

# REAL ESTATE RECORD AND BUILDERS GUIDE.

JANUARY 4, 1913

## OUR GAINS FROM THE ERIE AND PANAMA CANALS

Freight From Middle West, Which Has Gone to the Pacific by Rail, Will Hereafter Come Through New York—Natural Advantages Restored to the "Gateway of the Continent."

By FREDERICK B. De BERARD, Statistician of the Merchants' Association



HE completion of the Panama Canal will greatly modify the existing currents of transportation, not only upon the sea, but throughout a large part of the area of the United States.

To the effect of the Panama Canal in changing the direction of transportation movements will be added that of the Erie Canal; and the result will be profoundly beneficial to the North Atlantic States, and particularly to the City of New York and its adjacent territory.

Hitherto the main currents of transcontinental traffic have been by rail, the west-bound rail traffic (including the rail and water routes via the Gulf ports) to Pacific terminals in 1911 aggregating approximately 3,481,600 tons, as against 494,600 tons moving by the water routes via the Panama and Tehuantepec isthmuses.

Until 1907 this disparity was still greater, despite the fact that water rates were from 20 to 60 per cent. less than rail rates. The reason for the relatively small use of the water routes was the control of the steamship lines by the transcontinental railroads, which discouraged shipments by bad service, inadequate facilities and extreme slowness; and which prevented competition by independent lines by temporary rate-cutting until competitors were driven out of the field. After 1907 these conditions were bettered by the opening of the Mexican State railroad across the isthmus of Tehuantepec and the operation in connection therewith of the American-Hawaiian Line, which has rapidly developed a large traffic.

### Trammels Will Be Removed.

The completion of the Panama Canal will at once remove all the trammels which have hitherto throttled the water traffic in order to force the greater part of the traffic over the railroads, at higher rates. Free competition in water carriage will at once result, by reason of that provision of the recently passed law regulating canal tolls, which forbids railroad ownership of or interest in any steamship line. From this freedom of competition will follow speedy and adequate service, hitherto prevented, so that the cheaper water routes will become available for much of the traffic hitherto forced over the rail routes.

New York and the East generally have been placed at a serious disadvantage by the largely compulsory use of the transcontinental rail routes, for the reason that it has been deprived in large degree of the benefit of low water rates, which if untrammelled would give it nearly all the Pacific Coast trade. The interest of the rail lines west of Chi-

cago has been to exclude New York as far as possible from the Inter-mountain and Pacific territories to be served by Western cities. This is because the rail rate from all points east of the Missouri River to points on the Pacific Coast is the same. Thus the amount received for hauling a carload from New York, or from Chicago, to San Francisco is the same, but in the former case the amount is divided between the Eastern and the Western railroads, while in the latter case the Western railroads keep it all. The potential water competition has had the effect, however, of forcing a very low transcontinental rail rate—much lower than the local rates exacted by Western lines between intermediate points. The latter have fought vigorously against this discrimination; and it has recently become evident, from the attitude of the Interstate Commerce Commission, that the Western railroads must either abandon their policy of abnormally low through rates to Pacific points, made to meet water competition, or correspondingly scale down their now highly profitable local rates.

### Will Reverse Traffic Currents.

There can be little doubt as to what they will do in this dilemma. The transcontinental traffic is of very doubtful profit at best; the local traffic at high rates is vital; and it is likely that, with the real and vigorous competition of water rates following the opening of the Panama Canal, the Western railroads will abandon the attempt to force traffic to reach the Pacific Coast by rail, by means of a highly artificial rate system.

The abandonment of the blanket rate between points east of the Missouri River and Pacific terminals (already practically ordered by the Interstate Commerce Commission) and the advent of untrammelled water carriage between the Atlantic and Pacific Coasts will cause a radical change in the traffic current between the Atlantic and Pacific Coasts, not only by substituting the water for the rail route, but also by causing a partial reversal of the rail movement. Even at present water rates, commodities originating 500 miles west of New York and destined for the Pacific Coast can reach their destination most cheaply if shipped eastward to New York and thence by water. The present obstacle is defective service.

### More Freight Business Here.

Under the new conditions, with lower rates and ample service, a great volume of freight which has hitherto moved westward by rail to the Pacific Coast will hereafter move eastward by rail for trans-shipment by water, thus concentrating on New York the bulk of the large trade with the Pacific Slope.

To sum up the effect of the Panama Canal upon the trade relations between New York and the Pacific Slope: The existing railroad control of the situation will be broken up. The influences which have been tending more and more to deprive New York of the far Western trade will be nullified, and through its command of a through water-route freed from railroad control and with rates made by genuine competition, it will be confirmed in its control of the already very important and rapidly growing Pacific Coast trade. In addition it will become the shipping point for a wide range of manufactured products made within a radius of 500 miles or more, of New York's City Hall which now reach the Pacific Coast by the westward all-rail routes.

### New York Chief Beneficiary.

The influence of the Panama Canal upon foreign trade relations is complicated by many economic conditions. One fact is certain: that as America's volume of exports increases those exports will mainly find their outlet from Atlantic and Gulf ports, with a great preponderance in favor of New York, because of its more available water route, via the Erie Canal, from the interior. The Central States must of necessity be the situs of great manufacturing development, not only by reason of contiguity to raw materials and fuel, but also because of central location with reference to a large consuming population. In many branches of industry in which freight is not a large factor the Eastern States will continue large producers. When the Panama Canal is available, such part of these manufactured products as is exported can with few exceptions reach any part of the world more cheaply through New York than through any other American port. Hence, whatever benefit the Panama Canal confers in the promotion of foreign trade, New York will be a chief beneficiary, as it will surely become the great export market where American manufacturers of every class will maintain selling agencies.

### The Erie Canal's Part.

Let us now consider the part which the Erie Canal will take in this economic readjustment. For many years past the Erie Canal has been obsolete, although it has exerted an important influence in the modification of rail rates upon grain and coarse freights. Many elements of waste have entered into canal freights which thereby have been maintained at a higher level than would otherwise be economically necessary.

Moreover, the canal has not been useful as a carrier of high-class freights by reason of slowness of transit. In the carriage of bulk freights small units have been employed at an excessive



cost for operation, and the freights have been subjected to the heavy and needless charges of rehandling.

With the canal reconstructed these elements of waste will disappear. Large transportation units will be employed of such a kind as to permit their use both upon the Lakes and upon the Canal without the necessity of rehandling, and the facilities will be such, through electric traction or otherwise, as to permit a rate of speed substantially equal to that of the usual freight train after making allowance in the case of the latter for the detention at junction points and for transfers.

#### A Far More Important Canal.

Thus a wide range of commodities which are not now carried by the Canal may be transported under favorable conditions by water carriage from points more than a thousand miles in the interior. It will be at once realized that these changed conditions will make the Erie Canal a far more important transportation element than it ever has been in the past, both in the volume of commodities transported and in their character.

The influence of this waterway in concentrating upon New York manufactured articles destined for export will be readily seen, and it is open to little doubt that the region penetrated by the Canal will offer an extremely favorable

location for manufacturing industries of many kinds. This is especially true of manufactures of iron, steel and copper, particularly those for export, for the reason that the line of the Erie Canal will afford the most economical possible point of assemblage of raw materials and likewise afford the cheapest means of transit for the finished product to the seaboard at New York for export.

#### Will Help Iron Works.

The ore used in the iron manufacture in the Pittsburg region is now transported by water from Lake Superior mines to Cleveland and other Lake ports. It is then rehandled and transported by rail to the point of consumption. The fuel employed is subject, however, to but a short rail haul. The manufactured product, in whatever direction it may be sent, is subject to rail charges. In the case of iron working establishments located, say, at Syracuse, the ore would be brought direct by water from Lake Superior without breaking bulk, and without rehandling or additional rail charges. The fuel would require a considerable rail haul, but the aggregate of freight charges would in all probability be less in the case of Syracuse than in the case of Pittsburg. In the distribution of its product, Syracuse on the Erie Canal would have a very great advantage by reason of its direct water carriage, not

only to all points upon the Atlantic Coast but also for shipments to the Pacific Coast and for export.

Similar conditions would prevail with relation to copper products, and a great variety of manufactured products, for consumption in the Eastern States and for export, could be made under the most economical conditions along the line of the Canal.

#### The Cheapest Highway.

The Canal would also, as pointed out in connection with the railroad situation, afford the cheapest possible highway for the movement of manufactured products from the Central West to New York City for water distribution from this point.

In conclusion, giving due consideration to the conditions outlined above, the important changes in the railroad rate structure which will follow the opening of the Panama Canal, the reversing of trade currents which have hitherto flowed to the westward, and the great increase in the eastward flow of traffic incident to the Erie Canal, it seems reasonable to predict that New York will, within the next few years, experience an enormous expansion of its commerce, become the seat of a great industrial development covering many classes of products not hitherto made in this city, and become the center of an immense export trade.

## WHERE BIG INCREMENT IN VALUES WILL OCCUR

Mr. Morgenthau Points Out the Midtown District as the Most Notable Section of Real Estate Activity During the Coming Boom—Rule of Fashion in Light Manufactures.

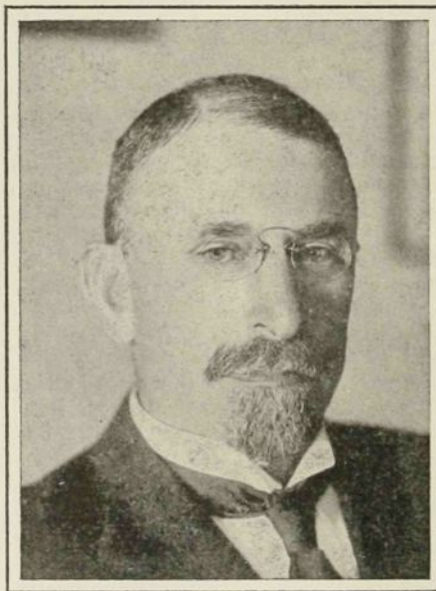
THERE are two elements of interest in an interview with a man of achievement—the matured opinions it conveys and the glimpse of psychology it affords. What is the habit of mind, the scope of investigation, the method of constructive thought of a real estate operator engaged in large affairs?

The first thing that struck the reporter of this twenty-minute talk which Henry Morgenthau consented to give to the Record and Guide was the quality of the inductive reasoning by which Mr. Morgenthau supported his views and the readiness with which he translated his ideas into flawless close-knit speech. The pleasure taken in conversation marked by control of logic and command of expression is analogous to that derived from the production of an artist who is master of his medium. You begin by feeling assured that there will be no false note or touch, and you next give yourself up to undisturbed enjoyment.

#### His Versatility.

It was not until the talk was pretty nearly over that the sense of receptive gratification gave way to a comprehension of the varied and frequently anything but inspired sources of Mr. Morgenthau's premises, of the assimilation of dry economics and drier statistics, the detailed study of industry, commerce, finance, the alert and unremitting curiosity that had gone into the making of this survey of the real estate prospect in a great city of complicated activities. And presently came the realization that if all roads leads to Rome, all knowledge bears on real estate.

The average operator argues that New York can't stop growing and that growth will turn any loosely reasoned venture into a profit. If his practice



MR. HENRY MORGENTHAU.

were as bad as his philosophy—if he did not habitually look for initiative to the leaders in his profession—there would be more failures to record. However, the wisdom of his class is summed up in the epigram of a personage who some years ago startled the town with a meteoric series of purchases: "In buying New York real estate, you may be twenty-five (or was it thirty) per cent. wrong, and yet make money." Mr. Morgenthau doesn't belong to that school of thought.

Mr. Morgenthau, indeed, believes we are approaching the greatest real estate boom in the history of the city. The reasons he gave need not concern us; they are by this time common property, although they were not common

property a year ago when Mr. Morgenthau foretold the present country-wide revival of business and its sequel within a reasonable space of time of an unprecedented activity in New York real estate. But he does not anticipate that the boom will cause a general advance in land values. On the contrary, the increment in prices, while tremendous in the aggregate, will be notably concentrated, differing in this respect from the effects of earlier booms.

#### New Territory for Settlement Soon.

"The new rapid transit will open up for settlement more land than can be occupied at once, or, indeed, for some years; and, moreover, there is reason to believe that the provision of transit facilities will hereafter tend to keep pace with the growth of the city. Immense stretches of land now isolated and, consequently, low priced, will be made available as sites for one and two family dwellings and for the common run of tenements and flats. This land will come into competition with that which already is adapted for such utilities. We may look for a readjustment of prices in all but the more expensive grades of residence sites. In certain quarters there will be a loss, in others a moderate gain, of value; but the average level of prices will be lower than that which has prevailed along the traditional lines of transit expansion.

"Formerly new transportation invested all the real estate tributary to it with a monopoly value. There was never enough transportation to introduce effective competition in land. In the future competition will be a regulating factor. Except at traffic junctions, monopoly value will inhere in natural advantages, such as fine outlook, congenial surroundings, light and



air, rather than in the purely artificial factor of transportation."

#### Construction Work.

This turn of thought, it is evident, has interesting applications. It implies, for example, that there will be less vacant lot speculation than has usually developed in the past from new transportation. The profits will lie mostly in constructive work, the fitting of land for immediate use and the building of houses, rather than in the retailing of lots to non-productive speculators for a rise. Improvements will be encouraged on a large scale by moderate prices, advancing in response to actual settlement. The business of suburban development will be greatly modified in the direction of soundness and stability.

#### Influence of New Transit on Prices.

Mr. Morgenthau's remarks on the influence of the new transit on prices in the case of lower grade residence property served as an introduction to his main thesis, which was that the big increment in value during the coming real estate boom would be in the midtown district of Manhattan, the district devoted to retail and wholesale trade, light manufacturing, hotels, clubs and theatres. Any property centrally situated between, say, Twenty-eighth and Thirty-third streets, and between Forty-fourth and Fifty-ninth, will, in his opinion, share notably in this enhancement, as will also, and more particularly, all corner sites at the congested traffic centers between the upper and the lower of the crosstown streets mentioned. Other realty of exceptional prospects is that enjoying intrinsically valuable easements fronting on public squares or situated on Riverside Drive or on any of the wide avenues and streets adapted for costly apartments, residences, clubs and hotels—for the use of people who can afford unique prices for commodities that are coming to be so scarce in New York as are direct sunlight, good ventilation and a restful view.

#### An Interesting Thesis.

Remembering that some fifteen years ago Mr. Morgenthau had foreseen the demand for office space consequent upon the "trust movement" then beginning to attract attention, and that he had organized the first company with large financial resources to operate in real estate in the office building district, and having in mind also the fact that a good many observers think the midtown district already too much exploited, the interviewer was curious to learn how Mr. Morgenthau would develop this rather surprising thesis. An instructive array of economic facts the reporter expected as a matter of course, and he was not disappointed; but he was hardly prepared for the remarkably well-informed disquisition on art, education, literature, on social and political reform, on efficiency, engineering, on the ferment of new ideas in all branches of endeavor which occupied the larger part of the interview, and, indeed, constituted the most important element in Mr. Morgenthau's argument.

#### An Economic Transformation.

The local transit conditions that are centering the traffic of the metropolitan district in midtown Manhattan were referred to, as were also the changes in water and railway transportation which are bringing about a new era in the national and international carrying trade, an era of augmented prosperity for New York as a port and as a canal and railway terminal. The chief emphasis was laid, however, on the commercial value of the hegemony which New York has achieved in skilled handicrafts and in manufactures subject to the influence of fashion.

"The last few years have been characterized by an amazing degree of intellectual activity throughout the United States. This activity is traceable to several causes. Among them may be mentioned the growth of a wealthy leisure class, a class which hardly existed a generation ago, and which of recent years has turned toward cultural pursuits and social work rather than idle amusement. We have, of course, had a certain concentration of wealth in late years, and a consequent increase of demand for luxuries and the costlier works of art. But at the same time there has been a remarkable diffusion of material prosperity, partly because employment has become more regular under large-scale business organization, partly because of the advancement of agriculture as a profession. In other words, economic conditions have enabled a greatly increased proportion of the population to gratify its normal aspiration for self-education and intellectual entertainment. The demand for books and periodicals, the prosperity of the stage and the opera, the purchase of works of art, the attendance at colleges, universities and schools of every description—all point toward the same conclusion.

"While economic conditions have favored the development of intellectual activity, this activity has been raised to very high level by a complete revolution in our educational ideals and methods. Our entire educational system from kindergarten to university has been remodeled under the influence of German practice and theory, and as we know, the wonderful development of the German Empire is due fundamentally to the efficiency of its system of public instruction. Our system of education to-day provides at once for the highest degree of specialization in advanced study and for the simplest and briefest of elementary courses. Twenty years ago universities worthy of the name could be numbered on one hand, and these were confined to the Eastern States. To-day nearly all the Western States have fully equipped universities, capping a splendid system of common schools, normal schools and agricultural colleges. It is astonishing how much brilliant research work is being done by professors of international reputation in their specialties in States which twenty years ago had no such system of higher education.

#### The Popular Taste.

"Meanwhile, the Federal government and many of the States are spending millions of dollars in the maintenance of experts devoting their time to scientific investigation and in the distribution of popular knowledge through monographs, bulletins and reports. University extension courses, night schools, circulating libraries are additional aids to popular education. There probably never has been another age or country in which education has been so accessible to the generality of a people.

"I want to emphasize this point as strongly as possible, because it has a direct bearing on the real estate prospect in New York. This general diffusion of knowledge reacts upon the popular taste. The artistic sense is awakened. There is appreciation of skilled workmanship. Good taste is a common possession in quarters where it formerly did not exist at all. Respect for the dictates of fashion is stronger and far more universal than it was. This means that in all handicrafts and in all manufactures where art and fashion are controlling influences New York has a tremendous market advantage over other American cities. New York is the one great center of artistic and fashionable products, and it is so for very good reasons. The

creative artists are here and the skilled workmanship. Besides, the manufacturing of the products influenced by fashion make irregular demands upon labor. They belong to the 'seasonal industries,' which employ operatives by the thousand at certain times of the year and few if any at others; and no other city has the variety of seasonal industries to provide employment for, say, needleworkers, the year through.

#### Labor and Values.

"I must not forget to add that, while our popular education has prepared the average purchaser to appreciate and demand good taste in what he buys, it has not supplied skilled workmen. For reasons partly connected with labor unionism, industrial training has been neglected in the United States and we are importing skilled artisans from Switzerland, Germany and England; but these countries also are flourishing industrially. The fact is that the supply of skilled labor the world over is short of the demand, and New York is supplying its needs only by paying the highest salaries paid anywhere. The pick of the world's creative talent in the industrial arts, have greatly enhanced workmanship is to found here, and New York is consequently the originator of fashions not only for America, but in a growing number of things also for the world.

