plumbing in dwelling; cost, \$150; owner, M. Gullipf, 153 South st, Jamaica. Plan No. 1321.

**JAMAICA**.—Stoothoff av, e s, 200 n Atlantic av, install new plumbing in dwelling; cost, \$50; owner, E. Van Dirckhart, 18 Stoothoff st, Jamaica. Plan No. 1320.

**JAMAICA**.—Humboldt blvd, n w cor Elm st, 1-sty frame extension, 18x12, on rear 2½-sty dwelling, tin roof; cost, \$300; owner, Mrs. Sam Roth, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 1317.

**LONG ISLAND CITY**.—Hopkins av, 335, tear out and replace vestibule in dwelling; cost, \$200; owner, George W. Stowall, 1118 Kelly st, Bronx. Plan No. 1318.

**LONG ISLAND CITY**.—Broadway, n e cor Boulevard, erect storm shed on cafe; cost, \$60; owner, David McCauley, premises. Plan No. 1283.

**RIDGEWOOD**.—Seneca av, 719, alter 3-sty tenement to provide for store; cost, \$850; owner, George Stotz, 26 Hamburg av, Brooklyn; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1308.


**RIDGEWOOD**.—Covert av, Nos. 247-49-51, alter three 3-sty tenements to provide for store; cost, \$6,000; owner, Anna Vihlig, 433 Knickerbocker av, Brooklyn; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1307.

**RIDGEWOOD**.—Cypress av, 1091, alter interior of 3-sty tenement to provide W. C. Compartments; cost, \$250; owner, Lena Kossel, premises; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1309.



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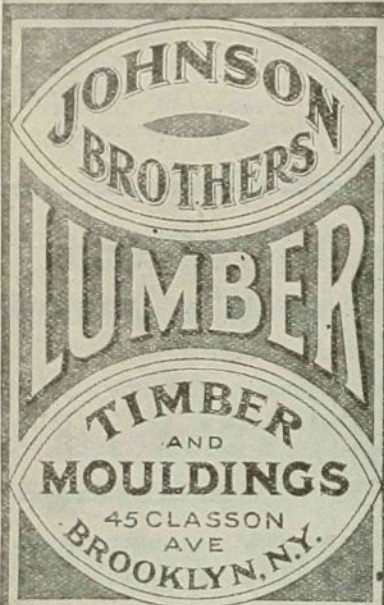
## PROPOSALS

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.

TREASURY DEPARTMENT, OFFICE OF THE SUPERVISING ARCHITECT, WASHINGTON, D. C., DECEMBER 2, 1912.—Sealed proposals will be received at this office until 3 o'clock P. M. on the 14th day of January, 1913, and then opened for the interior finish of a four-story basement and attic fireproof building, of approximately 90,000 square feet ground area, for the Bureau of Engraving and Printing, Washington, D. C. Drawings and specifications may be obtained at this office at the discretion of the Supervising Architect.

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Supervising Architect.

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RIDGEWOOD.—Greene st, 679, 1-sty frame extension, 9x11, on rear storage shed, tin roof; cost, \$75; owner, M. Kirchner, premises. Plan No. 1315.

RIDGEWOOD.—Forest av, e s, 250 n Prospect pl, install new plumbing in 1-family dwelling; cost, \$250; owner, J. Boschjan, 207 Atlantic st, Metropolitan. Plan No. 1316.

RIDGEWOOD.—Forest av, 70, erect new concrete privy vault; cost, \$15; owner, A. C. Herrmann, 105 Hudson st, N. P. C. Plan No. 1319.

ROCKAWAY BEACH.—Stuebem st, n s, 186 e Center st, erect new locust post foundation, under 1-sty dwelling; cost, \$225; owner, John F. Logan, South Pier av, Rockaway Beach (5 buildings). Plan Nos. 1310-11-12-13-14.

CEDAR MANOR.—Prospect st, w s, 352 n Meyers av, raise 1-sty dwelling and erect new foundation; cost, \$200; owner, A. C. Lynch, Rockville Center, L. I. Plan No. 1323.

FAR ROCKAWAY.—Broadway, s w cor New st, install new plumbing in dwelling; cost, \$75; owner Mrs. C. E. McKenna, premises. Plan No. 1322.

HOLLIS.—Atlantic av, s e cor Farmers av, 1-sty frame extension, 12x16, on rear of office, shingle roof; cost, \$350; owner, Roso A. Madideok, 653 St. Anns av, Bronx. Plan No. 1325.

JAMAICA.—Flushing av, e s, 132 s Grand st, erect new concrete foundation and other repairs to dwelling; cost, \$1,500; owner, F. W. Scutt, Fulton and Washington sts, Jamaica. Plan No. 1324.

METROPOLITAN.—Zedler av, 74, enlarge store front; cost, \$20; owner, Adam Hummer, 76 Ziedler av, Metropolitan. Plan No. 1327.

RICHMOND HILL.—Jamaica av, n e cor Lef-ferts av, alter 3 store fronts, moving same out about 8 ins; cost, \$2,000; owner, Kew Gardens Realty Co., Kew, L. I. Plan No. 1326.

### Richmond.

AMBOY RD, w s, 500 e Mill rd, Richmond Valley, frame addition to dwelling; cost, \$1,000; owner, Rebecca Daggett, Tottenville; builder, Wm. H. Daggett, Tottenville. Plan No. 477.

JERSEY ST, 50 n 1st av, New Brighton, frame alteration to dwelling; cost, \$200; owner, Thos. Trinder, Jersey st, New Brighton; owner builds. Plan No. 478.

COR WOODVAIL & EXCELSIOR AVS, Princess Bay, 1½-sty frame barn, 22x22; cost, \$50; owner, George A. Wood, Princess Bay; builder, Gabriel Drissosway, Tottenville, S. I. Plan No. 479.

### Personal and Trade Notes.

THE NEW YORK CENTRAL ARCHITECTS, 70 East 45th st, will move their offices to 8-14 East 47th st.

THE H. W. JOHNS-MANVILLE CO. announce the appointment of Mr. C. S. Berry as manager of their Atlanta, Ga., office, located at 31½ South Broad st.

ALFRED NOBLE, M. Am. Soc. C. E., New York City, has been appointed Consulting Engineer to the Public Service Commission, First District, New York State.

LESLIE N. IREDELL, architect, of Austin, Texas, has moved into new offices in the Littlefield Building, and requests samples of building materials and copies of manufacturers catalogues.

WALTER TOMKINS, President of the Tomkins Cove Stone Co., Tomkins Cove, N. Y., died Nov. 26. Mr. Tomkins was 51 years old and a brother of Mr. Calvin Tomkins, Commissioner of the Department of Docks and Ferries, of the City of New York.

JOHN G. BERQUIST, works manager of the Universal Portland Cement Co., at Chicago, has resigned that position. A connection with the company will be maintained by Mr. Bergquist who will hereafter act in the capacity of consulting engineer.

LEONARD WESSON, superintendent, Plant No. 2, Universal Portland Cement Co., South Chicago, Ill., has been transferred to the general office to assist President Edward M. Hagar in matters relating to appropriations, construction and operation. Mr. Wesson will have the title of Assistant to President.

A RECEPTION was held Tuesday night by the American Society of Mechanical Engineers in honor of the new president, W. F. M. Goss. The outgoing president, Alexander C. Humphreys, spoke on "The Present Opportunities and Consequent Responsibilities of the Engineer." The reception was held in the Engineering Building, 29 West 39th st.

RICHMOND RADIATOR COMPANY, of 1480 Broadway, has purchased the assets of the McCrow-Howell Company, and began business on Monday, December 2. This company will continue the manufacture and sale of Richmond steam and water boilers, tank heaters, radiators, vacuum cleaners, enamel ware and "metal" boilers. The general offices will be located at 1480 Broadway. The Cameron, Schroth Company of Chicago, will be western representatives and will carry complete stock of Richmond products. Communications up to December 15 should be addressed to 103 Park avenue.

A SOCIETY has been incorporated at Albany, for the purpose of establishing co-operative relations among the different electrical interests in the United States, Canada and Mexico, with a view of increasing the use by the public of electrical current, thus increasing the demand for electrical apparatus and supplies and to promote the welfare of individuals identified with all branches of electrical industry. The principal office of the association will be in New York City. Henry L. Doherty, of 60 Wall street, New York, is a director.

### Government Work.

ROCHESTER, N. H.—Sealed proposals will be received until January 29, 1913, 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 Rochester, New Hampshire. The building is 1 sty, approximately 5,200 sq ft; fireproof construction throughout; stone and brick facing and tin roof. Drawings and specifications may be obtained from the custodian of site at Rochester, N. H., or at the office of the Supervising Architect, Washington, D. C. Drawings and specifications will be ready for delivery December 10.

WASHINGTON, D. C.—Sealed proposals will be received until the 14th day of January, for the interior finish of a 4-sty basement and attic fireproof building, of approximately 90,000 sq ft ground area, for the Bureau of Engraving and Printing, Washington, D. C. Drawings and specifications may be obtained of the Supervising Architect, Oscar Wenderoth, Washington, D. C.

WASHINGTON, D. C.—Sealed proposals will be received until January 14 for the mechanical equipment (except elevators) of the new building for the Bureau of Engraving and Printing at Washington, D. C. Drawings and specifications may be obtained of the Supervising Architect, Oscar Wenderoth, Washington, D. C.

WASHINGTON, D. C.—Sealed proposals will be received until January 14 for a hydraulic elevator plant in the new building for the Bureau of Engraving and Printing at Washington, D. C. Drawings and specifications may be obtained of the Supervising Architect, Oscar Wenderoth, Washington, D. C.

WOOSTER, OHIO.—Sealed proposals will be received until Dec. 10 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 Wooster, Ohio. The building is 1-sty and basement and has a ground area of approximately 4,150 sq. ft.; fireproof construction except the roof, granite and stone facing, and tin roof. Drawings and specifications may be obtained from the office of the custodian at Wooster, Ohio, or at the office of the Supervising Architect, Oscar Wenderoth, Wash., D. C.

LORAIN, OHIO.—Sealed proposals will be received until Dec. 17, 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 Lorain, Ohio. The building is 1-sty, basement and mezzanine story and has a ground area of approximately 8,400 sq. ft.; non-fireproof construction except the first story; granite and limestone facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Lorain, Ohio, or at the office of the supervising architect, Oscar Wenderoth, Wash., D. C.

SAN FRANCISCO.—Sealed proposals will be received until Jan. 6, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, vacuum-cleaning system and lift) of the United States Subtreasury Building at San Francisco, Cal. The building is to be 2-sty and basement, of approximately 10,000 sq. ft. ground area, faced with granite, and of fireproof construction throughout. Drawings and specifications may be obtained from J. Milton Dyer, Architect, 825 Cuyahoga Building, Cleveland, Ohio, from J. W. Roberts, supervising superintendent of construction, 403 Post Office and Courthouse Building, San Francisco, Cal., or at the office of the supervising architect, Oscar Wenderoth, Wash., D. C.

### Women to Figure in Fire Show.

Women as a factor in fire prevention will be demonstrated at the fire show from December 21 to 28 at Madison Square Garden. Domestic fire prevention is rapidly being reduced to a science. Good housekeeping means the absence of inflammable rubbish in corners, closets, and out of the way rooms, which so greatly increases the fire hazards. Superheated attics have caused many fires. Ordinary matches will ignite at 110 degrees Fahrenheit. Fire proof installation of stoves means care, more than cost. The fire peril is just as great in the office buildings as in residences, because of conditions that intelligence and care would obviate. A special committee of women will publish preventive measures possible for women to employ.

### September Fire Loss.

The New York Journal of Commerce reports a fire loss for September, of \$13,779,300. The valuation of property subject to fire and upon which this figure is based, may be stated to be approximately \$60,000,000,000. This would make the September loss twenty-three cents for each one thousand dollars of property at risk.

As a contrast with this the September fire and water loss of the largest of the New England mutual fire insurance companies amounted to \$3,081.34 on a valuation of \$369,000,000. This represents a loss of less than one cent on each one thousand dollars of valuation or approximately one-thirtieth the general rate for the country as a whole. The explanation is in two words—automatic sprinklers.



**TRADE LITERATURE**

**Winter Construction.**

Concrete construction is entirely feasible in winter time, according to the illustrated literature being distributed by the Turner Construction Co., contractors and engineers, of 11 Broadway. A description of the company's method for doing this work follows:

"Sand and stone are piled on a gridiron of steam pipes, and delivered to the mixer at a temperature varying from 70 to 80 degrees, insuring absence of ice and snow. The water is heated by steam, and steam lines are run to the floor where the concrete is to be placed. The forms are cleaned of all ice and snow, and the reinforcement somewhat heated to prevent its deducting warmth from the fresh concrete.

"As soon as a floor is laid, a light scantling and canvas roof is built about four inches above the fresh concrete. Holes are left through the floor, and the heat from the story below is confined under this temporary roof. The story below is enclosed with heavy sail canvas and is heated by salamanders placed about one to every 300 sq. ft. of floor space.

"With an equipment of this character, the concrete sets under temperatures approximating those of summer. Such equipment is somewhat expensive, but where delivery time is important, the expense is relatively small."

**Interesting Architecture.**

"Construction," published at Toronto, contains in its November issue an interesting illustrated article on the new Dominion Express Building at Montreal, Quebec, of which E. & W. S. Maxwell were architects. The interior views of these buildings as shown in the illustrations reveal exceptional workmanship, and many new ideas for exterior decorations and furnishings. Dr. Chas. A. Hoggets has an article on "Condemnation of the Skyscraper." Single copies at 35 cents may be obtained by addressing its office at Toronto, Can.

**Inclinators.**

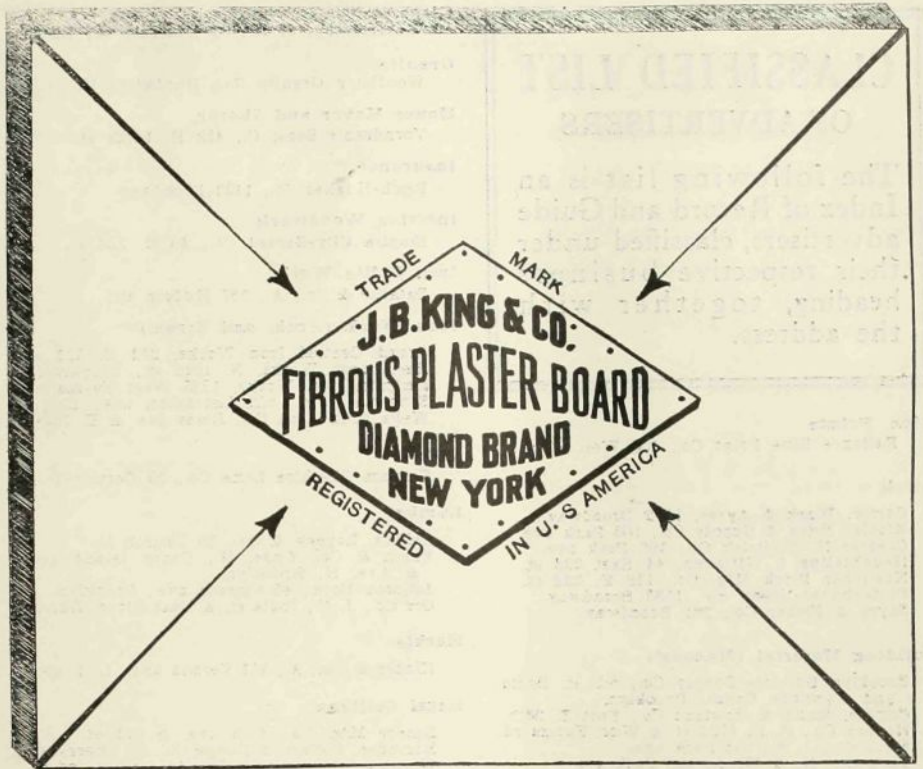
The inclinator means to freight what the elevator means to the passenger. The high standard of elevator construction, which is general to-day, is now being developed in the matter of freight conveyors whether these freight conveyors be on levels or inclines. The Otis Elevator Company, of this city, has perfected some new devices and applications of the escalator as applied to freight and hand trucking in warehouses and docks. A perusal of a book entitled "Incline Elevators" published by this company will afford manufacturer and warehouse man many available suggestions in the matter of saving labor costs in freight and general baggage handling.

**Mining Engineers.**

The current bulletin of the American Institute of Mining Engineers contains these articles: "Notes on Ruff's Carbon-Iron Equilibrium Diagram," by Henry M. Howe; "The Wood Flotation Process," by Henry E. Wood; "Notes on Titanium and on the Cleansing Effect of Titanium on Cast Iron," by Bradley Stoughton; "Surveying and Sampling Diamond-Drill Holes," by E. E. White; "The Manufacture of Coke," by W. H. Blauvelt; "The Manufacture of Coke," by F. E. Lucas; "Blowing-In a Blast-Furnace," by R. H. Sweetser; "Note on the Case-Hardening of Special Steels," by Albert Sauveur and G. A. Reinhardt; "The Alundum Extraction-Thimble Used in the Determination of Copper," by L. W. Bahney; "Proceedings of the One Hundred and Third Meeting, Cleveland, Ohio, October, 1912." Copies may be obtained by addressing the secretary at 29 West 39th street, New York.

**"Do Architect's Read?"**

Under this attractive caption Samuel Howe presents a group of interviews in the December Architectural Record which altogether is one of the most attractive numbers of the year. Other features are a colored frontispiece, showing stain glass windows from the Chartres Cathedral, "Vitrail," a Treatise on Stained Glass, translated from Violet le Duc; "Darlington," a Jacobean Manor in New Jersey, by L. A. McCabe; "The Work of Henry Hering," by Guy Fene du Bois; "Diana," a Bronze, by Henry Hering; "The New Aeolian Hall," New York City, by "C. M. P."; "A Lost Art Revived," an Account of Fresco Buono, by M. F. Friederang. Single copies are 25 cents on book stands.



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# OFFICIAL CREDIT RECORDS

## JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency, (\*) means not summoned, (†) 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.

NOV. & DEC.

30 Applebaum, David & Abr—D L Kadane Co ..... 50.34  
 30 Agid, Sam—F Eckenroth & Son, Inc ..... 151.75  
 30 Abrams, Seth R & Carrie S—F Muller et al ..... 1,593.80  
 2 Aronstein, Walter—F C Ford et al ..... 36.22  
 3 Axelrod, Wm—N Y Edison Co ..... 19.86  
 3 Agid, Sam & Sale—A Tannenbaum ..... 595.38  
 3 Alexander, Anna—N Y Tel Co ..... 30.51  
 3 Agresta, Felix C—same ..... 24.00  
 3 Aronson, Julius—H Fine ..... 49.87  
 3 Adams, Jno E Jr—N Y Tel Co ..... 39.48  
 3 Arden, Thos B—same ..... 21.09  
 3 Albers, Henry F—J E Blackburn ..... 327.69  
 3 Ackerman, Chas F—R Walsh ..... 99.31  
 4 Ash, Chas—N Topolitzky ..... 48.53  
 4 Albanos, Jno & Theo, Drucker & Hohstock Co & Bernard Drucker—W I & J Cohn ..... 273.76  
 4 Abel, Nicholas—Y Fried ..... 65.61  
 5 Argenza, Jas J—F Alberti ..... 133.16  
 5 Armstrong, Jno A—J De Pasquale ..... 109.73  
 5 Anderson, Benett—M McNamara ..... 83.53  
 5 Archibald, Harry—E B Miller Inc ..... 89.65  
 5 Adler, Max—E H Van Ingen et al ..... 100.68  
 5 Adams, Frank C—J E Crandall ..... 162.21  
 5 Adler, David—Danziger Bros ..... 34.41  
 6 Adams, Jas E Jr—W J Foster ..... 878.90  
 30 Bloom, Simon J—J S Friedman ..... 119.44  
 30 Berkowitz, Harry M—F Mandel ..... 203.56  
 30 Borgia, Thos & Borgia Bldg & Constn Co—S Greenfield et al ..... 68.51  
 30 Bouvier, Jno V Jr, ex—C C Nast ..... 3,154.75  
 2 Bauer, Paul & Saml—Francis H Leggett & Co ..... 146.11  
 2 Baldwin, Geo S—Tailby-Nelson Co ..... 95.82  
 2 Bellhagen, Fernando—L W Havesmeyer et al ..... 269.59  
 2 Brode, Morris & Max (Brode Bros)—Eastern Panama Hat Co ..... 377.61  
 2 Bogue, Abr—C Rosenbaum ..... 73.54  
 2 Bretschneider, Isidore—L Bonici ..... 500.00  
 2 Blinder, Abr & Julius Michael—A Sonberg ..... 120.95  
 2 Brukenfeld, Yatte—American Bonding Co of Baltimore ..... cost, 209.19  
 3 Brewster, Arthur W—Mann Bros Jewelry Mfg Co ..... 159.44  
 3 Brody, Jennie—Security Bank of N Y ..... 1,058.98  
 3 Bayley, Felix R—Fullerton Electric Co ..... 300.40  
 3 Barrow, Florence—H F Quackenbos ..... 44.58  
 3 Brown, Dora & Benj—B C Samuel et al ..... 238.79  
 3 Barrett, Wm E—M H Israel ..... 228.40  
 3 Bauer, Paul & Saml—N Y Tel Co ..... 73.95  
 3 Bleyer, Rudolph—same ..... 17.73  
 3 Bloomer, Millard J—same ..... 36.87  
 3 Bergh, Lillie D A—same ..... 29.13  
 3 Braunstein, Julius—Colonial Bank ..... 322.62  
 3 Bloomingdale, Irving—E A Cardozo ..... 869.50  
 3 Brownstein, Bernard—Thread Agency ..... 268.84  
 3 Barbuto, Antonio—City of N Y ..... 12.22  
 3 Brady, Cath C—H Greenberg et al ..... 287.41  
 4 Brower, Wm L—Northern Bank of N Y ..... 2,631.74  
 4 Bauduy, Leonys V—Press Pub Co ..... costs, 158.48  
 4 Bernard, A Clifford—American Glue Co ..... 146.41  
 4 Berkman, Hyman—same ..... 264.41  
 4 Bendelari, Hamilton V—Otis Lithograph Co ..... 464.40  
 4 Begul, Abr—Howe Rubber Co ..... 500.48  
 4 Britton, Albt F—Automobile Advertising Co ..... 47.64  
 4 Brubacher, Danl—City of N Y ..... 264.41  
 4 Burns, Jeremiah—Fisher Mitchell Co ..... 53.52  
 4 Belmont, Frank A—W I & J Cohn ..... 51.88  
 4 Bloom, Abr—H Miller & Co ..... 63.56  
 4 Bernstein, Herman & Al Scherr—Augustus Berth, Inc ..... 190.69  
 4 Borrelli, Ciro—W H Wright ..... 265.50  
 4 Boedermann, Alfred—S Ahlers ..... costs, 97.69  
 4 Baxter, Jno W & Chas B Du Moulin—H Goldstein et al ..... 80.01  
 4 Brandt, Wm & Irving Markowitz—City of N Y ..... 264.41  
 4 Berger, Arthur—M Lowell ..... 59.81  
 4 Brunner, Harry P—J Sher et al ..... 128.28  
 4 Bauer, Paul—Meyer & Lange ..... 50.51  
 4 Braunstein, Julius—J Most ..... 182.41  
 4 Bennett, Wyckoff—System Co ..... 60.61  
 4 Bemish, Wm H & Geo A—Robt Chapman Co ..... 17.67