#### Expanding Market for Light Manufacturing.

"Have I made clear my reasons for believing that the big real estate increment of the near future must be in the midtown district? The extension of education, coupled with the development of artistic appreciation, the diffusion of material prosperity, and the concentration here of creative talent in the industrial arts, have greatly enlarged our market for the products of light manufacturing. Such manufacturing is centering in the midtown section near the wholesale and retail stores, which sell its products. Here also must be congregated the principal hotels, clubs and places of amusement, for here is to be enjoyed the patronage of the out-of-town buyers and visiting shoppers.

#### Industrial Expansion.

"One thing more. The local market for the light manufactures of New York has been greatly expanded, partly by the introduction of large scale business organizations, partly by improved and cheaper transportation and means of communication generally, and partly by the growing prestige of the New York imprint. Our local market to-day covers a tremendous territory, extending for 500 miles in every direction and comprising some 30,000,000 of people, a territory which has more purchasing power than has all the rest of the country and which is growing with amazing rapidity in population and wealth."

Yes, there can be no doubt that the midtown district will experience some mighty interesting real estate developments in the not distant future.

#### Date for Barge Canal Opening.

State Engineer Benschel predicts that the enlargement of the Erie canal will be finished in the Spring of 1916, or about a year and a half after the opening of the Panama canal. The work is two-thirds done. The enlargement of the Erie canal will make it possible to bring barges, such as are in use on the Great Lakes, through to this port without breaking cargo. The principal terminals in this harbor will be at Spuyten Duyvil, Gowanus Bay and Newtown Creek. These will be equipped with warehouses operated by the State and with appliances for the load and unloading of boats.



# THE SUCCESSFUL OFFICE BUILDING

It Should Pay Six or Seven Per Cent. Upon the Whole Investment—  
Why Some Office Buildings Pay Less—Dark Rooms Hurt Income.

By WILLIAM H. CHESEBROUGH

I HAVE been asked to write about office buildings in reply to the comments which have been made from time to time by other people to the effect that tall office buildings in New York City do not pay an adequate interest return. In my judgment the reasons are obvious. They embrace the following causes, one or more of which may well operate to destroy their productiveness:

Badly located.

Improperly planned.

Badly managed.

Built upon land, the cost of which has been excessive.

Built during an era of high construction cost.

Tall skyscrapers built upon interior plots (not corners) which, generally speaking, ought never to be built at all.

Wasteful methods of construction.

Inferior construction and arrangement of mechanical details.

We hear so many cases of important office buildings where the owner says the building only pays 4 per cent. It is my belief that no office building which pays less than 6 or 7 per cent. upon the entire cost of land and building, including architects' fees, carrying charges during construction, interest, taxes, etc., is a successful investment. It should be remembered that office structures, like every other kind of building, depreciate in value year by year. I estimate the depreciation in modern office structures to be at least 1½ per cent. per annum. If, therefore, a building is earning 6 per cent. net upon the total cost, it is really not paying more than 4½ per cent.

A number of rich institutions and individuals have erected office structures in New York, and have in many cases left the determination as to what should be built and how it should be built entirely to the architect selected. I have dealt with a considerable number of the large architectural firms of this city, and believe them to be as competent as any architects elsewhere. I greatly admire the artistic work of many of these firms. It is a fact, however, that not all architects who are given carte blanche by an owner to design and construct an office building are able to produce a structure which possesses all the elements of a commercial success.

## The Architect's Responsibility.

If they draw a picture of the exterior elevation of the proposed building first, and then endeavor to fit the interior to that picture, the income producing quality of the building suffers in proportion to the extent it benefits if this method of procedure is exactly reversed. Probably no one will ever build an important office building and get it finished without seeing at least one or more minor details where it could be improved upon; but in my judgment a substantial proportion of the tall office buildings which have been built have been foredoomed to failure before completion because those responsible for their production did not realize what tenants demand in arrangement, light, and ventilation.

One of the important factors adverse to the success of many large office struc-

tures is the fact that they contain a very substantial percentage of dark office space, which, when rented, averages a low price, and which, moreover is likely to remain untenanted except during periods of great prosperity.

## Targets for Tax Assessors.

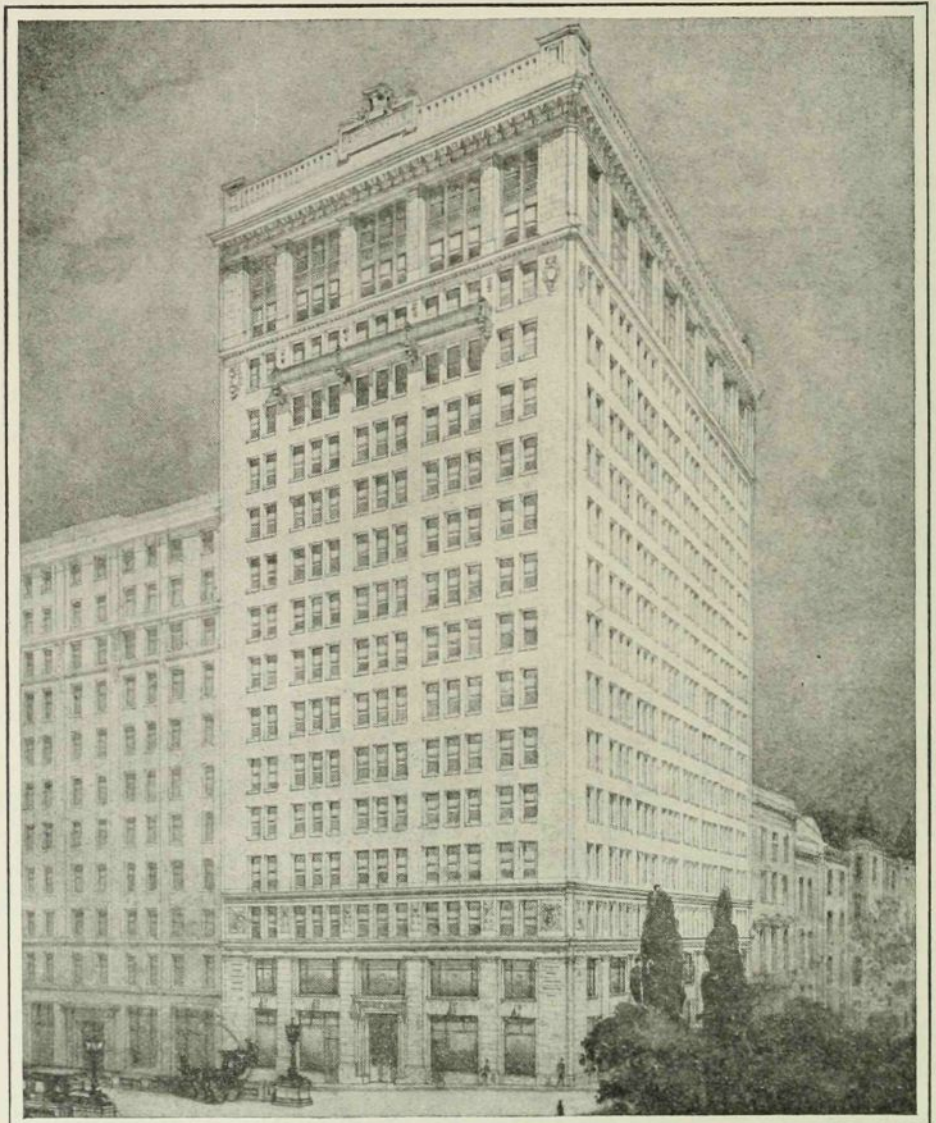
Another factor which has operated greatly to reduce the net income from office structures has been the fact that whenever a prominent tall office building has been built it has immediately become a target for the tax assessor, and it is, in my judgment, undoubtedly true that no other class of property has been so harshly treated in the tax levy as have large office buildings. Where some of these structures have been built as pioneers in locations theretofore used for inferior purposes, the tax department has almost invariably singled them out for assessment to the maximum limit, making no allowance for the enterprise and courage of their projectors, nor for the benefit to the city through the general improvement in tax values in the surrounding location, which has resulted from their construction.

Office buildings, on the other hand, when properly located, planned, and

managed, and built upon land which has not cost an excessive price, and which possess, owing to their situation and design, a maximum of light, sunshine and ventilation, have generally proved good investments upon their original cost. This applies especially to those where the cost of foundations has not been excessive and which have been built during a period when construction cost was comparatively cheap. There is further to be said in favor of office building investments that the repair and renewal account is not large in comparison with other forms of real estate investment, hotels for instance, and that they are not subject to the vicissitudes of fortune or to structural depreciation in anything like the degree that hotel properties are subject to.

## These Are Successful.

During the last eleven years, the writer has built or caused to be built for syndicates formed and managed by him, nine large fireproof office structures on Manhattan Island, five of which were from eleven to twelve stories in height, and four higher, one being fourteen, one fifteen, one seventeen, and one thirty-two stories high. All of them were at least 90 per cent.



Park av at north corner of 40th st.

Ewing & Chappell } Architects.  
La Farge & Morris } Associate

A BUILDING THAT IS BEING ERECTED FOR THE USE OF ARCHITECTS.



rented and occupied on the day they opened their doors for tenants, and all of them have produced revenue largely in excess of that estimated when they were projected.

Six of them have been sold at a profit ranging respectively from \$200,000 to approximately \$1,000,000 each, and the three which remain unsold could have been sold at a substantial profit; and have not been sold only because they were not for sale. All of the above, with the exception of two, were built upon land which cost a very moderate price per square foot when it was purchased. When land upon which an of-

fice building is to be constructed costs so much per square foot that in order to show a fair return upon the investment it is necessary to build an exceptionally high building, it is the general rule that the project is not a good one. There are, of course, exceptions to this rule, where the location is exceptionally desirable or commanding.

#### Restriction of Height.

Some of the buildings recently erected have raised a very strong question in the minds of the public generally as to whether it is not desirable to pass laws restricting the heights of buildings.

Personally, I am not opposed in principle to a limitation of building heights, but urge only that the subject is of tremendous importance, and that if artificial limitation is to be substituted for the natural laws which have heretofore prevailed and which have resulted in building up the best real estate values in the world, most careful study and consideration of the subject should be given to it by a non-political commission of high-class experts, and that any legislation which may follow shall be based upon the recommendations of such a commission, empowered to consider every phase of the question.

## MANHATTAN RETROSPECT AND PROSPECT

Activity in Construction, But Dullness in Real Estate Sales—1913  
Is Expected to Be the Best Year For Real Estate Since 1907.

THE year 1912 has not been a prosperous one for the owners of Manhattan real estate. On the whole, the demand for real property, entirely for speculative or investment purposes, has not been active; and in those few localities where it has been active the activity has rarely resulted in advancing prices.

The total volume of real estate business transacted has been somewhat smaller than during the preceding year. Rental conditions have not been favorable in the largest half of the borough. In almost every locality there has been a larger or a smaller amount of overbuilding. This is not true, of course, of the older tenement house districts, in which building has practically ceased and where conditions have temporarily settled down into something like quiescence. But it is true of all the new districts and of all the old ones in which building is still active.

#### Conditions Found in Each District.

Washington Heights has not yet recovered from the spurt in new apartment-house construction which took place a couple of years ago. A sufficient number of new buildings have been erected on the West Side to give tenants an advantage over landlords. The new leasable space along Park avenue on the East Side is being absorbed with fewer concessions, but a good many vacancies exist.

In the new mercantile district the very large amount of construction which has taken place on Fourth avenue will hardly be digested within another year. Conditions on the West Side are somewhat better, but not sufficiently better to encourage any great amount of building in 1913. The same general condition prevails or will prevail in the financial district. An enormous addition to the capacity of the office buildings in that neighborhood is being made, which will assuredly not be so fully occupied until the expiration of some years.

#### Building Brisk, But Buying Slow.

The most singular characteristic of the past year has been the co-existence in Manhattan of the investment of a large amount of money in new construction with a dull and stationary real estate market. The year 1912 will rank as one of the most active seasons of building which the borough of Manhattan has ever seen. The plans filed call for an expenditure of about \$125,000,000 upon about 750 buildings which

has only been exceeded once or twice in the history of the borough; and of this large sum, about \$90,000,000 has been invested in business buildings. The number of new tenements erected and their estimated cost has been almost precisely the same as in 1911. The whole increase over the year preceding amounting to almost \$20,000,000, has been spent upon office and mercantile buildings, which has assumed a volume unprecedented in the history of the city. Ten years ago, when New York was obtaining the benefit the process of business centralization, characteristic of that period, it was considered a good year when \$15,000,000 was spent for new office buildings. Last year \$38,000,000 was spent, or rather was planned to be spent on this class of construction.

#### The Consequential Abnormal Taxation.

The reason for this condition of dullness in real estate with activity in building is, of course, the increase in taxes. Real estate is assessed at its full value and at the same time taxes are very high. The tax bills of the average property owner are anywhere from fifty to 100 per cent. bigger than they were seven years ago. There has been no corresponding increase in income, except in a few favored localities. The consequence is that property owners have a tremendous inducement to improve all unimproved or under-improved real estate. They cannot afford to carry an expensive lot unless it is covered with a modern building. In this way the streets of Manhattan are being lined with more new buildings than are necessary, and both speculation and investment in real estate are discouraged.

#### Real Estate to Be Active This Year.

A general feeling exists that the coming year will prove to be a better one for the real estate market than any year since the panic of 1907; and this feeling seems to be based chiefly upon two grounds of encouragement. In the first place general business is undeniably more active and more remunerative than at any time during the past five years. It is pointed out that during these five years of dull business, the enormous growth of the new mercantile and retail districts has taken place. If the mercantile communities can appropriate such a huge amount of new construction during a period of comparative business depression, it should have no difficulty in taking care

of the essential surplus of rentable space during a period of business prosperity and expansion. This argument probably contains a good deal of truth. No great accession of speculative or building activity are to be expected in the business districts during the next few months, but if the expansion of general business continues, conditions may soon be sufficiently improved to warrant a resumption of operations on a large scale.

#### Delayed Subway Construction Hurts.

The other reason for encouragement is derived from the anticipated effect of the definite settlement of the subway problem. It is true that the actual completion of the two new subway systems is still too remote to have any general effect either upon values or upon activity. In view of the heavy taxes speculators cannot afford to buy under-improved property and hold it for a period of five years or more. At present a speculative transaction is rarely profitable unless it is quickly consummated. But certain parts of the new system will soon be in operation. The Steinway Tunnel, for instance, will be operated within a year, and its operation will benefit not only certain parts of Queens but the whole 42d street district in Manhattan. The necessary improvements can also be made in the elevated roads in comparatively short time, which will better conditions and stimulate activity on both the East and the West Sides.

The improved employment of labor will have its effect in an increasing demand for a superior quality of residential accommodation. The Dyckman tract will be rapidly built over. A large amount of money will be invested in that neighborhood during the coming year. All that new influences may well produce a different mental attitude towards real estate speculation and investment.

#### Simply a State of Mind.

Dullness in any particular class of business is at bottom more than anything else a state of mind. Activity and prosperity is also fundamentally a state of mind. If only men with money to invest begin to believe once again in increases in real estate values, those increases will take place as a consequence of that belief. In the long run real estate is bound to increase in value in a city whose population is increasing at the rate of 175,000 a year, and whose business expands still faster.



# OUTLOOK FOR REAL ESTATE IN THE BRONX

A Far-Reaching Industrial Development Expected to Stimulate the Market and Urge Builders to New Activities.

By Hon. CYRUS C. MILLER, Borough President of The Bronx

THE Borough of The Bronx is going rapidly through a transition period. Until recent times The Bronx was in every respect a suburb. Its people looked to Manhattan for employment and the varied enjoyments of city life. Now, without forgetting that it is a part of the Greater New York, it is developing into a city in itself; theatres and other places of amusement are building; banks, department stores, and manufactories are being established and the people are increasing in borough spirit and looking forward to a far-reaching industrial development within the borough. This is bound to have a favorable effect on real estate. Vacant spaces in residence sections will be improved with dwellings and some sections now occupied by dwellings will be given over to business. Other vacant places will serve as sites for manufactories, piers and terminals.

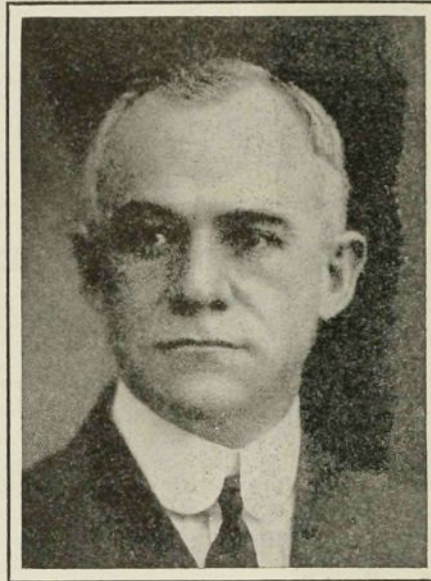
Real estate in The Bronx has been somewhat inactive in sales during the past year owing to the high taxes imposed because of the City's necessity to raise funds for rapid transit and other improvements. The building of apartments and tenement houses has gone on apace, as it is necessary for us to meet the incoming tide of immigration from other places to The Bronx. The building operations in the borough during the past year have amounted to \$34,368,750, divided as follows:

	Number.	Cost.
Dwellings .....	344	\$1,732,950
Apartment houses .....	603	25,022,500
Hotels .....	1	10,000
Stores .....	65	659,950
Office buildings.....	17	740,875
Factories .....	65	1,357,050
Schools .....	7	919,000
Churches .....	3	53,000
Theatres and concert halls...	41	1,494,700
Miscellaneous buildings .....	155	2,378,725
	1,301	\$34,368,750

The number of theatres and concert halls built in The Bronx during the past year shows that the people here intend to have their own community life. It is to be noted that there is a large disparity between the values of apartment houses and business houses built during the last year. This has been because The Bronx has not entered into the commercial development which is likely to come during the next ten years.

## The Anti-Encroachment Victory.

This administration came into office on January 1, 1910. From that time until October constant troubles arose from the conflicting claims of the city government and its citizens over the question of encroachments of buildings beyond the street lines. This matter had been a source of contention with various city departments for some years and had not been met squarely. After extended study by me of the question from every viewpoint an order was issued in October to the effect that after November 15, 1910, no such encroachments. Storm signals immediately indicated local disturbances. Builders, owners, architects and others entered in a chorus of protest over the abrogation by the Borough President of privileges which had been exercised so long that they were considered rights. The order remained and went into force. Since that time no plans have been approved here showing such encroach-



HON. CYRUS C. MILLER.

ments, and it is safe to say that if the builders had their own way they would not return to their former methods. A prominent builder told me recently that an apartment built under the new rule would sell for \$1,000 more than one built under the old rule. The result will be that a strip of land from 5 to 8 feet in width on both sides of the hundreds of miles of streets in this borough, will be reclaimed for public use. The value of such reclaimed land is enormous. Also the lesson learned by private individuals that public streets are for public use will be of great value in the future.