4 Bergehold, Chas F—Fluri Constn Co ..... 44.91  
 4 Bayajian, Philip & Thos Amirollan—London & Son ..... 15.41  
 5 Braff, Morris—M G Greenberg ..... 76.24  
 5 Brodsky, Sol—I Shuseron ..... 69.65  
 5 Brenner, Jos—I Marx ..... 22.67  
 5 Blitzler, Henry—Armour & Co ..... 28.32  
 5 same—same ..... 28.32  
 5 Blendermann, Fredk D & Mamie K, committee—C R Lee ..... 1,035.34  
 5 Bertuch, Henry—I Rothschild ..... 302.52  
 5 Blum, Helena & Ferd—L Voertzer ..... 49.00  
 5 Bodker, Albt J—Cowen Coal, Feed & Lumber Co ..... 187.28  
 5 Baker, Jos—J J McGowan ..... 191.81  
 5 Brown, Wm A A—United Plumbing & Contracting Co ..... 3,698.53  
 6 Birnbaum, Sadié—A Witchel ..... 173.16  
 6 Bernheimer, Julia—H J Pass ..... 598.67  
 6 Bersin, Jacob & Jacob Bobkin—I Bregman ..... 50.90  
 6 Burchenal, Selden & Arthur M Brothers—R J Owens Jr ..... 356.07  
 6 Burgin, Eliz J—Gorham Co ..... 143.28  
 6 Blum, Saml—A Miller et al ..... 46.01  
 6 Berger, Jos—Herring-Hall-Marvin Safe Co ..... 155.11  
 6 Battelle, Thos P—H S Schendel ..... 27.31  
 6 Brigante, Margherita, Michl Brigante & Michl Brigante Co—Cross, Austin & Ireland Lumber Co ..... 484.25  
 6 Same—same ..... 432.75  
 6 Same—same ..... 269.70  
 6 Buttner, Theo—Lubetkin Bros ..... 429.66  
 6 Bogart, Grace E—H P Wrone et al ..... 155.31  
 6 Bernhard, Ella G—F H Chase ..... 226.95  
 6 Barkas, S Victor—Peoples Trust Co ..... 840.68  
 30 Cross, Helen F—P Valentine Stockey et al ..... 161.91  
 30 Coyne, Belle J—American Savgs Bank ..... 617.08  
 2 Cahn, E Gray—Aaron Lauterbach et al ..... 241.25  
 2 Carfein, Otto—Leopold Gassner Inc ..... 214.65  
 3 Cleary, Edw—N Y Edison Co ..... 16.58  
 3 Cunningham, Peter T—S Marks ..... 43.43  
 3 Costarz, Geo & Philip Bauman—Glokner & Blue Co ..... 321.65  
 3 Cox, Jos by gdn—J G Robert ..... costs, 87.09  
 3 Carpel, Edw—Bancroft Holding Co ..... 70.91  
 3 Cameron, Alex, Jr—O Wuerz ..... 81.83  
 3 Calla, Glacia—N Y Tel Co ..... 33.80  
 3 Comings, Hill & Herman—same ..... 39.39  
 3 Curry, Ida L—same ..... 40.85  
 3 Come, Paul—same ..... 23.75  
 3 Cishing, Thos F & Teresa—Sanitary Co of America ..... 786.87  
 3 Coca, Vincenzo—N Y Tel Co ..... 19.45  
 3 Cumminsky, Louis V—C E Ives et al ..... 54.08  
 3 Coyle, Jas E & Wm Sullivan—N Y Tel Co ..... 30.03  
 3 Campbell, Robt C—L Shubert ..... costs, 79.18  
 4 Cohen, Elias A—City of N Y ..... 264.41  
 4 Cook, Harry E—Medical Journal Co ..... 22.33  
 4 Considine, Geo F—City of N Y ..... 59.41  
 4 Chew Pineas P exr & Patk J Commerford—City of N Y ..... 59.41  
 4 Cusack, Jane M—F E Fellows ..... 198.24  
 4 Campion, Jeremiah J\* & Jos Epstein\* & Albt Levin—City of N Y ..... 264.41  
 4 Cooper, Wm A—O Rossbach ..... 63.20  
 4 Carpenter, Warwick—Outdoor News Co ..... costs, 72.50  
 4 Calonarios, Jas & Andw Cononos—E J Curry ..... 162.17  
 4 Colombo, Michl—Hannis Distilling Co ..... costs, 158.22  
 4 Chapple, Arthur G—Frank B Widmeyer Co ..... 68.96  
 4 Coletti, Ennio—F Coletti ..... costs, 85.90  
 5 Cohen, Nettie—A A Phyfe ..... costs, 131.69  
 5 Cronin, Jos & Michl—J S McGarry ..... 137.91  
 5 Cohen, Dudley—J W Ritchie et al ..... 28.39  
 6 Collins, G Fred—C S Henry 2d ..... costs, 27.41  
 6 Cassalia, Frank—L Fried & Son ..... 86.50  
 30 Dwyer, Margt A—D F Holmes ..... 173.76  
 30 Driest, Chas—C B Peters ..... 280.20  
 30 Dincin, Jno & Jas—E Rodkin ..... 30.00  
 2 Doyle, Jno W—J J Cunneen ..... 24.67  
 2 De Leeuw, Philip J—H Pfaltz et al ..... 153.02  
 2 Dougherty, Jno—H Gold ..... 125.92  
 2 Dincin, Philip & Isaac Dincin—Hygeia Distilled Water Co ..... 74.00  
 2 Donohoe, Edw—McCall Co ..... 109.47  
 2 Duff, Jno P—Title Guarantee & Trust Co ..... 48.65  
 3 De Patsky, Ladislaus—S Glemby ..... 33.53  
 3 Di Russo, Antonio—N Y Edison Co ..... 33.49  
 3 Denabari, Geo—Schroeder Ice Co ..... 96.11  
 3 Doblin, Albt N—P Reinherz ..... 239.84  
 3 Dreyfus, David—F Lewis ..... 1,103.33  
 3 Drossness, Philip—L Eisenberg ..... 34.31  
 4 Davidson, Wm—H Siff et al ..... costs, 22.41  
 4 Dessi, Adriano gdn—J D Hamilton et al ..... costs, 68.36  
 4 Di Palma, Florindo—City of N Y ..... 264.41  
 4 Dessingue, Wm A—Geo E Loeffler Land & Improvement Co ..... 63.65  
 4 Darrah, Jas N—H S Goodspeed ..... 146.01  
 4 Demarest, Jno D—Reading Hardware Co ..... 365.44  
 5 Di Novi, Luigi & Giuseppe Dimato—Henry S Wampolo Co ..... 38.48  
 5 Durkin, Margt M—N Y Tel Co ..... 169.03  
 5 Devine, Thos F & Jno Fox—People, & C ..... 200.00  
 5 Dietz, Louis A—W K Motchell & Inc ..... 1,115.17

5 Deutsch, Adolph—G Herbner ..... 785.96  
 6 Davidson, J Hull—E E Alley & Co ..... 218.73  
 6 Dixey, Henry E—J Norworth ..... 229.41  
 2 Eberhagen, Albt & Julia—L Albrecht ..... 335.80  
 4 Epstein, Jacob—M Reid ..... 99.41  
 4 Englis, Chas M, Chas L Hayden, Jno M Gibbons, Alfred G Miles & Lee M Rumsey—C D Mower ..... 533.86  
 4 Ehret, Geo & Helen Lacks—E Deitrick ..... 500.00  
 4 Eakins, Wm C—E D'Amour ..... 256.75  
 5 Every, Chas H—Cuba Cigar Co ..... 295.16  
 5 Ernst, Jno R & Tomaso Volonino—People, & C ..... 500.00  
 6 Einzig, Anton, Jonas Einzig\* & Kalman Farkas\*—Hammerslag Mfg Co ..... 69.25  
 30 Fuhrer, Wm—A P Wagener ..... 111.91  
 30 Firestone, Chas—New Howard Hotel Co ..... 101.66  
 30 Fierstein, Henry—M Hodel ..... 22.13  
 2 Freeman, Jno W—J M Raymond ..... 29.31  
 2 Fordinsky, Jacob H, Anna Fordinsky & Hyman Lipman—C Reder ..... 36.45  
 2 Freifeld, Minnie—Century Music Publishing Co ..... 38.91  
 2 Fried, Julius & Harry Herskowitz—Schwaerzwaelder Co ..... 85.21  
 3 Friedman, Louis—N Y Edison Co ..... 9.85  
 3 Farquhar, Wm—same ..... 63.78  
 3 Ferrigan, Jos P, Andw W & Mary F—B K Block ..... 253.37  
 3 Freeman, Julia B, adm—M L Stockwell ..... costs, 137.25  
 3 Fine, Morris—A Schatz ..... 25.00  
 3 Fuller, Wm D—Monarch Clothing Co ..... 23.55  
 3 Daniel, Anna K—U S Trust Co of N Y ..... costs, 27.76  
 4 Frank, Nathan, Bernard Drucker & Drucker & Holmstock Co—W I & J Cohn ..... 324.16  
 4 Forgosh, Louis—J Cohen et al ..... 153.63  
 4 Friel, Thos—H J McManus ..... 30.55  
 4 Fiore, Jos—B Siretta ..... 27.75  
 4 Feldman, Jacob & Solomon Gross—J Goldowitz ..... 115.20  
 4 Ferrigan, Andw W & Mary L—J R Clark ..... 773.62  
 4 Freund, Adolph & Thos Cantwell—American Radiator Co ..... 422.30  
 4 Fackelman, Geo—T Rush ..... 244.41  
 5 Friedman, Arthur—E H Van Ingen et al ..... 288.95  
 5 Fernelzo, Tony—J Johnson et al ..... 347.32  
 5 Friedlander, Edw—E Strauss ..... 387.46  
 5 Fraucht, Sigmund—Haverwood Cycle Co ..... 2,752.50  
 5 Fleisher, Benj & Saml Weiss—S Halpern ..... 102.15  
 5 Ford, Franklin—L M Huntington ..... 237.90  
 5 Frucht, Sigmund W—Haverford Cycle Co ..... 346.91  
 6 Feldstein, Herman H—M Faerber et al ..... 22.22  
 6 Fry, Frank D—J Kessel ..... 228.90  
 6 Fleishman, Max—Ullman & Hank Dairy Co ..... 92.44  
 30 Graziano, Sam S—E S Bacon ..... 21.91  
 30 Gorman, Walter—C Rosenthal ..... 66.31  
 30 Goldman, Jos & Alex Zucker—L Magidoff ..... 72.67  
 2 Gillespie, Henry L—H R Dennis ..... 1,838.34  
 2 Goodwin, Clifford C—W T Hegeman Co ..... 494.72  
 2 Goldseiger, Louis—M Balik ..... 39.33  
 3 Gould, Arthur S—A Lipper ..... 48.81  
 3 Goldstein, Wm—Oliver Typewriter Co ..... 35.61  
 3 Glennon, Jos A & Robt D De Simone—N Y Tel Co ..... 67.67  
 3 Greene, Hedley M—Westchester & Bronx Title Mtg Guaranty Co ..... 21.97  
 3 Goldman, Barney—Wheeling Corrugating Co ..... 187.00  
 3 Gennerich, Henry W—F Brakmann ..... \$4,706.68  
 4 Goldberg, David—A Tritsch et al ..... 42.11  
 4 Goldsmith, Abr & Michl Briganti—City of N Y ..... 264.41  
 4 Gulick, Ernestus & Albt R Marshall—W A Kissam ..... 98.16  
 4 Gossler, Henry C F—City of N Y ..... 264.41  
 4 Gaine, Michl—Old Dominion Steamship Co ..... 68.36  
 4 Goldman, Morris—I Renner ..... 106.15  
 4 Gladman, Geo J—Frank V Strauss & Co ..... 403.35  
 4 Giordiano, Antonio—P Pastene & Co ..... 40.52  
 4 Gutstein, Harry & Isaac Klein—E Elsohn ..... 138.35  
 4 Goldmark, Chas—H Mayer et al ..... 178.00  
 5 Ginty, Frank A—C Ludwig Baumann Co, Brooklyn ..... 96.18  
 5 Gordon, Hyman—N Y Tel Co ..... 169.03  
 5 Glauser, Fred—same ..... 20.68  
 5 Gorodetsky, Max & Jacob Gorodetsky & Jacob Tegerman—J T Simon ..... 329.41  
 5 Glanzman, Geo—H Steiner et al ..... cost 156.50  
 5 Gothese, Anthony—Northern California Wine Co ..... 145.47  
 5 Gluckman, Max—S Cohen ..... 252.15  
 5 Grunspan, Esther—H Schwartz ..... costs, 111.05  
 5 Golden, Saml—I Jacobson ..... costs, 88.98  
 6 Grohs, Hulda—C D Kenny Co ..... 172.23  
 6 Gullette, Grace O—T Coffin ..... 348.70  
 6 Guttman, Henry—E A Steinfeld et al ..... 47.43  
 6 Garmanoff, Peter—L B Jacobson ..... 69.36  
 6 Golden, Nathan E—Okun Knitted Neckwear Co ..... 134.89  
 6 Gehricke, Eliza—M Metra ..... 250.00  
 6 Grenberg, Isadore & Josee h Suzso—I A Krulewitch ..... 29.32  
 30 Harris, Julia—G D Brooks ..... costs 117.70







Table of names and amounts, including Pelletreau, Florence E.; Phillips, Saml.; Pilson, Jos H.; Propping, Maurice F.; Page, Wm & Edw; Phillips, Saml.; Pilson, Jos H.; Propping, Maurice F.; Page, Wm & Edw; etc.

CORPORATIONS.

Table of corporation names and amounts, including Bklyn Factory & Power Co.; Chelsea Fibre Mills; Colonial Life Ins Co; Kings-Bright Constn Co; Margaret Constn Co; Mears Auto Co; Parkway Amusement Co; R & M Constn Co; Briarwood Land Co; City N Y; Educational Exhibits Co; Tangier's Development Co; Troy-Albany Co; Classon Constn Co; Lux Engineering & Contracting Co; Manhattan Bridge Three Cent Line; Rutland Constn Co; Jackson Bros Realty Co; L I Distributing Co; Safe Realty Corp; American Bonding Co; Brooklyn Court Theatre Co; Keystone Varnish Co; Newford Constn Co; Norwegian News Co; Hab Bldg Co; Mutual Benefit Assn of America; N Y Tel Co; Ocean Accident & Guarantee Corp; Starling Realty Co; W W Allan (Inc); Bauer Lithographing Co.

SATISFIED JUDGMENTS.

Manhattan and Bronx.

NOV. 30, DEC. 2, 3, 4, 5, 6.

Table of satisfied judgments, including Amato, Pasquella; Bonwit, Carl & Max; Berger, Saml E; Blauvelt, Egbert S; Breslau, Alphonse; Byrne, Cornelius E; Botta, Guiseppe S Carlo; Cochran, Eva S; Same; Charles, Jas M; Cohen, Simon; Cosney, Geo W; Dominy, Clarence; De Mari, Guiseppe; Dwarchy, Abr J; Eeidi, Rudolph; Farman, Sam N; Friedberg, Morris; Friedman, Bernard; Friedland, Mendel; Farrell, Jno J; Gordon, Alb; Goldfarb, Isaac; Grace, Fredk J; Glass, Harry; Goodman, David; Herman, H; Wolfensohn; Rothstein; Societe Anonyme Des Plaegnes; Gimbernati, Jules R; Hillers, Aug H; Heitman, Chas E; Same; Hendersen, Wm & Louis; Helling, Leopold; Janin, Jacob A; Jones, Annie & Moses; Jones, Richd W Jr; Koellsted Contracting Co; Kelly, Jno T; King, Chas & Jas W; Kubas, Ray; Kijama, Frank; Levinson, Max J; Lengere, Raphael; Leuchtenberg, Wm E; Lapman, Chas; McLaughlin, Anna; Marcus, Morris; Marr, Jno A; Malin, Saml; McDermott, Berlinda; Mackintosh, Jno J; McMillan, Saml; Miller, Edw F; Same; Nonskajan, Manasso H; Odell, Albt C; Oeters, Sophia; Orently, Abr; Pincus, Henry; Rogers, Lillian C; Rubin, Louis; Rosen, Abr H; Rosen, Max; Riley, Peter B; Riess, Chas E; Riess, Chas E; Rangor, Jno H; Selinger, Max; Seguin, Crowell M; Schramek, Aug; Shleman, Ray & Joe; Stube, Wm J; Slowey, Anna G; Slowey, Ann T; Stroll, Nathan; Salerno, Frank; Sands, Adam; Spanuth, Hans A; Smith, Annie A; Sherry, Louis; Skannel, Albert A; Siebold, Louis; Sempter, Louis H; Saxton, Shepard R; Trueberg, Amelia; Tier, Chas A; Same; Uebel, Margt J; Valentine, Geo; Wilerhausen, Louisa; Young, Henry L; Casmento Roofing Co; Lord & Taylor; J Glasgow & Co; Central City Rubber Co; Empire Cornice Works; International Service Corp; Same; Manhattan Transit Co; Wright Co; Thomas Whittaker, Inc; N Y Westchester & Boston Ry Co; F T Nesbit Co; National Embroidery Co; Brooklyn Heights R R Co; Brooklyn Shoe Mfg Co; New York Herald Co; South Side Constn Co; Adinolf, Carmela; Auerbach, Theo; Andrews, Roger F M; Same.

Table of corporation names and amounts, including Koellsted Contracting Co, Edw J Koellsted & Jno H Gault; Kelly, Jno T; King, Chas & Jas W; Kubas, Ray; Kijama, Frank; Levinson, Max J; Lengere, Raphael; Leuchtenberg, Wm E; Lapman, Chas; McLaughlin, Anna; Marcus, Morris; Marr, Jno A; Malin, Saml; McDermott, Berlinda; Mackintosh, Jno J; McMillan, Saml; Miller, Edw F; Same; Nonskajan, Manasso H; Odell, Albt C; Oeters, Sophia; Orently, Abr; Pincus, Henry; Rogers, Lillian C; Rubin, Louis; Rosen, Abr H; Rosen, Max; Riley, Peter B; Riess, Chas E; Riess, Chas E; Rangor, Jno H; Selinger, Max; Seguin, Crowell M; Schramek, Aug; Shleman, Ray & Joe; Stube, Wm J; Slowey, Anna G; Slowey, Ann T; Stroll, Nathan; Salerno, Frank; Sands, Adam; Spanuth, Hans A; Smith, Annie A; Sherry, Louis; Skannel, Albert A; Siebold, Louis; Sempter, Louis H; Saxton, Shepard R; Trueberg, Amelia; Tier, Chas A; Same; Uebel, Margt J; Valentine, Geo; Wilerhausen, Louisa; Young, Henry L; Casmento Roofing Co; Lord & Taylor; J Glasgow & Co; Central City Rubber Co; Empire Cornice Works; International Service Corp; Same; Manhattan Transit Co; Wright Co; Thomas Whittaker, Inc; N Y Westchester & Boston Ry Co; F T Nesbit Co; National Embroidery Co; Brooklyn Heights R R Co; Brooklyn Shoe Mfg Co; New York Herald Co; South Side Constn Co; Adinolf, Carmela; Auerbach, Theo; Andrews, Roger F M; Same.

Borough of Brooklyn.

NOV. 27, 28, 29, 30, DEC. 2, 3 & 4.

Table of satisfied judgments in Brooklyn, including Adinolf, Carmela; Auerbach, Theo; Andrews, Roger F M; Same.





DEC. 2.

Lafayette av, nwc Grand av, 20x100; Caroline C Dearden agt Chandler W Bluhdorn et al; to determine a claim; J A Sheehan, atty.
W6TH st, es, 100 n Neptune av, 40x149.8 x40.2x145.9; also NEPTUNE AV, nwc land of Prospect Park & C I R R, 55.7x112.9x 50.4x120.1; Wm Ulmer Bwy agt Louisa Schulze et al; R E Moffett, atty.
Hiicks st, nec Sackett, 20x75; Wm R Hayes agt August C Barg et al; J M Rider, atty.
Av G, ns, 250 e E 14th, 45x105; Louise V Nichols agt Anna A Keogh et al; J Z Lott, atty.
33D st, ss, 340 e 3 av, 60x100.2; Geo R McGuire & ano agt Ferdinando Penna et al; R T Sadler, atty.
SIST st, ss, 457 w 17 av, 18.3x100x15.9x 100; Lawyers Title Ins & Trust Co agt Rocella Realty Co et al; P S Dean, atty.
SIST st, sws, 355 nw 17 av, 17x100; Law-ers Title Ins & Trust Co agt Rocella Realty Co et al; P S Dean, atty.
SIST st, sws, 338 nw 17 av, 17x100; same agt same; same atty.
SIST st, sws, 321 nw 17 av, 17x100; same agt same; same atty.
18TH st, nes, 325 se 7 av, 31.6x100.2; Fredk G Ashley agt Geo W Heatley et al; to establish a title; W C Rodger, atty.
2D av, es, 90.7 n Silliman pl, 20x90; American Church Bldg Fund agt Marion Bandholtz et al; H L Thompson, atty.
8TH av, nws, 73.6 sw 19th, 26.8x81; Em-ily Obernier & ano agt August De Bruycker et al; H L Thompson, atty.
Sutter av, ss, 50 e Barbey st, 25x100; Jos Bochner agt Yetta Schuss & ano; to set aside deed; H Lurio, atty.
Adelphi st, es, 299 s Myrtle av, 22x78; Alois Lazansky agt Abrom Kabsin et al; Jonas, Lazansky & N, attys.
39TH st, ns, 171.1 e Ft Hamilton av, 20x 95.2; Ellen F Flanagan et al as exrs agt Walter Kraslow et al; W H Sefton, atty.
S 10TH st, 93 & 95; also ROSS ST, 146; also LEE AV, 56; also MADISON ST, 257; also CLIFTON PL, 75 & 77; also GREENE AV, 505 & 793 ;also GREENE AV, 873, 875 & 875A; First National Bank agt Chas M Newins et al; Coombs & Wilson, attys.

DEC. 3.

Van Dyke st, sws, 90 se Van Brunt, 25 x100; Jno S Quirke agt Jno Carroll et al (to establish a claim); G W McKenzie, atty.
Lincoln rd, ss, 347 e Rogers av, 27x105; Southern Bklyn Savings Inst agt Jacob Voelbel et al; Coombs & Whitney, attys.
E 35TH st, ws, 540 s Av L, 100x200 to 34th; Josephine L Powers agt Edna A Delapottier et al; H M Bellingier, Jr, atty.
Sheephead Bay, adjacent to parcel 4 on map of land of Alanson Tredwell & ano, runs se100.7xne349.4 to Emmons av x w100.1xsw333.7 to beg; Henry B Twombly trste agt Chauncey W Yockey et al; H J Davenport, atty.
Pacific st, ss, 450 e 3 av, 21.6x100; Louis Weill & ano agt Josephine M Isbill; J M Peyser, atty.
Montgomery st, nwc E 8th, 17.9x100; Wm J Boesch agt Margt M Newman & ano; J M Peyser, atty.
Nostrand av, ws, 22 s Hawthorne, 16.11 x90; Percy M Kessler as gdn agt Arthur J Waldron et al; H L Thompson, atty.
Nostrand av, ws, 72.3 s Hawthorne, 16.8 x90; Maria L Mount agt Arthur J Wal-dron et al; H L Thompson, atty.
Nostrand av, nwc Kosciuszko, 22.2x75; Ernest C Kinney agt same; same atty.
E 2D st, ws, 100 s Av N, runs s84xw19.9 xsw96.3xnl07.7xe112 to beg; Geo H Ohne-wald & ano agt Thos Boyle et al; Arm-strong & Brown, attys.
Decatur st, se Evergreen av, 20x80; Chas H Wowerit agt Wilhelmina Boband et al; Kramer, Cohn & Meyer, attys.
Stockton st, ss, 260 w Throop av, 20x100; also property in Queens & Suffolk Cos; Frank Schmitt agt Jno C Ball et al (to create a deed of trust); Walradt & Blane-y, attys.
45TH st, wc 14 av, 100x60.2; Annie H Chadwick agt Fannie Duberstein & ano; Reeves & Todd, attys.
Vermont st, ws, 15.0 n Blake av, 50x100; Sam Patrick agt Wodahy Realty Co et al; H Lurio, atty.
E 7TH st, ws, 620 s Av J, 40x100; also E 8TH st, es, 100 n Av K, 40x100; Nellie W Sippell agt Richd B Webb indiv & as admr, &c, Mary Webb, &c, et al; Shetland & Hedges, attys.
Pitkin av, ss, 23.7 e Eastern pkwy ex-tension, runs s120xw20x3.4 to East New York av xne48.2xw296.6xw20 to beg; Mary Goell agt Jacob D Gordon et al; M N Koven, atty.
Bushwick av, es, 136.4 n McKibben, 26x 95.1x24.2x94.9; Annie P Schloss agt Abr Krinsky et al; Myers & Goldsmith, attys.
Bergen st, ns, 95 w Ralph av, 106.9x 107.2; Harry L Cohen agt M & M Realty & Constn Co et al; J J Schwartz, atty.
6TH av, 548; Hopkins Security Co agt Herman Reis et al; Jonas, Lazansky & N, attys.