## Boosters for Real Estate.

As the streets of The Bronx were not congested except in a few cases, it was thought not necessary to remove all encroachments on a street at once, but rather to adopt the slower policy of compelling every new structure to be placed within the building lines. As the borough is being rebuilt rapidly and old buildings torn down to be replaced by new ones, in the course of time the entire borough will have undergone a change without the drastic action necessary in other communities, which results in so much expense to property owners. This was the first borough in which such action against encroachments was taken. President McAneny of Manhattan is deserving of great credit for applying the idea to the congested streets of that borough, where it was necessary to remove encroachments at once. The improved condition of such streets as Fifth avenue, 42d street, 34th street, Broadway and others, gives an object lesson to the people of the city of the great value of building back of the line. It has had the result of improving the appearance of those streets and increasing the renting values of stores. The effect in The Bronx will be lasting. The stand taken in this matter by the different boroughs of the city is indicated as follows:

Borough	Date Operative.	Ruling
Bronx.....	Nov. 16, 1910.	Encroach. prohibited
Queens.....	Sept. 11, 1911.	Encroach. prohibited
Richmond...	Jan. 13, 1912.	Encroach. prohibited
Manhattan...	Dec. 15, 1910.	Encroach. restricted
Brooklyn....	Nov. 9, 1911.	Encroach. restricted

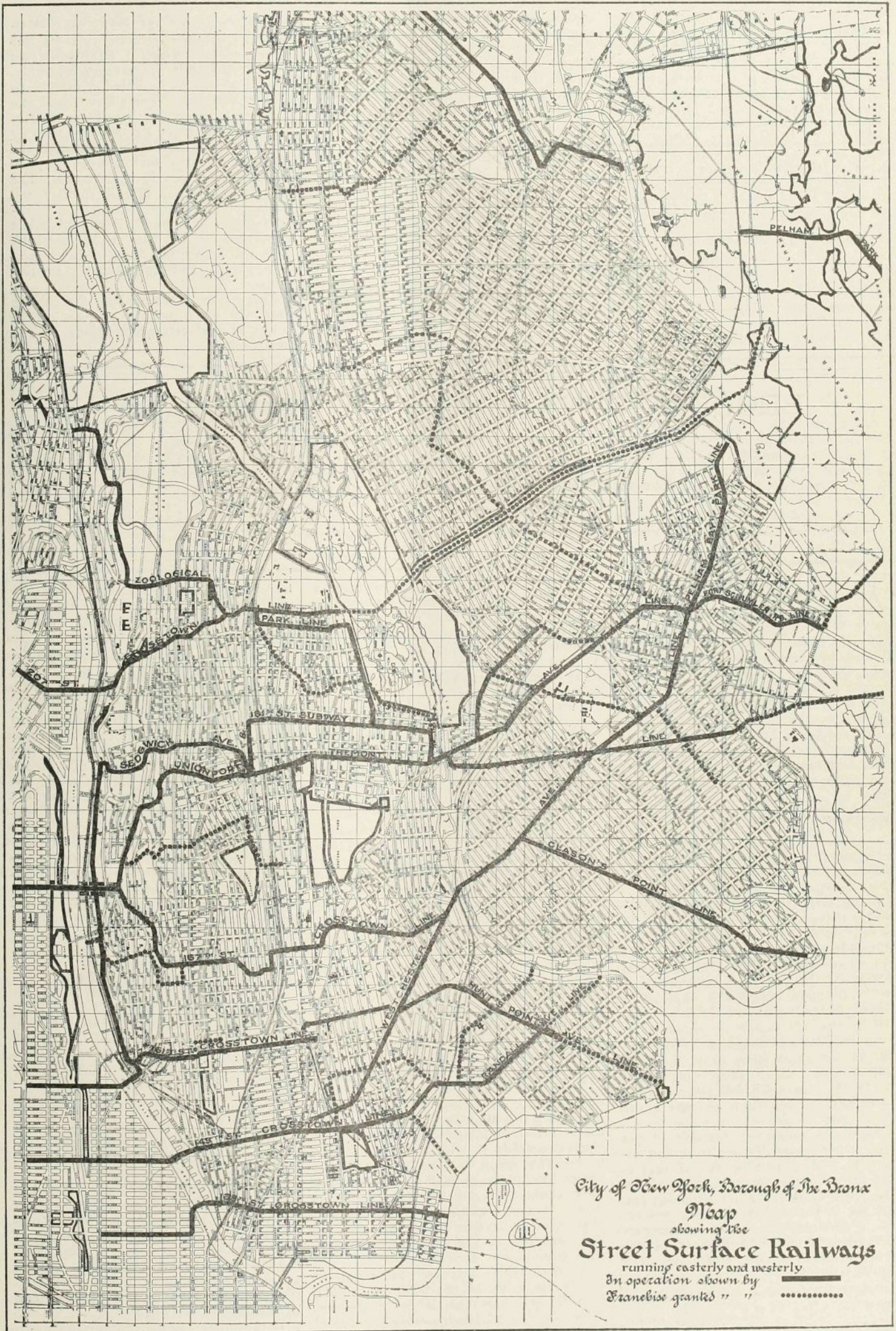
The outlook for real estate in The Bronx is exceedingly bright. There are many causes why this must be so: The nearness to completion of the Catskill aqueduct, bringing an almost limitless supply of the best water directly into the borough; the building of many new schools; the approaching completion of the Barge Canal, with three terminals in The Bronx, bringing raw materials and food supplies down the Hudson Valley, through the Harlem River and into The Bronx; the completion of the Cape Cod Canal and the Panama Canal, and the Hell Gate Bridge, connecting the main line of the Pennsylvania Railroad from the South and East for freight and passengers, with the main line of the New York, New Haven and Hartford for the East and North. The development of our waterfront by an industrial railway around its south and east shores, connecting all the various railroads and docks and terminals in the borough will give us an impetus along commercial lines whose effect can hardly be estimated.

## The Remarkable Shore Front.

The trend of immigration from Manhattan is northward. The phenomenal growth of The Bronx in the past ten years is not diminishing, but increasing. The development of The Bronx along commercial lines will bring more people to the borough. A short study of the shore front of The Bronx will convince anyone that this commercial development must come. From McComb's Dam Bridge around the shore, following the indentations to Pelham Bay Park is a shore front of 36 miles, much of it on water sufficiently deep for the largest ships. It is to be expected that the residents of Harlem will see the commercial facilities near at hand to be as convenient for Harlem as they are for the people of The Bronx. The two sections of the city will work together for their common development, eliminating the Harlem River as a dividing line. The ideal development for a city consists of docks and terminals along the waterfront, factories next to them, and dwellings next to them. This will be the form of development within the section of the city composed of Harlem from 110th street north, taken together with the Borough of The Bronx. In Harlem there are 800,000 people, among them many highly skilled laborers. In The Bronx there are upwards of 500,000 people of the same kind. Two subway lines will run directly through the populous sections of Harlem to and through the East Bronx, where the commercial development is expected, so that the residents of Harlem will be within a few minutes' ride of the manufactories of The Bronx. The prime requisites for manufactories are cheap raw materials, railroad and shipping facilities, and good labor supply. All of these will be had within the territory named, to a surprising amount. In addition to this, the East Bronx has been laid out with many broad streets, 80 and 100 feet wide, which will give room for the people and traffic yet to come.

During the past year the Board of Estimate and Apportionment has come to a practical agreement with the Inter-







borough Rapid Transit Company for the operation of the new lines now building by the city. One of such lines is to be used in combination with the Ninth Avenue Elevated Railroad and the Lexington Avenue Subway, which are to meet at 162nd street and River avenue and proceed up Jerome avenue to Woodlawn Road. The eastern branch of the Lexington avenue subway is to cross 138th street in The Bronx to Southern Boulevard, run up Southern Boulevard to Westchester avenue and thence run east along Westchester avenue as an elevated structure to Pelham Bay Park. The Third Avenue Elevated Railroad is to be third-tracked so as to give additional rapid transit facilities.

#### Crosstown Trolley Lines.

In order that our dwellers in The Bronx may avail themselves of the commercial facilities of the East Bronx many crosstown trolley lines have been opened in The Bronx running east and west, so that the residents of the west

side may be within a short ride of their work on the east side. These crosstown trolleys likewise will serve as feeders to the north and south rapid transit lines running through the borough, so that hardly a quarter square mile of the entire Bronx will be without immediate connection with rapid transit lines.

The Board of Estimate and Apportionment has become impressed with the necessity for many more schools in The Bronx to meet the needs of our rapidly growing population, and it is expected that appropriations for more schools will be made within a short time and the building of them begun at once thereafter. One new school has just been completed; three more buildings and three additions to present buildings, which additions will contain 63 class-rooms, are now in course of erection. Three more buildings are authorized and will be begun as soon as possible, and negotiations are started for eight more and for five additions to present

buildings, to increase their capacity by 70 class-rooms the building of all of which will probably be authorized in a short time.

#### A Public Market for Moderate Prices.

The wholesale terminal market for farm products which I have projected for The Bronx is progressing favorably. It is designed to be a union market so that loaded cars from all railroads can run into it. Here retailers from Harlem and The Bronx can get supplies cheaply and directly. Public opinion must be educated to favor such a large proposition before it can be undertaken. The plan is a new one in this country and public opinion turns slowly, but I expect that actual building will be taken up during the first half of the year 1913. This will be a great boon to dwellers in The Bronx, and consequently to real estate.

To sum up, I believe that the coming year will see a marked change for the better in real estate conditions in The Bronx.

## BROOKLYN WAITING AND EXPECTANT

Ready Buyers For Small Dwellings on Transit Lines—  
Real Estate Generally Marketable Only at Reduced Prices

By CECIL C. EVERS, Vice-President of the Lawyers Mortgage Co.

THE real estate market, like other markets, passes automatically through various stages, at more or less regular intervals; periods of great activity, nearly always carried to excess, are followed by others of stagnation, accompanied by diminished earnings, necessitating a readjustment of values which is evidenced by the cancellation of equities that have ceased to exist, by the reduction or extinction of third and sometimes even of second mortgages, first mortgages also being scaled down to a proper proportion to new values.

Following on several years of very great activity, Brooklyn real estate has been undergoing since the year 1908 a readjustment of values or liquidation, which may be considered as approaching its termination in the year 1912.

In normal times foreclosures in Brooklyn average about \$2,000,000. In the year 1908 these were about \$7,000,000, and in the years 1909, 1910 and 1911 the average was between \$10,000,000 and \$11,000,000. In the present year these have been about \$8,000,000, showing a downward tendency; which is emphasized by the fact that they amounted to nearly \$4,750,000 in the first half of the year, as against a little over \$3,250,000 in the second half. This showing would tend to indicate a decided improvement in the general condition of real estate for the year 1913.

One of the noticeable features of the past year has been the difficulty experienced in finding purchasers for investment properties in most sections of the city, except at very reduced prices. Renting, however, has shown considerable improvement; vacant apartments have filled up and the number of vacancies throughout the city have been greatly reduced.

#### A Ready Market for Small Dwellings.

One exception to the inactivity in the selling market has been in the case of the small one-family houses within easy reach of transportation, of which so many have been recently built. These, where well located and properly constructed, have found a ready market at

good prices, showing that they meet a popular demand. Apartment houses erected during the past year have been much harder to market, though they have rented so readily that builders in a great many cases have been able to carry them through the year without selling them.

#### Adverse Circumstances.

The lack of buyers for all except small houses is largely accounted for by two principal causes: First, the steady increase in taxes, due to the growth of city expenditures, and the uncertainty as to whether there is to be any limit to this increase; secondly, the delays which have taken place in preparing and letting the contracts for the construction of the dual transportation system, and the hesitation on the part of the investors and operators to accept as assured any system on which work is not actually begun.

On account of the known tendency of all land to increase in value, whilst all buildings depreciate, the Borough of Brooklyn has felt this increase of taxes more than other boroughs, by reason of the low value of the land as compared with the cost of the buildings erected on it.

The value of new buildings in Manhattan and even in The Bronx is seldom greatly in excess of that of the land on which they are erected. In the case of old buildings, the land nearly always exceeds the value of the buildings. The result is that in the latter boroughs and in normal times property as a whole does not depreciate in total value, except where there is some change of utilization going on, such as has occurred in the downtown Broadway commission section.

A reasonable increase in taxation where the value of the land and buildings is well balanced, where rents are increasing, or at least established for a number of years by long leases, does not work anything like the hardship on property owners which it does in Brooklyn, where so many buildings exceed very greatly in value that of the land they cover, resulting in what is known

(especially in apartment house and tenement property) as "investments of diminishing value," frequently accompanied by diminished rentals.

#### Railroad Flats Hard to Rent.

In this borough this condition is intensified by the serious reduction in the rentals of the older type of "railroad" flat, of small units of size (from 25 to 30 feet), due to the competition of more modern buildings erected in the past few years on plots of a unit of frontage of from forty to sixty feet in width and offering accommodation more concentrated in planning and hence more convenient for tenants. Furthermore, the older types of two-family houses, four rooms deep, erected in blocks, where some of the rooms have no communication with the outer air, have been largely superseded by the small one-family house, two or three rooms deep, offering privacy, better accommodation, and all outside rooms, at but slightly increased cost.

#### Mortgage Money Plentiful.

Mortgage money has been quite plentiful in the last year, though the total amount of loans was slightly reduced from that of the previous year, being about \$95,000,000 in 1911 and about \$85,000,000 in 1912. Until the last week or two there has also been a tendency towards lower and firmer rates, and it is to be hoped that general financial conditions will be such that by the early part of 1913 these conditions will continue.

The volume of building in the past year has been between \$6,000,000 and \$7,000,000 in excess of that of the previous year. The amount in both these years was moderate, being about \$31,000,000 in 1911 and \$37,000,000 in 1912, as compared with an average of \$48,000,000 from 1906 to 1909, and a total of \$64,000,000 in 1907.

If the contracts for the new transportation systems are let and work started in the early part of 1913, and especially if this could be accompanied by some assurance that there will be a proper reduction of assessed values on property which has generally depreciated in



earning capacity, and hence in value; there is no doubt but that there will be a general revival of activity in real estate, accompanied by a readjustment and increase in values in those locations which are to receive the benefits of new transportation facilities. This, of course, provided no complications or financial disturbances due to European or other conditions intervene.

#### Waiting for the Dual System.

Brooklyn has never had any adequate system of rapid transit; the prevailing

low land values in many sections are due to this condition. Hence the importance to its future of the dual system, which promises to raise values and increase their stability by adding greatly to the convenience of access of the territory to be served. Even since the electrification of the elevated railroads, these have been so crowded and of comparatively slow speed, especially on those lines which run at the street level after leaving their elevated structures, that the borough has been greatly handicapped in this respect. The subway

communicating with the Flatbush avenue terminal of the Long Island Railroad, though it has not as yet brought about any great amount of new building in the territory it traverses, has had a decided effect on the value and rentals of properties within easy reach; its influence, moreover, has been greatly felt in those residential neighborhoods served by other lines acting as feeders to it, and to which the time necessary for communication with other boroughs has been materially reduced as the population increases.

## BUILDING DEMAND AS SHOWN BY REMOVALS

### General Expansion Among Business Houses Already Occupying Space From Union Square South. Commercial Shifting Less in 1912 Than in 1911.

By W. J. MAXWELL, Service Manager of the Trow Directory Company

I HAVE been asked to answer the following questions:

- 1—What kind of tenant is moving into the downtown mercantile section?
- 2—What kind of tenant is moving into the new uptown commercial districts?
- 3—Is there any expansion noted by rentals during the last year among those business houses?
- 4—Do your statistics show a need for more commercial buildings north of Union Square and south of 42d street?
- 5—What is the general commercial character, if any, of the new 42d street zone?
- 6—How do commercial removals during 1912 compare with those of 1911?

#### Keeping Tabs on Leases.

To fully answer these questions it is necessary to state just how I arrive at my deductions. We have a staff of investigators constantly following up removals of all kinds so that we have in our office a complete file constantly kept up to date of every tenant in the city and we know when he moves out and when another tenant moves in. My answers to these questions are, therefore, based upon actual removals during the last year.

As to what kind of tenant is moving into the downtown mercantile section I find that there was a marked tendency among the textile trades to halt in their northward march. There is, however, a constantly increasing demand from small manufacturers to move into the old sections where textile and general merchandise interests formerly were located, but during the last year, for one cause or another, there was not so great a tendency on the part of these business interests to shift northward. Owners down there are doing more alteration work to accommodate old and new customers, and some are actually rebuilding to keep the jobbing and general wholesale merchandise trade that still remains.

#### The Midtown Central Demand.

With reference to the character of business that is moving into the uptown, or as well call it central midtown, we find that in the district between Fourth and Seventh avenues from 15th street north to 34th street, the greatest removals have been among light manufacturing interests such as shirtwaists, cloaks and suits, women's dresses, skirts, silks, velvets, ribbons, etc., dry goods, laces and embroideries, neckwear for men and women and upholstery goods.

So great has been the demand for rentable space in modern buildings in

that section of the city during the last year that we consider it as already permanently established as the new business districts for these particular lines.

The next question asks whether there has been any expansion noted among tenants who moved into the new midtown central zone during the last year. Most emphatically yes. In this district there has been a tremendous demand for larger space from those interests which left the old business districts, one, two, three or four years ago. And this brings up the question of tendency. Many persons think that this trend is continually toward the north. Our reports show that having established itself in the midtown central section, this class of trade is reversing the general order of things and is moving southward. From 14th street, between Third avenue and Sixth avenue, the greatest expansion at the present day is taking place. The reasons for this are hard to place, but the commercial exodus northward in recent years has had a tendency, doubtless, to lower rents and houses already established in the boundaries named are more inclined to move into larger quarters in the district where they have always been located than to shift uptown, for the very simple reason that they are in close proximity to the new commercial centers and the new transportation terminals and enjoy lower rents.

#### Where the Greatest Expansion Is.

Generally classified, I find the greatest expansion among specialized business in that district to have been as follows: wholesale clothiers, raincoat manufacturers, paper box manufacturers, knit wear makers and wholesalers, hosiery jobbers, wholesale hats and caps, cap manufacturers, manufacturing furriers, wholesale millinery goods, men and women's underwear manufacturers, jobbers, and distributors, manufacturing tailors, women's hat manufacturers, feathers, fancy leather goods, manufacturing and distributing and human hair goods manufacturers.

As to whether there is a need for more commercial buildings north of Union Square, I cannot authoritatively answer that question. It must be borne in mind, however, that the filling up process is now under way in all classes of commercial buildings, but there is always a large shifting population both residential and commercial in Manhattan. I do not believe that New York is over-built, as a whole. There may be a plethora of a certain type of structure in a given center, but new

and modern buildings are rented sooner or later at slight, if any, concessions.

There is a big future for new building construction on the East Side from 10th street north to 34th street, and the great West Side is still, you might say, undeveloped. West Hudson street probably will continue to be a great candy manufacturing, grocery and warehouse district as far north as 38th street, but from there up, a tremendous development is bound to take place as the 42d, 34th, 33d and "upper 20's" districts expand toward the Pennsylvania station.