DEC. 4.

Cropsey av, sws, 138.1 se Bay pkwy, 20 x113.10; Anton Berberich agt Cecelia L Dwinell et al; M Hertz, atty.
Ryerson st, es, 100 n Myrtle av, 20x100; Emelie Heilbrunn agt Alois Lazansky as exr, &c, Mary Rheims (decd) et al; Jonas, Lazansky & N, attys.

St Marks av, ss, 392.4 e Troy av, 25x100; Jno F Foley & ano as trstes of Ann Reid agt Wm H Taylor et al; W J Martin, atty.
Hudson av, es, 130.9 n Myrtle av, runs e100xn66xw40x84xw60x82 to beg; Jacob Roberts agt Jos Cohen et al; I H Garlick, atty.
63D st, sc 18 av, 82.6x119.2x82.6x120.4; Geo T Mortimer agt Bklyn Realty Sellers et al; F M Sanders, atty.
Keap st, nws, 163.10 ne Lee av, 19.2x100; Edw C Wright as exr, &c, Eli2 Lowerre agt Katie Goldberg et al; W H Good, atty.
Livonia av, swc Jerome, 20x80; Louis E Tepp agt Geo D Brown & ano (specific performance); L E Brown, atty.
Lots 1105, 1106, 1132 & 1133, blk 19, map 3, Vanderveer Park, belonging to Ger-mania R E & Impt Co; Bklyn Mutual B & L Assn agt Jno Speakman et al; Remsen & Parson, attys.
60TH st, nes, 140 nw 15 av, 40x100.2; Max Korenman agt Ida Korenman et al; L C Hamburger, atty.
Scholes st, swc Manhattan av, runs s25 xw75xs25xw25xn50xe100 to beg; Saml R Smith Infirmiry agt Benj Davis et al; H L Thompson, atty.
25TH st, ns, 210 w 4 av, 75x130.10x75x 138.3; Jas V Johnson agt Danl Ryan & ano (foreclosure mechanic's lien); H O Dobson, atty.
Watkins st, es, 100 n Livonia av, 25x100; Mary E Hurst agt Katie Steinberg et al; S P Hubbard, atty.
Clarendon rd, ns, 80 w E 26th, 20x80; Bklyn Trust Co agt Moses E Rountree et al; Dykman, Oeland & Kuhn, attys.
Bay 10TH st, nws, 420 sw Bath av, 40x 96.8; Annie E Myers agt Jas Munday et al; T J Evers, atty.
93D st, sec Shore rd, 618x200; also 94TH ST, sec Shore rd, 618x100; Louis H Porter agt Marion A Smith (warrant of attach-ment); W C Dodge, atty.

FORECLOSURE SUITS. Manhattan and Bronx.

NOV. 30.

Hughes av, es, Lot 204 map of prop of S Cambreling, Bronx; Jno Bussing Jr et al agt Rosa Nuovo et al; S Williamson, atty.
Ludlow st, nws, 157.11 sw Hester, 19x 87; Farmers Loan & Trust Co agt Kate Frank et al; Geller, Rolston & Horan, attys.
136TH st, 547 E; Marie Steindler agt Julius Ahrweiler et al; Otterbourg, Steindler & Houston, attys.
101ST st, 122 W; Jno C Wilmerding et al agt Meyer Goldberg et al; R & E J O'Gorman, attys.
Lots 119-120 map of prop of Henry Morgenthau, Bronx; Jane E Clark agt V B Constn Co et al; H Swain, atty.
DEC. 2.
Ryer av, es, 34.5 s 180th, 50.4x irreg; Bronx Savings Bank agt Stephen A Whis-ten et al; D B Simpson, atty.
Heath av, 2880-2; Thos M Crowley et al agt Pouch Realty Co; Fuller & Prest, attys.
131ST st, 835 E; Marie Saltzslider, trste agt Mary A Nolan et al; H Swain, atty.
24TH st, 316 E; Mary E Haviland agt Nathan Isenberg et al; Taylor & Coward, attys.

DEC. 3.

115TH st, 4-6 E; Wilson M Powell agt Nellie R Birkholz et al; W M Powell, atty.
144TH st, ns, 150 w Bway, 100x99.11; two actions; Michl F Burns agt Plain-field Land & Bldg Co et al; Moos, Prince & Nathan, attys.
Elizabeth av, ns, 300 w City Island av, 275x100x irreg; Saml J T Wood agt Har-net Realty Co et al; Marsh & Weaver, attys.
109TH st, 161 E; N Y Dispensary agt Chas Cohn et al; F de P Foster, atty.
DEC. 4.
So Boulevard, nwc 187th, 50x100.1; Dol-lar Savgs Bank of the City of N Y agt Francis Conlon et al; Lexow, Mackellar & Wells, attys.
Lots 255 & 256, map of Estate of Eliz R B King, Bronx; Danl Stiess agt Martin J Earley et al; E Miehlng, atty.
7TH av, sws, 113th, 75.11x100; German Savgs Bank in the City of N Y agt Ma-thilde M Mertens et al; M Auerbach, atty.
124TH st, ss, 406.6 w 1 av, 18x100.11; Sarah B Spies agt Thos A Jardines et al; T L Carman, atty.
Lot 40, Block 3295, Sec 12, land map of City of N Y; Mabel G Maynard agt Ralph Lewine et al; Eisman, Levy, Corn & Le-wine, attys.
Tinton av, es, 148.10 s 156th, 25.6x148.10 xirreg; Jas W McElhinney agt Danl Har-ris; J W McElhinney, atty.
72D st, 161 E; Robt Graves et al agt Margt R Mulvaney et al; M S Borland, atty.

DEC. 5.

121ST st, 261 W; General Synod of the Reformed Church in America agt Abr Schneider et al; Reed & Pallister, attys.
125TH st, 332 E; Broadway Savgs Instn of the City of N Y agt Aetna Mtg Co et al; R Kelly, atty.

E Broadway, 211; Herbert Fischer agt Annie F Haber et al; Frankenthaler & Kaufmann, attys.
Lot 37, map Seton Homestead, Bronx; Odell C Butler et al agt Elda E Shaffer et al; C W H Arnold, atty.
Brook av, 1463; Rafael Diez de la Cor-tina agt Abr Shatzkin et al; S William-son, atty.
134TH st, ss, 206.6 w Willis av, 25x100; Fortuna Widows & Orphans Fund agt Dakota Realty Co et al; L H Berliner, atty.
DEC. 6.
26TH st, 249 W; Franklin Savgs Bank in City N Y agt Albt G Pfeiffer et al (amended); W M Powell, atty.
Independence av, es, 336 s River, 182x 385x150x300, Bronx; Metropolitan Life Ins Co agt Geo D Eldridge et al; Woodford, Bovee & Butscher, attys.
Av A, es, 48.10 s 87th, 15.7x81x14.10x81; Jas Conway agt Jacob D Lipkowitz et al; Webber & Webber, attys.
22D av, ss, lot 1017, map of Village of Wakefield; Wm Hochstein agt J B & G Constn Co et al; Frankenthaler & Kauf-mann, attys.
153D st, ns, 137.6 e 8 av, 75x99.11; two actions; J Frederic Kernochan et al agt Saml Cohen et al; H F Miller, atty.
19TH st, 211-15 W; Clement March agt Percival C Ketterer et al; H F Miller, atty.
138TH st, 129 W; Clara Milhauser agt Matilda Henry et al; L S Marx, atty.
120TH st, 239 E; House of Mercy, N Y, agt Jno Harper et al; Alexander & Stern, attys.
Heath av, 2884; Katherine Baum agt Pouch Realty Co; Alexander & Keenan, attys.
153D st, ss, 200.3 e Morris av (old line), 50x100; Wm C Bowers exr agt Henry K S Williams et al; M S Borland, atty.

BUILDING LOAN CONTRACTS. Manhattan and Bronx.

NOV. 30.

160TH st, 423-5 E; Jas G Wentz loans Hermax Realty Co to erect a 5-sty apart-ment; 7 payments. 35,000
180TH st, ns, 108.7 e Daly av, 100x154.1; Ver Planck Estate loans Arc Realty Co to erect a 5-sty store &c; 7 payments. 4,500
DEC. 2.
180TH st nec Pinehurst av, 101.7x100; M M Realty Co loans Emmay Realty Co to erect a -sty bldg; — payments. 40,000
180TH st, nec Northern av, 110x100; same loans same to erect a -sty bldg; — payments. 40,000
DEC. 3.
Elm pl, nwc 188th, 84.4x29.3; Manhattan Mortgage Co loans Schorn Co; to erect a 5-sty apartment; 14 payments. 24,000
185TH st, ns, 105 e Tiebout av, 38x83.3; same loans same; to erect a 5-sty apart-ment; 14 payments. 20,000
185TH st, ns, 57 e Tiebout av, 38x83.3; same loans same; to erect a 5-sty apart-ment; 14 payments. 20,000
Barnes av, ws, 70 s Bartholdi, 38x113; Frank T Warburton, atty, loans Raffaella Paonessa; to erect a 2-sty dwg; — pay-ments. 4,500
69TH st, ss, 25 w Columbus av, 55x100.5; Germania Life Ins Co loans Westport Constn Co; to erect a -sty bldg; — pay-ments. 175,000
DEC. 4.
Monroe av, nec 175th, 39x70; Manhat-tan Mtg Co loans Phelan Bros Constn Co to erect a 5-sty apartment; 13 payments. 25,000
DEC. 5.
Fox st, nwc 167th, 48.7x78.8; City Mtg Co loans J C Gaffney Constn Co to erect a 5-sty apartment; 11 payments. 45,000
Bronxdale av, ws, 25 n Kinsella, 25x95; Saml J Ashley loans Bailey Contracting Co to erect a — sty bldg; — payments. 5,000
185TH st, ns, 100 e Park av, 50x100; City Real Estate Co loans Spear Constn Co to erect a — sty bldg; — payments. 5,000
DEC. 6.
No Building Loan Contracts filed this day.

ATTACHMENTS. Manhattan and Bronx.

NOV. 28, 29 & 30.

No Attachments filed these days.
DEC. 2.
Burns, Owen; Geo H Miller; \$356.79; Gallert & Heilborn.
Gray National Telantograph Co; Ever-ett P Ketchum; \$4,000; Ketchum & Mar-cus.
Remington Standard Motor Co; Chas M Manley; \$3,641.90; Weed, Henry & Meyers.
Weil, Chas, J Walter Farrell, Sumner S Weil & Jno McKay; Robt E J Corcoran; \$4,915.75; Rushmore, Eisbee & Stern.
DEC. 3 & 4.
No Attachments filed these days.



DEC. 2.

Williams av, 734-42; Moses Annenberg agt Mathan Rolnick. 60.00
Malta st, nwc Hegeman av, —x—; Moses Annenberg agt Jacob Gordon. 55.00
Albemarle rd, sec E 4th, 40x100; Fred Hafner agt Mary F Weittkamp. 75.00
Hegeman av, ns, 60 e Hinsdale, 40x90; Harry Chervon agt Sophia Gordon, Jennie Brown, Jake Pesetzky & Mendel Gorden. 85.00
Nostrand av, ws, 40 s Union, 80x100; Danziger Painting Co agt Philip Bierschank. 75.00
Bergen st, ns, 180 w New York av, 120x114.5; H C Herberg agt New York-Bergen Co & S Squillace. 1,025.00
Essex st, 365; Isaac Kruger agt Isadore Shapiro & "Jno" Levin. 110.00
Hopkinson av, 482-8; Harris, Silvers Baker Co agt Sam How Amusement Co & Wm Henderson (Inc). 3,000.00
Nostrand av, ws, 40 s Union, 40x80; Danziger Painting Co agt Philip Bierschank. 309.18
Church av, ss, 138 w E 18th, 50x100; South Bklyn Marble & Tile Co agt Albt Edwards Realty Co. 78.00
McDougal st, nwc Rockaway av, 100x100; National Fireproofing Sash & Door Co agt Becky & Bernard Schoenfeld & Weinstein & Katz. 330.00
E 22D st, ws, 287 n Kings Highway, 40 x100; Cropsey & Mitchell agt Frank Straher & Eliz Chaffers & Chaffers Constn Co. 352.94

DEC. 3.

Grafton st, swc Blake av, —x—; Sam Kartzman agt Kay Bldg Co, Maurice Kennedy Beatrice Janpol & Isaac White. 340.00
Hopkinson av, 482-8; Lewis Harding & Co agt Sam Howe Amusement Co & Wm Henderson (Inc). 3,950.00
Winthrop st, sec Flatbush av, runs e 219.8x132.6xw71.6xw27.6xw137.5 xw105.7 to beg; Henry Miles & Sons agt Wm A A Brown. 2,646.00
Schenk av, es, 171 s Belmont av, 29.6x100; Kosonovsky Bros (Inc) agt Saml Schatz. 7,000.00
Stockton st, 135; Jacob Perlman agt Ernestine Rosenberg & Jacob Cottler. 100.00
Hopkinson av, 480-2; A C Horn Co agt Sam Howe Amusement Co & Wm Henderson (Inc). 105.00
Rockaway pkwy, es, 180 s Church av, 40x100; August W Schmitt Jr agt Jno Peterson. 50.50
51ST st, ss, 320 e 8 av, 60x100.2; Chestnut Ridge White Brick Co agt O'Neill & Kelly Constn Co. 182.00

DEC. 4.

Hopkinson av, 482-8; Lewis Harding & Co agt Sam Howe Amusement Co & Wm Henderson (decd). 3,950.00
Bergen st, ns, 95 w Ralph av, —x—; Filippo Spina agt M & M Realty Constn Co. 640.00
Willow pl, 38-40; David Zaslav agt Fred Graves. 55.00
Furman st, ss, 216.9 s Montgomery, 197.6 x300; Isaac Moritz agt N Y Dock Co & Tucker & Vinton. 608.75
Classon av, 740; Patk J McAuliffe & ano agt Frank Viglianta & Michl Penna. 200.00
Quincy st, 761; Nathan Lemisch agt Mary Brennan. 77.75

SATISFIED MECHANIC'S LIENS. Manhattan and Bronx.

NOV. 30.

Broadway, ws, whole front bet Barclay & Park pl; A P Bigelow & Co agt Bway Park Place Co et al; Nov1'12. 36.42
23D st, 115-7 E; same agt Jno Doe et al; Nov1'12. 50.29
Broadway, ws, whole front bet Barclay & Park pl; Candee, Smith & Howland Co agt Bway Park Place Co et al; Nov2'12. 114.00
Same prop; Hull, Grippen & Co agt same; Nov1'12. 19.00

DEC. 2.

Park pl, 2-10, & Broadway, 227 to 236; Jeanette Glass Co agt Broadway & Park Place Co et al; Nov1'12. 1,035.72
64TH st, 174 E; Greenfeld Iron Works agt Laura Roosevelt et al; Nov29'12. 24.98

DEC. 3.

24TH st, 411 E; Hirsh Greenberg et al agt Danl E Wood et al; Apr27'12. 79.72
27TH st, 161 W; Harry Sladin et al agt Twenty-eighth St & Seventh Ave Realty Co et al; July15'12. 38.00
40TH st, 408-12 W; J K Brown & Co agt Church of St Clement Mary et al; Nov13'12. 85.00
Prospect av, nec 187th; R Handelson & Son agt P & F Constn Co et al; Nov6'12. 80.00

DEC. 4.

Broadway, 491; Heine & Co agt Adams Sand & Bldg Co et al; Nov19'12. 264.00
165TH st, ns, 50 w Stebbens av; Morris Green, agt Herbert H Herman Co et al; Nov11'12. 75.00
60TH st, 249 W; Harry Grohman agt Geo W Eisney et al; Mar25'12. 76.35

11TH av, 644; Albt Oliver agt Jos S Auerbach et al; Nov14'12. 4,066.53
4TH av, 261-5; Alpha Portland Cement Co agt J H & C K Eagle, Inc, et al; Nov13'12. 7,431.65
11TH av, 644; Alpha Portland Cement Co agt Jos S & A Leopold Auerbach et al; Nov13'12. 9,954.88

DEC. 5.

43D st, 217 W; Empire Carting Co agt N Y Times Bldg Co et al; Nov14'12. 800.00
Barretto st, nec Simpson; Spadacini & Williams agt Simbar Realty Corp et al; Nov18'12. 1,117.85
Jacob st 16-22; Franklin st 69 & Cliff st, 95-7; Monument Plaster Co agt Mary B Garmon et al; Oct23'12. 333.89
147TH st, 514-16 W; Alpha Portland Cement Co agt United Electric Light & Power Co et al; Nov20'12. 2,973.93
Same prop; A C Horn Co agt same; Nov14'12. 252.00
Same prop; Alpha Portland Cement Co agt same; Nov18, 1912. 2,973.93
43D st, 217-29 W; Alpha Portland Cement Co agt same; Nov14'12. 7,959.76
53D st, 37 E; Wm H Oliver agt Collins L Balch et al; Oct4'12. 764.90

DEC. 6.

4TH av, sec 21st; Empire Carting Co agt J H & C K Eagle Inc et al; Nov14'12. 400.00
11TH av, 644; Collins Lavery & Co agt D Auerbach & Sons et al; Dec4'12. 1,767.50
3D av, 3662; Wm V Kiehle Co agt Mary E Sheehan et al; Sept27'12. 1,260.00
11TH av, 644; Empire Carting Co agt D Auerbach & Sons et al; Nov14'12. 1,662.50
43D st, 217-29 W; R I W Damp Resisting Plant Co agt N Y Times Bldg Co et al; Nov25'12. 835.00
14TH st, 234-40 E; Isaac Metz agt Stuyvesant Constn Co et al; Nov18'12. 675.00
4TH av, sec 21st; Pelham Operating Co agt J H & C K Eagle Inc et al; Nov13'12. 1,059.88

Hoe av, ws, 168 s Aldus; Arlando Marine agt Mack Constn Co Inc et al; Nov21'12. 200.00

Borough of Brooklyn.

NOV. 27.

Grafton st, es, 500.5 s Pitkin av, 80x100; Empire City Lumber Co agt Diamond Impt Co; Rose Aronowitch & Henry Levy; Oct28'12. 277.69
Same prop; East New York Mason Material Co agt same; Nov1'12. 368.57
St Johns pl, ss, 240 w Albany av, 30x96.4; Benj Perlmutter agt Thos Mahon; Aug27'12. 40.00
Grafton st, es, 500.5 s Pitkin av, 80x100; East New York Mason Material Co agt Diamond Impt Co; Oct28'12. 368.57
Same prop; Interborough Sash & Door Co agt same; Oct28'12. 350.00

NOV. 28.

E 16TH st, es, 340 n Av T, 40x100; Fred C Vanderpool agt Jan A Williams Bldg Co & Jan A Williams; Aug30'12. 97.60

NOV. 29.

E 16TH st, es, 420 n Av S, 40x100; H Wilberg agt Jan A Williams Impt Co; Aug28'12. 120.00
Same prop; Bklyn Builders' Supply Co agt same; Aug29'12. 251.23
Bristol st, es, 230 n Sutter av, 70x100; Standard Lime Co agt Barrington Realty Co, David Bershadsy, Sam Morris Impt Co; Oct8'12. 431.19

NOV. 30. ....

Park av, 542-4; Geo Barczik agt Bklyn Heights R R Co & Washington Athletic Club; Aug12'12. 321.32

DEC. 2.

Pierrepont st, ns, 125 e Clinton, 25x80; Ulysses G Scollay as exr Jno A Scollay agt Geo S Cochran; Oct11'11. 209.00
Church av, nec E 2d, —x—; Edw E Peirson Co agt Meyer Realty Co & Ludwig Obermeyer; Sept14'12. 53.00
S 18T st, sec Roebling, —x—; Grossman Bros & Rosenbaum agt Mornat Realty Co & Pauline Friedman; Sept18'12. 125.00

Pennsylvania av, es, 150 n Pitkin av, 25 x110; Northwestern Cornice & Roofing Co agt Howard De Graw Co; June26'12. 200.00

74TH st, ss, 300 w 12 av, 60x100; Jos Demasi agt Rocco & Domenico Daversa; Nov1'12. 3,455.87

Union st, ns, 100 w Troy av, 80x100; also UNION ST, ss, 100 w Troy av, 120x95; Jas Cortese agt Gustave E Callmander; Sept25'12. 120.00

W 7TH st, es, 340 n Av O, 26x100; Bklyn Builders Supply Co agt Jno M O'Grady & Lawrence A Brennan; May21'12. 657.47

E 7TH st, es, 160 s Av O, 240x120.6; Simon Gasner agt Drucker Constn Co; Oct17'12. 350.00

Ashford st, ws, 90 n Dumont av, 100x100; Jacob Himmelstein & ano agt Drapkin & Goldberg Constn Co; Nov7'12. 430.00

77TH st, es, 340 w 21 av, 20x100; Wm M Young agt Saml Klenofsky & Morris Baskin & Morris Fink; Dec23'11. ....

DEC. 3.

Nassau av, ns, 18 w Jewell, 16.5x75; Bernet Smith agt Saml Baruth & Hyman Parker; Dec20'11. 95.00

Same prop; Hyman Parker agt Saml Baruth & Isaac Polatchek; Dec5'11. 95.00

Grafton st, 57-63; David Kerness agt Diamond Impt Co; Nov20'12. 261.00

Sheffield av, es, 80 n Blake av, 70x95; Morris Rosenblatt agt New Lots Realty Co et al; June18'12. 62.75

Lexington av, 312; Jno F Clark agt Delia Walsh; Nov25'12. 200.00

DEC. 4.

W 25TH st, 2936; Zack's Lumber Co agt Abbott B & Ray Koppel; Nov26'12. 137.93

Bay 17TH st, sec Bath av, —x—; Terker Iron Works (Inc agt Savario Urseth; Nov27'12. 1,750.00

\*Discharged by bond.

\*Discharged by order of Court.

\*Discharged by deposit.

ORDERS.

Borough of Brooklyn.

NOV. 27 & 29.

No Orders filed these days.

NOV. 30.

Essex st, es, 96.2 s Atlantic av, 75x100; Jacob S Sulsky on Home Title Ins Co to pay Jacob Blocharsh. 555.00

DEC. 2.

Van Sielen av, es, 125 s Livonia av, 100x100; Cohen & Schwartz Constn Co on Williamsburgh Savings Bank to pay Colwell Lead Co. 500.00
57TH st, ns, 180 e 7 av, 60x100; York-Penn Co on Home Title Co to pay J Panarallo. 200.00

DEC. 3.

Essex st, es, 96.2 n Atlantic av, 75x100; Jos D Cohen (Inc) on Home Mtg Investment Co to pay Abe Tankus & ano. 210.00
Hooper st, ns, 100 w Bedford av, 89.4x100; E D Constn Co on Title Guar & Trust Co to pay Kayfetz Bros Inc. 1,800.00

DEC. D.

No Orders filed this day.

Cristobal Docks and Sheds.

Plans for the superstructures for the Atlantic terminal docks at Cristobal, Colon, are being prepared. In considering the equipment for the new docks the committee in charge, in its report of April 11, 1912, recommended that in view of the uncertainty existing as to the amount of freight to be handled at the Atlantic terminal after the completion of the canal work, no cargo handling cranes or special unloading appliances be installed, with the exception of unloading masts, designed for holding blocks and falls, and that all transfer of freight inside of the dock structures be done with hand or electric trucks, depending on the distance to be traversed and other conditions. In unloading cargo it was determined that single pieces too heavy to be handled by ships' booms, namely, 10 tons or over, could be taken care of by crane boats.

The dock and pier construction at present decided on will give a total frontage of 3,890 feet, in addition to 398 feet frontage at the head of the slip for a small boat landing or sufficient to provide berthage to five vessels of the size of the Panama Railroad steamer Ancon at one time. Out of this total frontage there will be under cover about 218,760 square feet of dock space.

Government Technical Bulletins.

The following bulletins have been issued by the United States Geological Survey at Washington, of which George Otis Smith is the director:

"The Manufacture of Coke in 1911" by Edward W. Parker; "The Production of Platinum and Allied Metals in 1911" by Waldemar Lindgren; "The Production of Peat in 1911" by Charles A. Davis; "The Production of Fluorspar and Cryolite in 1911," by Ernest F. Burchard; "The Production of Feldspar and Quartz in 1911" by Jefferson Middleton; "Silver, Copper, Lead and Zinc in the Central States in 1911" (Mine Production) by B. S. Butler and J. P. Dunlop; "The Production of Iron Ore, Pig Iron, and Steel in 1911" by Ernest F. Burchard; "The Production of Mineral Waters in 1911" by George Charlton Matson, with a paper on the "Concentration of Mineral Water in Relation to Therapeutic Activity" by R. B. Dole.