#### Building Interests Concentrating.

And this leads me to the fifth question: the character of the new business centering in the 42d street zone. Here is where the big suburban real estate mart of the Metropolitan district is being established. Every new office building that goes uptown is being rented fast either by real estate and allied interests, such as building material, including brick, steel, stone, cement and building specialties, and household furnishing establishments as well, including rugs and carpets, and art goods. Into this district the printing interests seem to be moving, although the tendency is not yet general. But there is another strong factor leading the way into a part of the new 42d street district, and that is the concentration of architects and allied interests in the vicinity of the Grand Central Terminal. The new architects' building at Park avenue and 40th street, standing next to the Terminal building, occupied largely by mason material supply distributors, contractors, stone, marble and other building material supply concerns, is a strong drawing card for the neighborhood.

The last question is a simple one to answer. The number of removals reported during 1912 are considerably fewer than were those in 1911, and you can draw your own conclusions as to whether that means a lessening of demand for new building construction or whether it is attributable to the policy of expansion to which I have heretofore referred.

—At the annual meeting of the Heights Taxpayers' Association representing the West Bronx from High Bridge to Kingsbridge, the following officers were elected for 1913: Albert E. Davis, president; T. Riordan, first vice president; Geo. F. Kalle, second vice president; P. J. Murphy, secretary; A. V. Overbaugh, treasurer, and Chas. F. Kalle and James P. Haight, executive committee.



# THE QUEST FOR NEW UPTOWN BUILDINGS

A [Commercial Need That Has Only Recently Been Realized by Building Investors, and How the East Twenty-Third Street Association is Helping to Meet It.

By ROBERT B. MOYER

Secretary and Manager of the E. W. Bliss Buildings, Inc.  
Secretary of the East Twenty-Third Street Association.

**I**N the first place, I do not pose as an authority on the subject of the realty needs of the Middle East Side, but during the decade just closing I have been won over from an attitude of casual interest in the development of the Middle East Side as a new commercial and manufacturing center to an out and out enthusiast in its future.

Is there a need for new uptown manufacturing buildings? I can speak from my own experience as a renter of commercial and industrial space when I say that there is not only a need, but a very real demand for suitable buildings where finished articles can be placed on display by wholesalers and jobbers and for buildings in which manufacturing, both light and heavy, can be carried on. There are continual demands for rentable space from large concerns doing business as jobbers, commission men or manufacturers downtown who want to move uptown so as to be near the new wholesale and importing centers of Manhattan island. So far as manufacturing buildings are concerned, this need is not now being met in any degree worthy of the constantly increasing demand, and I firmly believe that there is an excellent opportunity for investors specializing in building construction to study this situation with profit.

This city has been pushing steadily northward ever since the Dutch rigged up their little church and bowling alley at the Battery. Until the last few years it has been the custom to crowd as much of the island's business population into the narrowest strip of land possible. The result has been congestion of population and confusion of traffic until Father Knickerbocker in plain self-preservation had to let out a few more holes in his belt to expand. The process of filling up is now in progress.

## Most Remarkable Development.

The development of the great new business section in and immediately contiguous to Fourth avenue between Seventeenth and Thirty-fourth streets is the most remarkable development in New York realty that has ever taken place. The erection of modern loft buildings of a high class has been very rapid and renting agents show that the space has been gobbled up almost as fast as it was made available. Now, then, is there any reason why this development should be concentrated only in Fourth avenue? Is New York going to repeat the mistakes of the past and converge and congest its commercial and industrial population into as narrow a margin as possible when land values are comparatively cheap and opportunities exist on every hand for spreading out? I hate to think so.

## Making Realty Investors See.

It is the purpose of the East Twenty-third Street Association to make realty investors see the opportunities that exist in the Middle East Side. We are following out a definite, concerted plan to bring these opportunities to the attention of just such a class of investors as the Record and Guide reaches, namely, the men who are looking about

for desirable sites to develop, especially where there is an actual need such as exists in this part of the city today.

Low insurance rates, better natural light, wider and more regularly laid out streets, fireproof buildings designed to meet the special requirements of prospective tenants according to the character of goods they handle or manufacture, elevator service and modern appliances, especially in the matter of better and more sanitary toilet accommodations for employes are bound to prevail sooner or later against all influences to hold given lines of business in the old commercial districts. Give a manufacturer the light, airy, sanitary loft building he requires, that will insure him freedom from annoyance from the tenement, building, health, factory and a hundred and one other city inspectors, and he will welcome the opportunity to move uptown even though he has to pay a little higher rent.

## Elements of the Proposition.

Let the prospective building investor consider that the East Side is a bully labor center; let him consider that it is entirely logical for the retail and the wholesale and the manufacturing interests to be comparatively close together, geographically; let him consider the saving in time and wear and tear effected by trucking his wares through broad, well paved streets, regularly laid out, as against the narrow, cross-currented canyons of the lower part of the city, and he cannot doubt but that there is a good field for investment on the Middle East Side of the city.

We as an association have been urging the city to dispose of some of its great realty holdings in this part of the city and turn them over to private owners for commercial development. The land can be sold at a very good profit to the city and still permit bargain hunters a chance to take a profit from property that is ready for immediate development and improvement. This would not only put millions in the city treasury but also add greatly to the taxables of that part of the city. The development of the East River water front at points where small West Indian and coast steamers and traffic with all the prosperous New England towns and cities can be handled easily and profitably right at the very doors of manufacturing interests which get their raw materials either from down east or from the Great Lakes region is another matter in which we are deeply interested. With the completion of the Erie Canal extensions slow freight facilities via the Harlem River ship canal and Hudson River will be vastly improved and should have an important influence on the middle East Side.

## Wholesale Center of the Future.

The belief is general among many students of realty improvements that the section from Twenty-third street to Thirty-fourth street, between Madison avenue and Third avenue, is destined to be one of the greatest wholesale centers in the city, if not the greatest.

The exodus from downtown can only be temporarily checked. The signs all seem to point to the development of the section between Third and First avenues in the tens, twenties and lower thirties as a great manufacturing center. Recent improvements along this line are typified by the new structures of the group of E. W. Bliss buildings at Second avenue and Twenty-third street, the Schlegal building at Second avenue and Twenty-second street and the new Bush Terminal building and the Frankel building farther north not to mention other modern manufacturing buildings of a high order.

## Advantages of the Middle East Side.

There is a need that nowhere is being met, so far as I have been able to ascertain, and that is in supplying the very small manufacturer with desirable space. The tenement and building laws are very strict about the conversion of tenement houses into manufacturing establishments, and the result is that a great many new loft building managers in the Middle East Side are constantly besieged with applicants for small rooms in which to carry on light manufacturing work. The demand is there, and it has seemed to me that in the hands of specialists buildings specially designed to meet it might be made to pay fairly well.

That is the building situation in the Middle East Side as I see it, and as I judge it from my own personal experience I firmly believe that a prosperous future awaits this part of the city, and I confidently look forward to a big building movement in that section within the next few years.

## The Subway Negotiations.

During the past week the Public Service Commission for the First District has been holding daily conferences with representatives of the Interborough Rapid Transit Company and those of the Brooklyn Rapid Transit Company for the purpose of completing the contracts for the operation of the dual system of rapid transit, so that the statutory hearing on the forms of contracts may be held as soon as possible. These contracts were prepared by counsel for the commission last September, and since that time the representatives of the companies concerned and the commission have been carefully going over details of the instruments and harmonizing points of difference between the city and the corporations. It is expected that the contracts will be so far perfected that the commission this week can adopt a resolution calling for a public hearing. Two weeks' notice by advertisement must be given of such hearing, after which the contracts will be put in permanent form and forwarded to the Board of Estimate and Apportionment for its approval. The contracts will involve the expenditure by the city and the companies for the construction and equipment of the new lines amounting to more than \$300,000,000.



## WILL THE LITTLE JOBBER FOLLOW UPTOWN?

What the Character of the Downtown Commercial Transformation Really Is  
—The Problem of Accommodating the Light Manufacturing Establishment.

By F. K. ANDERSON, Vice-President, National 5 and 10 Cent Store Magazine.

**Y**OU have asked me to give my views of the probable trend of the small jobbing trade in the matter of building accommodation and what I have found to be the character of tenant moving into the old district in the lower part of Greenwich village. In the first place, the small jobber is following the big commission house uptown, and in the second place the quarters vacated by him are being taken up with light manufacturing establishments uptown. A year ago the light manufacturer came in where vacancies occurred. Today the small jobber is being driven out by these interests. And here begins a startling story of the rise and fall of commercial renting values uptown and downtown.

Stepping back a decade we find the distributing business centered in certain well defined districts with lower Broadway as the backbone of the drygoods, silk, lace, millinery and general merchandise zone. Those were the days when the retail shopping center was at 14th street, and 23d street was the bonton bazaar zone. That was before the auto and the subway became practical, commonplace entities in city life. The wholesale districts clung close to the main postoffice station at Park Row, because mail distribution was slower then and the big railroads dumped the Western buyer along the lower end of West street, a step or two from the big houses.

Today the mail is shot by pneumatic tubes to all sections of the city, and much of Manhattan's population is also shot through tubes from the wholesale to the retail districts, and from there by tunnel and tube to the manufacturing plant itself a dozen miles into the heart of East Jersey. The Western manufacturer's representative and the Canadian, Pacific Coast, Southern and Down East buyers are dumped in a heap in the center of the new jobbing district and do not have to take a street car to reach their hotels, theatres, clubs or trains back home.

### Must Keep With the Push.

Here is your answer to the question whether the little jobber will follow the big fellow uptown. He's got to, in order to keep in business any length of time. Of course, there are some big houses like A. Steinhardt & Bros., Samstag & Hilder Bros. and Dieckerhoff, Raffloer & Co., not to mention houses like Claffins, Butler Bros. and Charles Broadway Rouse, who still hold out in the downtown districts. They can afford to be independent, but the little jobbers, those who are not so well known, are at present about equally divided between nestling close to the big long-established giants of their trade or hiking uptown to be near the new transportation terminals and the new, modern buildings and more progressive, though younger, houses.

But we must not lose sight of the fact that not all of downtown commercial New York is moving uptown. There is a big army of old-established houses which has not yet shifted. There is the

glassware district in West Broadway Greenwich, and there are the importers of novelties heretofore mentioned who have remained put, and then there is the big art pottery and drygoods trade. Why do they stay downtown when so many advantages are being offered them uptown?

As a matter of fact, they were not content to remain downtown until the last year when owners of buildings in the old district found themselves confronted with two distinct problems: they would have to provide their present trade tenants with better buildings, or they would have to let the light manufacturers from the East Side crowd into the old ones at lower rents. Some of the owners decided to tear down and rebuild on their tenants' plans buildings especially designed to meet the particular requirements of the class of trade they represented.

### Others Are Standing Pat.

New building construction is the only way realty owners in the downtown sections can hope to keep the jobbers and commission men in the textile and allied trades in the old districts. There must be enough of these specialty buildings erected to firmly establish the character of the neighborhoods to be developed because the East Side light manufacturer is determined to creep into the new territory with its assurance of future subway connection with every part of the city and outlying sections, and they are willing to occupy the old lofts and showrooms vacated by the commission men and jobbers. When this element strikes into any old-established mercantile district, up go insurance rates, and this makes necessary the establishment of annexes in other parts of the city.

### Leasing Annexes.

Some startling instances of the tendency on the part of important jobbers and commission houses to lease annexes at widely separated sections of the city to avoid the constantly increasing fire risk and consequent advancing rates, are shown in the case of the H. B. Claffin Co., Calhoun & Robbins, Chas. Broadway Rouse, Frederick Viotor and Achilles, Lord & Taylor (wholesale), and practically every big jobber in the business. Even the uptown department stores, crowded as they have been by manufacturing establishments creeping up to their back doors, have been compelled to seek numerous annexes for their reserve stock in different parts of the city.

This runs up the renting account on the books of jobbing houses, and there is a general protest against conditions which make this additional expense necessary, but with almost total absence of sprinkler equipped and otherwise modern commercial structures in the commercial district there has been no alternative but to distribute jobbing stocks in different and widely separated sections of the city.

Most of the available annexes downtown are not suitable, because they are old, flimsy and far from fireproof buildings, as compared with the modern,

fireproof and sprinkler equipped buildings on the upper East and West Sides.

My conclusion is, therefore, that there is a good demand among general merchandise, glassware, imported novelties, light machinery, pottery, domestic and importing grocery, woodenware and printing trades for bigger and better buildings downtown. The struggle is on to maintain the supremacy of the lower West Side of the city as a commercial district over the aggressive efforts of the East Side light manufacturing concerns to encroach upon the new domain with its promised quick transportation facilities. The owners of property in those districts can check the upward march of their tenants if they care to make the investment, but if they continue to maintain the air of indifference they have shown in the past they will have to be content in the future with a different class of tenant, bringing greater wear and tear upon their properties and paying lower rents themselves being less permanent.

Generally speaking, only the silk and woolen interests have moved uptown as a trade. Can the realty investors get together in time to prevent other trades from shifting?

### Hearings on "L" Extensions.

The Public Service Commission has selected Friday, January 17, as the date for hearings on the certificates for the extensions and third tracking of the existing elevated lines of the Interborough Rapid Transit Company in Manhattan and The Bronx and of the Brooklyn Rapid Transit Company in Brooklyn and Queens.

The Interborough certificate authorizes it to construct and equip at its own expense a three-track extension of the Third avenue line from Pelham and Third avenues, a two-track extension of the Ninth avenue line from 157th street, a two-track extension of the Second avenue line from a point between 58th and 60th streets across the Queensboro Bridge, and a two-track extension of the Third avenue line from about 143d street to a connection with the West Farms division of the present subway.

The franchise for these extensions is to be for eighty-five years. One-half of the net profits of the elevated lines, with the extensions, in excess of the average annual earnings of the existing roads for the two years ending June 30, 1911, shall be paid to the city as compensation for the extensions, less the rental paid to the city for the additional tracks under the third tracking certificate.

The third tracking certificate permits the Manhattan Elevated Railway Company to complete its third tracks on the Third, Sixth and Ninth avenue elevated lines. The Brooklyn Rapid Transit certificate provides for tracks on the Broadway, Fulton street and Myrtle avenue lines, and for the extension of the Broadway line from Crescent street along Jamaica avenue to Grand street, Jamaica; of the Fulton street line from Liberty avenue to Lefferts avenue, Queens, and of the Brighton Beach line, already referred to.





LANDSCAPE AT RIVERVIEW MANOR, ON THE HUDSON.

## ECONOMIC CAUSES OF THE SUBURBAN MOVEMENT

Attitude of City Governments Toward Congestion and New Sanitary Ideas are Important Influences—Rapid Transit—Large-Scale Suburban Developing.

By WILLIAM HERBERT.

A GREAT many indications point to the fact that during the next twenty-five years New York is destined to enjoy a wholly unprecedented suburban growth. At the end of that time a very much larger proportion of the population than at present will be living under distinctly suburban conditions. Considering the relatively slow suburban development of the past in and about New York, this prediction may seem to be hazardous; but it is justified by a careful consideration of the social, economic and engineering conditions which will hereafter determine the manner of life of the population of large cities. Those conditions have of recent years changed in certain essential respects. They are destined to change still more radically during the next quarter of a century, and the tendency of all these changes will be to distribute the urban population over larger stretches of territory. They will dominate the development of practically all the large cities of the world; but their effect will be peculiarly important in New York City, because of its enormous size, its unprecedented growth for so large a city, and

*This article is the first of a series of fourteen, of which twelve are by William Herbert, author of "Houses for Town and Country," and two by A. F. Brinckerhoff, landscape architect. The series is the first systematic study of the practice and theory of the business of suburban development, including land improvement, landscape architecture, house planning and selling.*

the great efforts which are being made to take care of that growth.

The suburb is of course the creation of mechanical transit. As long as horses supplied the only means of locomotion, suburbs were impossible, except for a very short distance on the immediate outskirts of a city. When it took longer to travel from the City Hall to 38th street than it now does to go from the Pennsylvania Station to Jamaica, the possible development of suburban life was extremely limited. During the days of horse cars and omnibuses, people lived either in the country or in the city. All

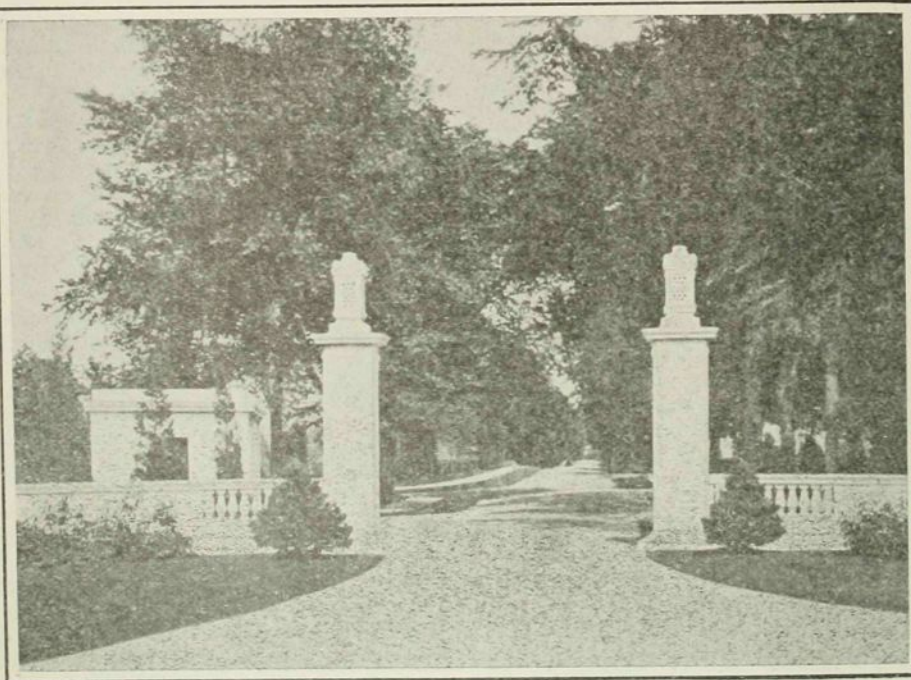
well-to-do people who lived in the city occupied private houses, and there was no congestion of population except in the poorer neighborhoods. After the war the service offered by the steam railroads improved to such an extent that certain suburban developments took place around all large cities. The whole inner



ARTISTIC AND INEXPENSIVE.

suburban region of New Jersey was developed by the steam railroad, as were places like Yonkers, Mount Vernon, New Rochelle, and White Plains to the north. Later, particularly in small cities, the trolley did the work even more effectually than did the steam railroads. Almost all the medium-sized cities of this country are suburban in general character, because the quicker surface transit which was offered by the trolley lines came before any very considerable congestion of population had taken place. The majority of middle Western families live not merely in individual but in detached houses.

In New York City, however, the growth in population was always running ahead of the improvement in means of transit. The geographical location of Manhattan made it enormously expensive and difficult to provide any machinery of travel sufficient to prevent congestion. Broad stretches of water barred the way in every direction, except to the north, and population spread so rapidly in that direction that the horse car service broke down sooner than in any other city in the country. Elevated roads were built early, but they were scarcely constructed before some kind of an express service was found necessary, and before the subway was in operation it was already evident that it would be wholly inadequate to meet the needs



ENTRANCE TO KENSINGTON, LOOKING EAST.





A NEW RESIDENCE AT GARDEN CITY.



MOORISH BUNGALOW AT BRIGHTWATERS.

even of that part of the city which touched upon its route.

The consequence was that a really stupendous effort had to be made by the municipal government of New York to provide for the distribution of the city's population. When the new subway system is finished the circulatory system of the city will for the first time in a couple of generations be emancipated from certain preventable causes of congestion, and its population will be able to expand freely in almost every direction. But the freedom of expansion which New York has purchased at so much expense of money and work has been obtained very much more easily in other cities of this country and Europe. In all English speaking countries and in Germany the movement towards suburban residences is stronger than it ever was before. It is assisted by the constant

dominant one. Probably in the majority of cases it would be as cheap, if not cheaper, to live in the city, but the semi-country is preferred for its own sake and in spite of many inconveniences and drawbacks.

In the second place, city governments all over the world, appreciating the physical and moral advantages to their inhabitants of semi-rural surroundings, are deliberately and ingeniously encouraging the distribution of their population. In countries like Belgium and Prussia where the railroads are owned by the state, the encouragement takes the form of very cheap fares, which enable a laboring man to live at a considerable distance from his work in a place where rents are really cheap. In Germany the distribution of population is encouraged also by scientific methods of town planning, whereby the factories are usually located at points remote from the center of population or of commercial life, and the population is further scattered by this device. No English or American city has carried town planning as far as it has been carried in Germany, but in this country the new manufacturing plants built by private capital are usually placed with much more care than they used to be. Low cost of production demands the most approved means of handling and shipping their freight, and this usually means a site on the margin of a city, near a railroad, where land is not too expensive.

But in our own country, and particularly in and near New York, one important reason for the accelerating suburban development is the more intelligent methods used by the companies which engage in the business of selling suburban land. They are making suburban life more possible and more attractive to thousands of families by more intelligently

meeting the real needs of their customers. During the last few years the methods used by these companies has changed very radically, and every change has been in the direction of making it easier and pleasanter for a family to move into the country. The surroundings have become more attractive than formerly. The companies are finding it more and more necessary to sell houses rather than lots. The houses are better planned and designed, and they are offered to intending purchasers on very convenient terms. Selling methods have been worked out with the utmost care and on the basis of a comprehensive experience. Enterprises of this kind have come to demand the employment of large amounts of capital and a high order of business ability. The consequence is that a family that is hesitating about buying a suburban house is not likely to hesitate for long. If such a family is discovered it is usually won. The opportunities of the business are developed as never before.

**Future City a Vast Suburb.**

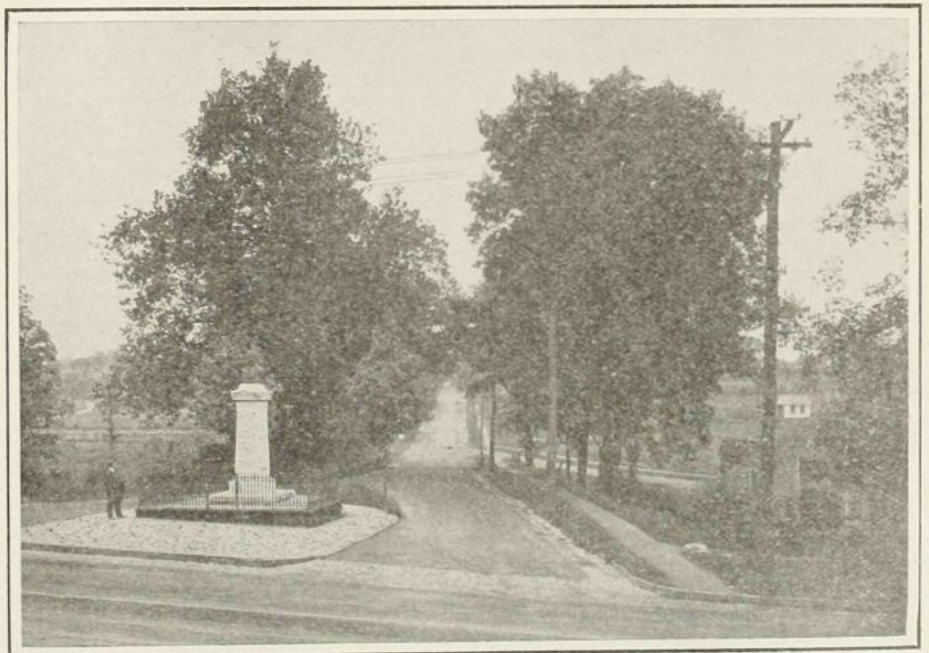
It is becoming more and more apparent, consequently, that the city of the future is on its domestic side likely to become one vast suburb, and that an enlightened municipal administration will co-operate with private enterprise in order to bring about this result. Certain phases of the business life of our cities are likely to be intensely concentrated in a few unusually desirable neighborhoods, but their inhabitants will live scattered over larger and larger areas and will live healthier and better lives because of this fact. The congestion of population, which is the most dangerous aspect of modern urban life, particularly in New York, will be gradually eradicated, and every thrifty citizen can, if he pleases, own his own home and small garden.



A RESIDENCE AT PARK HILL.

improvements which are being made in the suburban service of railroads. As yet very few of these railroads, except in New York, have electrified their suburban service, but the tendency is in that direction, and gradually the great majority of suburban trains will be run by electricity. In the New York, Boston and Westchester Railroad the city of New York already possesses the type of the future suburban means of transit, which will consist of a combined express and local service operated by electricity at exceptionally fast time. The electrification of the suburban steam roads will make as much difference to the comfort and convenience of the passengers using them as did the electrification of the elevated roads in New York City.

But while the most important condition the world over in favor of suburban development is the improvement in means of communication, it is far from being the only condition. A considerable influence is exerted by a certain general improvement in moral and sanitary standards. Thousands of families are moving to the suburbs because they are coming to believe that suburban life is more wholesome for mind and body. This motive is peculiarly strong in New York, for life in the ordinary apartment house is neither pleasant nor healthful, particularly for families with children. Comparatively poor people make great sacrifices of money and time so that they can bring up their children under better normal and physical surroundings. Indeed this motive is frequently the



THE PAINE MONUMENT AT NEW ROCHELLE—ENTRANCE TO "WYKAGYL."



# BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building  
Manager for the American Real Estate Company.

Real estate agents in New York are also generally building managers. That is, they as a rule have full charge of buildings, purchasing the supplies and hiring the help. This arrangement has certain advantages. An agent who buys for a number of buildings is able to purchase advantageously; and the economies he may effect in this direction place him in a position to shave rents, yet maintain the owner's normal net returns. The ability to offer especially attractive rents on occasion is a matter of the first importance where the competition for tenants is so keen as it is in New York. It may mean all the difference between a full and profitable rent roll and a ruinous percentage of vacancies.

The custom of uniting the functions of agent and building manager in one person is a traditional one in New York, although it is by no means universal. It has grown more common since the introduction of tall buildings. And, by the way, tall buildings are of pretty recent origin. Twenty-three years ago there were only eighteen buildings of ten or more stories in Manhattan. Today there are 1,156, of which not fewer than sixty contain from twenty to fifty odd floors. The changes in architecture, engineering and the building trades caused by the tall building have been most radical. It has brought increased importance and rising prosperity to a great number of professions and trades, as well as augmented growth to New York.

No profession has benefited more by the multiplication of tall buildings than has the real estate profession, particularly the agency branch of it. But it has also placed more exacting demands upon real estate men, for the management of a complex modern office building, mercantile structure or apartment house calls for a higher order of executive ability than was demanded by the low and simple construction of a quarter of a century ago. It is estimated that the managers of buildings within the metropolitan district have the expenditure of some \$481,000,000 a year. In other words, a great deal more money is spent annually on the upkeep of existing buildings than is spent on the construction of new ones, a statement which was probably not true upwards of twenty years ago.

Now, the building managers of New York are as a rule primarily real estate men. They have been obliged to acquire their knowledge of modern management by experience. As yet there is no comprehensive treatise or text book on the successful theory and practice evolved by this experience. The Record and Guide purposes to supply this want in the present department of Building Management, under the supervision of Mr. Roberts, our former real estate editor, now building manager for the American Real Estate Company. We ask for Mr. Roberts the co-operation of our readers in making this department of practical help to the real estate profession.

## REDUCING THE COST OF FUEL

Grades of Coal That Are Not in Common Use May  
Be Burned in Place of the Higher-Priced Domestic Sizes.

ONE of the most important problems that the building manager has to contend with is the purchase and use of fuel. Coal is one of the most expensive articles which he has to purchase, and price, quality and certain deliveries are very vital considerations. Not only must the manager know how to buy, but a study must be made of the conditions confronting him in each individual plant, so he may be able to determine what grade of coal is best suited to the needs of each individual building.

Millions of dollars are spent annually for fuel in New York City alone, and yet it is fair to say that over one-half of the buyers of coal know almost nothing about the best way to use this commodity. To most people coal is simply coal, and the only question asked is how much does it cost per ton.

The sizes of anthracite coal offered on the general market range from broken coal, the largest, to No. 3 buckwheat and yard screenings or dust, and the price varies according to the size, the larger sizes being the most expensive. In the last few years the price of anthracite has been steadily increasing, but the rate of increase has been much higher in the domestic sizes than in the smaller grades. As a consequence, the up-to-date building manager should carefully study his plant with a view to burning the smallest size which will keep the necessary steam under his boilers.

### No. 3 Buckwheat Is Very Usable.

In the majority of cases it is entirely practical to burn No. 3 buckwheat in any mercantile building. If the natural draft is good, it is always possible. Many buildings are using pea, but in most of them No. 3 buckwheat could be burned if the grate bars were made small enough. With the contract price of pea coal at \$4.25 a ton and No. 3 Buckwheat at \$3.50 a ton, the saving to be obtained by the use of the smaller grade is very apparent. In determining the size of coal adapted to any one plant the building manager will often find it advisable to call in expert advice and not trust entirely to the advice of his own engineers.

The smaller coal requires more firing than the larger grades, and there are many not over-scrupulous engineers who will not hesitate to tell their owner or manager that his plant will not burn small coal, simply because the engineers wish to save themselves a little work. The writer has known of many instances where an engineer has been obliged to try a small grade of coal at the demand of the manager and has prevented its continued use by opening an unseen by-pass in the furnace or placing a few bricks in the flue to spoil the draught. This little trick would never be discovered except by drawing the fires and having the furnaces and flues examined by an expert.

There are a number of reliable en-

gineering companies making a specialty of heating problems, and for a moderate fee their advice can be obtained. It is often a good idea to also consult the maker of the furnace. If the maker and the outside expert both agree that a certain grade of coal can be used, the building manager is then in a position to tell his engineer that he expects him to produce the necessary steam from that particular grade of fuel or there will be a vacancy to be filled in the engine room staff. This method of handling the situation will usually prove effective. In a certain large building downtown the owners have been buying hundreds of tons a year of egg coal simply because the engineer who has been in the building for many years, insists that egg is the only grade adapted to the plant. The owners have thus needlessly been spending several hundred dollars a year purely on the advice of a dishonest engineer.

### Buying Under Contract.

Having ascertained the lowest possible grade of coal which will economically produce steam, the next question which confronts the manager is the buying of fuel. Large consumers will nearly always find it advisable to buy under contract, and contracts are usually made in the Spring for the next Winter's supply. At present there is not much competition in price between the big retail dealers, and on this account the main thing to be considered is the reliability of deliveries. Some dealers are much better than others in this respect, and the manager will discover that he may save himself many sleepless nights during the Winter if he picks a dealer who can be relied upon to give him coal whenever and wherever he needs it.

Many large owners in New York buy their coal from wholesalers and have it delivered in barge lots alongside the wharves. They then make a contract with some stevedoring company to deliver the coal to the various buildings. In this way the retailer's profit is saved, but this method of purchasing is only possible where the bunker capacity of the buildings is large. In the great majority of buildings in New York the bunkers are very small, and the buyer must necessarily deal with the retailer. Wholesale buying will generally effect an average saving of about twenty-five cents a ton.

The quality of coal must be a matter of serious consideration with the building manager if he wishes to operate his buildings in an economical manner. In the last few years many coal users have become educated to the idea of buying coal not simply by the pound, but by the number of heat units contained in the coal. The most important considerations in anthracite coal are the ash, the moisture, and the heat units. The amount of energy produced by a pound of coal is measured by the number of



heat units contained therein, and the standard measurement is known as the British Thermal Unit, commonly called the B. T. U. Good anthracite coal carries in ash from 11 to 16 per cent., and should contain close to 12,000 B. T. U.'s.

**Determining Quality.**

Of course the only way that the quality can be determined is by expert analysis, and there are a number of engineering companies which make a business of analysing coal. Where one is a large consumer of coal a contract by the year can be made with one of these companies for analysis of coal, and the expense is amply justified by the results.

A good illustration of this is furnished by a case which recently came under the personal observation of the writer. The manager of a certain building, acting on expert advice, had decided to change the grade of his coal from pea to No. 1 buckwheat. The first time he tried it he had trouble in developing the necessary steam. He was therefore on the point of going back to the use of pea when a friend induced him to have an analysis of the coal made. This he did, and the result showed about 18 per cent of ash with less than 11,000 B. T. Us. By comparing the result with other analyses he was able to see at once that his coal was of a much poorer quality than usually furnished by the dealer, from whom he always bought. He immediately called the dealer's attention to this fact, and a much better grade of fuel was supplied. He had no more trouble with his plant and is now burning No. 1 buckwheat with entire satisfaction and at a saving of 75 cents a ton over the former cost of his coal.

Not only does a high percentage of ash reduce the energy of the coal, but it increases the daily amount of ashes to be handled. This means extra labor for the engine room force, and as each can of ashes in a mercantile plant costs from four to seven cents for removal, the sum which this amounts to in the course of a year is well worth considering.

Some dealers are now making contracts with buyers on the basis of quality alone. That is to say, the dealer guarantees that his coal will not run over a certain fixed percentage of ash nor under a certain number of B. T. Us. If the coal does not come up to specifications, the dealer pays a penalty, while if it exceeds the specifications he receives a bonus from the buyer.

There is no reason why the manager or owner should not pay as much attention to the quality of his fuel as he does to that of his other supplies. A little careful study along scientific lines will enable him to make a material saving in his annual fuel bills and will at the same time insure better service to the buildings under his charge.

—Building managers frequently have occasion to remove varnished tile paper from walls. The best way to do this is to soak the paper with hot water and remove it by the scraper process. If Venice turpentine or Canadian balsam has been used in the paste, this will be very difficult to remove the paper in this way. If a small quantity of ammonia is added to the hot water it will help. Managers having their rooms equipped with steam will find that a jet applied from a small hose with a sharp nozzle discharge, will simplify the work. Lime spots should be first treated with vinegar and when this has dried they should be touched up with a thin size of wall varnish and turpentine.

**HOW TO CHECK WATER METERS**

**Practical Suggestions from Commissioner Thompson on the Readings of the Dials.**

Before attempting to read a water meter, see that it is registering. To do this you must turn on the water and allow it to pass through the meter. If the meter is registering, the pointer on the lower dial will move; but if it does not move under these conditions, you should notify the water department at once, as this will tend to lessen disputes as to charge for water consumed while your meter was out of order.

Commence reading the meter by noting carefully the value of the unit in which the dial reads. These figures indicate the value of one complete revolution of the pointer, therefore, each division of a dial represents one-tenth of the amount marked against each dial. It should further be noted the one complete revolution of a pointer of any dial is equal to one division of the dial of next higher value.

Care must be taken to note the direction of movement of the pointers which rotate on alternate dials in opposite directions.

Read the dials commencing with the one marked 10 and continue in the order shown by figures on outside of each dial, setting down the figures as read, i. e., the reading in the tens column, etc.

Always set down the figure, on each dial, that has been passed last or is just covered by the pointer.

As the reading of each dial depends upon the reading of the one of next lower value, care must be taken, when the pointer of the dial being read is close to or covering a figure, for unless the dial of next lower value has completed a revolution or passed the 0, the pointer which is being read has not completed the division upon which it may appear to rest and the last figure which it has entirely passed should be set down on the record.

When the meter has registered its full capacity, that is one complete revolution of the highest dial, it returns to 0 and starts again. Whenever this happens, place in front of the reading of all the dials, the figure 1. You must do this in order to obtain the present reading.

Subtract from the present reading the previous reading and calculate the difference at ten cents (10 cents) per 100 cubic feet, and you have the amount of your bill in dollars and cents.

There are two types of meter dials. One a direct reading dial which needs no instruction. The other is shown below:

Dial	10 Reads	5
"	100	40
"	1,000	300
"	10,000	8,000
"	100,000	90,000

The reading is 98,345 cu. ft.

The city charges for metered water \$1.00 per 1,000 cubic feet.

Meters will be installed and repaired by city plumbers on the failure of property owners to have this work done within the time specified by department orders. The cost of such work will become a lien upon the property.

The meter approved for use by the Board of Aldermen are the Worthington Piston Water Meter, the Crown Water Meter, the Thomas Water Meter, the Trident Water Meter, the Nash Water Meter, the Standard Water Meters, the Hersey Disc Water Meter, the Hersey Rotary Water Meter, the Worthington Disc Water Meter, the Keystone Water Meter, the Trident Crest Water Meter and the Worthington-Turbine Water Meter.

**NEW THINGS**

Uninfluenced by advertising consideration, this information is offered on its merits for the benefit of building managers.

**A New Type of Flush Tank.**

Realizing the need of a design of flush tank to meet modern requirements, Merritt & Company, of Camden, N. J., are supplying a tank known as the Merritt Semi-Automatic Water Saving Flush Tank. The advantages of this tank are that the flushing can be done at any frequency whatsoever and secondly, by

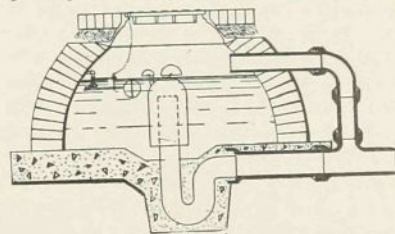


Fig. 1.

reason of the decreased frequency of flushing permissible, more water can be used per flush and more effective cleansing obtained, while at the same time, the total yearly consumption of water is far less than would be the case with automatic tanks.