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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. 2334

New York, December 7, 1912

(23) PRICE 20 CENTS

### STREET INDEX OF RECORDED CONVEYANCES

Showing street and number of Manhattan Conveyances recorded during the current week.

Bank st, 34.	37th st, 508 W.	97th st, 118 E.	129th st, 32 W.	Park av, 711.
Bayard st, 70.	38th st, 316 E.	98th st, 147, 151 W.	130th st, 53-5 E.	Riverside dr, 445, 448.
Broome st, 71.	38th st, 58 & 433 W.	99th st, 10½, 136 & 155-	130th st, 102 W.	Riverside dr (es), 2088-
Canal st, 42-4.	40th st, 541-3 W.	7 W on map 153-5	131st st, 4-6 W.	74.
Clinton st, 16.	41st st, 214 E.	100th st, 9-11 W.	132d st, 43 W.	St Nich av, 1447.
Cooper st (ss), 2241-4.	45th st, 522 W.	101st st, 205-7 E.	138th st, 107 W.	St Nich av (es), 1958-38.
East Bway, 266.	47th st, 2-6 & 141-3 W.	102d st, 202-4 E.	139th st, 40-50 W.	St Nich av (es), 2161-13
Eldridge st, 202.	48th st, 134 W.	103d st, 73 E.	140th st W (ss), 1737-40	Seaman av (ss), 2240-5.
Greenwich st, 560.	49th st, 342 E.	106th st, 61 & 205-7 E.	141st st, 227-9, 623 W.	Vermilyea av, 151-9.
Houston st, 65-7, 97 W.	51st st, 241-9 & 558 W.	107th st, 5 & 7 W.	141st st W (ns), 2088-	Vermilyea av (es),
Hudson st, 169-75.	52d st, 562 W.	109th st, 229 E.	75-82.	2233-52.
Isham st (ws), 2236-15-	57th st, 218, 249 E.	111th st, 29-31 E.	142d st (cc) 2088-106-	Vermilyea av (ws),
16.	60th st, 249 W.	111th st, 136-42, 507--9,	114.	2233-36.
Le Roy st, 19.	63d st, 22-8 W.	521 W.	150th st, 408-10, 531 W.	1st av, 149, 281-5, 635,
Mott st, 302-4.	68th st, 306 W.	113th st, 77 W.	152d st, 518-20, 529 W.	2060.
Mulberry st, 280-2.	69th st, 102-6 W.	115th st, 313 W.	162d st, 524-6 W.	2d av, 1855, 1946, 1960,
Pearl st, 277.	70th st, 229 & 420 E.	116th st, 438-40 E.	163d st, 444-6 W.	2186-90.
Perry st, 132-4.	71st st, 317 E.	116th st, 26 W.	Av B, 279.	3d av, 417.
St Marks pl, 42½.	72d st, 139, 223 E.	117th st E (ss), 1666-pt	Ams av, 65, 506-8, 1201,	5th av, 705-19, 1341,
Sheriff st, 66-8.	73d st, 157 W.	lt 31.	1268-2176-8.	1405.
Washington st, 268-70.	74th st, 210 & 406 E.	117th st, 305 E.	Bradhurst av, 43.	<b>WILLS.</b>
Waverly pl, 244-6.	74th st, 21 W.	117th st, 19-21, 361 W.	Broadway, 2321-31, 3641,	Houston st, 46-8 E.
West st, 288-9.	75th st, 406 E.	118th st, 326 E.	4300, 4380.	41st st, 351 E.
6th st, 807 E.	77th st, 210, 318-20, 342	118th st, 26 W.	Broadway (es), 2164-40.	48th st, 340 W.
10th st, 31-3 E.	E.	119th st, 18 W.	Broadway (es), 2172-32.	55th st, 118 E.
14th st, 329 E.	77th st, 153 W.	120th st, 349-53 E.	Bway (ws), 2243-273.	73d st, 153 W.
16th st, 417-9 W.	79th st, 155-61 W.	121st st, 508 E.	Central Pk W, 409.	90th st, 124 W.
17th st, 110 W.	83d st, 112½ & 115 E (c	122d st, 124-8, 214-6, 322	Claremont av, 189.	94th st, 8 E.
22d st, 423 E.	map 113-15).	E.	Lenox av, 523.	Amsterdam av, 2170.
27th st, 116-22 E.	84th st, 207 & 208 W.	123d st, 108 W.	Lex av, 100, 350, 1328-	Audubon av, 180-2.
27th st, 225 W.	88th st, 261 W.	125th st, 213-23, 344 E.	38.	
30th st, 327-31 W.	95th st W, 1242-pt lt	125th st, 532 W.	Madison av, 64, 2078.	
36th st, 453 W.	29A.	127th st, 148 E.	Mt Morris Pk W, 35-8.	

#### 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.

corpn—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.





152D st, 518-20 W (7:2083-43), ss, 258.4 w Ams av, 41.8x99.11, 5-sty bk tnt; Plainfield Land & Bldg Co to Edwin Bruckheimer, 77 W 113; mtg \$37,000 & AL; Dec 2; Dec3'12; A\$22,500-49,000. nom

Lenox av, 523 (7:1921-30), ws, 24.11 n 136th, 25x75, 5-sty stn tnt & str; Isaac Newman to Pearl Moser, 3671 Bway; 1/2 pt; mtg \$22,500; Dec4; Dec5'12; A\$17,500-26,000. nom

2D av, 2186-00 (6:1684-4), es, 84.2 s 113th, 41.8x100, 6-sty bk tnt & str, except gore, as follows, begins 100.10 s 113th & 100 e 2 av, runs s3.10xsw— to pt 95.7 e 2 av & 109.2 s 113th xne— to beg; Lawyers Mtg Co to Basonio Constn Co, 198 Bway; B&S; Nov25; Dec4'12; A\$17,000-49,000. O C & 100

MISCELLANEOUS CONVEYANCES. Borough of Manhattan.

Broad st, 77-9 (1:29-62); consent to Rapid Transit R R; Emily A Zollikoffer to City N Y; June27; Nov29'12.

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183D st, 455 E (11:3038), ns, 204.7 w Washington av, 35x100, 4-sty bk tnt; Franklin Leonard Jr, ref, to Creston Co, acorpn, 440 Tremont av E; mtg \$22,000 & AL; FORECLOS Dec2; Dec3'12. 50
183D st, 459 E (11:3038), ns, 169.7 w Washington av, 35x100, 4-sty bk tnt; Franklin Leonard Jr, ref, to Creston Co, a corpn, 440 Tremont av E; FORECLOS Dec2; Dec3'12. 20,000
183D st, 541 E (11:3052), nes, 102.11 nw 3 av, runs ne25xse3xne75xnw23xsw100 to st xse20 to beg, 1-sty bk str; Bingle Realty Co to Wm J Williamson at Plandome Park, LI, & Harry C Bryan, 600 E 164; mtg \$6,000; Dec3; Dec4'12. O C & 100
183D st, 51-9 W, see Grand av, nwc 183d. Tiebout av, 2460.
188TH st, 301 E, see Tiebout av, 2460.
188TH st E, nwc Elm pl, see Tiebout av, 2460.
193D st E, nwc Webster av, see Webster av, 2597.
194TH st, 385 E, see Decatur av, 2630.
196TH st, 230 E, see Valentine av, see 196th.
198TH st, 381 E, see Decatur av, 2806.
199TH st, 380 E, see Decatur av, 2340-2.
207TH st E (12:3343), ns, 494.3 se Bainbridge av (Woodlawn rd), 62.6x31.4x64.9x 48.4, vacant; Hattie B Jackson to Walter Williams, 113 W 134; mtg \$2,500; Nov29; Nov29'12. O C & 100
223D st E (\*), ss, 180 e White Plains av, 50x114, Wakefield; Maria Squillante to Rosie Anunziato, 2059 1 av; Apr25'11; Nov29'12. nom
224TH st E (\*), ns, 180 w Bronxwood av, 25x114, Wakefield; Wm F Burrough, ref, to Isabella Sprunt; mtg \$1,800; FORECLOS Oct31'99; May31'04; Nov29'12. 500
225TH st E (\*), ns, 480 e Barnes av, 25x 114; Perfect Home Co to Hy R Muller & Ida C, his wife, 500 W 131, tenants by entirety; mtg \$5,000; Nov28; Dec2'12. O C & 100
233D st E (12:3363), ns, 25.3 w Napier av, runs w 25.3x110.3x4xw50x25x100 to Napier av xs25xw25xs99.7 to beg; vacant; Richd J Fell to Francis E McKiernan, 325 E 69; AL; Feb17; Nov29'12. nom
236TH st, 277 E (12:3377), ns, 135 w Katonah av, 25x100, 2-sty fr dwg; Anna Smith to Fairmont Realty Co, a corpn, 23 Fletcher av, Mt Vernon, NY; B&S; AL; Nov29; Dec2'12. nom
254TH st W (13:3421), sec Sylvan av, 50x100; also NEWTON AV (13:3421), es, 200 n 254th, 50x114.1 to Albany Post rd x 53.5x97, vacant; Jos Levi to Anna Levi, his wife, 2105 Bway; AL; Nov11; Nov30'12. nom
256TH st W (13:3421), ss, abt 75 e Newton av, 24.5x87.11x24.5x89.7; also NEWTON AV (13:3421), es, 344.7 s 256th, 75x28.4x78.9 x49.11; also NEWTON AV (13:3421), es, 125 n 254th, 25x78.9 to Albany Post rd x 26.11x69.1, vacant; Jos Levi to Van Cortlandt Park Realty Co, Inc, a corpn, 23 E 20; AL; Nov11; Nov30'12. nom
259TH st W, see Netherland av, see Netherland av, cl, 100 s 259th.
Alexander av, 223 (9:2313), ws, 20 n 137th, 26.8x75, 4-sty bk tnt & str; Stephen Miller to J Wm Kaiser, 158 Sickles av, New Rochelle, NY; mtg \$11,000; Nov26; Nov30'12. nom
Alexander av, 223 (9:2313), ws, 20 n 137th, 26.8x75, 4-sty bk tnt & str; Mathilde Weeremans to Stephen Miller, 1231 Tinton av; QC; Nov30; Dec2'12. nom
Albany Post rd, ws, abt 125 n 254th, see 256th W, ss, abt 75 e Newton av.
Albany Post rd, ws, abt 200 n 254th, see 254th W, see Sylvan av.
Andrews av, 2337 (11:3225), ws, 150 s Fordham rd, 25x100, 5-sty bk tnt; McLernon Realty & Constn Co to Amelia A Hach, 385 E 194; mtg \$20,000; Nov27; Dec 2'12. O C & 100
Andrews av, 2349, see Fordham rd, 120 W.
Anthony av 1727 (11:2890 & 2891), ws, 67.9 n 174th, 22.7x78.5x22x73.3, 2-sty bk dwg; Harry & Molly Druss to Bernard Green, 216 S 3, Bklyn; mtg \$6,000; Dec3 '12. O C & 100
Aqueduct av, late Macombs Dam rd (11,3216), swc 180th, 234.8x373.4x102, along a proposed st x353.9, vacant; Danl I Bradley to Mary B Averil, both at Lake Mahopac, NY; 1/4 pt; AL; Nov20; Dec2'12. nom
Barnes av, ns, 112.6 w Nereid av, see Nereid av, ss, 82.4 w Barnes av.
Bathgate av, 1598 (11:2919), ses, 160 sw 172d, 50x56.6, except pt for av, 1-sty fr dwg; Regina Tape to Margt Kenny, 151 W 99; B&S; AL; Nov2; Dec4'12. nom
Bathgate av, 1598; Margt Kenny to Robt D Tape & Regina, his wife, 247 Circuit rd, New Rochelle, NY; B&S; AL; Nov 2; Dec4'12. nom
Bathgate av, 1670 (11:2920), es, 16.3 s 173d, 16.8x81.1, 3-sty bk dwg; Louis Kaslin to Eliza C Klein, 264 Reid av, Bklyn; AL; Nov29; Dec2'12. nom
Bathgate av, 1964-S (11:3044), es, 55.6 n 178th, 53.5x80, 3 3-sty fr tnts; Mary E Shea to John Wholey, 1216 Ogden av; mtg \$19,000; Nov30; Dec2'12. O C & 100
Baychester av, ws, 200 n Railroad av, see Lawrence av, es, 200 n Railroad av.
Baychester av, ws, 225 n Railroad av, see Lawrence av, es, 200 n Railroad av.
Baychester av, ws, 250 n Railroad av, see Lawrence av, es, 200 n Railroad av.
Beach av (\*), ws, 456.8 s Gleason av, 25x100; Wm Barlow to Emily V Farrelly, 1134 Beach av; AL; Nov25; Dec2'12. O C & 100

Beach av, es, 42 n Davis, see Underhill av, es, 132.5 n Davis.
Belmont av (11:3079), ws, 91.6 n Tremont av or 177th, 14.9x95 to es Hughes av x0.9x96 to beg; gore; vacant; Jefferson M Levy to Peter A Engelson, 647 Tremont av; B&S; Nov30; Dec2'12. O C & 100
Belmont av, swc 179th, see Hughes av, es, at sws 179th.
Boone av, 1501 (11:3008), ws, 150 s 172d, 25x100, 3-sty fr tnt; Viau Land Co to Emma L Clare, 1925 McCausland av, St Louis, Mo; mtg \$6,000 & AL; Dec5'12. O C & 100
Boston rd, 970 (10:2621), ses, 53.8 sw 164th, 26.10x105.10x25x96, 5-sty bk tnt & str; Henry Straus to Anna L Gisin, 185 Central av, Bklyn; B&S & C A G; AL; Dec4; Dec5'12. nom
Boston Post rd (\*), ss, 125.11 e Dela-velle av, 10.9x119x28.4x137.4, except pt for Boston Post rd; Hudson P Rose Co to Michele Cannizzaro, 425 W 41; AL; Nov20; Nov29'12. nom
Boston Post rd (\*), ns, 201.8 w Fisher Landing rd, runs n269.2 to sws Fishers Landing rd xnw746.1 to es White Plains Turnpike xs628.5xe422.8xn178.1xe190.3 x s 204 to B P rd xe264.8 to beg, except pt for Boston rd; First Mtg & Real Estate Co to Dyre Ave Realty Co, a corpn, 165 Bway; AL; Dec2; Dec3'12. O C & 100
Boynton av, 1214 (\*), es, 135.11 n Westchester av, 40x100; American Real Estate Co to Isabel G Weston, 628 Washington, at Wellesley, Mass; mtg \$21,000; Dec2; Dec 3'12. O C & 100
Boynton av, 1218 (\*), es, 175.11 n Westchester av, 40x100; American Real Estate Co to Edna B Lewis, 430 W 119; mtg \$21,000; Dec2; Dec3'12. O C & 100
Boynton av, 1222 (\*), es, 215.11 n Westchester av, 40x100; American Real Estate Co to Edna B Lewis, 430 W 119 & Jean A Hunter, 503 W 121 as joint tenants; mtg \$21,000; Dec2; Dec3'12. O C & 100
Briggs av, nec Bronxwood av, see Bronxwood av, nec Briggs av.
Brook av, 1372 (11:2894), es, 73.4 s 170th, 24.4x100 to lands N Y & H RR, 4-sty bk tnt; Lillian B Koepke to David Mallen, Jr, 303 E 86; AL; Oct21; Dec5'12. nom
Brook av, 1463 (11:2896), ws, 55.5 n St Pauls pl, 22.3x35 to ws old Mill Brook x 22.9x34.1, with all title to strip on w — x—, 3-sty bk tnt & str; A S Realty Co, a corpn, to Henry A Schatzkin, 1805 Crotona av, 3/4 pt, & Saml Schatzkin, 980 Prospect av, 1/4 pt; mtg \$6,000 & AL; Nov 11; Dec5'12. O C & 100
Bronx Park av (\*), swc Lebanon, 25x 100; Moritz Steiner to Raphael Ceritto, 1003 E 179; mtg \$5,000; Dec3; Dec5'12. O C & 100
Bronxdale av (\*), ws, 25.3 n Kinsella av, 25.3x92.2x25x95.10, Jno Sohns to Bailey Contracting Co, a corpn, 320 Bway; AL; Nov29; Dec5'12. O C & 100
Bronxwood av (\*), ws, 68.1 s 216th, 25x —x—x63; Laconia Park; Marco Gim-melli to Frank Castelli, 2290 1 av; 1/2 pt; AT; mtg \$300; Sept25; Dec5'12. nom
Bronxwood av (\*), nec Briggs av, 56.5 x107xirregx100; Tripoli Realty Co to Girolama Traina, 28 2 av; mtg \$650; Dec4; Dec 5'12. O C & 100
Bronxwood av (\*), nec Briggs av; Tripoli Realty Co to Girolama Traina, 28 2 av; mtg \$650; Dec4; Dec5'12. O C & 100
Bronxwood av (\*), nec Briggs av, 181x 100x—x107; Arnaud G Heller to Tripoli Realty Co, a corpn, 2112 Quarry rd; mtg \$3,350; July3; Dec4'12. O C & 100
Bryant av, 1429 (11:2994), ws, 300 n Freeman, 50x100, 5-sty bk tnt; Cioffi Co to Jas T Barry, 1149 Boston rd; mtg \$39,000; Dec2; Dec3'12. O C & 100
Bryant av, 1986, see 178th, 1000-2 E.
Burke av (\*), ss, 70.2 e Bronx av, 19.11 x49.8x23.1x50.3; North Bronx Realty Co to Chas P Hodel, 311 E 136; mtg \$2,000; Nov29; Nov30'12. O C & 100
Carpenter av (\*), ses, 350 n 241st, 50x 100, Washingtonville; C Clayton Dean to Wilmer E Shoemaker, 543 West End av; AT; QC; Nov26; Nov29'12. nom
Carpenter av (\*), same prop; Guy P Dean to same; AT; QC; Nov26; Nov29'12. nom
Carpenter av (\*), same prop; Clara S Dean to same; AT; QC; Nov26; Nov29'12. nom
Carpenter av (\*), ws, — n 1st, part lot 1137, Wakefield, begins 50 s line bet 1136 & 1137, 34.6x105; Abr Jacobs to Barbara Schaefer at Hackensack, NJ; AL; Dec3'12. O C & 100
Castle Hill av (\*), ws, abt 172 n Westchester av, 25x108.1, Unionport; except part for av; Henry Osterholt to Valentine Frees at Fairfield Co, Conn, & Kath Peter, 50 Av A, Unionport; mtg \$7,500; Nov30; Dec3'12. O C & 100
City Island av (\*), see Beach, lots 254, 324 & 325 map Eliz R B King, at City Island. —x— to ws Minneford av, except pt for str; Martin J Earley to Henry Guion, 610 Greene av, Bklyn; AL; Dec5'12. nom
College av (9:2436 & 2439), es, 200 n 168th, runs e100x115xe100 to ws Findlay av, xn155xw200 to College av xs270 to beg; vacant; Conroy Bros, Inc, a corpn, to Casualty Co of America, a corpn, 133 William; collateral to secure performance of contract; AL; Nov29; Dec2'12. O C & 100
Comfort av (\*), ws, 100 n Jefferson av, 25x100; Mary Warren to Kath G Boland at Oak av, Tuckahoe, NY; mtg \$1,300; May15; Nov29'12. nom
Commonwealth av, ws, 125 s Mansion, see Waldo av, es, 200 n 236th.
Concord av (10:2577), es, 22.3 n 144th or St Josephs, runs e100xw1.10xw— to es —x— to beg; City Real Estate Co to Juliana Reynolds, 416 Concord av; QC; Nov 29; Dec4'12. omitted

Crimmins av (10:2556), ws, 387.4 n 141st, 25x80, vacant; Wm W Comstock to Frank-lin Lynch at Darian, Conn; mtg \$2,000 & AL; Aug10; Dec4'12. nom
Crimmins av (10:2556), ws, 387.4 n 141st, 25x80, vacant; Franklin Lynch to Francis B Chedsey at Yorktown, NY; B&S & C A G; mtg \$2,000 & AL; Nov12; Dec4'12. O C & 100
Cypress or Trinity av, 112 (10:2562), nec 133d (No 671), 19.9x80, 3-sty fr tnt & str & 1-sty fr str; Jacob Horowitz to Catherine & Water St Constn & Realty Co, a corpn, 14 Maiden la; mtg \$8,000 & AL; Dec2; Dec3'12. O C & 100
Decatur av, 2630 (12:3277), nec 194th (No 385), 20x100, 3-sty fr tnt & 1-sty fr str; Amelia A, wife Richd G Hach, to McLernon Realty & Constn Co, 143 W 188; mtg \$9,000; Nov30; Dec2'12. O C & 100
Decatur av, 2806 (12:3279), nec 198th (No 381), 90.4x25.4x90.11x25.4, 4-sty bk tnt & str; Henry Bosch to Gustave A Domidion, 3059 Bainbridge av; mtg \$22,000; Nov30; Dec2'12. O C & 100
Decatur av, 2840-2 (12:3279), sec 199th (No 380), 49.6x100, 6-sty bk tnt; Concourse Bldg Co to Geo Brickelmaier, 307 E 10; AL; Nov26; Dec2'12. O C & 1,500
Eden av (11:2823), ws, 93.4 n 173d, 50x 95; vacant; David Kraus to Pearl Gottlieb, 209 W 148; AL; Oct29; Nov29'12. nom
Edwards av (\*), es, 275 n 171st, 50x100; Hermann D Jacobs to Oscar A Pedersen, Gifford av, ss, near Balcom av; Nov27; Nov 29'12. O C & 100
Findlay av, nec 167th, see Teller av, w s, 100 n 167th.
Findlay av, ws, 315 n 168th, see College av, es, 200 n 168th.
Fordham rd, 120 W (11:3225), swc Andrews av (No 2349), runs n&w along rd 28.8x114.1xe20 to av xn100 to beg, 3-sty bk dwg; Janpole & Werner Constn Co to Aaron M Janpole, 562 W 144 & Louis Werner, 567 W 149; AL; Sept28; Dec3'12. O C & 100
Fordham rd, 120 W; Aaron M Janpole et al to Janpole & Werner Holding Co, a corpn, 206 Bway; AL; Sept28; Dec3'12. O C & 100
Fordham rd, 124 W (11:3225), ss, 240.8 e Loring pl, 21.9x102.11x18.4x91.3, 3-sty bk dwg; Janpole & Werner Constn Co to Aaron M Janpole, 562 W 144 & Louis Werner, 567 W 149; AL; Sept28; Dec3'12. O C & 100
Fordham rd, 124 W; Aaron M Janpole et al to Janpole & Werner Holding Co, a corpn, 206 Bway; AL; Sept28; Dec3'12. O C & 100
Fulton av, 1711 (11:2930), ws, 108.11 s 174th, 17.11x83.5x18x84.2, 2-sty bk dwg; Reliable Constn Co to Curtiss P Byron, 2224 Ams av; mtg \$4,500 & AL; Dec2; Dec 3'12. O C & 100
Fulton av, 1711; Custiss P Byron to Tillie Weisberger, 1715 Fulton av; mtg \$4,500 & AL; Dec2; Dec3'12. O C & 100
Gleason av (\*), ns, 405 e Havemeyer av, 25x108; Adolph Goldgeier to Sidney B Hickox, 2246 Gleason av; AL; Nov30; Dec2'12. nom
Grand Blvd & concourse, 2437 (11:3165), ws, 89.11 s 189th, now 188th, 50x90, 1 & 2-sty bk garage; Gustave A Domidion to Henry Bosch, 209 Willis av; mtg \$8,000; Nov30; Dec2'12. O C & 100
Grand av (11:3209), nwc 183d (Nos 51-9), 100x100, 4 3-sty dwgs & 3-sty bk tnt & str on cor; Janpole & Werner Constn Co to Aaron M Janpole, 562 W 144, & Louis Werner, 567 W 149; AL; Sept28; Dec 3'12. O C & 100
Grand av (11:3209), same prop; Aaron M Janpole et al to Janpole & Werner Holding Co, a corpn, 206 Bway; AL; Sept28; Dec3'12. O C & 100
Heath av, 2915 on map 2909 (12:3260), ws, 60.10 s 230th, 17.10x90, 2-sty fr dwg; Mary E Champoll to Benj J & Emma Zee, at Toms River, NJ; mtg \$4,000; Dec 3; Dec5'12. O C & 100
Hoe av, 1161 (10:2745), ws, 272.3 s Home 25x100, 5-sty bk tnt & str; Herman Rosenbaum to Danl L Korn, 944 Park av; mtg \$19,750; Nov30; Dec3'12. nom
Holland av (\*), plot begins 490 e White Plains rd at point 120 n along same from Morris Park av, runs e100xn50xw100xs50 to beg, with right of way over strip to Morris Park av; Marc Lutter to Rebecca Jackson, 763 E 156; mtg \$4,400 & AL; Dec 2; Dec3'12. O C & 100
Honeywell av (11:3125), sec 182d, 109.6x 20.3 to ws old 1st x106.7x17.6, 4-sty bk tnt; Jennie E Brolles to Beatrice Tuoti, 1538 Walton av; mtg \$16,500; Nov18; Dec 3'12. nom
Hughes av, es, 85 n Tremont av, see Belmont av, ws, 91.6 n Tremont av.
Hughes av (11:3079), es, at sws 179th, 73.4x95 to ws Belmont av x59x96, vacant; Curtiss P Byron to Reliable Constn Co, Inc, a corpn, 1126 Union av; mtg \$11,000 & AL; Nov25; Dec3'12. O C & 100
Hughes av, 2319 (11:3073), ws, 250 s 186th, 25x87.6, 4-sty bk tnt; European Constn Co to Ermelinda Astorino & Nicola Capillupi, both at 2319 Hughes av; mtg \$12,000; Nov16; Nov29'12. O C & 100
Hughes av, 2530 (12:3273), es, 229.4 n Pelham av, 14.5x87.6, 2-sty bk dwg; Jas J Watson to Julia J McCormack, 137 Homestead av, Hartford, Conn; Nov12; Dec5'12. O C & 100
Hull av, ws, 125 n 209th, see Perry av, es, 125 n 209th.
Intervale av (11:2965), ws, 185.4 s Jennings, 170x110; vacant; Jno Robertson et al to Jacob Streifer Co, a corpn, 1135 Intervale av; mtg \$20,000; Dec5'12. O C & 100





149th St Realty Co to Wm Gibson, 411 E 140 & Gustave Beiswenger, 1533 Commonwealth av. May7'12; 2ly ending July31'12; Nov29'12. 8,000 to 16,000

1451ST st, 401 E, see Melrose av, 620.

1463rd st E (10:2711 & 2713), nec Kelly, 75x84.6; sobrn of Ls to mtg for \$65,000; Newport Realty Co, 35 Nassau & Max Nowak, 933 Longwood av with Lawyers Mtg Co, a corpn, 59 Liberty; Nov25; Dec 4'12. nom

1467TH st, 841 E (10:2692), cor str & small str adj same & 6 rooms above str & front pt of b; Charlotte J Herbst to Edw Huse, 641 E 167; 5yf Aug1; Dec3'12. 1,080 to 1,200 nom

1480TH st, 662 E (11:3080); asn Ls; Patk Kerrigan to Wm J Dolan, 226 W 144; AT; Dec5'12. nom

1480TH st, 662 E (11:3080); asn Ls; Wm J Dolan to Jno A Devine, 441 E 180; Dec 5'12. nom

1480TH st, 747 E (11:3096), ns, 100 from Prospect av, Apollo Theatre; sobrn of Ls to mtg for \$5,000; Bert Weiner with Flora E Solomon, 536 W 113; Nov19; Nov29'12. nom

1Melrose av, 620 (9:2374), nec 151st (No 401); str & c; Benj Benson to Puritan Art Fixture Co, 614 Melrose av; 3yf Oct1; Dec3'12. 540 nom

1Southern blvd, 1951 (11:2960), swc Tremont av; sobrn of Ls to mtg for \$64,000; John McNulty, 3058 Bainbridge av, & Sheffield Farms-Slawson-Decker Co, a corpn, 524 W 59, with Greenwood Cemetery, a corpn, 170 Bway; Nov13; Nov30'12. nom

1Tremont av, 420 E (11:2900), ss, 70 w Park av, 4-sty bk bldg; Bernard F Lynch to Benj F Morrison, 435 W 119, et al; 10yf Mar1'13; Nov30'12. 3,500 & 4,000 nom

1Tremont av, 792 (794) (11:2956); asn Ls; Jos Hess to Bernard McManus, 1990 Belmont av; Nov26; Nov29'12. nom

1Tremont av, swc So blvd, see So blvd, 1951.

1Westchester av, 2069 (\*), 2-sty fr dwg & barns in rear; Jos Buttner to Fredk Fetzke, 1983 Ellis av; 4yf Dec1; Dec5'12. 300 & 360 nom

1Willis av, 206 (9:2281), nec 136th, str & pt b; Louis Schmidt to Leopold Oppenheimer, 509 W 110; 3yf May1; Nov29'12. 1,620 nom

1Zerega av, 1439 (\*), all; Pauline Cataldo to Florindo Tolosi, 1439 Zerega av; 1yf Dec1; 1y ren; Dec5'12. 396 nom

13D av, 2918 (9:2362); asn Ls; Henry Eckhardt et al to Cath, Theresa P & Kath E Eckhardt; Apr3'08; Dec5'12. nom

13D av, 2918; asn Ls; Henry Eckhardt et al to Sol Kaplan, 375 Central Park W; Dec 2'12; Dec5'12. nom

13D av, 2918; asn Ls; Pinkus Nathan to same; Dec3; Dec5'12. nom

13D av, 2918; asn Ls; Kath E Eckhardt et al to same; Dec2; Dec5'12. nom

13D av, 2918; asn Ls; Henry B Pye to same; Dec4; Dec5'12. nom

13D av, 3044 (9:2364), asn Ls; Magdalena Kornmeyer to Michl Beck, 3044 3 av; Dec4; Dec5'12. nom

MORTGAGES.

Borough of Manhattan.

NOV. 29-30, DEC. 2, 3, 4, 5.

1Allen st, 20 (1:299); asn Ls by way of mtg to secure payment of amount due by Saml Rothstein; Nov9; Dec5'12; Saml Rothstein to Wolf Meyers, 64 W 118. nom

1Allen st, 138-46, see Rivington, 69-73, on map 71-3.

1Allen st, 174, see Stanton, 75-7.

1Beaver st, 32-6, see Broad, 61-9.

1Broad st, 61-9 (1:29), see Beaver (Nos 32-6), runs s 99.8x100x50x26.8x11.6x11.6x11.6x30.8x30.8x37.7x39.10 to ns S William (No 8) x25.6x39.10xw10.6x59.11 to ss Beaver xw211.1 to beg; ext of \$800,000 mtg to Dec1'15 at 5%; Nov19; Dec4'12; Equitable Life Assur Soc of the U S with Broad & Beaver St Co, 111 Bway. nom

1Broome st, 296 (2:419), ns, 25x100; ext of mtg for \$5,000 to Nov29'16, 6%; pr mtg \$30,000; Nov29; Nov30'12; Chas Eiegenmacht, 134 Eldridge with Bertha Klein, 535 W 162. nom

1Broome st, 309 (2:418); sal Ls; Nov26; Dec3'12; demand; 6%; Abraham Felder to Lion Brewery, 104 W 108. 1,593.46 nom

1Canal st, 42-4 (1:294), ss, 90 e Orchard, 44.8x21; pr mtg \$—; Dec4; Dec5'12, demand, 6%; Safety Holding Co to Abr J Dworsky, 53 E 93. 15,000 nom

1Canal st, 42-4; certf as to above mtg; Dec4; Dec5'12; same to same.

1Cannon st, 68-70 (2:328), see Rivington (Nos 291-3), 100x50; Dec3'12; 5y5%; Abr Michelson, Coytesville, NJ to Lawyers Mtg Co, 59 Liberty. 70,000 nom

1Cannon st, 68-70; pr mtg \$70,000; Dec3 '12; 5y6%; same to Geo R Smith, 154 Greenwich. 10,000 nom

1Charles st, 36 (2:611); ext of \$25,000 mtg to Nov24'17 at 5%; Nov26; Dec3'12; Fredk W Senft trste Louise C Lee with Jos Kucher, 883 Bedford av, Bklyn. nom

1Cherry st, 230 (1:255), nec Pelham (Nos 16-8), 25.6x108.7x25.1x109.7; Dec2'12; 5y 5%; Adolph Cohn to Archibald K MacKay, Lenox, Mass et al. 28,500 nom

1Clinton st, 16 (2:350), es, 175 s Houston, 25x100.2; pr mtg \$30,000; Dec2; Dec3 '12; 4y6%; Albtt Gordon to Leah Cohn at Kensington Gardens, Far Rockaway, NY. 9,000 nom

1Clinton st, 16 (2:350), es, 175 s Houston, 25x100; pr mtg \$—; Dec3'12; 2y6%; Albtt Gordon to Meyer Frankel, 21 1st av, 1,100 nom

1Columbia st, 84, see 102d, 65 E.

1Delancey st, 85-7, see Orchard, 102-4.

1Delancey st, 120 (2:353), ns, 50 e Essex, 25x51x25.1x70.2; pr mtg \$—; Nov27; Dec 5'12; due June1'15, 6%; Herman Finkelstein, Inc, a corpn, 12 2d, to Beckie Kadlin, 1800 7 av. 3,500 nom

1Delancey st, 120; certf as to above mtg; Nov27; Dec5'12; same to same.

1Dominick st, 40 (2:578), ss, 170 e Hudson, 20x85; Nov21; Dec3'12; 1y6%; J Raymond Pennfather to Anna R Powers, 152 W 84th. 1,000 nom

1Essex st, 48 (1:311), es, 71.3 s Grand, 30x 66.8; Nov27; Dec7'12; 3y5%; Mary O'Neill to Lawyers Mtg Co, 59 Liberty. 28,000 nom

1Essex st, 48 (1:311), es, 71.3 s Grand, 30x66.8; pr mtg \$28,000; Nov27; Dec2'12; 2y6%; Mary O'Neill to Geo W Lawrence, 602 W 172. 6,000 nom

1Forsyth st, 80 (1:306); ext of two mtgs aggregating \$23,000 to Jan17'18 at 6%; Nov22; Dec5'12; Esperanto Mort Co with Congregation Shaarei Torah Im Anshel Ratzk Umate Levi, a corpn. nom

1Forsyth st, 157 (2:420), ws, 75 s Rivington, 25x100; also 6TH ST, 221 E (2:462), ns, 145.4 e Hall pl, 23.5x90.10; pr mtg \$53,125; Nov26; Nov29'12; installs; 6%; Philip Lien & Hyman Levy to Louis Stern, 1295 Fulton av. 2,000 nom

1Fulton st, 214 (1:81); ext of \$18,000 mtg to Dec1'13 at 5%; Nov27; Dec2'12; Andw Friedman as committee Ida A Flagler with Hudson Companies, a corpn, 62 Cedar. nom

1Greenwich st, 560 (2:598), ws, 53.6 n Charlton, 17.6x58.4; PM; Dec3'12; due & e as per bond; Michl H Kennedv, Newport, RI to Title Guar & Trust Co. 4,000 nom

1Hamilton st, 14-6 (1:253); ext of \$6,000 mtg to Jan 2'16, at 6%; Dec2; Dec4'12; Moses Kinzler & Abr J Dworsky with Hyman Rich, 59 Market, & Meyer Cohen, 704 Cauldwell av. nom

1Henry st, 30 (1:277), ext of \$28,000 mtg to Nov22'17 at 5%; Sept17; Nov29'12; Wm G Fellows with Jos Davis. nom

1Henry st, 30 (1:277), ss, abt 170 e Cath, 25x100; pr mtg \$28,000; Nov22; Nov30'12; due & e as per bond; Jos Davis, Bklyn, NY, to Max Mandel, 574 West End av. 4,500 nom

1Houston st, 97 W (2:516); ext of \$18,000 mtg to Nov27'17 at 5%; Nov27; Dec2'12; Lawyers Title Ins & Trust Co with Domenico Spina. nom

1Houston st, 162 W (2:526), ns, 125 w Macdougall, 25x100; certf as to payment of \$1,000 on account of mtg; Nov29; Dec 2'12; Cath A F Casanova to Cath H Jensen. nom

1Hudson st, 169-75 (1:219), ws, 33.1 s Vestry, 92x100; PM; pr mtg \$135,000; Nov 29; Dec2'12; 5y5%; Paul C Uhlig, Cranford, NJ, to Eliza T Wray, Highland Mills, NY. 15,000 nom

1Hudson st, 169-75; PM; pr mtg \$150,000; Nov29; Dec2'12; due Febl'13, 6%; same to same. 2,000 nom

1Jackson st, 16 (1:265), es, 25 s Madison, 24.9x100.2x24.9x100; pr mtg \$21,000; Dec5 '12; due June5'15, 6%; Susie Altmark, widow, 16 Jackson, to Harry Freeman, 354 E 50. 3,000 nom

1Lafayette st, 430 (2:545), ws, abt 255 s Astor pl, 27x137.8; Dec2'12; 5y5%; Fannie M & H Louise Underhill, 430 Lafayette, to Metropolitan Savings Bank, 59 Cooper Sq E. 5,000 nom

1Lafayette st, 430; ext of three mtgs aggregating \$25,000 to Dec2'17 at 5%; Dec2'12; Metropolitan Savings Bank with Fannie M & H Louise Underhill, 430 Lafayette. nom

1Leroy st, 19 (2:586), ns, abt 150 e Bedford, 25x90; pr mtg \$9,000; Dec2; Dec3'12; due Apr1'15; 6%; Raffaele Fressola to Stephen H Jackson, 134 W 131st. 2,500 nom

1Macdougall st, 54, see Prince, 191.

1Madison st, 348 (1:266), ss, 192.11 e Scammel, 23.6x95.1x23.6x95.3; ext of \$16,000 mtg to Dec1'16 at 5%; Nov29; Nov30 '12; Clarence M Coddington with Michl Gold, 1567 Fulton av. nom

1Maiden la, 16-8 (1:64); ext of \$40,000 mtg to Dec1'15, at 5%; Nov21; Dec4'12; Equitable Life Assur Soc of the U S with Robt A Powers, 9 W 87. nom

1Maiden la, 133 (1:70), sal Ls; Nov27; Dec 3'12; demand; 6%; Chas Amen to Lion Brewery, 104 W 108. 1,427.75 nom

1Monroe st, 10 (1:253), ss, abt 150 e Catherine, 25x88.3x25x90.6; Nov26; Nov29 '12; 5y6%; Louis Levy to Barnett Liberman, 152 Henry. 2,000 nom

1North Moore st, 59-67 (1:188); consent to mtg on Ls for \$9,000; Dec2; Dec5'12; Protestant Episcopal Soc for Promoting Religion & Learning in State of NY to Chesebro-Davidson Realty Co, 1167 1 av. nom

1N Moore st, 59-67 (1:188), ns, abt 150 w Hudson, —x—, leasehold; PM; Oct2; Dec3 '12; due Jan1'15; 6%; Chesebro-Davidson Realty Co to Annie Brown, 2345 Bway. 9,000 nom

1Orchard st, 102-4 (2:409), see Delancey (Nos 85-7), 61.8x87.6x61.10x87.6; pr mtg \$—; June15; Dec3'12; 2y6%; Elterman Realty Co, 102-6 Delancey to Alfred Hahn 1242 Madison av; re recorded from Oct24 '11). 2,850 nom

1Pearl st, 277 (1:95), ns, 83.4 w Beekman, 24.10x101.3x24.5x100.10; PM; Dec3'12; 5y5% Phoebe L De Bold to Lawyers Mtg Co, 59 Liberty. 20,000 nom

1Pelham st, 16-8, see Cherry, 230.

1Perry st, 132 (2:632), ss, 122.3 w Greenwich, 21x93x22.4x100.5; also PERRY ST, 134 (2:632), ss, 143.3 w Greenwich, 21x97.2; PM; Dec2'12; 1y6%; St John's Park Realty Co to American Mort Co, 31 Nassau. 16,000 nom

1Perry st, 134, see Cherry, 230.

1Prince st, 191 (2:518), nwc Sullivan (No 132), 25x78; also VANDAM ST, 10 (2:505), ss, 86.11 w Macdougall, 25x100; also SPRING ST, 268 (2:579), ss, 100 w Varick, 25x100; also MACDOUGALL ST, 54, 25x100; A T to alley adv on above on ns; pr mtg \$7,500; Nov29'12; due Sept29 '13; 6%; Michl F Eagan, 1586 18th, Bklyn to Fannie Staub, 30 Schaeffer, Bklyn. 1,000 nom

1Rivington st, 69-73, on map 71-3 (2:415), sec Allen (Nos 138-46), 58x77; pr mtg \$5,000; Dec2; Dec4'12; installs; 6%; Max Dick, 1921 Madison av, to Ignatius Fischl, 230 E 71, & ano. 2,500 nom

1Rivington st, 291-3, see Cannon, 68-70.

1South st, 59-60 (1:37), nec Wall (No 120), 30x39.10x30.2x38; Dec4'12; due, & e, as per bond; Banken Realty Co to Title Guar & Trust Co, 176 Bway. 20,000 nom

1South st, 59-60; certf as to above mtg; Nov29; Dec4'12; same to same.

1South William st, 8, see Broad, 61-9.

1Spring st, 170-2 (2:488), ss, 82.11 e Thompson, runs e42.9x86.5xw30.2xw13.7x n64.10 to beg, given as collateral security for payment mtg of \$7,000 covering 216 E 19th, pr mtg \$—; Mar21; Dec2'12; 2y6%; Alessandro Delli Paoli to Jos Yeska, 155 Riverside dr. 7,000 nom

1Spring st, 174-6 (2:488), ss, 40.2 e Thompson, 42.9x64.10x42.10x63.7, given as collateral security for payment mtg \$7,000, covering 216 E 19th; pr mtg \$—; Mar21; Dec2'12; 2y6%; Alessandro Delli Paoli to Jos Yeska, 155 Riverside dr. 7,000 nom

1Spring st, 268, see Prince, 191.

1Stanton st, 75-7 (2:417), sec Allen (No 174), 43.10x75; given to secure payment of two judgments amounting to \$1,553.23; pr mtg \$—; Nov20; Nov30'12; installs; 6%; Ignatz Jacobson, 77 Stanton to Bowery Savgs Bank, 124-6 Bowery. 1,553.23 nom

1Suffolk st, 135 (2:354), ws, 150 s Stanton, 25x100.4; Dec2'12; due, & e, as per bond; Jos L Green & Yetta Kurtz to Ella V Eldredge, 366 Clinton av, Bklyn, NY. 21,500 nom

1Suffolk st, 135 (2:354), ws, 150 s Stanton, 25x100; pr mtg \$21,500; Dec2; Dec3 '12; 3y6%; Jos L Green, 101 W 112 & Yetta Kurtz, 931 Fox to Bernard Shlanowsky, 120 W 120th. 3,500 nom

1Sullivan st, 132, see Prince, 191.

1Sullivan st, 140 (2:518), ws, 150 n Prince, runs w80x25.1xw20.3x25.5xw15.1x w74.11x125 to st xs25 to beg; pr mtg \$—; Nov11; Dec5'12, 5y6%; Wilhelmina F Balbach, 402 W 145, to Wm Knoepke, 777 West End av. 10,000 nom

1Sullivan st, 231 (2:539), es, 400 n Bleecker, 15x100; pr mtg \$10,000; Dec2; Dec3'12; 2y6%; Anna Cavallo, Sebastiano Creca & Domenico Grieco to Maria Cavalla Gizzi, 173 Sullivan. 2,000 nom

1University pl, 97-9 (2:563), sec 12th (No 34), 49.8x91.6x irreg x82.5; ext of \$190,000 mtg to Nov1'14 at 5%; Nov25; Nov29'12; Jno L Wall with Union Dime Savings Bank, 701 6 av. nom

1Vandam st, 10, see Prince, 191.

1Wall st, 120, see South, 59-60.

1Washington pl, 115-19 (2:592), nes, 181 nw 6 av, two lots, ea 37.6x97; two mtgs, ea \$51,000; Nov29; Dec2'12; 4y5%; Saml Lipman to Italian Savings Bank, 64 Spring. 102,000 nom

15TH st, 629-31 E (2:388), ns, 335.10 e Av E, 46.3x97; ext of \$50,000 mtg to Dec 2'17, at 5%; Dec2; Dec3'12; Nathan Friedman with Rachel H Powell, 324 W 58. nom

16TH st, 221 E, see Forsyth, 157.

16TH st, 230 E (2:461); ext of \$20,000 mtg to Dec1'15, at 5%; Nov19; Dec4'12; Equitable Life Assur Soc of the U S with Aaron Mintz, 236 6th. nom

18TH st, 331 E (2:391), ns, 189 w Av C, 24.9x93.11; Dec2'12; 5y5%; Saville Levin to Isaac Marx, 585 Quincey, Bklyn. 27,000 nom

18TH st, 331 E; sobrn agmt; Dec2'12; same & Louis Simon with same. nom

18TH st, 397-401 E (2:378); ext of \$40,000 mtg to Jan9'16 at 5%; Nov26; Dec3'12; Geo H Corey & ano trstes with Saml Levy, 229 E 115th & Jos Kreinik, 221 E 115. nom

10TH st, 31-3 E (2:562), ns, 204.3 e University pl, 44.5x94.9; PM; pr mtg \$—; Dec2; Dec3'12; due Mar2'14; 6%; Lizzie A Newcomb, 111 Columbia Heights, Bklyn, to Herbt R King, East Orange, NJ. 8,500 nom

11TH st, 551 E (2:405), ext of \$65,000 mtg to Sept13'17 at 5%; Oct9; Nov30'12; Lawyers Mtg Co with Abr Smith. nom

12TH st, 34 E, see University pl, 97-9.