The figures 1 and 2 show two styles of siphons as used in semi-automatic tanks and the general appearance of the semi-automatic cut-off valve. The siphons are entirely automatic, the semi-automatic feature is secured by the cut-off valve. Fig. 1 shows a Type K overhead siphon with internal sewer vent controlled by a Priestman Patent Pilot Pipe. Fig. 2 shows a low head semi-automatic flush tank with the type M

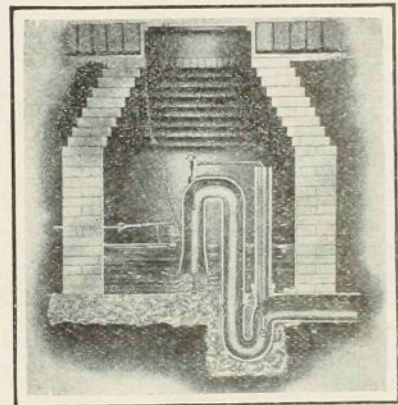


Fig. 2.

siphon requiring a minimum of excavation for the trap. Both siphons can also be used for automatic tanks. In fact, all semi-automatic flush tanks can be readily converted to automatic tanks. The difference lies in a semi-automatic cut-off valve. The amount of water used per year may be cut down to the minimum necessary to insure sanitary conditions throughout the system; at the same time a large volume of water may be used at each flush, if the gradient is flat and the sewer large. Further particulars will be supplied on request.

—In figuring the cost of elevator equipment it is important that the manager take into consideration whether his electric power is supplied from a service system or by an isolated plant. If the current is generated in the building he must not neglect to figure in certain overhead charges, which should be included. There is much to be said in favor of the outside service system, and there is also much to be said in favor of the isolated plant as a source of power, but in the cause of equality all conditions must be taken into consideration in estimating cost to reach true cost comparisons.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate  
Building Construction and Building Management  
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

11-15 East 24th Street, New York

(Telephone, Madison Square, 8900.)

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

Copyright, 1913, by The Record and Guide Co.

Frank P. Lucke, of 1353 Park Place, Brooklyn, is sending to his tenants a New Year's card, the back of which serves as a rent receipt for payments due January 1.

A letter from Mayor Gaynor, Borough President McAneny and other members of the Board of Estimate was sent yesterday to Gov. Sulzer, asking him to reappoint William R. Willcox as chairman of the Public Service Commission. A merited recognition.

Post office officials in Jersey City are quoted as saying that if the department stores of Manhattan take advantage of the parcels post in delivering wares to their patrons in Jersey City, as indicated by the week's business, and if the manufacturers of that city post packages, as they are expected to do, the new half-million-dollar Federal Building, which will not be completed until next August, will be swamped.

In view of the difficulties which the municipalities in Westchester County are having over their water supply, owing to this city's exclusive rights in the Croton water shed, it is interesting to read in the "Consular and Trade Reports" that the Province of Groningen in the Netherlands contemplates establishing a water supply for the entire province, in collaboration with 37 of the 55 municipalities in the province. The supply will be drawn from deep wells.

The "department theatre" is the latest novelty in show houses. It is to be opened by William Morris, of booking acts fame, in Ziegfeld's Moulin Rouge, on the east side of Broadway, between Forty-fourth and Forty-fifth streets, which Mr. Morris has leased from Klaw & Erlanger and which will be renamed "All Wonderland." There will be plenty of room for a good-sized cross section of Coney Island, as Mr. Morris' lease includes all of the big Broadway block front, erstwhile Oscar Hammerstein's, except the Criterion Theatre at the Forty-fourth street end and some offices in the fifth floor of the building.

An Italian builder who contracted to buy the old East Eleventh street cemetery a couple of years ago backed out of the deal when he learned that some 5,000 bodies had been removed from it so recently as 1909. His countrymen, he said, were afraid of ghosts. For years builders of loft structures intended for light manufacturing refused to go higher than twelve stories, on the ground that no tenant employing foreign operators would think of renting the thirteenth floor. However, the potency of unlucky numbers was dispelled some time ago, when tall loft buildings began to be erected in the midtown section; and the recent sale of the cemetery is evidence that ghosts can be allayed by a determined real estate man,

## Next Week's Paper.

The larger of the current economic influences that bear upon New York real estate—together with the market situation and the prospect in the distinctly urban boroughs of Manhattan, Brooklyn and The Bronx, form the theme of this number of the Record and Guide.

Next week's number will be devoted to the suburban boroughs of Queens and Richmond and to the commuting territory in New Jersey, Westchester County, and on Long Island. Conditions in the suburbs, including Newark and Jersey City, have undergone noteworthy changes during the year, changes which promise to react on city property.

We hope also to find space for valuable articles on special phases of the building movement in and about the city.

## Governor Sulzer and the Public Service Commission.

Real estate owners of New York will be pleased at the reiteration of Governor Sulzer's promise to introduce rigorous economy into the administration of the State government and to pay particular attention to the needs of New York City in transportation and transit. So far as the transit problem is concerned, he will have an early opportunity of showing his good faith. The term of the chairman of the Public Service Commission, Mr. Willcox, expires on February 1, and Mr. Sulzer will have the naming of his successor. We believe that a large majority of the property owners of New York would be much gratified in case Mr. Willcox were re-appointed. He has played an essential part in the subway negotiations of the past few years, and the official dual system owes almost as much to him as it does to Mr. McAneny. He is, consequently, better equipped than would be any substitute for carrying on the difficult task of guarding the public interests invoked by the construction of the new systems.

Much, however, as the Record and Guide would like to see Governor Sulzer take the Public Service Commission out of politics by naming its chairman for business rather than political grounds, that is not the essential aspect of the matter. The essential thing is that the new chairman should be pledged to the support of the new subway system. The one thing which public opinion in New York would not tolerate is the appointment of a commissioner who would do anything to overturn, obstruct or delay the carrying out of the official plan. It must be remembered in this connection that two of the existing commissioners, Messrs. Cram and Maltbie, have been opposed to the dual system and that the appointment of a third opponent would give to the opposition a majority of the commission. It must be remembered also that two of the gentlemen whose names have been strongly recommended to Mr. Sulzer are known to be hostile to any arrangement with the Interboro Company.

The question is, consequently, a serious one and the friends of the dual subway system should make sure that the Governor does not appoint a maker of trouble without fully realizing what he is doing.

The dual system has already cost so much delay, negotiation, apprehension and controversy, and the solution reached is so generally satisfactory to public opinion that anyone who does anything to imperil the solution would make himself very unpopular. At the

present time apparently the only remaining threat to the legal adoption of the official plan covers the attitude of Mr. Willcox's successor.

## Radical Measures Needed on Fifth Ave.

The proposals now being made to accelerate the movement of traffic on Fifth avenue by additional regulations will unquestionably be very useful in case they can be carried out, but it must be remembered that they would only postpone the day when the problem must be dealt with in some more thorough-going manner just as the widening of the roadway has merely encouraged its additional use, so that classification of the traffic and the exclusion of some kinds of wheels would merely result in the substitution of others. The Record and Guide does not mean by this comment that it is opposed to the proposed methods of classification. We only mean that such stop-gaps should be supplemented by more radical measures.

The only way of effectively relieving the traffic congestion on Fifth avenue is to divert the traffic by giving it additional outlets, and of all the plans which have been proposed to accomplish this result the Park, Fifth and Seventh avenues would combine greater serviceability with less expense than would any other available plan. It would create in effect a thoroughfare terminal corresponding to Broadway, but removed from the lower West Side to the upper East Side. It would really divert traffic and business from Fifth avenue, besides improving considerably in other respects the means of communication between different parts of Manhattan. Nothing is more certain than that sooner or later some such action must be taken and that the longer it is postponed the more it will cost.

## Architecture of the Grand Central.

An eminent French architect, who has recently passed through New York, has gone out of his way to express his admiration of the grandeur and simplicity of the design of the new Grand Central Station, and the Record and Guide believes that his tribute to the work performed by the architects of that station and by the engineers and directors of that railroad company will be cordially echoed by the great majority of New Yorkers. That station is unquestionably one of the greatest monuments of engineering skill which has ever been erected in the world.

The problem of the Pennsylvania Railroad was nothing by comparison, because it did not have to arrange for the transportation of anywhere near such a large volume of traffic and because it did not have to keep the terminal in operation during the process of construction. Considering the difficulties of this second task the public has suffered a surprisingly small amount of inconvenience during the progress of the work, and now that it is approaching completion admiration for the result is constantly on the increase. The conveniences of the general arrangement promises to be all that could be asked; and its appearance is equally satisfactory. The most durable and handsome materials have been used for the interior finish. The effect of the passages, the corridors and the lower concourse is pleasant and even exhilarating, but this effect is not effected by any unusual architectural extravagancies. It is the result of using attractive materials, of convenient arrangement, and of careful attention to the details of lighting and the like.

The interior is characterized by the



utmost simplicity, and this statement is as true of the upper waiting room as it is of the less important parts of the station. That waiting room is not as noble and impressive an apartment as is the waiting room of the Pennsylvania Terminal, but it is none the less a room whose simplicity and grandeur of treatment is highly creditable to its designers. And it has one considerable architectural merit as compared to the only other room in New York, with which it can be compared, viz., the waiting room of the Pennsylvania Terminal and the reading room of the Public Library. The architects of these last two buildings have made no attempt to make the unusual dimensions of these apartments count effectively in the internal appearance of the building. They have removed them from the street frontage and tried to conceal rather than to emphasize them. The architects of the Grand Central Terminal, on the other hand, made the street frontage express the dimensions and the importance of the huge waiting room.

The resultant facade does not fulfill the requirements of a traditional standard of architectural effectiveness as well as the Seventh avenue facade of the Pennsylvania Terminal does, but it is none the less a fine example of modern French design without any of the extravagances of that architectural style. It is, moreover, a candid and intelligent treatment of the essential problem raised by a large city station. The two Manhattan railroad terminals will rank not only as the two most effective stations in the world from the architectural point of view, but also as the two stations which afford the sharpest contrast between a method of architectural design which fundamentally is utilitarian and one which is fundamentally aesthetic.

### The Subway Negotiations.

Property owners in different parts of the city are showing symptoms of being restless over the delay in signing the contracts for the new subways; and it is natural that they should feel uneasy, because nothing is certain until the contracts are signed, and the future development of the city depends absolutely upon the construction of the new rapid transit system. But they must remember that the city officials are just as anxious as they are to close the matter up, and while the preparing of the contracts has been delayed beyond expectation, there is no cause for alarm. In all probability there never has been a case in the history of public or private business of contracts which had to provide for such a complicated and difficult set of requirements as the two contracts with the Brooklyn Rapid Transit and the Interboro companies. The public should, consequently, be patient. They can be certain that the gentlemen who are attending to this business for the city are reaching a final settlement as fast as the satisfactory adjustment of a vast number of dubious details will permit; and there is every reason to believe that the delays will soon be over.

The dangerous obstacles do not concern the terms of the contract so much as the opposition of certain property owners in William street and in Greenwich village to the carrying out of the plans of the commission. But even these obstacles will not prove to be insurmountable. The

courts will hardly sustain the William street property owners in their opposition to plans so essential to the welfare of the community; and the property owners have too much to gain from the construction of the Seventh avenue subway along the extension of that avenue not to accelerate the preparations. It is to be hoped, however, that the Broadway property owners who are trying to have the express subway on the Broadway line moved from 48th to 42d street will succeed in their attempt. The arguments which have been recently brought forward in favor of this change are thoroughly convincing, and there can be little doubt that if the commission insists upon its present plan, it will do so at the expense of the convenience of the traveling public.

### THE WEEK IN REAL ESTATE.

Considering that the holiday season was at its height during the last fortnight, the real estate market this week displayed good strength and tone. Transactions were made that indicate an interest in real estate throughout Manhattan generally, and this is a good omen of well diversified dealing. Greenwich Village was well represented, and it is probable that some of the very old holdings that changed hands there will be improved with modern structures. The Christopher street and the Ninth street stations of the Hudson River tunnel connect Greenwich Village with New Jersey, where thousands of business men reside, as well as bringing this old part of New York into direct touch with the lower West Side and the Herald Square sections. It looks as though Greenwich Village would eventually play a greater part in the commercial growth of the city. The subway has tended to enhance values in the section by making it more accessible, whereas in the past it was comparatively remote. To bear out our statement of the growing commercial importance of the lower West Side our building news column contains the news of a large new factory building to be built there by the National Biscuit Company.

The sale of the old Second Street Methodist Episcopal Church, on the East Side, to a Hebrew organization emphasizes the great change that has taken place in the character of population in that part of the city. The membership of the church had become a negative quantity on account of the extensive movement of the Protestant element of the population to newer parts of the city. The old York Street Methodist Church, in Brooklyn, was also sold recently because its membership had dwindled away and the character of the population roundabout lacked recruits for a church of that denomination. Probably nothing else so strongly illustrates the changes in and the expansion of the city of New York as the abandonment of church structures in divers neighborhoods or the sale of them to church corporations typifying the belief of the new class of population that has gained ascendancy in the particular vicinity.

Harlem, Washington Heights, and the upper West Side were well represented in the sales of the week just ended. A notable feature of this phase of the dealing was that the major part of it comprised good-sized plots, as our news columns will indicate. The Dykman tract contributed one good sale to the week's total. Gen. Lloyd S. Bryce sold a vacant parcel in the upper Fifth avenue neighborhood.

The Bronx was not sluggish in its

real estate movement. Several very good sales of improved property were made, and one large corner plot was another transaction, while a large vacant corner plot changed hands for improvement. Although the new year opened auspiciously for the northern borough of the city.

The dealing in Brooklyn, this week, was not extensive. A large transaction in the Flatbush section was closed and most of the dealing was in the outlying parts of the borough. The prospects for a good spring season in Brooklyn are bright, however. Probably the most significant sale in Brooklyn was that of several parcels, at Broadway and Ditmars street, to the Brooklyn Rapid Transit Company. This corporation plans to join the tracks of its Broadway line and its Myrtle avenue division, which is close by, and it needs the property it has secured for that purpose. Our news columns will show the exact properties taken. The Broadway properties acquired for the purpose comprise part of a strong business block, and it remains to be seen how much the railroad improvement will impair the rental power of property there. It does not seem to us that the railroad company's plan would help business in the adjacent premises.

### How Shall the Seventh Avenue Assessment Be Laid?

Editor of the RECORD AND GUIDE:

The total cost of the extension of Seventh avenue and the widening of Varick street will be not less than \$12,000,000, of which total eighty-five per cent. would fall upon property in the Borough of Manhattan, if the report of the committee of the Board of Estimate should be adopted.

The city of New York does not pay one cent of the cost of this improvement, though it collects a revenue from the subway, no part of which is to be paid back to those property owners who furnish the capital. This is clearly illegal and is a revolutionary innovation in the use of the taxing power.

The assessment is not fair or just. Property on Central Park West, Cortlandt and West streets, and Broadway and Maiden Lane, being far removed from benefit of improvement, pays the same rate as Seventh avenue and 12th, 13th and 14th streets, as well as West Broadway and Worth street, closely contiguous to the line of improvement; this certainly is not scientific or economical.

The opening takes and damages 272 parcels and leaves 117 small gores and 63 small lots averaging 750 square feet, which are utterly useless for building purposes.

This proceeding offers the fattest pickings the assessment lawyers have had for many years, and they are exerting most powerful influences to have the assessment levied, so as to get 25 per cent. from taxpayers for having it set aside, either by the courts or the Legislature. The Board of Estimate, if it accepts the recommendation of the committee, will practically say to each taxpayer, "You will either pay the assessment lawyer \$87.50 or \$125, or you will pay the city \$350 or \$500—take your choice." Will you stand for this?

My aim is to prevent the assessment being ordered.

Taxpayers must look to the members of the Board of Estimate from other boroughs for relief, as the two members from Manhattan have signed the report.

That the improvement is for subway purposes is thus evidenced. In the report of the same committee, on June 27, 1910, appear these words, "By the opening of Seventh avenue and the widening of Varick street the directness of



the route possible for the Seventh avenue subway will be of material moment, and will render unnecessary for the city to condemn easements for that subway," and on November 23, 1912, the Public Service Commission wrote that unless Seventh avenue were opened at once they would adopt another and longer route, adding 1,400 feet in length to subway, with its cost, and 46,000 train miles, costing \$46,000 per year.

So as to save the cost of easements which the city would have to pay for, it opens a street and assesses you therefor. The city does not assess for the loops between the two Brooklyn bridges, nor does it assess for the subway damages in Brooklyn or approaches to all Brooklyn bridges.

If this improvement will enormously enhance the value of property, as the engineer says, why would it not be most advantageous for the city to pay the cost, as the increased valuations would add so largely to its tax income that, after paying interest and amortization, it would have several hundred thousand dollars per year in excess?

Taxpayers in the area of assessment are requested to attend the hearing on the committee's report to be held by the Board of Estimate at the City Hall January 9, at 10:30 a. m., and oppose the acceptance of the committee's report.

R. FLAHERTY.

New York, January 2.

**Is This a Hidden Asset?**

Editor of the RECORD AND GUIDE:

In the Aldermanic investigation of the police, George A. Sipp testified that he sold his hotel for \$114,000. Your records show a contract recorded for the sale, in which \$85,000 represents the fee value. The balance must have been paid for good will and chattels. The premises are assessed for taxation purposes at \$80,000. Now who, or which municipal department collects on this \$55,000.

Again, this agreement contains a clause saying that in case of failure to deliver title by reason of a defect in the same, that the intending purchaser can, instead, lease for twenty-one years at ten and twelve thousand dollars per annum. Must there not be some potential element of value which the plain fee value does not provide for?

A READER.

New York, January 1, 1913.

—Bids were opened Tuesday by Borough President Connolly of Queens for contracts for building the dry weather flow, or house sewer, in the Corona section, to act as a part of the big outlet main for the entire section of the town of Newtown, Second Ward of Queens, north of Middle Village and east of Maspeth and Elmhurst systems, and extending northerly to Flushing Bay and Bowery Bay. The successful bidders were Peace Bros.; amount of bid, \$225,290.80.

—Brooklyn, a pleasant sounding and uncommon name, is better than "East New York," which has been proposed by some unromantic geographer. Instead of forgetting the old names, they should be perpetuated. Local names like Bloomingdale, Chelsea, Greenwich, Yorkville, Clairmont, Harlem and the rest, all should be retained for daily use, if we want to be represented by anything more than mere figures on a map and have any neighborhood pride left.

—Keep your file of the Record and Guide complete.