12TH st, 346 E (2:453), ss, 119.1 w 1 av, 21.1x68.1x21.1x68; Dec5'12, demand, 6%; Michele Camps & Domenico Savino to Kips Bay Brewing & Maltng Co, 646 1 av. 6,700 nom

13TH st, 447 E (2:441); sal Ls; Nov22; Dec3'12; demand; 6%; Francesco Mercadante & Giuseppe Maggio to Kips Bay Brewing & Maltng Co, 650 1 av. 1,849 nom

14TH st, 216 E (2:469), ss, 404.6 w 2 av, 23.6x103.3; pr mtg \$—; Nov23; Nov30'12; due June1'15; 6%; Mary Therry, 1992 Mad av to Payne Estate, a corpn, 158 E 126. 2,000 nom

14TH st, 628 E (2:396); ext of \$15,000 mtg to Jan1'16, at 5%; Oct31; Dec4'12; Equitable Life Assur Soc of the U S with Abr Rennek, 251 Av B. nom

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- "14TH ST, 249 W (3:764), ns, 190.2 e 8 av, 24.2x103.1; ext of \$7,275 mtg to Nov29'13, at 6%; Nov29'12; Martha Schaefer with Louis Berni, 248 E 60.
- "15TH ST, 223 W (3:765); ext of \$9,000 mtg to Dec1'15, at 5%; Nov19; Dec4'12; Equitable Life Assur Soc of the U S with Alice L Carroll, 231 W 21.
- "16TH ST, 417 W (3:714), ns, 200.3 w 9 av, 24.11x92; PM; pr mtg \$—; Nov27; Nov29'12; 3y6%; Public Service Realty & Mtg Co, 309 Bway to Mary A Crowley, 446 W 55.
- "16TH ST, 419 W (3:714), ns, 225.1 w 9 av, 24.11x92; PM; pr mtg \$—; Nov27; Nov29'12; 3y6%; Public Service Realty & Mtg Co, 309 Bway, to Mary A Crowley, 446 W 55.
- "17TH ST, 112-4 E (3:872), ss, 250 e 4 av, 50x92; ext of \$80,000 mtg to Nov1'15 at 5%; Nov12; Nov29'12; Morgan J O'Brien, 729 Park av & ano exrs Herman Wronkowitz with Metropolitan Life Ins Co, 1 Mad av.
- "17TH ST, 419 W (3:715), ns, 225 w 9 av, 25x92; also strip on east acquired from City of NY; Nov29'12; due & c as per bond; Louis Siegel to Title Guar & Trust Co.
- "17TH ST, 419 W; sobrn agmt; Nov25; Nov29'12; Jacob Mandelbaum, 311 W 44 with same.
- "18TH ST, 339 W (3:742), ns, 300 e 9 av, 25x92; PM; May25; Nov30'12; 3y6%; Jno C Gabler, Douglaston, LI to Addie J Maltbie, 60 Downing, Bklyn.
- "20TH ST, 17 E (3:875), ss, 40 w Irving pl, 33.1x134; also 20TH ST, 208 E (3:900), ss, 478 w 2 av, 22x92; also LAND situated at Wash, DC; 1-3 pt; AT; Nov30; Dec4'12; 3y6%; Sumner K Gerard to Mary D Gerard, 725 5 av.
- "20th st, 208 E, see 20th, 17 E.
- "22D ST, 1 E, see 5 av, 171-85.
- "22D ST, 162 W (3:797), ss, 106 e 7 av, 19x85.6; Dec4'12; due & c as per bond; Anna S wife Chas T Jewett to N Y Savgs Bank, 81 8 av.
- "22D ST, 320 W (3:745) ext of mtg for \$10,000 to Dec1'17, 4½%; Dec3; Dec4'12; Louis Frank, 318 W 22, with Margt A Leonard, 314 W 23d.
- "23D ST, 123 E (3:879), ns, 268.6 e 4 av, 28x98.9; pr mtg \$25,000; Nov20; Dec2'12; due Jan1'14, 5%; Cath J Cumming, Augusta, Ga, & Henry W & Eliz B Hubbell & Charlotte B Whittemore, Englewood, NJ, to Equitable Life Assurance Society of the U S, 165 Bway.
- "25TH ST, 56 W (3:826), ss, 80 e 6 av, 20x98.9; Nov29'12; due Jan1'14; 5%; L Jennie Percy, 56 W 25 to N Y Life Ins Co, 346 Bway.
- "26TH ST, 107-15 E (3:882), ns, 120.10 e 4 av, 103.10x98.9; Dec5'12; due & c as per bond; A Fillmore Hyde, Morristown, NJ, to Fredk A Clark, Cooperstown, NY.
- "26TH ST, 206-8 E (3:906), ss, 110 e 3 av, 50x98.9; ext of \$30,000 mtg to Nov27'17 at 5%; Nov25; Dec2'12; Andw F Gilsey et al trstes for Marianna Gilsey with Marie N, Robt L, Ramsey C, J Pierre, Rene E, Marguerite M & Marie V Hoguet.
- "27TH ST, 116-20 E (3:882), ns, 183.4 e 4 av, 66.8x98.9; PM; Nov27; Nov29'12; due & c as per bond; Esrom Realty Co Inc a corpn to Title Guar & Trust Co.
- "27TH ST, 116-20 E; PM; pr mtg \$90,000; Nov27; Nov29'12; due & c as per bond; same to Benj Mordecari, 319 W 105.
- "27TH ST, 122 E (3:882), sws, 150 w Lex av, 25x98.9; PM; Dec2'12; 5y5%; M J B Constn Co, 691 Bway, to Josephine E Beekman, 1111 Dean, Bklyn.
- "27TH ST, 161 W (3:803), ns, 106.1 e 7 av, 28.2x69.9; Dec2; Dec3'12; 1y5%; Twenty-eighth St & Seventh Av Realty Co to Title Insurance Co of NY.
- "27TH ST, 161 W; certf as to above mtg; Dec2; Dec3'12; same to same.
- "27TH ST, sww 10 av, see 10 av, 295.
- "30TH ST, 4 E (3:859), ss, 117.6 e 5 av, 20x98.9; pr mtg \$30,000; Dec2'12; due, & c as per bond; Maggie A or Marguerite A Jeffer to Dry Dock Savings Instn, 341 Bowery.
- "30TH ST, 4 E (3:859); ext of \$30,000 mtg to Dec2'17, at 4½%; Nov3; Dec4'12; Dry Dock Savgs Instn with Maggie A Peffer, Summit, NJ.
- "30TH ST, 46-52 E, see 4 av, 434-40.
- "31ST ST, 158-62 W, see 7 av, 371-7.
- "31ST ST W, see 9 av, see 9 av, 370.
- "32D ST, 304 E (3:937), ss, 72 e 2 av, 28x98.9; pr mtg \$12,000; Dec2'12; 3y6%; Frank Volz to Augusta L Bode, 47 Hudson, Yonkers, NY.
- "33D ST, 200 E, see 3 av, 485-7.
- "34TH ST, 33-5 W (3:836); also 35TH ST, 48-52 W (3:836); ext of \$870,000 mtg to June1'16, at 5%; Nov13; Dec4'12; Equitable Life Assur Soc of the U S with Oppenheim-Collins Realty Co, 35 W 34.
- "34TH ST, 324 W (3:757), ss, 325 w 8 av, 25x98.9; Dec4; Dec5'12, 3y5%; Cath McDonald, widow, 315 W 33, to Robt E McDonnell, 310 W 101, et al, exrs Peter McDonnell.
- "34TH ST, 324 W; sobrn agmt; Dec3; Dec5'12; same & Dennis Snow with same.
- "35TH ST, 48-52 W, see 34th st, 33-5 W.
- "36TH ST, 453 W (3:734), ns, 72 e 10 av, 28x98.9; ext of \$26,000 mtg to Nov15'17 at 5%; Dec2'12; Max & Annie Weinstein, 1884 7 av with Wilson M Powell.
- "38TH ST, 5 E (3:868), ns, 150 e 5 av, 37.6 x197.6 to ss 39th (No 6); pr mtg \$225,000; Nov8; Dec2'12; due, May1'14, 6%; Henry A Cram Corpn to Edw J Hancy, 59 W 52 trstes.
- "38TH ST, 433 W (3:736), ns, 434.2 w 9 av, 26.7x98.9; PM; Nov29'12; 2y5%; Napoleon F Bodvin to Lawyers Mtg Co, 59 Liberty.
- "39TH ST 6 E, see 38th, 5 E.
- "41ST ST, 22-4 E (5:1275), ss, 96.7 w Mad av, 25x99.2x25x98.6; also LAND situated Town of Hunter, Greene Co, NY; also LAND situated in Suffolk Co, NY; pr mtg \$115,000; Nov6; Dec3'12; due & c as per bond; Maude Adams Kiskadden to Columbia-Knickerbocker Trust Co, 60 Bway.
- "41ST ST, 318 E (3:945) sal Ls; Dec4'12; demand; 6%; Jno Smith to Geo Ehret, 1197 Park av.
- "42D ST, 157-9 E (5:1297), sal Ls; Nov7; Nov29'12; demand, 6%; Patk Quinn to Jacob Ruppert, 1639 3 av.
- "42D ST, 251-7 W (4:1014); ext of \$150,000 mtg to Dec1'13, at 5%; Nov25; Dec4'12; Lawyers Mtg Co with Regent Realty Co.
- "45TH ST, 47 W (5:1261); ext of \$18,000 mtg to Mar9'14, at 5%; Nov20; Dec4'12; Equitable Life Assur Soc of the U S with Aleinous B Jamison, 43 W 45.
- "46TH ST, 62 W (5:1261); ext of \$10,000 mtg to Dec1'15, at 5%; Nov19; Dec4'12; Equitable Life Assur Soc of the U S with J Clarence Sharp, 62 W 46.
- "46TH ST, 62 W; ext of \$13,500 mtg to Dec1'15, at 5%; Nov19; Dec4'12; same with same.
- "46TH ST, 62 W; ext of \$12,500 mtg to Dec1'15, at 5%; Nov19; Dec4'12; same with same.
- "47TH ST, 133-7 W (4:1000), ns, 420 e 7 av, 60x100.4, with all title to strip in rear, 60x0.1; ext of \$275,000 mtg to Nov1'17 at 4½%; Nov29; Nov30'12; Swetland Realty Co with Union Dime Savings Bank, 701 6 av.
- "47TH ST, 133-7 W (4:1000), ns, 420 e 7 av, 60x100.4; Nov29; Nov30'12; due & c as per bond; Swetland Realty Co to Union Dime Savgs Bank, 701 6 av.
- "47TH ST, 135-7 W, see 48th, 134-6 W.
- "47TH ST, 141 W (4:1000), ns, 380 e 7 av, 20x100.5; also 47TH ST, 143 W (4:1000), ns, 360 e 7 av, 20x100.5; PM; Oct24; Dec2'12; due, & c, as per bond; Geo W Tubbs, 406 W 58 to Timothy J Kieley, 246 Waverly pl.
- "47TH ST, 143 W, see 47th st, 141 W.
- "48TH ST, 134-6 W (4:1000), ss, 365 w 6 av, 40x100.4; Nov29; Nov30'12; due & c as per bond; Swetland Realty Co to Union Dime Savgs Bank, 701 6 av.
- "48TH ST, 134-6 W (4:1000), ss, 365 w 6 av, 40x100.5; also 47TH ST, 135-7 W (4:1000), ns, 420 e 7 av, 60x100.5; certf as to two mtgs for \$140,000 ea; Nov29; Nov30'12; Swetland Realty Co to Union Dime Savgs Bank, 701 6 av.
- "50TH ST, 523 W (4:1079), ns, 300 w 10 av, 25x100.5; ext of \$12,000 mtg to Jan1 '18 at 5%; Nov27; Nov29'12; Henry Voss indiv & as gdn Eliz J Voss et al with Oswald Berls.
- "51ST ST, 321 W (4:1042), ns, 265 w 8 av, 20x100.5; Nov29; Dec2'12; 1y6%; Mary Travers, 321 W 51 to Edw V Holland, 165 W 22.
- "52D ST, 313 E (5:1345), ns, 184.5 e 2 av, 20.1x100.5; Nov29; Dec2'12; installs, 6%; Oscar J Krug to Mendel Marcus, 2917 5th, Bklyn.
- "54TH ST, 144 E (5:1308), ss, 207.1 e Lex av, 17.11x100.5; Nov26; Nov29'12; 5v4½%; Elsa Lampen to American Mtg Co, 31 Nassau.
- "54TH ST, 151 E (5:1309), ns, 167 e Lex av, 30x100.5; Dec3; Dec4'12; 5y4½%; Jacob Rosenblum & Mary Cohn of Bklyn to Frederic de P Foster, Tuxedo Park NY.
- "54TH ST, 151 E; sobrn agmt; Dec3; Dec4'12; same & Louis Cohn with same.
- "55TH ST, 1 E, see 5 av, 705-19.
- "56TH ST, 2-4 E, see 5 av, 705-19.
- "58TH ST, 135 W (4:1011), ns, 316.8 w 6 av, 50x100.5; pr mtg \$225,000; Nov26; Dec2'12; due, Jan1'16, 6%; One Hundred & Thirty-Five West Fifty-Eighth St Co, 34 Nassau, to Anna N Polhemus, 120 W 58.
- "58TH ST, 135 W; certf as to above mtg; Nov26; Dec2'12; same to same.
- "60TH ST, 211 E (5:1415), ns, 155 e 3 av, 20x100.5; pr mtg \$9,000; Nov29'12; due Jan1'16; 5%; Morris Glucksman to Equitable Life Assur Soc of U S, 165 Bway.
- "60TH ST, 211 E (5:1415), ext of \$9,000 mtg to Dec1'15, at 5%; Nov23; Dec4'12; Equitable Life Assur Soc of the U S with Morris Glucksman, 211 E 60.
- "61ST ST, 201 W, see Ams av, 40.
- "63D ST, 22-8 W (4:1115), ss, 148.4 e Bway, 100x100.5; PM; Nov26; Nov29'12; 5y5%; Fredk H Robison, Cleveland, O, to Thos P Fittsimons, 169 W 76, & ano trstes Wm Brennan.
- "66TH ST, 343-5 E, see 1 av, 1225-7.
- "67TH ST, 45 E (5:1382), agmt that two mtgs for \$40,000 & \$25,000 are equal liens on above premises; Nov18; Nov29'12; Edith T Sheffield with Title Guar & Trust Co.
- "68TH ST, 306 W (4:1179), ss, 150 w West End av, 25x100.5; PM; Dec2; Dec3'12; 5y5%; Rose Judson, 47 E 112 to Wm H Kohring, 1651 Topping av.
- "68TH ST, 306 W; pr mtg \$15,000; Dec2; Dec3'12; 2y6%; same to Emanuel Kapelsohn, 1263 Arlington av, Plainfield, NJ.
- "69TH ST, 333 E (5:1444); agmt changing interest days; Dec2'12; Elisabetha Bohn with German Savings Bank, 157 4 av.
- "69TH ST, 102-6 W (4:1140), ss, 25 w Col av, 55x100.5; Dec2'12; due, & c, as per bond; Westport Constn Co to Germania Life Ins Co, 50 Union sq.
- "69TH ST, 102-6 W; certf as to above mtg; Dec2'12; same to same.
- "69TH ST, 102-6 W; PM; pr mtg \$175,000; Nov30; Dec2'12; 1y6%; Westport Constn Co, 231 W 99, to Morris Aron, 1 W 85.
- "70TH ST, 125 E (5:1405), ns, 266 e Park av, 20x100.5; Nov29'12; 3y4½%; Clara L wife Cornelius Poillon to Bowery Savgs Bank, 128 Bowery.
- "70TH ST, 250 W (4:1161); ext of \$14,000 to Dec3'15, at 5%; Dec3; Dec4'12; Title Guar & Trust Co with Marie R Power, 250 W 70th.
- "71ST ST, 317 E (5:1446), ns, 250 e 2 av, 25x102.2; pr mtg \$20,000; Nov26; Dec2'12; due, & c, as per bond; Bohumil Klusacek, 1321 Av A to Ernest N Adler, 1321 Av A, trste Mary Klusacek.
- "72D ST, 139 E, see Lex av, 1010.
- "72D ST, 215 E (5:1427); ext of \$10,000 mtg to Jan1'16, at 5%; Oct31; Dec4'12; Equitable Life Assur Co of the U S with Annie Walter, 215 E 72.
- "72D ST, 223 E (5:1427), ns, 256.8 e 3 av, 16.8x102.2; ext of \$7,500 mtg to Dec1'15 at 5%; Nov29; Dec2'12; Edwin Epstein with Degree Society of The Indep Order Free Sons of Israel, 21 W 124.
- "74TH ST, 21 W (4:1127), ns, 494 e Col av, 25x102.2; pr mtg \$27,000; Nov26; Nov29'12; 4y6%; Anthony Bassler to Alfred Gutwillig, 36 W 73.
- "75TH ST, 406 E (5:1469), ss, 113 e 1 av, 25x112.11x25.4x109; ext of \$7,000 mtg to July1'15, at 6%; June9'10; Dec3'12; Henry Wilhelm with Isidor Greenfield.
- "77TH ST, 66-68 & 72 E (5:1391); agmt cancelling clause in three mtgs for \$15,000 ea, recorded Mar12'07; Dec2; Dec3'12; Otto Grimmer to Marie M Schultze, 37 E 15, Bklyn.
- "79TH ST, 115 E (5:1508), ns, 145 e Park av, 20x102.2; pr mtg \$15,000; Nov27; Nov29'12; due & c as per bond; Anna L Ricketts to Mathilde L Ricketts, 115 E 79.
- "79TH ST, 172 E (5:1413), ss, 187.6 w 3 av, 18.9x102.2; ext of \$9,000 mtg to Jan2 '18 at 4½%; Nov25; Dec2'12; Saml Kraus with Carrie Oppenheimer, 172 E 79.
- "81ST ST W, see Riverside dr, see Riverside r, 86.
- "83D ST, 161-5 W (4:1214), ns, 175 e Ams av, 50.9x102.2; Dec3'12; due & c as per bond; Wesley Realty Co, 2245 Bway to Union Dime Savgs Bank, 701 6 av.
- "83D ST, 161-5 W (4:1214); certf as to above mtg; Dec3'12; same to same.
- "84TH ST, 229-31 E (5:1530), ns, 261.8 w 2 av, 43.4x102.2; pr mtg \$46,000; Oct29; Dec3'12; 3y6%; Meyer Edelman & Saml Edelman to Rebecca Edelman, 4601 13 av, Bklyn.
- "84TH ST, 315-9 E (5:1547), ns, 200 e 2 av, 50x102.2; ext of \$52,000 mtg to Mar21 '17, at 5%; Nov20; Dec3'12; Frieda Gossett with Lambert Suydam.
- "84TH ST, 207 W (4:1232), ns, 146 w Ams av, 27x102.2; ext of \$4,750 mtg to Mar1'16 at 6%; Dec2; Dec5'12; Robt C Fulton with Wohlfarth Realty Co & Adam Urbach.
- "87TH ST, 519 E (5:1584); agmt changing interest days; Dec2'12; Aloysius Ungerland with German Savings Bank, 157 4 av.
- "88TH ST, 261 W (4:1236), ns, 172 w Bway, 18x100.8; PM; Dec2'12; demand, 6%; Gertrude A Vanderbeck to New York Mortgage & Security Co.
- "88TH ST, 264-70 W, see West End av, 570-6.
- "88TH ST, 313 W (4:1250); ext of \$16,000 mtg to Dec 1'17 at 5%; Nov29; Dec4'12; Equitable Life Assur Soc of the U S with Minnie H Schmieg, 313 W 88.
- "89TH ST, 54 E (5:1500); ext of \$10,000 mtg to Dec1'14 at 4%; Nov22; Dec4'12; Equitable Life Assur Soc of the U S with Solomon Karlebach, 600 W 116.
- "89TH ST, 120 E, see Lex av, 1328-38.
- "89TH ST, 18-20 W (4:1202), ss, 160 w Central Pk W, 40x100.8; ext of \$45,000 mtg to Nov29'17 at 5%; Nov29; Dec4'12; Lawyers Title Ins & Trust Co with Koenig Realty Co.
- "90TH ST, 130-6 W (4:1220), ss, 300 e Ams av, 100x100.8; Dec4'12; 5y4½%; Church of St Gregory to Emigrant Indus Savgs Bank.
- "92D ST, 106 E (5:1520), ss, 55 e Park av, 17x80; ext of \$4,000 mtg to Apr'14 at 6%; Nov20; Nov29'12; Amy A C Montague with Jno P Meagher.
- "95TH ST, 177 E (5:1524); ext of \$4,500 mtg to Dec1'15, at 5%; Nov22; Dec4'12; Equitable Life Assur Soc of the U S with Josie Kohner, 304 W 138.
- "95TH ST, 28 W (4:1208), ss, 317 w Central Park W, 18x100.8; Dec3'12; due & c as per bond; Ernestine Josephi to Title Guar & Trust Co, 176 Bway.
- "96TH ST, 302-4 E (5:1558); leasehold; Nov29; Dec4'12; installs, 6%; Nathan Paul to Max Berlan, 135 Washington, Hoboken, NJ.

**97TH st, 118 E** (6:1624); ext of \$22,500 mtg to Nov'17 at 4½%; Nov'1; Dec'12; Jno J Mahony with Jno Donohue, 1081 Lex av. nom

**97TH st, 150 E** (6:1624), ss, 239 w 3 av, 26x100.11; Dec'12; 5y5%; Louis Kean, a corpn, to Esther H Winter, Owego, NY. 12,000

**97TH st, 150 E**; certf as to above mtg; Nov'29; Dec'12; same to same. nom

**97TH st, 150 E**; sobrn agmt; Dec'12; Elise Dietz with same. nom

**99TH st, 155-7 on map 153-5 W** (7:1854), ns, 195 e Ams av, 40x100.11; PM; pr mtg \$40,000; Nov'25; Nov'30'12; 3y6%; Ida M Schuck to Fredk W Heidelberger, 137 W 67 et al. 8,500

**100TH st, 9-11 W** (7:1836), ns, 100 w Central Park W, runs n100.11xw99.6x11.11 ex49.6x89 to 100th xe50 to beg; pr mtg \$27,000; Nov'29; Dec'12; due Jan 1'16, 6%; Arthur R Martin to Amelia B Martin, 903 6 av. 9,000

**100TH st, 315 W** (7:1889), ns, 207 w West End av, 19x100.11; ext of mtg for \$24,000 to Junel'14; 5%; May'26'09; Nov'29'12; Metropolitan Savgs Bank with Camille H Fogarty. nom

**100TH st, 315 W** (7:1889), ns, 207 w West End av, 19x100.11; pr mtg \$—; Nov'27; Nov'29'12; due Junel'14; 6%; Camille H Fogarty to Chas A Webb, 234 32d, Woodcliff, NJ. 2,500

**101ST st, 100 E** (6:1628); ext of \$8,000 mtg to Oct'0'17 at % as per bond; Nov'15; Dec'12; Gertrude L Smith with Marie Wall Hancox, 525 Park av. nom

**102D st, 65 E** (6:1608), ns, 25 w Park av, 37.6x100.11; also COLUMBIA ST, 84 (2:334) es, 125 n Rivington, 25x117.8; pr mtg \$—; Nov'29; Nov'30'12; installs; 6%; Dora Michelman to Sarah Gens, 201 W 120. 1,300

**102D st, 110 W** (7:1856), ss, 175 w Col av, 25x100.11; pr mtg \$17,000; Dec'2; Dec 5'12, 1y6%; Ann T Slowey McLane to Bridget A Davis, 33 W 82. 2,100

**103D st, 163 E** (6:1631), ns, 150 w 3 av, 30x100.11; pr mtg \$17,000; Nov'1; Nov'29'12; due July 30'14; %; Frank Fischer, 2184 Valentine av to Patk O'Keefe, 141 Cherry. 1,000

**105TH st, 9 E** (6:1611), ext of \$25,000 mtg to Apr'16 at 5½%; Nov'27; Nov 29'12; Bernard Friedman with Herbert S Rauh, 767 5 av. nom

**106TH st, 223 W** (7:1878), ns, 433.4 w Ams av, 33.4x100.1; Dec'12; 5y4½%; Agnes W & Eliza V Nicholson to Lawyers Title Ins & T Co. 31,000

**109TH st, 229 E** (6:1659), ns, 335 e 3 av, 18.7x100.10; pr mtg \$8,300; Dec'1; Dec'12, 2y6%; Donato M Cefola to Bertha Lippman, 133 W 129. 700

**111TH st, 16 E** (6:1616); ext of \$17,000 mtg to Jan'1'16 at 5%; Nov'16; Dec'12; Equitable Life Assur Soc of the U S with Louis Levy, 1773 Mad av, Herman Levy, 1859 Mad av; & Lena Heyman, 562 W 148. nom

**111TH st, 31 E** (6:1617), ns, 50 w Mad av, 25x100.1; PM; Dec'12; due, &c, as per bond; Harry Cohn, 2 E 111 to Wentworth Holding Co, 1400 5 av. 4,112

**111TH st, 136-8 W** (7:1820), ss, 287.6 e 7 av, 37.6x100.11; PM; Dec'2; Dec'12; 5y5%; Edw Fagan to Mary J Kingsland, 1026 5 av. 35,000

**111TH st, 140-2 W** (7:1820), ss, 250 e 7 av, 37.6x100.11; PM; Dec'2; Dec'12; 5y5%; Edw Fagan to Wm H Macy, Jr, Harrison, NY. 35,000

**111TH st, 507-11 on map 507-9 W**, see 111th, 517-21 on map 521 W.

**111TH st, 517-21 on map 521 W**, see 111th, 507-11 on map 507-9 W.

**111TH st, 517-21 on map 521 W**, see Riverside dr, 445.

**111TH st, 507-11 on map 507-9 W** (7:1883), ns, 150 w Ams av, 62.6x100.11; also 111TH ST, 517-21 on map 521 W (7:1883), ns, 275 w Ams av, 100x100.11; supplemental to mtg recorded Dec'17'08; pr mtg \$245,000; Nov'29; Nov'30'12; due &c as per mtg recorded Dec'17'08; N Y Real Estate Security Co, 42 Bway to N Y Trust Co, 26 Broad, trste. —

**112TH st, 253 W** (7:1828), ns, 262.6 e 8 av, 37.6x100.11; pr mtg \$35,000; Nov'29'12; 1y6%; Victor Weichman, 1990 7 av to Morris Gross, 38 W 120. 5,000

**114TH st, 113 E** (6:1642), ns, 98 e Park av, 16x100.10; pr mtg \$—; Apr'1; Dec'3 '12; 4 mos 6%; Max Canter, 1 W 133 to Greenwich Investing Co, 277 W 132. 500

**114TH st, 437-9 E** (6:1708), ns, 93 w Pleasant av, runs n44.8xw1x56.2xw49xs 100.11 to st, xe50 to beg; Nov'30; Dec'12, 3y. % as per bond; Amerigo Vespucci Realty Co to Eliz V W Philbrick, Montclair, NJ. 6,000

**114TH st, 437-9 E**; certf as to above mtg; Nov'30; Dec'12; same to same. —

**114TH st, 437-9 E**; ext of \$40,000 mtg to Nov'17 at % as per bond; Nov'30; Dec'12; same with Phoebe A D Boyle trste & Wilbur T Randall trste Jno Boyle. nom

**114TH st, 313 W**, see 7 av, 1880.

**115TH st, 313 W** (7:1848), ns, 125 w 8 av, 120x100.11; bldg loan; pr mtg \$87,500; Nov'26; Nov'29'12; 1y6%; 114TH ST & 7 AV Consn Co to Central Bldg Impt & Investment Co, 149 Church. 102,500

**115TH st, 313 W**; certf as to above mtg; Nov'26; Nov'29'12; same to same. —

**115TH st, 313 W**; PM; Nov'26; Nov'29'12; due &c as per bond; same to Hyman Sonn, 40 W 86 & ano. 87,500

**117TH st, 19-21 W** (6:1601), ns, 300.3 w 5 av, 34.8x100.11; PM; pr mtg \$37,000; Nov 29; Nov'30'12; 3y5%; Michl J Bergin to Albt Kroos, 381 Bowery. 8,000

**117TH st, 33 W** (6:1601), ns, 385 w 5 av, 25x100.11; ext of \$3,000 mtg to Dec'15 at % as per bond; Dec'2; Dec'12; Katie Habel with Chas Levin, 53 E 117. nom

**117TH st, 361 W** (7:1944), ns, 175 e Morningside Park E, 16.8x100.11; PM; Dec'4; Dec'5'12, 5y5%; Henrietta A Fajen to Henry Menken, 1104 Jackett av. 8,500

**118TH st, 326 E** (6:1689), ss, 350 e 2 av, 25x100.11; Nov'26; Dec'3'12; 3y6%; Mary Rabinowitz of B of R, NY, to Hedwig Montesi, 1063 Castleton av, SL. 1,060

**118TH st, 26 W** (6:1601), ss, 385 w 5 av, 25x100.11; pr mtg \$25,000; Nov'29; Dec'12; 1y6%; Hazel M Shannon, 212 W 80 to Athos Realty Co, 31 Nassau. 5,500

**118TH st, 26 W**; asn rents to secure above mtg; Nov'29; Dec'12; Same to Estates Mortgage Securites Co, 160 Bway. nom

**119TH st, 225 E** (6:1784), ns, 310 w 2 av, 25x100.11; ext of \$3,000 mtg to Mar'3 '17 at % as per bond; May'20; Dec'3'12; Otto & Eliz Fichtner, 248 Eagle, Bklyn, with Jos Kaiser. 3,000

**119TH st, 351-5 E**, see 1 av, 2325.

**119TH st, 118 W** (7:1903), ss, 253 w Lenox av, 18x100.11; Nov'30; Dec'12; 3y5%; Brady-Blackburne Co to Equitable Life Assur Soc of U S, 165 Bway. 12,000

**119TH st, 118 W**; certf as to above mtg; Nov'30; Dec'12; same to same. —

**123D st, 322 E** (6:1799), ss, 419.2 w 1 av, runs s100.11xw19.2 to ns of an old la xnw—to pt 211.6 e 2 av & 100.8 s 123d xn100.8 to st xe19.4 to beg; PM; Dec'3; Dec'4'12; due Jan'1'16; 5%; Eliz Ashman, 213 E 15, to Sigmund Labsap, 4320 Lacdele av, St Louis, Mo, & ano trste Saml Friedberg. 7,000

**123D st, 330 E** (6:1799), ss, 341.10 w 1 av, 19.4x100.11; Nov'29'12; 5y5%; Marie L Burri, Mt Vernon, NY to Lawyers Mtg Co, 59 Liberty. 6,000

**124TH st, 23 W** (6:1722); ext of \$10,000 mtg to Dec'1'14 at 4½%; Nov'20; Dec'4'12; Equitable Life Assur Soc of the U S with Geo E Debevoise, 162 E 38, trste Kitty P Debevoise. nom

**125TH st, 532 W** (7:1979), ss, 332.6 e Bway, 26.6x100.11; ext of \$5,500 mtg to Nov'18'14 at 6%; Nov'18; Dec'3'12; Jno Ingle, Jr, with Friend Hoar. nom

**127TH st, 148 E** (6:1775), ss, 350.9 w 3 av, 16.8x99.11; PM; Dec'12; 3y5%; David S Fox to Harriet R Earle, Bayonne, NJ. 5,000

**136TH st, 243 W** (7:1942), ext of \$10,000 mtg to Dec'15 at 5%; Oct'18; Dec'4'12; Equitable Life Assur Soc of the U S with Saml T Munson, 156 Albany av, Bklyn. nom

**137TH st, 224 W** (7:1942), ss, 291 w 7 av, 17x99.11; also INTERVALLE AV (11:2965), ws, 185.4 s Jennings, 170x110; pr mtg \$38,000; Dec'5'12, 1y6%; Jacob Streifler Co, 1135 Intervale av, to Jno Robertson, 2210 Andrews av, & ano. 7,000

**137TH st, 224 W; Intervale av** (11:2965); same prop; certf as to above mtg; Dec'5 '12; same to same. nom

**141ST st, 623 W** (7:2088), ns, 250 w Bway, 288 to es Riverside dr x205.7 to 142d x243.8x199.10; pr mtg \$182,500; Dec'2; Dec'3'12; due &c as per bond; Carnegie Consn Co, 435 W 119 to Oaklawn Corpn, 27 Wm. 130,000

**141ST st, 623 W** (7:2088); Riverside dr & 142d st W, same prop; certf as to above mtg; Dec'2; Dec'3'12; same to same. —

**141ST st W, nec Riverside dr**, see 141st, 623 W.

**142D st W, see Riverside dr**, see 141st, 623 W.

**147TH st, 428 W** (7:2061), ss, 333 w St Nicholas av, 19x99.11; pr mtg \$10,000; Dec'12; 3y5%; Mary F Schwartz, New Rochelle, NY to Equitable Life Assur Soc of U S, 16 5Bway. 2,500

**147TH st, 428 W** (7:2061); ext of \$10,000 mtg to Dec'15 at 5%; Dec'12; Equitable Life Assur Soc of the U S with Mary F Schwartz, New Rochelle, NY. nom

**150TH st, 401-11 W**, see St Nich av, 801-7.

**150TH st, 408-14 on map 408-10 W**, see Riverside dr, 445.

**150TH st, 531 W** (7:2082), ns, 400 e Bway, 19x99.11; PM; pr mtg \$12,000; Nov 29; Nov'30'12; due &c as per bond; Aug Nelson, 193 W 168 to Bernard Loth, 408 W 150. 1,500

**163D st, 446 W** (8:2110), ss, 125 e Ams av, 37.6x112.6; PM; pr mtg \$35,000; Nov'25; Dec'3'12; due Dec'1'19; 6%; Matilda D Mink to Maurice Cohen, Pennsylvania av, Crestwood, Yonkers, NY. 9,000

**163D st, 444 W** (8:2110), ss, 162.6 e Ams av, 37.6x112.6; pr mtg \$30,000; Nov'26; Dec 3'12; due Dec'1'19; 6%; Matilda D Mink to Maurice Cohen on Pennsylvania av, Crestwood, Yonkers, NY. 14,000

**169TH st W, nec Riverside dr**, see Haven av, nwc 169th if opened.

**169TH st W, nwc Haven av**, see Haven av, nwc 169th if opened.

**173D st, 566 W** (8:2129); ext of \$28,000 mtg to Nov'25'15 at 5%; Nov'25; Dec'12; Lawyers Title Ins & Trust Co with Abr Ruth. nom

**180TH st W, nec Pinehurst av**, see Pinehurst av, nec 180th.

**180TH st W, nec Northern av**, see Northern av, nec 180.

**181ST st, 551-55½ W**, see Audubon av, 326.

**181ST st, 551-55½ W**, see Audubon av, 326.

**192D st W, sec St Nich av**, see St Nich av, sec 192.

**Av A, 115** (2:435); ext of \$13,000 mtg to Dec'15 at 5%; Nov'20; Dec'4'12; Equitable Life Assur Soc of the U S with Edw F Zimmerman, 116 Col av, Grantwood, NJ, & Eliza Pfiffenschneider, 152 E 92. nom

**Av B, 279** (3:984), es, 42 n 16th, 20x93; Nov'26; Dec'5'12, 1y6%; Abr & Louis Kratz to Max E Bloch, 854 Intervale av. 1,000

**Amsterdam av, 40** (4:1153), nwc 61st (No 201), 25x92; Dec'4; Dec'5'12, 5y5%; Jno Rasche, 536 W 150, to Emigrant Indust Savgs Bank. 25,000

**Amsterdam av, 593-5** (4:1219); ext of \$65,000 mtg to Dec'15 at 5%; Nov'27; Dec 4'12; Equitable Life Assur Soc of the U S with Jas J Phelan Co, 16-18 Exch pl. nom

**Amsterdam av, 975** (7:1862), sal Ls; July'22; Dec'3'12; demand; 6%; Carl Albrecht to Lion Brewery, 104 W 108. 5,595.36

**Audubon av, 326** (8:2154), nwc 181st (Nos 551-55½), 100x75; pr mtg \$120,000; Nov'27; Nov'29'12; due &c as per bond; Sterling Building & Operating Co to Mary E Taylor, 33 W 99. 10,000

**Audubon av, 326**; certf as to above mtg; Nov'27; Nov'29'12; same to same. —

**Audubon av, 326** (8:2154), nwc 181st (Nos 551-55½), 100x75; ext of \$110,000 mtg to Nov'29'17 at 5%; Nov'27; Dec'4'12; N Y Life Ins Co with Sterling Bldg & Operating Co, 203 Bway. nom

**Bradhurst av, 43** (7:2051), ws, 173.2 s 145th, 18.2x—x18x80.3; PM; Nov'14; Dec'2 '12; 3y5%; Maximilian J Jahelka, Borough of Queens, NY to Archibald Templeton at William St, Greenhead, Glasgow, Scotland. 6,000

**Broadway, 636-8** (2:522); ext of \$265,000 mtg to Dec'17 at 4½%; Nov'15; Dec'4 '12; Equitable Life Assur Soc of the U S with Henry E Coe, Southampton, LI. nom

**Broadway 941-57**, see 5 av, 171-85.

**Broadway, 1690-6** (4:1025), nec 53d (No 207), 100x112.4x100x101.7; asn of deposit of \$20,000 now with Hugh Inman et al to secure loans or notes from said bank, said deposit having been made to cover repairs & alterations under lease, &c; Nov'27; Dec 2'12; Broadway & 53d St Co at Bway & 53d, to Gotham National Bank of NY, 990 8 av. nom

**Central Park W, 97-8** (4:1122), ws, 50.5 n 69th, 50x100; pr mtg \$145,000; Dec'2; Dec 3'12; installs; 6%; Pamlico Realty Co, 1123 Bway to Walter S Mack, 312 W 71 et al. 56,392.50

**Claremont av, 189** (7:1994); ext of \$85,000 mtg to Dec'3'17 at 5%; Dec'3; Dec'5'12; Lawyers Title Ins & Trust Co with M M Realty Co. nom

**Columbus av, 227** (4:1123), es, 75.5 n 70th, 25x100; ext of \$32,000 mtg to Dec'3'17 at 5%; Dec'5'12; Lawyers Title Ins & Trust Co with Mary C O'Hara. nom

**Columbus av, 376** (4:1149), ext of \$54,000 mtg to Jul'10'15 at 4¾%; July'17; Nov 29'12; Addie R Altman, Moses S Wallach & Adele W Kaempfer with Jno A Brown, Jr, Newtown Township, Pa. nom

**Haven av** (8:2139-30), nwc 169th (if extended), runs w377.10 to cl Riverside dr xs—xe273 to Haven av xn195 to beg; contains 1 4777-10000 acres except pt for Blvd Lafayette; ext of \$35,000 mtg to Dec 1'17 at 5%; Nov'16 Nov'29'12; Adolph Wurzbarger with Nathan Foltz, 274 W 140. nom

**Lexington av, 1010** (5:1407), nwc 72d (No 139), 102.2x30; PM; pr mtg \$—; Dec'2; Dec'3'12; 1y6%; Soeurbee Inc to City Real Estate Co, 176 Bway. 30,000

**Lexington av, 1328-38** (5:1517), swc 89th (No 120), 100.8x94; PM; Dec'3'12; 5y5%; Lina Weil, 19 E 98 to Central Trust Co, 54 Wall trste Jno McQuade. 90,000

**Mt Morris Park W, 35-8**, see Riverside dr, 445.

**Northern av** (8:2177), nec 180th, 100x110; bldg loan \$30,000; Nov'29; due June 1'14, 6%; Emmay Realty Co to M M Realty Co, 128 Bway. 40,000

**Northern av** (8:2177); same prop; certf as to above mtg; Nov'29; Dec'2'12; same to same. —

**Pinehurst av** (8:2177), nec 180th, 100x 101.7x100x100.6; bldg loan; pr mtg \$33,000; Nov'29; Dec'2'12; due Junel'14, 6%; Emmay Realty Co to M M Realty Co, 128 Bway. 40,000

**Pinehurst av** (8:2177); same prop; certf as to above mtg; Nov'29; Dec'2'12; same to same. —

**Riverside dr, 24** (4:1184); ext of \$30,000 mtg to Nov'15'17 at 5%; Nov'15; Dec 3'12; Geo C McKesson with Seaman Bank for Savings in City NY. nom

**Riverside dr, 86** (4:1244), sec 81st, runs e36x51.5xw11.10x80.8xw26.5 to dr xn52.4 to beg; Dec'2'12; 5y4½%; Grace Carroll widow to Woodlawn Cemetery, 20 E 23. 40,000

**Riverside dr, 445** (7:1990), es, 107.6 n 116th, 58.9x128.10x59.10x112.3; also RIVERSIDE DR, 448 (7:1990), es, 166.3 n 116th 58.9x135.6x59.10x123.10; also 150TH ST, 408-14 on map 408-10 W (7:2064), ss, 116.6 e Convent av, 83.6x99.11; also MT MORRIS PARK W, 35-8 (6:1721), swc 174th, 100.11 x100; also 111TH ST, 517-21 on map 521 W (7:1883), ns, 275 w Ams av, 100x100.11; also 111TH ST, 507-11 on map 507-9 W (7:1883), ns, 150 w Ams av, 62.6x100.11; also LAND at Hempstead, LI; pr mtg \$985,000; Nov'29; Nov'30'12; due &c as per bond; N Y Real Estate Security Co, 42 Bway to Nassau Mtg Co, 31 Nassau. 165,000