**REAL ESTATE STATISTICS**

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

**MANHATTAN CONVEYANCES**

	1912-1913 Dec. 27-Jan. 2	1911-1912 Dec. 29-Jan. 4
Total No.....	161	179
Assessed value.....	\$9,837,200	\$10,496,900
No. with consideration...	18	17
Consideration.....	\$769,140	\$725,975
Assessed value.....	\$810,000	\$648,900
	Jan. 1 to 2	Jan. 1 to 4
Total No.....	37	123
Assessed value.....	\$2,213,000	\$7,350,400
No. with consideration...	5	12
Consideration.....	\$105,790	\$584,725
Assessed value.....	\$138,000	\$485,900
	1912	1911
Total No. for year of....	8,690	9,092
Total Amt. for year of....	\$56,722,357	\$45,007,144

**MORTGAGES**

	Dec. 27-Jan. 2	Dec. 29-Jan. 4
Total No.....	101	138
Amount.....	\$2,839,327	\$4,889,427
To Banks & Ins. Cos....	26	24
Amount.....	\$1,408,000	\$1,564,500
No. at 6%.....	45	54
Amount.....	\$926,827	\$1,242,433
No. at 5½%.....	6	6
Amount.....	\$246,500	\$178,500
No. at 5%.....	17	37
Amount.....	\$796,000	\$1,437,400
No. at 4½%.....	10	19
Amount.....	\$531,000	\$724,000
No. at 4%.....	.....	2
Amount.....	.....	\$23,000
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	23	20
Amount.....	\$339,000	\$1,284,094
	Jan. 1 to 2	Jan. 1 to 4
Total No.....	29	90
Amount.....	\$900,196	\$3,686,207
To Banks & Ins. Cos....	5	13
Amount.....	\$453,000	\$892,500
	1912	1911
Total No. for year of....	6,003	7,166
Total Amt. for year of....	\$285,429,930	\$295,748,432

**MORTGAGE EXTENSIONS**

	Dec. 27-Jan. 2	Dec. 29-Jan. 4
Total No.....	27	65
Amount.....	\$905,850	\$2,267,000
To Banks & Ins. Cos....	9	10
Amount.....	\$574,000	\$527,000
	Jan. 1 to 2	Jan. 1 to 4
Total No.....	15	52
Amount.....	\$510,350	\$1,865,500
To Banks & Ins. Cos....	2	7
Amount.....	\$251,000	\$438,000
	1912	1911
Total No. for year of....	2,142	2,261
Total Amt. for year of....	\$77,583,140	\$89,094,827

**BUILDING PERMITS**

	Dec. 28-Jan. 3	Dec. 30-Jan. 5
New buildings.....	4	16
Cost.....	\$540,150	\$1,459,750
Alterations.....	\$115,154	\$179,805
	Jan. 1 to 3	Jan. 1 to 5
New buildings.....	1	12
Cost.....	\$20,000	\$584,750
Alterations.....	\$36,175	\$70,780
	1912	1911
Total No. for year of....	558	824
Total Amt. for year of....	\$107,829,235	\$97,845,250

**BRONX CONVEYANCES**

	Dec. 27-Jan. 2	Dec. 29-Jan. 4
Total No.....	137	124
No. with consideration...	46	15
Consideration.....	\$168,625	\$108,862
	Jan. 1 to 2	Jan. 1 to 4
Total No.....	20	88
No. with consideration...	1	10
Consideration.....	\$19,000	\$61,362
	1912	1911
Total No. for year of....	7,716	7,111
Total Amt. for year of....	\$9,953,768	\$5,028,200

**MORTGAGES**

	Dec. 27-Jan. 2	Dec. 29-Jan. 4
Total No.....	108	115
Amount.....	\$1,012,985	\$945,892
To Banks & Ins. Cos....	5	14
Amount.....	\$64,300	\$166,350
No. at 6%.....	35	45
Amount.....	\$613,995	\$226,482
No. at 5½%.....	7	7
Amount.....	\$98,700	\$29,750
No. at 5%.....	41	32
Amount.....	\$172,245	\$450,200
Unusual rates.....	3	.....
Amount.....	\$10,200	.....
Interest not given.....	22	31
Amount.....	\$117,845	\$239,460
	Jan. 1 to 2	Jan. 1 to 4
Total No.....	17	78
Amount.....	\$82,585	\$590,000
To Banks & Ins. Cos....	2	9
Amount.....	\$37,500	\$109,850
	1912	1911
Total No. for year of....	5,894	6,039
Total Amt. for year of....	\$52,840,201	\$50,502,375

**MORTGAGE EXTENSIONS**

	Dec. 27-Jan. 2	Dec. 29-Jan. 4
Total No.....	7	15
Amount.....	\$132,500	\$68,750
To Banks & Ins. Cos....	4	.....
Amount.....	\$94,500	.....
	Jan. 1 to 2	Jan. 1 to 4
Total No.....	.....	10
Amount.....	.....	\$45,750
To Banks & Ins. Cos....	.....	.....
Amount.....	.....	.....
	1912	1911
Total No. for year of....	701	685
Total Amt. for year of....	\$11,710,671	\$10,978,977

**BUILDING PERMITS**

	Dec. 28-Jan. 3	Dec. 30-Jan. 5
New Buildings.....	18	12
Cost.....	\$504,050	\$351,700
Alterations.....	\$83,325	\$30,900
	Jan. 1 to 3	Jan. 1 to 5
New buildings.....	7	8
Cost.....	\$223,300	\$81,450
Alterations.....	\$69,100	\$6,900
	1912	1911
Total No. for year of....	1,302	1,321
Total Amt. for year of....	\$34,692,535	\$23,065,935

**BROOKLYN CONVEYANCES**

	1912-1913 Dec. 26-Jan. 31	1911-1912 Dec. 28-Jan. 3
Total No.....	302	414
No. with consideration...	29	25
Consideration.....	\$183,260	\$173,372
	Jan. 1 to Dec. 31	Jan. 1 to 3
Total No.....	24,651	179
No. with consideration...	1,556	5
Consideration.....	\$13,412,754	\$65,300
	1912	1911
Total No. for year of....	24,651	25,346
Total Amt. for year of....	\$13,412,754	\$13,115,669

**MORTGAGES**

	Dec. 26 to 31	Dec. 28-Jan. 3
Total No.....	218	338
Amount.....	\$880,216	\$1,348,380
To Banks & Ins. Cos....	70	86
Amount.....	\$515,734	\$565,700
No. at 6%.....	137	180
Amount.....	\$325,839	\$491,235
No. at 5½%.....	14	55
Amount.....	\$42,400	\$358,198
No. at 5%.....	57	79
Amount.....	\$484,805	\$425,052
Unusual rates.....	.....	4
Amount.....	.....	\$20,050
Interest not given.....	10	20
Amount.....	\$27,181	\$53,845
	Jan. 1 to Dec. 31	Jan. 1 to 3
Total No.....	19,434	165
Amount.....	\$79,943,885	\$662,620
To Banks & Ins. Cos....	4,877	39
Amount.....	\$44,478,484	\$305,050
	1912	1911
Total No. for year of....	19,434	22,088
Total Amt. for year of....	\$79,943,485	\$96,213,669

**BUILDING PERMITS**

	Dec. 27 to Jan. 2	Dec. 28-Jan.
New buildings.....	70	96
Cost.....	\$512,100	\$407,965
Alterations.....	\$65,585	\$24,600
	Jan. 1 to 2	Jan. 1 to 3
New buildings.....	19	11
Cost.....	\$124,200	\$407,965
Alterations.....	\$17,565	\$9,850
	1912	1911
Total No. for year of....	5,329	5,181
Total Amt. for year of....	\$38,883,499	\$32,307,065

**QUEENS**

**BUILDING PERMITS**

	Dec. 27-Jan. 2	Dec. 29-Jan. 4
New buildings.....	37	80
Cost.....	\$124,335	\$285,375
Alterations.....	\$193,965	\$6,000
	Jan. 1 to 2	Jan. 1 to 4
New buildings.....	.....	46
Cost.....	.....	\$145,575
Alterations.....	.....	.....
	1912	1911
Total No. for year of....	4,681	5,337
Total Amt. for year of....	\$22,313,925	\$21,546,438

**RICHMOND**

**BUILDING PERMITS**

	Dec. 27 to Jan. 2	Dec. 29-Jan. 4
New buildings.....	18	2
Cost.....	\$71,450	\$6,500
Alterations.....	\$2,485	\$750
	Jan. 1 to 2	.....
New buildings.....	.....	.....
Cost.....	.....	.....
Alterations.....	.....	.....
	1912	1911
Total No. for year of....	961	.....
Total Amount for year of....	\$2,894,121	.....

—The new Equitable Building will be bigger in area than the Woolworth and the Municipal buildings combined, the architects say. It also will be bigger than the two Hudson Terminal buildings together. The actual office area is given as 1,100,000 square feet.



**BUILDING MATERIALS.**

**A REVIEW OF THE MARKET SHOWS SIGNS OF PROMISING FUTURE.**

**Tracing the Struggle from a Weak Demand and Overstocked Factories and Mills, Up Through Gradually Stiffening Conditions and Heavy Call to a Veritable Stampede for Structural Contracts at the Year's End.**

WHEN 1912 opened, building material interests throughout the Metropolitan district were shaking and quaking in fear that they were entering upon a panicky year. As it closes, these same interests are hitching and twisting to find a way to guarantee deliveries at any price. As 1913 enters, it finds the driven drivers striving to maintain a safe and sane market against as strenuous an attempt to stampede to prosperity as any new year in recent times has felt.

Commercial jingos sought to usher in the late lamented 1912 with sackcloth and ashes, and tried to set it in the quicksands of calamity, but out from under the shroud of doubt and fear and tremblings for the sins of omission and commission of the year before there came a stability never suspected in a year emburdened with a Presidential vote, a Pujo Committee, a Balkan War, a shortage of labor, hostile legislation against big business, and a tremendous demand for money to move the world's biggest crop. The mouse brought forth by the laboring mountain proved to be a disturbing element at first, but in reality it led the way to the horn of plenty toward which all the hosts of building interests are reaching out in eagerness instead of cringing and crawling toward every business enterprise as they were a year ago this month.

During the last twelve months there has been a complete reversal of conditions in building materials. The year opened with Portland cement selling on a basis of sixty cents, mill, whereas today it is on a ninety-cent basis. Rosendale was quoted at eighty cents, and now it is ninety-five cents, New York. Steel beams opened the year at \$27.50, and they are being contracted for at \$29.00 today, while tomorrow they may go over \$30. Nails are \$2 a ton higher than they were a year ago. Sand is fifteen cents a cubic yard higher; crushed stone is ten cents a cubic yard in advance of its price last year; slate runs ten to twenty-five cents a square over 1911 quotations in this market, and yellow pine timber, which was quoted at \$26.50 to \$28 in December a year ago, is now \$28 to \$30, and probably will go higher. Common brick is in a relatively stronger market with a demand even at this time of the year, almost sufficient to cause manufacturers to worry about where they will get enough of this commodity to take care of the demand two months hence.

**Keeping the Brakes On.**

And yet, in spite of this, the United States Steel Corporation closes the year with more than 7,000,000 tons of orders still unfilled, and pig iron is running into third quarter deliveries, and actual stampede conditions prevailed just prior to December thirty-first to get existing contracts specified before the time limit set by the producers expired. Listen to the conditions at the close of the year in the steel and iron trades, the barometer and backbone, respectively, of all other departments of building material:

The trade closes the year with a new record for output of pig iron, crude steel and rolled steel products, though the year's total in rails will fall slightly be-

hind the old record, made in 1906. Estimates of the total output for the country in pig iron place the total at 29,700,000 tons, as against 27,303,000 tons in 1910, the best previous record for a calendar year; for crude steel, about 30,000,000 tons, or 2,000,000 tons more than the best previous year; in rolled iron and steel about 25,600,000 tons, as against the best previous record of 21,620,000 tons in 1910.

Persons close to the sales department of the Steel Corporation assert that the December report of unfilled tonnage, which will be issued January 10, will show a gain of probably 400,000 tons over the November 30 report of 7,850,000 tons, making an aggregate gain of approximately 1,700,000 tons for the months of October, November and December. The Steel Corporation's output for 1912 (in crude and finished steel "for sale," as distinguished from the steel used in its own plants), is expected to total about 13,300,000 tons, which is a gain of a million and a half tons above its previous best record.

The scarcity of unfinished steel overshadows every other feature of the operating situation, this shortage having held down finished product output all month and delayed deliveries, particularly from the smaller independent mills. It is anticipated that the finishing mills will lose much time throughout the first quarter as a result of the crude steel famine. The new capacity in open hearth steel that is being rushed to completion in this district is not due to go into operation before the middle of March at the earliest.

**Pig Iron the Backbone.**

Prices of pig iron did not fluctuate materially in the final week of the year. There was a slightly easier tone in foundry iron, with tonnages offered for January shipment at \$17.50 valley furnace as against the abnormal price of \$18 at furnace asked a week earlier for spot or nearby deliveries. Bessemer iron was unchanged at \$17.25 valleys and some basic changed hands at the seemingly definitely established price of \$16.50 at furnace.

Producers of steel making iron have the situation well in hand and promise that there will be no shortage in that grade. Merchant makers are not keen for a runaway market and are content to take moderate profits rather than face the demoralization that always follows a skyrocket rise in prices.

And so the year that everyone thought would be panicky closes.

Everybody in building material activity knows that prosperity in the steel department is not felt in other basic building material lines until six months or more after its existence is first known. The condition revealed above began to be anticipated way back in June of last year, when the steel interests announced a temporary drop in price to encourage building and other steel-using interests to get into the market early. This brought out a large number of building plans which had been shelved for operation this year, and it started the building ball rolling.

**Heavy Drain on Mills.**

Then the heavy stocks with which producers came into the year 1912 began to dwindle, and when it came time to take on more help to increase the outputs, it was discovered that there was a serious shortage of labor, and the mills could not produce as much as they wanted to. This condition prevailed even as close to New York as the Hudson river brick industry, and the result was that capacity had to be obtained by working overtime.

With this condition in vogue in many mills, along came the heavy Southern floods which crippled the very mills

wherein the heaviest demand was felt, namely hardwood lumber. This put them back a quarter of a year and just about that time the west began to call for money to move what promised to be record-breaking crops. Then money became tight for building construction here, and, to make matters worse, a car shortage developed a little while later and further tied up building operations, because steel and other commodities could not be delivered on contract time.

**Where the Demand Came From.**

In the meantime, investors began to hear that a movement was under way to boost interest rates, and everybody tried to get under cover. This resulted in another heavy inquiry for materials for new construction, although actual orders have not so far figured prominently in these inquiries, which accounts for the Steel Corporation fixing January first as the time limit for specifying on steel contracts not completed on that date.

When the builder and realty investor looked about him at the close of the first quarter, and discovered that new building operations showed a gain of \$13,367,492 over those for a corresponding period last year, and later discovered that the first half showed a gain of \$24,335,739 over building operations going ahead in the first half of 1911, he began to sit up and take notice; and finally, when at the end of the third quarter the total gain ran up to \$31,584,596, he began to get right busy and was fully prepared to cast aside all doubts regarding the future, even though the Presidential election was still a month away and there was "danger of tariff tinkering," a menace which the same commercial jingos had firmly impressed him with earlier in the year.

**Keep Behind the Market.**

Taken as a whole, the year just closed has been remarkable for the genuineness of its stability. As the new year opens every indication points in the direction of continued prosperity, but it is no time for booms or inflated demand; neither is it a time for extreme conservatism. In other words, let the building operations of next year be a little behind, rather than a little ahead of the market and prosperity should continue when 1913 has passed into history.

**COMMON BRICK TRANSACTIONS.**

Official North River brick transactions for last week, with records covering corresponding week last year, follow:

1912.			
Left over (Open),	Dec. 23—63.		
Arrived.	Sold.	Covered.	
Monday .....	14	5	0
Tuesday .....	9	1	Note
Wednesday .....	0	0	0
Thursday .....	13	17	3
Friday .....	2	2	0
Saturday .....	2	1	0
Total .....	40	26	3

Condition of market, weak. Prices, Hudsons, \$6.75 to \$7. Raritans, \$6.75 (Wholesale, dock, N. Y.). For dealers prices add his profit and cartage. Left over Dec. 30 (open), 69. Total reserve, 39. No quotations on covered cargoes. Total covered barges cold, 4. 1 sunk.

1911.			
Left over, Dec. 24—17.			
Arrived.	Sold.	Covered.	
Monday .....	22	9	7
Tuesday .....	0	1	0
Wednesday .....	16	13	2
Thursday .....	7	8	1
Friday .....	0	2	2
Saturday .....	4	3	4
Total .....	49	36	16

Condition of market, unsteady. Prices, Hudsons, \$6.50 to \$7. Raritans, no quotation. Left over, Dec. 31, 30. Total covered, 71. Total covered barges sold, 7.

Note: A barge containing 250,000 common brick, consigned to Greater New York Brick Co., by the Ann Lahey Estate, was sunk at its berth on the north side of the West 50th street dock. The cargo, not covered by insurance and valued at \$1,890, was lost. The barge was partly covered by insurance. It is presumed that the barge rill became caught under the dock cribbage on a flood tide and thus permitted the boat to fill.



Established 1794

Incorporated 1903

**CRUIKSHANK COMPANY**

Successor to E. A. CRUIKSHANK &amp; CO.

**REAL ESTATE**MANAGERS OF ESTATES  
BROKERS — APPRAISERS

141 BROADWAY NEW YORK

**Cammann, Voorhees & Floyd**

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK  
BROKERS, APPRAISERS, AGENTS**FIRM OF  
LEONARD J. CARPENTER**AGENTS  
BROKERS  
APPRAISERS25 LIBERTY STREET  
Branch, corner Third Avenue and 68th Street  
Entire Charge of Property  
D. Y. Swainson A. H. Carpenter C. L. Carpenter**JACOB APPELL  
REAL ESTATE BROKER  
AND APPRAISER**271 WEST TWENTY-THIRD STREET  
TELEPHONE CALL, 373 CHELSEA**F. DE R. WISSMANN**REAL ESTATE  
AGENT  
BROKER  
APPRAISERTELEPHONE, 1634 CORTLANDT  
1 4 9 B R O A D W A Y**Wm. CRUIKSHANK'S SONS**

BROKERS AND APPRAISERS

The General Management  
OF**Real Estate**

31 LIBERTY STREET

**JAMES KYLE & SONS**REAL ESTATE  
INSURANCE721 LEXINGTON AVENUE  
Cor. 58th Street NEW YORK  
Telephone, 1277-8 Plaza**EDGAR A. MANNING  
REAL ESTATE**

Telephone 6835 Bryant 489 FIFTH AVENUE

**REAL ESTATE NEWS.****THE WEEK'S BROKERAGE SALES,  
LEASES AND PUBLIC AUCTIONS.**Transactions Were Well Diversified,  
and Some Good Sales Reported.

There was a buoyancy to the real estate market this week that would seem to presage a good movement of it. Selling, while not frequent, was quite general over a wide area of the city, and some of the properties that changed hands were of more than ordinary size.

The Manhattan sales totaled 24, against 27 last week and 30 a year ago.

The number below 59th street was 6, against 11 last week and 20 a year ago.

The sales north of 59th street aggregated 18, compared with 6 last week and 10 a year ago.

From the Bronx 16 sales at private contract were reported, against 16 last week and 16 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$718,177, compared with \$823,852 last week. The figure for the corresponding week last year was \$102,228.