- 179TH st E** (11:3094), ns, 100 e Clinton av, 21.1x100x22.2x100; Dec2'12, 5y5%; Antonio Galiani to Mary A Ferris, 159 W 87, 4,000
- 180TH st, 906 E** (11:3122), ss, 50 e Honeywell av, 47.6x80.1x47.5x80; Nov27; Nov29'12; 5y5%; Cross Avenue Co to German Savgs Bank, 157 4 av, 30,000
- 180TH st, 906 E**; certf as to above mtg; Nov27; Nov29'12; same to same
- 180TH st E, see Honeywell av**, see Honeywell av, sec 180.
- 180TH st E, see Honeywell av**, see Honeywell av, sec 180th.
- 180TH st E** (11:3094), ss, 149 w Prospect av, 25x100.2; Nov29'12; 5y5%; Helen C Loonam to Emigrant Indus Savgs Bank, 5,000
- 180TH st E** (11:3128), ns, 108.7 e Daly av, 100x154.1x99.1x152.1; bldg loan; Nov 29; Nov30'12, 1y6%; Arc Realty Co, 929 E 180, to Ver Planck Estate, a corp, 331 Mad av, 45,000
- 180TH st E** (11:3128); same prop; certf as to above mtg; Nov29; Nov30'12; same to same.
- 180TH st E** (11:3122), ss, 50 e Honeywell av, 47.6x80.1x47.5x80.2es; sobrn agmt; Nov27; Nov30'12; Central Bldg Impt & Investment Co with German Savgs Bank, 157 4 av, nom
- 181ST st E, ss, 84.8 w Belmont av**, see 181st st E, ss, 50 w Belmont av.
- 181ST st E** (11:3081), ss, 50 w Belmont av, 34.8x106.6x33.7x97.11; also 181ST st E (11:3081), ss, 84.8 w Belmont av, 34.8x115x33.7x106.6; certf as to mtg for \$8,000; Nov29; Nov29'12; Sole Realty & Constn Co to Rosa Rescigno.
- 182D st E, nec Grand Blvd & concourse**, see Grand Blvd & concourse, nec 182d.
- 183D st E** (11:3087), ns, 50 e Hughes av, 50x100; pr mtg \$6,500; Dec2; Dec3'12; 1y5½%; Checchina Carucci to Rockland Realty Co, 509 Willis av, 3,000
- 185TH st E** (11:3039), ns, 100 e Park av, 50x100; bldg loan; Dec4; Dec5'12, 1y 6%; Spear Constn Co to City Real Estate Co, 176 Bway, 35,000
- 185TH st E** (11:3039); same prop; certf as to above mtg; Dec4; Dec5'12; same to same.
- 188TH st, 301 E**, see Tiebout av, 2460.
- 188TH st E, nwc Elm pl**, see Elm pl, nwc 188th.
- 188TH st E** (11:3023), ns, 67 e Tiebout av, two lots, ea 38x83.3, two mtgs, ea \$20,000; 2 pr mtgs, \$— ea; Dec2'12; due & as per bond; Schorn Co, a corp, to Manhattan Mort Co, 200 Bway, 40,000
- 188TH st E** (11:3023); same prop; two certfs as to above mtgs; Dec2'12; same to same.
- 193D st E, nwc Webster av**, see Webster av, 2597.
- 194TH st E** (12:3294), nec Briggs av, 25 x100; pr mtg \$—; Dec2'12; due Mar2'13; 6%; Moses Hodes to Nich Hodes, 2646 Briggs av, 300
- 211TH st E** (\*), ns, 188.2 e Barnes av, runs ne25xse— to ns 211th distant 162.2 from Barnes av xw26.1 to beg; Nov9; Nov 29'12; due, &c, as per bond; Maria A D'Angelo to Northern Bank N Y, 60 Bway, 699.89
- 216TH st E** (\*), ns, 125 e Paulding av, 50x109.4; also BARTHOLDI ST (\*), ns, 300 w Pine av, 50x100; Dec5'12; due, &c, as per bond; Caroline Robson devisee Thos M Robson to Carl Fished at Nanuet, NY, 2,000
- 227TH st W, swc Netherland av**, see 227th W, sws, at ses Arlington av.
- 227TH st W** (13:3407), sws, at ses Arlington av, 290.6 to nws Netherland av, x sw121.8xw271 to Arlington av xne115.4 to beg; Dec4'12; due Apr15'15; 5%; Jennie A Vaughan to N Y Physicians Mutual Aid Assoc, a corp, 17 W 43, 2,500
- 231ST st E** (\*), ns, 205 e Carpenter av, 105x114, Wakefield; ext of \$2,500 mtg to Jan1'15 at 5%; Nov2; Dec4'12; Emil S Muller with Gertrude S Earl, 649 E 231, nom
- 236TH st E** (12:3377), ns, 475 e Kepler av, 50x100; pr mtg \$20,000; Dec4'12; due &c as per bond; Clemens Constn Co to Bertha Wiemann, 1958 3 ac, 8,000
- 236TH st E** (12:3377), same prop; certf as to above mtg; Dec4'12; same to same.
- 259TH st W** (13:3423), ss, 275 e Riverdale av, 25x87, except part for 259th; pr mtg \$1,000; Nov29; Dec3'12; due Apr21'13; 6%; Jno J Morley to Jno Fink, 3095 Heath av, 300
- 259TH st W, see Netherland av**, see Netherland av, cl 100 s 259th.
- 261ST st W** (13:3423), ss, 25 w Fieldston rd, 25x114.7x25x120.3; Nov27; Nov29'12; due &c as per bond; Jos G Cole & Emilie L Cole, indiv & as gdn said Jos G Cole, to Jas S Lawson, Shore rd, bet 72d & 73d, Bklyn, 600
- Andrews av, 2207** (11:3224), ws, 245.5 n 181st, 50x100; Dec3'12 5y5%; Lillie B Cleverdon to Emily Fowler, 60 E 68th, et al, exrs, &c, Anderson Fowler, 11,500
- Andrews av, 2337** (11:3225), ws, 150 s Fordham rd, 25x100; pr mtg \$—; Nov 30; Dec2'12, 3y5%; Amelia A Hach, 385 E 194, to Mary G Hach, 134 E 109, 2,000
- Andrews av, 2337** (11:3225), ws, 150 s Fordham rd, 25x100; also HULL AV (11:3351), es, 150 s 209th, 25x100; pr mtg \$—; Nov30; Dec2'12, 3y6%; Amelia A Hach, 385 E 194, to Louis W Spangehl, Sea Cliff, LI, 4,000
- Anthony av** (11:2803), es, 260 n 176th, runs e 105x141.2xw69.6x121.2xw35.6 to Anthony av s84 to beg; Nov20; Nov29'12; 3y6%; Adolph Le Mout Jr to Louis Schinatz, 130 Clarkson, Bklyn, 800
- Anthony av** (11:2889), es, 135.9 n 173d, 16.8x74.3 to Carter av x16.8x72.6; ext of \$4,000 mtg to Dec1'17 at 5½%; Nov25; Dec2'12; Payne Estate, a corp, with Henry Gillman & Chas Schlesinger, 1682 Anthony av, nom
- Aqueduct av** (11:2876), sec Brandt pl, 45x100; Dec3; Dec4'12; 5y5%; Morell Realty Co to Thos B Hidden trste Henrietta A Webb, at Hiddenhurst, Sharon Station, NY, 43,000
- Aqueduct av** (11:2876), same prop; certf to above mtg; Dec3; Dec4'12; same to same.
- Aqueduct av** (11:2876), es, 45 s Brandt pl, 40x10; Dec3; Dec4'12; 5y5%; Morell Realty Co to Thos B Hidden trste Henrietta A Webb, at Hiddenhurst, Sharon Station, NY, 30,000
- Aqueduct av** (11:2876), same prop; certf as to above mtg; Dec3; Dec4'12; same to same.
- Arlington av, sec 227**, see 227th W, sws, at ses Arlington av.
- Barker av** (\*), es, 233.4 n Elizabeth, runs e120xw0.8xe5x132.8xw125 to av xs 33.4 to beg; Nov29; Dec2'12; due &c as per bond; Nellie J, wife of & Percy S Putnam, to Arthur B Westervelt, 87 Dwight pl, Englewood, NJ, 2,750
- Blackrock av, ns, 205 e Pugsley av**, see Watson av, ss, 205 e Pugsley av.
- Boston Post rd** (\*), ss, 125.11 e Delaville av, 10.9x119x28.4x137.4; PM; Nov20; Nov29'12, 3y5%; Mechele Cannizzaro, 425 W 41, to Hudson P Rose Co, 32 W 45, 350
- Boynton av, 1214** (\*), es, 135.11 n Westchester av, 40x100; PM; pr mtg \$21,000; Dec2; Dec3'12; 6y6%; Isabel G Weston to American Real Estate Co, 527 5 av, 5,500
- Boynton av, 1218** (\*), es, 175.11 n Westchester av, 40x100; PM; pr mtg \$21,000; Dec2; Dec3'12; 7y6%; Edna B Lewis to American Real Estate Co, 527 5 av, 9,500
- Boynton av, 1222** (\*), es, 215.11 n Westchester av, 40x100; PM; pr mtg \$21,000; Dec2; Dec3'12; 7y6%; Edna B Lewis & Jean A Hunter to American Real Estate Co, 527 5 av, 7,000
- Briggs av** (\*), nec Bronxwood av, 107.1x 143x100x181.5, Laconia Pk; PM; Dec2; Dec 3'12; 3y6%; Tripoli Realty Co to Arnaud G Hiller, 243 Montclair av, Newark, NJ, 1,850
- Briggs av, nec 194th**, see 194th E, nec Briggs av.
- Briggs av** (\*), sec Bronxwood av, 107.1x 143x100x181.6; ext of \$1,500 mtg to Dec 1'15 at 6%; Nov27; Dec4'12; Arnaud G Heller with Frank C Mayhew & Ralph Hickox, trstes Levi H Mace, nom
- Bronxdale av** (\*), ws, 25.3 n Kinsella av, 25.3x92.2x25x95.10; Nov29; Dec5'12; due, &c, as per bond; Bailey Contracting Co, 320 Bway, to Saml J Ashley, 747 St Nicholas av, 5,000
- Bronxdale av** (\*), same prop; certf as to above mtg; Nov29; Dec5'12; same to same.
- Bronxdale av** (\*), same prop; pr mtg \$5,000; Nov29; Dec5'12; 1y6%; same to Geo Hauser, 1462 St Lawrence av, 1,000
- Bronxdale av** (\*), same prop; certf as to above mtg; Nov29; Dec5'12; same to same.
- Bronxdale av** (\*), same prop; pr mtg \$6,000; Nov29; Dec3'12, 2y6%; same to Jno Sohns, 189 W 136, 1,550
- Bronxwood av, nec Briggs av**, see Briggs av, nec Bronxwood av.
- Bronxwood av, see Briggs av**, see Briggs av, see Bronxwood av.
- Carter av, ws, abt 135.9 n 173d** see Anthony av, es, 135.9 n 173d.
- Castle Hill av, see Starling av**, see Starling av, sec Castle Hill av.
- Cedar av** (\*), ws, 175 s Bartholdi av, 38.6x118.6x27.1x118; except pt for Barnes av; Nov29; Dec2'12; due &c as per bond; Raffaella wife of & Saverio Paonessa, 747 E 168th to Helvise de G Braine, 237 Macon, Bklyn, 4,500
- Creston av, 2400** (11:3165), es, 275 s Irving, 25x100, except pt for av; Dec4'12; due &c as per bond; Martha Seller to Title Guar & Trust Co, 4,500
- Decatur av, ws, 95 s 195th**, see Decatur av, ws, 50.11 s 195th.
- Decatur av** (12:3282), ws, 50.11 s 195th, 40.2x105.6x40x109.3; pr mtg \$26,000; Dec3; Dec4'12; 3y6%; Miltner Bros Inc a corp, to Jno P Dauth, 2650 Marion av, 4,000
- Decatur av** (12:3282), ws, 95 s 195th, 40.2x101.10x40x105.6; pr mtg \$26,000; Dec 3; Dec4'12; 3y6%; Miltner Bros Inc, a corp, to Jno P Dauth, 2650 Marion av, 4,000
- Decatur av** (12:3282), ws, 50.11 s 195th, 40.2x105.6x40x109.3; also DECATUR AV (12:3282), ws, 95 s 195th, 40.2x101.10x40x 105.6; certf as to two mtgs for \$4,000 ea; Dec3; Dec4'12; Miltner Bros, Inc, a corp, to Jno P Dauth, 2650 Marion av, —
- Eagle av, 683** (10:2617), ws, 434.9 s 156th, 19.11x99.5x19.11x99.4; pr mtg \$5,800; Dec4; Dec5'12; due &c as per bond; Bertha Bohling to Chas Reichman, 26 Union sq, 600
- Eastchester rd** (\*), es, abt 531 s Saratoga av, 50.10x122.6x50x121; Nov29; Dec2'12, demand, 6%; Maria D, wife Guiseppe Sabatini, to Lion Brewery of N Y City, 960 Col av, 2,000
- Edson av** (\*), ws, 150 s Edenwald av, 25x100; certf as to payment of \$1,875 on account of mtg of \$3,000; Nov20; Nov29'12; Albt Mezey to Julia Mezey, —
- Edson av** (\*), same prop; certf as to payment of \$450 on account of mtg of \$3,000; Nov22; Nov29'12; Morris B Arbuse to same, —
- Ellsworth av** (\*), es, 100 s Fairmount av, 25x81.8; Nov25; Dec4'12, demand, 6%; Jennie E Teichman, 147 Morton pl, Bronx to A Hupfels Sons, a corp, 842 St Anns av, 500
- Elton av, 705** (9:2376), ws, 48 s 155th, 52x100; ext of \$6,000 mtg to Dec1'15 at 6%; Nov23; Nov30'12; Fredk W Kroehle with Chas Kroetz, 2437 Valentine av, nom
- Findlay av, nec 167th**, see Teller av, ws, 100 n 167th.
- Fort Schuyler rd** (\*), nec Pilgrim av, 25x100; pr mtg \$8,500; Nov29; Dec3'12; due, &c, as per bond; Lilly Barroe to Peter Doelger, 339 W 100th, 3,000
- Grand Blvd & concourse** (11:3158), nec 182d, runs w147xe95.1xs50xe6xs97.8 to 182d xw114.7 to beg; Nov29; Nov30'12, 3y5%; Alex Wilson to Adolph D Bendheim, 42 W 89, & ano, admr &c Meier Bendheim, 25,000
- Grand Blvd & concourse, late Cordova pl** (12:3311), ws, 113.4 s Van Cortlandt av, 25x100.8x25x100.10; except part for Grand Blvd & concourse; Nov27; Dec3'12; 3y5%; Aug Conway to Laura S Baker, 9 Munn av or So Munn av, East Orange, NJ, 4,500
- Grand Blvd & concourse, late Cordova pl** (12:3311), same prop; sobrn agmt; Nov 26; Dec3'12; Wm Hodgson with same, nom
- Grant av, 896** (9:2444), es, 114.5 s 162d, 16x100.5; pr mtg \$—; Dec2; Dec3'12; 3y 5%; Josephine Franz, 626 E 161, to Margt Wicks, 172 E 95, 3,000
- Hermany av, ses, 223.6 ne Zerega av**, see Hermany av, ses, 148.6 ne Zerega av.
- Hermany av** (\*), ses, 148.6 ne Zerega av, 25x100; also HERMANY AV (\*), ses, 223.6 ne Zerega av, 25x100; Nov25; Dec2'12, 2y6%; Mary Smith, L I City, to Heinrich Rehling, on Ferry la, Bronx, 400
- Honeywell av** (11:3122), sec 180th, 80x 50; Dec4'12; 5y5%; Cross Av Co, a corp, to Ida R Cullman, 1961 Bway, 41,000
- Honeywell av** (11:3122), sec 180th, 80x 50; certf as to mtg for \$41,000; Dec3; Dec 5'12; Cross Av Co to Ida R Cullman, 1961 Bway, —
- Honeywell av** (11:3122); same prop; sobrn agmt; Dec3; Dec5'12; same & Hyman & Henry Sonn with same, nom
- Hughes av, 2319** (11:3073), ws, 250 s 186th, 25x87.6; PM; pr mtg \$—; Nov29'12; due May30'14; 6%; Ermelinda Astorino & Nicola Capillupi to European Constn Co, 541 E 182, 3,000
- Hull av, 3052** (12:3332), es, 230.11 n Moshulu pkway, 26.10x110.4x18.1x110; Nov 21; Nov29'12; due, &c, as per bond; Alina McGivney to Walter McGivney, 3052 Hull av, 1,000
- Hughes av, nec Pelham av**, see Pelham av, nec Hughes av.
- Hull av, es, 150 s 209th**, see Andrews av, 2337.
- Hull av** (12:3348), ws, 125 n 209th, 100 x100; equal lien with mtg for \$3,600, recorded in L 37 Mp 50; Nov29; Dec4'12; 1y5½%; Edw F Miller to Wm R Cantrell, 14 Loring pl, 1,800
- Hull av** (12:3348), ws, 125 n 209th, 100x 100; ext of mtg for \$3,600 to Dec3'13 at 5½%; Nov29; Dec4'12; Wm R Cantrell with Edw F Miller, nom
- Intervale av, ws, 185.4 s Jennings**, see 137th, 224 W, Manhattan.
- Intervale av** (11:2965), ws, 185.4 s Jennings, 170x110; PM; pr mtg \$20,000; Dec 5'12; 1y6%; Jacob Streifer Co, 1135 Intervale av, to Jno Robertson, 2210 Andrews av, & ano, 10,000
- Inwood av** (11:2859), es, 300 s Wolf pl, 50x130; Nov27; Nov29'12; due, &c, as per bond; Manser Cousens, 418 W 40, to Lucy R Comfort, 1305 Franklin av, 1,200
- Jackson av** (10:2557), ws, 200 s 147th, 25x161; PM; Dec4'12; 5y5%; Wm Brede, 467 Jackson av, to Sophie Niestermann, 1747 Fillmore, 5,000
- Lind av** (9:2532-2534), sec 170th, runs e 42.11x102.1xw50 to es Lind av xw65xne 40.10 to beg; ext of \$41,000 mtg to Dec1'15 at 5%; Nov27; Nov29'12; Dollar Savgs Bank with Hillcrest Bldg Co, 950 Ogden av, nom
- Lyon av, nec Castle Hill av**, see Starling av, sec Castle Hill av.
- Maple av** (\*), es, 75 n Randall, 25x100; pr mtg \$10,600; Nov27; Nov29'12, demand, 6%; Maria, wife of & Nicola Parrotta, 740 E 214, to David Stevenson Brewing Co, 521 10 av, 1,100
- Marmion av** (11:3119), sec 178th (No 850), 33.2x171.2 to ws So Blvd (No 1991) x36.3x156.3; PM; Nov26; Nov30'12; due &c as per bond; Rexton Realty Co to Harlem Savgs Bank, 124 E 125, 6,600
- Minneford av** (\*), nec Cross, 50x100, City Island; PM; Nov25; Nov30'12, 5y6%; Evelyn H White to Etta Johnson, 111 S Fulton, Mt Vernon, NY, 7,000
- Mohegan av** (11:2958), sec 176th, 115.10 x23x116.3x33.11; pr mtg \$30,500; Dec2'12; due &c as per bond; Schorn Co, a corp, to Anna Wittich, 17 E 108, 6,000
- Mohegan av** (11:2958); certf as to above mtg; Dec2'12; same to same, —
- Monterey av** (11:3061), swc 179th, 304.8 x95.9x302.7x100; ext of mtg for \$28,000 to Nov15'14 at 6%; Nov25; Nov30'12; American Mtg Co with Keats Co, 135 Bway, nom
- Monterey av** (11:3061), swc 179th, 304.8 x95.9x302.7x100; PM; pr mtg \$28,000; Nov 29; Nov30'12; due &c as per bond; Cioffi Co, 1228 Hoe av, to Keats Co, 135 Bway, 1,800
- Morris Park av** (\*), ss, 65 e Rose, 50x100 Dec3; Dec4'12; due &c as per bond; Frances Twomey to Leopold Neugass, 257 W 132, 300

- Morris av, 1855** (11:2827), ws, 35.10 n 176th, 17.10x95; Nov27; Nov29'12; 5y5%; Jas J Raisbeck to Emigrant Indus Savgs Bank, 4,500
- Morris av, 1861** (11:2827), ws, 89.4 n 176th, 17.10x95; Nov27; Nov29'12; 5y5%; Jas J Raisbeck to Emigrant Indus Savgs Bank, 4,500
- Morris av, 1863** (11:2827), ws, 107.2 n 176th, 17.10x95; Nov27; Nov29'12; 5y5%; Jas J Raisbeck to Emigrant Indus Savgs Bank, 4,500
- Mott av** (9:2343), es, 336.9 n 144th, 27x 163x27.1x160.11; Nov29'12; due, &c, as per bond; Philip J Kearns to Union Dime Savgs Bank, 701 6 av, 3,000
- Mott av** (9:2343), es, 309.9 n 144th, 27x 160.11x27.10x158.11; Nov29'12; due, &c, as per bond; Philip J Kearns to Union Dime Savgs Bank, 701 6 av, 3,000
- Mott av** (9:2343), es, 326.9 n 144th, 27x 163x27.1x160.11; ext of \$12,000 mtg to Nov'15 at 5%; Nov27; Nov29'12; Philip J Kearns with Union Dime Savgs Bank, 701 6 av, nom
- Mott av** (9:2343), es, 309.9 n 144th, 27x 160.11x27.1x158.11; ext of \$12,000 mtg to Nov'15 at 5%; Nov27; Nov29'12; Philip J Kearns with Union Dime Savgs Bank, 701 6 av, nom
- Mt Hope av** (11:2800), nec 175th, 70x39, except pt for av & st; pr mtg \$—; Dec3; Dec4'12; due &c as per bond; Phelan Bros Constn Co to Manhattan Mtg Co, 200 Bway, 25,000
- Mt Hope av** (11:2800) same prop; certf as to above mtg; Dec3; Dec4'12; same to same.
- Mt Vernon av** (12:3363), es, 217 s 235th, 53.3x119x irreg x105.1; Dec3; Dec4'12; due &c as per bond; Cath Curran, 325 E 69, to Mary T Grace, 2550 Grand av, 1,500
- Napier av** (12:3363), ws, 97 s 235th, 50x 100; Dec3; Dec4'12; due &c as per bond; Cath Curran, 325 E 69, to Theresa Koontz, 393 E 153, 1,000
- Netherland av** (13:3426), cl 100 s 259th, runs e115.6xn119.2xw99.6xs120 to beg; Dec 2'12; 3y5½%; Delia wife Jno Trainor to Danl S Morrison, 5695 Riverdale av, 1,900
- Netherland av, swc 227th**, see 227th W, sws, at ses Arlington av.
- Overing av** (\*), nes, 300.2 nw Frisby av, 20x94.11; Nov26; Dec5'12, 3y5½%; Wellman Finance & Realty Co to Lina Goetz, 382 Willis av, 5,000
- Overing av** (\*); same prop; certf as to above mtg; Nov26; Dec5'12; same to same.
- Overing av** (\*), nes, 280.2 nw Frisby av, 20x94.11; Nov26; Dec5'12, 3y5½%; Wellman Finance & Realty Co, to Rebecca Steffens, 1551 Vyse av, 5,333
- Overing av** (\*); same prop; certf as to above mtg; Nov26; Dec5'12; same to same.
- Pelham av** (12:3273) nec Hughes av, runs n229.4xe87x875xe12xs134.11 to Pelham av xw101.10 to beg; Nov22; Dec5'12, 3y6%; Realty Realization Corp, 1400 5 av, to State Bank, 378 Grand, 7,000
- Perry av** (12:3348), es, 125 n 209th, 75x 100; equal lien with mtg for \$2,400, recorded in L 37 Mp 53; Nov29; Dec4'12; 1y5½%; Edw F Miller to Wm R Cantrell, 14 Loring pl, 1,200
- Perry av** (12:3348), es, 125 n 209th, 75x 100; ext of mtg for \$2,400 to Dec3'13 at 5½%; Nov29; Dec4'12; Wm R Cantrell with Edwd F Miller, nom
- Pilgrim av, nec Ft Schuyler rd**, see Ft Schuyler rd, nec Pilgrim av.
- Popham av** (11:2877), ws, 271.3 n 176th, 50x100; Nov29'12; 3y5%; Augusta Peterson to Title Ins Co of NY, 135 Bway, 3,000
- Prospect av, 631** (10:2674), ws, 25 n 151st, 25x100; Nov29; Dec2'12, 1y6%; Anne Cohen to Marie Heiderman, 783 Elton av, 400
- Prospect av, 982** (10:2690), es, 74.7 n 164th, 54x85; Dec3'12; 5y5%; Chas Shlivek to Lawyers Mtg Co, 59 Liberty, 37,000
- Prospect av, 982**; sobrn agmt; Dec3'12; same & Hannah Younker extrx Bernard Younker with same, nom
- St Lawrence av** (\*), nec Merrill, 25x100, except part for av; Nov29'12; due &c as per bond; Naomi Federman, 208 W 84, to Eliz B Beyer, Pasadena, Cal, 4,000
- Southern Blvd**, (10:2722), nws, 235 sw Tiffany, 50x100; pr mtg \$—; Dec3; Dec4'12; due June1'14; 6%; Levine & Atlas Co to Jno Kadel, 1473 St Lawrence av, 10,000
- Southern Blvd** (10:2722); same prop; certf as to above mtg; Dec3; Dec4'12; same to same.
- Southern Blvd** (10:2722), nws, 185 sw Tiffany, 50x100; pr mtg \$38,000; Dec3; Dec4'12; due June1'14; 6%; Levine & Atlas Co to Jno Kadel, 1473 St Lawrence av, 8,000
- Southern Blvd** (10:2722), same prop; certf as to above mtg; Dec3; Dec4'12; same to same.
- Southern Blvd, 1991**, see Marmion av, sec 178th.
- Starling av** (\*), sec Castle Hill av, runs s200 to ns Lyon av xe256xn—xw—xn111.1 to Starling av xw22.2 to beg; Nov27; Dec 5'12; 2y6%; Andw, Conrad H & Geo H Brown, Bertha B Herbert & Flora B Williams, heirs & devisees Kath S Brown to Adam Muller, 44 E 87, 19,000
- Teller av** (9:2430 & 2435), ws, 100 n 167th, runs n382.6xw200 to es Findlay av xs485.10 to 167th xe125.3xn100xe75 to beg; pr mtg \$28,166.68; Dec2; Dec3'12; due Dec 14'14; 5%; Home of the Daughters of Jacob, a corp, 302 E Bway, to Delta Realty Co, 369 E 149, 6,833.32
- Theriot av, 1219** (\*), ws, 175 n Gleason av, 25x100; Nov27; Nov29'12; installs; 6%; Jas Cleary to Mendel Marcus, 359 E 5, 600
- Theriot av** (\*), ws, 280.4 s Westchester av, 50x100; Dec2; Dec4'12; due June2'13; 6%; Eliz T Devine to Mendel Marcus, 2510 E 5, Bklyn, 300
- Tiebout av, 2460** (11:3023), nec 188th (No 301), 83.3x67; pr mtg \$—; Dec2'12; due &c as per bond; Schorn Co, a corp, to Manhattan Mort Co, 200 Bway, 5,000
- Tiebout av, 2460**; certf as to above mtg; Dec2'12; same to same.
- Tiebout av, ws, abt 100 n 187th**, see Valentine av, es, 100 n 187th.
- Tieman av** (\*), ws, abt 175 n Boston Post rd, 50x100; Nov29'12; due, &c, as per bond; M Kempf Realty Co to North Side Mtg Corp, 391 E 149, 3,000
- Tieman av** (\*), same prop; certf as to above mtg; Nov25; Nov29'12; same to same.
- Tinton av, 763** (10:2655), ws, 110.7 n Westchester av, 34.6x135; PM; pr mtg \$—; Dec5'12, 3y5%; Cath R Meincke to Ellen Mulhare, 404 E 141, 3,000
- Tremont av, 794** (11:2956); sal Ls; Nov 26; Nov29'12; demand; 6%; Bernard McManus to Lion Brewery, 104 W 108, 2,500
- Union av, 529** (10:2582), ws, 260.9 n 147th, 39.3x100; pr mtg \$30,000; Nov29; Nov30'12, 3y6%; Ibrow Realty Co to John J Kelly, 1377 Clay av, 5,000
- Valentine av** (11:3147), es, 100 n 187th, runs e135xn1.10xe100 to ws Tiebout av xn 100.1xw235 to Valentine av xsl101.11 to beg; pr mtg \$2,600; Dec5'12; due, &c, as per bond; Marie J C Carey to Louis O Van Doran, 299 Alex av, 2,550
- Van Nest av** (\*), ns, 75 w Fillmore, 25x 100; pr mtg \$3,450; Nov29; Dec5'12; due, &c, as per bond; Philip J Caio to Geo Ringler & Co, 203 E 92, 550
- Vyse av, 1159** (10:2752), ws, 380 n 167th, 20x100; PM; pr mtg \$—; Nov27; Dec5'12, 2y6%; Wm Lyons, Bklyn, to Rose E Murray, 401 Central av, Cranford, NJ, 500
- Vyse av** (11:2989), swc 173d, 35x100; pr mtg \$35,000; Dec4; Dec5'12; due &c as per bond; Sherpe Bldg Co, 1558 Crotona Park East, to Julius Meyer, 360 E 166, 5,000
- Vyse av** (11:2989); same prop; certf as to above mtg; Dec4; Dec5'12; same to same.
- Watson av** (\*), ss, 205 e Pugsley av, 200 x216 to Blackrock av, except part taken for 8th & 9th sts; pr mtg \$12,500; Dec5'12; 1y6%; Jno C Fisher, 752 St Nicholas av to Northern Co, 150 Nassau, 2,500
- Webster av, 1942** (11:3027), es, 100 s 178th, 75x158.11; Nov29; Dec2'12, 1y6%; Echo Amusement Co, 1942 Webster av, to Lincoln Mort Co, a corp, 100 Bway, 5,000
- Webster av, 1942**; certf as to above mtg; Nov29; Dec2'12; same to same.
- Webster av, 2597** (12:3276), nwc 193d, 75.5x93.11x74.10x84; PM; Dec2; Dec3'12; due, &c, as per bond; Jos Albus to Michl Regan, Montclair, NJ, 40,000
- Weeks av** (11:2796), ws, 264 s 175th, 75 x95; pr mtg \$—; Nov29; Dec5'12, 3y6%; Realty Realization Corp, 1400 5 av, to State Bank, a corp, 378 Grand, 2,000
- Weeks av** (11:2793), swc 173d, 84x95; pr mtg \$—; Nov29; Dec5'12, 3y6%; Realty Realization Corp, 1400 5 av, to State Bank, 378 Grand, 3,000
- West Farms rd** (11:3007), nwc Freeman; asn Ls by way of mtg as collateral security for payment of \$5,240; Nov21; Nov29'12; Frank P Bastone to Ebling Bwg Co, 760 St Anns av, nom
- Westchester av** (\*), ns, 50 e Zerega av, 50x100; Nov29; Nov30'12, 5y5%; Chas E Devermann to Caroline S Hartwig, 724 Hudson, Hoboken, NJ, extrx Ferd Hartwig, 10,000
- White Plains av** (\*), ws, 462.9 n 216th, 50.5x187.9x50x183.3, except part for av; Nov22; Nov29'12, 5y5%; Ida L & Geo J Mallon & Alice M Butler to Emigrant Indust Savgs Bank, 4,500
- White Plains rd** (\*), nwc Thwaites pl, 106.7x56.7x100x80.9; PM; Nov26; Nov29'12, 3y6%; Arthur W A Weyers to Kath O Reiss, 1748 Topping av, 1,200
- Willis av, 293** (9:2302; ext of \$6,000 mtg to Dec1'15 at 5%; Nov18; Dec4'12; Equitable Life Assur Soc of the U S with Wm Kusche, 377 E 139, nom
- 1ST av** (\*), es, 100 s 2d, 45x100, Westchester; Nov14; Nov29'12; due &c as per bond; Emanuele Burlando & Carmine Cipolla, exrs Giovanni Cantalupi, to Geo Bonavia, 727 E 217, 500
- Plot** (\*) begins at swc land now or formerly Saml G Dayton & common high water mark Eastchester Bay, runs e115 to land David Scofield xn100 to Bay av xw139 to high water mark Eastchester Bay xse101 to beg, being pt of estate of late David Scofield, City Island; Dec4; Dec 5'12, 1y5%; Martin J Earley to Ethel & Muriel M Walther, So Amenia, NY, 2,000

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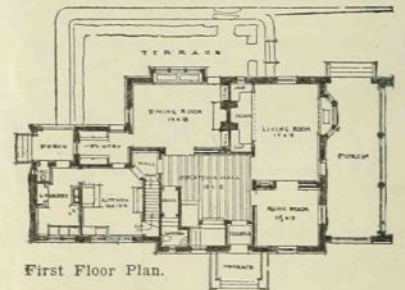
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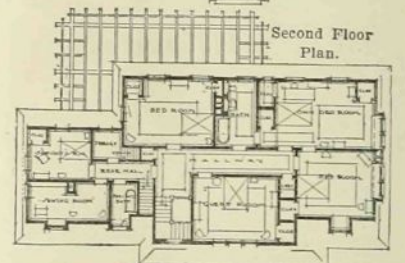
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