**PRIVATE REALTY SALES.****Manhattan—South of 59th Street.**

**CHRISTOPHER ST.**—William A. White & Sons sold for James Roddy the 2-sty building at 53 Christopher st, on lot 25x75.

**JANE ST.**—Charles Cohn sold for George K. and Walter Louden 89 Jane st, a 2-sty building, on lot 28x87.6, to Archibald McInnes, who owns Nos. 91 and 93 adjoining, and now controls a plot with a frontage of 64 ft on Jane st, adjoining the northeast corner of Washington st.

**MORTON ST.**—Edgar T. Kingsley sold for William H. Pulver and Mrs. H. W. Spencer, trustees of the estate of Peter Pulver, 60 Morton st, near Hudson st, a 3-sty brick dwelling on lot 25x100. James Galbraith is the buyer, who owns the adjoining property at No. 58, and now has a plot 50x100. The late Peter Pulver took title to the property on March 4, 1881, from John McLean.

**2D ST.**—The old Second Street Methodist Episcopal Church, one of the landmarks of the East Side, has been sold to the Directors of the Austrian Hebrew Free Burial Association and Orphan Asylum of 65 Pitt st for about \$66,000. An orphan asylum to accommodate about 500 children will be erected on the site at a cost of \$120,000. Simon Leiman is President of the association. The old church occupies a plot 100 feet square, known as 274, 276, 278, and 280 2d st, between Ays C and D. Title to the property was held by the New York City Society of the Methodist Episcopal Church. Owing to changing conditions in the neighborhood and the fact that the majority of its congregation moved uptown, the structure as a church really outlived its usefulness.

**16TH ST.**—Henry Brady sold for P. G. Tighe to the Public Service Realty & Mortgage Co., Samuel Hellinger, president, the 5-sty tenement and store at 429 West 16th street.

**31ST ST.**—Samuel Braunstein sold for Martin L. Campbell to Mrs. Ann Eiseman the 3-sty house at 212 East 31st st on lot 20x98.9.

**Manhattan—North of 59th Street.**

**68TH ST.**—The 4-sty dwelling owned by the estate of Frederick D. Tappen at 49 East 68th st, on lot 25x100.5, has been sold. The property adjoins the residence of Percy R. Pyne, at the northwest corner of Park av.

**81ST ST.**—H. H. Hazelton and C. R. Levy sold for the United States Trust Co., as trustee for the Rogers estate, to W. B. Harned 147 West 81st st, a 4-sty dwelling, on lot 19.6x102.2.

**87TH ST.**—Slawson & Hobbs sold for the Russell Raymond estate 151 West 87th st, a 3-sty dwelling, on lot 16.8x100.8, located between Columbus and Amsterdam avs. The buyer will occupy the house.

**87TH ST.**—The Brixton Construction Co. sold the 9-sty apartment house known as the Brixton, at 314 to 320 West 87th street, on plot 80x100.8, between West End av and Riverside Drive. It was held at \$450,000. The site was purchased by the construction company, of which Edwin S. Brickner is president, in June, 1911, from I. Randolph Jacobs, who accumulated the plot from various owners. The house was completed on October 1 of this year.

**89TH ST.**—The Herald Square Holding Co. (George Backer and Arnstein & Levy) bought the three 3-sty dwellings at 313, 315 and 317 West 89th st, from Charles T. Henry, J. Cleveland Cady and Alina B. Young respectively. Albert B. Ashforth and George Ranger were the brokers in the deal. The houses occupy a plot 60x100.8, on the north side of the street, located about midway between West End av and Riverside drive, on the block with the Clark-Potter mansion, which was purchased recently by William H. Barnard, and also the Rice mansion, now owned and occupied by Solomon Schinael.

Established in 1853

**Horace S. Ely &  
Company****Real Estate**

Entire management of Estates for owners and trustees is our specialty, as well as the purchase, sale and appraisal of properties in the Boroughs of Manhattan and Bronx.

**21 LIBERTY STREET and  
27 WEST 30th STREET****DIRECTORS**

Alfred E. Marling, President  
Charles H. Clark, Vice-Pres.  
Clarence W. Eckardt, Vice-Pres. & Treas  
Homer Foot, Jr., Secretary  
Oliver H. Corsa, Assist. Treas.  
F. A. M. Schieffelin

Established 1852

Incorporated 1912

**WILLIAM J. ROOME & CO.**REAL ESTATE  
AGENTS, BROKERS, APPRAISERS

177 MADISON AVENUE (At 34th St.)

**HALL J. HOW CO.**

REAL ESTATE

1 4 1 B R O A D W A Y

**WILLIAM R. WARE**WEST SIDE REAL ESTATE  
AGENT AND BROKER  
Special attention given to the economical  
management of property.  
BROADWAY, SOUTHWEST COR. 86th ST.**JOHN F. DOYLE & SONS**REAL ESTATE AGENTS  
BROKERS and APPRAISERS

45 William Street New York City

Management of Estates a Specialty

Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

**E. DE FOREST SIMMONS**

REAL ESTATE

Tel., 837-838 Plaza 2 EAST 58th STREET

**J. CLARENCE DAVIES**BRONX BOROUGH  
REAL ESTATE149th STREET & THIRD AVENUE  
Tel. Con. Branch Office, 156 BROADWAY

Member of Board of Brokers



**J. ROMAINE BROWN CO.**  
Established 1856

**REAL ESTATE**

J. Romaine Brown, Pres.  
Chas. Griffith Moses, V. Pres.  
Elliott L. Brown, Treas.  
Eugene S. L. Moses, Sec.

105 to 111 W. 40th St. }  
55 Liberty St. . . . } New York City

**JOHN C. R. ECKERSON**  
Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

35 WEST 30th STREET, NEW YORK  
Wallack's Theatre Building

**PORTER & CO.**  
**REAL ESTATE**

George W. Short      159 W. 125th STREET  
Charles F. Porter      Telephone Connections

**J. Edgar Leaycraft & Co.**  
Real Estate Agents, Brokers, Appraisers  
17 WEST 42d ST., NEAR FIFTH AVE.  
Renting and Collecting a Specialty

**JOHN P. KIRWAN**  
**REAL ESTATE and MORTGAGE LOANS**  
MANAGER OF ESTATES

Telephone 341-342 Bryant  
138 WEST 42nd STREET

**E. S. WILLARD & CO.**  
**BROKERS AGENTS and APPRAISERS**

45 PINE ST., COR. WILLIAM ST.  
Telephone 5987 John

**CHAS. F. NOYES CO.**  
**DOWNTOWN BUSINESS PROPERTY**

Tel. 2000 John      92 WILLIAM ST.  
Branch, 71 West 23d Street

**CHAS. S. KOHLER**  
Established 1887,  
**REAL ESTATE**

901 COLUMBUS AVE., N. E. cor. of 104th St.  
Member of Board of Brokers  
Highest References Telephone, 5504 Riverside

**HAROLD W. BUCHANAN**  
Mortgage Loans & Real Estate

49 WALL STREET

89TH ST.—Gibbs & Kirby sold for S. D. Jordan, 321 West 89th st, a 5-sty American basement dwelling, on lot 17x100x irregular.

90TH ST.—Florence D. White sold 312 West 90th st, a 4-sty dwelling on lot 19.6x100.8.

95TH ST.—General Lloyd S. Bryce sold the plot 50x100, in the north side of 95th st, 100 ft. east of 5th av. The seller owns the adjoining 5th av corner. The rear of the plot just sold abuts the lot in 5th av now being improved with a residence for Miss Helen O. Brice. Adjoining in the east of the 95th st parcel is the 100-ft. plot bought recently by Ernesto G. Fabbri from the estate of W. G. Park.

951H ST.—The Herman Arns Co. sold for the estate of Joseph F. Hillenbrand to a Mr. Rooney 104 West 95th st, a 5-sty flat, on lot 25x100.8, adjoining the southwest corner of Columbus av.

103D ST.—Henry Michaelis sold to Leonard Weill 144 West 103d st, a 5-sty flat, on lot 27x100.11, located between Columbus and Amsterdam avs.

110TH ST.—J. P. & E. J. Murray sold for the Elliott-Melville Co. to Roger Foster the 3-sty brick synagogue and store at 112 East 110th st on lot 25x75.

113TH ST.—Grossman Brothers & Rosenbaum sold 210 to 214 East 113th st, a new 6-sty new law house, on plot 45x100.11, located 140 ft east of 3d av. The buyer, Joshua Silverstein, gave in part payment 8 lots, 200x100, at the northeast corner of Tinton av and 147th st. The deal, which involved about \$110,000, was negotiated by Jacob Rosenbaum.

125TH ST.—The Intercity Land and Securities Co. bought from the Degelman Realty Co. 16 West 125th st, a 5-sty building, on plot 37.6x100. The property had been held at \$150,000.

139TH ST.—Edward Palmer has sold for Solomon L. Pakas the Marthmoore, a new 6-sty elevator apartment house, at 508 to 514 West 139th st on plot 100x100, located 150 ft west of Amsterdam av.

141ST ST.—The William Lemberg Co. sold for Millard Veit 212 and 214 West 141st st, a 6-sty elevator apartment house, on plot 50x100, to the South Bensonhurst Building Co., which gave in part payment 1037 Bergen st, Brooklyn, a 4½-sty double flat, on plot 30x100, also 381, 383 and 387 East 91st st, Brooklyn, three one-family houses on plot 20x100 each; also four one-family houses at 978, 980, 982 and 984 Lenox rd, near 91st st, Brooklyn. The total consideration was about \$210,000.

145TH ST.—Ristori Leerburger and others sold 340 West 145th st, southwest corner of Edgecombe av, a 4-sty flat with stores on lot 20x30.

148TH ST.—The Athos Realty Co. bought 514, 516, 518 and 520 West 148th st, two 5-sty apartment houses, each on plot 41.8x100, from Mrs. Hazel Marie Shannon. The buildings were each held at \$60,000 and each has a gross rent roll amounting to \$8,000. There are four suites on each floor. Mrs. Shannon acquired the properties on December 19 from the Dakota Realty Company.

184TH ST.—Daniel H. Renton & Co. sold for the De Ruyter-Van Orden Corporation the 5-sty apartment house at 511 West 184th st, on plot 50x99.11, located between Amsterdam and Audubon avs. The buyer is an investor.

COLUMBUS AV.—Isidor H. Kempner, as president of the New Amsterdam Realty Co. and the estate of Nathan Kempner sold the southeast corner of Columbus av and 101st st, a 5-sty flat with store on lot 25x75. The property has been leased for the last 10 years at \$4,400 a year.

PRESCOTT AV.—Frank J. Riley sold for Ernest C. Hinck 9 lots, Prescott and Seamen avs, 206th st, to a client of George Finck. The buyer gave in part payment residence property, South Mountain av, Montclair, valued at \$35,000.

RIVERSIDE DRIVE.—J. Romaine Brown & Co. sold for the Loyal L. Smith estate to the Emmay Realty Co. the northeast corner of Riverside Drive and 160th st, 117x116, for improvement with a 12-sty apartment house. The construction movement in this section has removed two old landmarks, the erstwhile homes of Mayor Kingsland and Sheppard F. Knapp, who erected Colonial houses in the Drive between 160th and 163d sts.

RIVERSIDE DRIVE.—Barton Chapin sold for the Riverside Drive Realty Co., A. C. and H. M. Hall, the Hamilton Apartment House, 13 stories high, on the plot 101.2x114 at the north corner of Riverside Drive and 114th st. The building was completed last October and is fully tenanted, the gross rentals aggregating about \$130,000. The property was held at \$1,250,000. There are seven apartments on each floor, containing five to nine rooms each, which rent from \$1,000 to \$2,500 each. Mrs. Rebecca Mayer is the buyer and gave in part payment the two block fronts in the east side of Broadway between 133d and 135th sts, 199.10x90 each.

ST. NICHOLAS AV.—David Weinstein and B. Chenken sold for Beatrice Tunick to I. Israel 202 St. Nicholas av, a 5-sty flat, on plot 36.3x 88.3x irregular, adjoining the northeast corner of 120th st.

**Bronx.**

ARDEN TRACT.—McDonald & Steuer sold for a client to Joseph G. Benford 7 lots on the line of the New York and Westchester Railroad at Arden estates, Williamsbridge.

COSTER ST.—Nicholas Lopard sold for the Coster Realty Co. the two-family detached brick dwelling at 665 Coster st to J. Mongiolo.

KELLY ST.—H. Hornstein sold to William Greenberger a 4-sty new law double flat at 887 Kelly st, on plot 33.4x100. Jacob Leitner and Bernard Lichtig were the brokers in the deal.

KELLY ST.—B. Horn bought from H. Hornstein a 4-sty double new law flat at 891 Kelly st, adjoining the corner of Intervale av, on a plot of 33.4x100. Adolph Fox was the broker.

**WEBSTER B. MABIE & CO.**

**REAL ESTATE, MORTGAGES, INSURANCE**

BROKERS AND APPRAISERS  
MANAGEMENT OF ESTATES

1178 BROADWAY      Corner 28th Street

ESTABLISHED 1867

**RULAND & WHITING CO.**

**REAL ESTATE**  
5 BEEKMAN ST.  
Telephone Cort. 1132

Irving Ruland, Pres.      J. S. Anderson, Treas.

Specialists in Business Property

**A. V. AMY & CO.**  
**REAL ESTATE**

AGENTS—BROKERS—APPRAISERS  
RENTING—SELLING—MANAGEMENT

Member of Board of Brokers

Tel., 947 Morn.      7th AVENUE, Cor. 115th St

Edward Corning      Chas. F. Berger, C. E.  
Pres.      V. Pres.

**EDWARD CORNING CO.**  
**BUILDERS**

100 WILLIAM ST.      NEW YORK

**PEASE & ELLIMAN**

**REAL ESTATE and INSURANCE**

340 MADISON AVENUE  
156 BROADWAY      165 WEST 72d STREET

**FRED'K FOX & CO.**  
**BUSINESS BUILDING BROKERS**

14 W. 40th STREET and 793 BROADWAY

**HERMAN L. R. EDGAR**

**REAL ESTATE AGENT AND BROKER**  
ESTATES MANAGED

Member of the Board of Brokers

Phone 4641 Cortlandt      81 NASSAU STREET



ESTABLISHED 1879

**William P. Rae Co.**

Main Office  
180 MONTAGUE STREET  
Uptown Branch  
400 Nostrand Av., adj. Gates Av.

MANAGERS  
APPRAISERS  
AUCTIONEERS  
BROOKLYN AND QUEENS

WE REPRESENT

JAMAICA HILLCREST  
SEA GATE N. Y. HARBOR  
OFFICE ON EACH PROPERTY

Member Brooklyn Board of R. E. Brokers

**DAVID PORTER**

Real Estate Agent  
Broker, Appraiser

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

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

Members  
Brooklyn Board of Real Estate Brokers

BROOKLYN  
ESTATE MANAGERS

CHAS. L. GILBERT, President

**NOAH CLARK, Inc.**

REAL ESTATE  
INSURANCE

Water Fronts, Factory Sites, Appraisals

Main Office  
837 Manhattan Avenue

Branches  
545 Morgan Avenue 753 Nostrand Avenue  
BROOKLYN, N. Y.

**JAMES L. BRUMLEY**

ESTABLISHED 1888

EXPERT

Real Estate Appraiser  
Broker and Auctioneer

189 MONTAGUE ST.

Telephone BROOKLYN, N. Y.

**KETCHAM BROS.**

ESTABLISHED 1891

EVERY BRANCH OF THE

**Real Estate Business**

Stuyvesant Section Properties  
Our Specialty

129 RALPH AVENUE

Telephone, 86 Bushwick BROOKLYN

**CLARENCE B. SMITH***Real Estate**Broker, Appraiser and Manager*

Established 1890

Phone, 661 Bedford 1424 FULTON ST.

133D ST.—The H. M. Weill Co. sold for the Sun Insurance Co., of London, the 4-sty single flats, on lot 20x100 each, at 347 to 359 East 133d st and 340 and 342 East 134th st, to a client. The property was held for \$100,000.

136TH ST.—A. J. Madden sold for the Bungay Co., 301 East 136th st, a 4-sty tenement on lot 25x100.

170TH ST.—An investor bought from H. Selisberger 815 East 170th st, a 3-family house, on lot 25x100. Alexander Selkin and Desider Schoen were the brokers in the transaction.

BROOK AV.—William J. Nolan sold in conjunction with Joshua L. Evans for the John H. Buscall Co., 1258 and 1260 Brook av, near 168th st, to Mrs. M. Higgins, who gave in part payment 26 East 131st st, a 3-sty dwelling, on lot 18.3x100.

CROMWELL AV.—Lee T. Alton sold for the Alwood Realty Co. to an investor 2 corner plots, one at the northeast corner of Cromwell av and 165th st, 202x143.2, and the other at the southeast corner of Cromwell av and 165th st, 135x98. The property is located in the active section of Jerome av, and was held for \$75,000. The subway is under construction through Mott and River avs. The Eighth Avenue extension line will parallel it in that vicinity. Properties in this location are held firmly, as the majority of the present owners will not sell until the subway is in operation.

HOE AV.—A. J. Madden sold for William R. Helbig 1171 Hoe av a two-family house, on lot 25x100.

JACKSON AV.—David G. Baird and Mathilda S. Davis sold 821 and 823 Jackson av, two 3-sty dwellings, on plot 36x75.

JACKSON AV.—Arthur Weyl & Co. and E. Sheldon Robinson sold for Johan Hofmann 1120 Jackson av, a two-family brick dwelling, on lot 23x87.5 to a client for occupancy.

SOUTHERN BOULEVARD.—Arthur Weyl & Co. and E. Sheldon Robinson sold for Reville Siesel Co., builders, 1555 Southern Boulevard, a 5-sty apartment house, on plot 40x100, to an investor.

WASHINGTON AV.—H. J. Radin sold for Mrs. Thomas W. Houchin to the L. & S. Co. the southeast corner of Washington av and 169th st, a plot 100x100, on which the buyers will erect two high-class apartments with stores.

WEBSTER AV.—Henry F. Keil bought from Jane L. Kenn 2543 and 2545 Webster av, two 2-sty tenements, on plot 50x77.7, extending through to Decatur av, located 258.7 ft south of 193d st. Mr. Keil recently acquired the adjoining property to the north, extending to 193d street. The combined plot measures 313.6 ft on Webster av, 108.11 ft on 193d st, 296.7 ft on Decatur av and 71.7 ft on its southerly line, and comprises the greater part of the triangular shaped block bounded by Fordham rd, 193d st, Webster and Decatur avs. It is said that the buyer will improve the property with apartment houses.

WESTCHESTER AV.—Sonn Bros. bought from the Usona Building Co., the 1-sty taxpayer occupying the block front on the east side of Westchester av between Tiffany and Fox sts, with frontages of 214 ft on the avenue, 95.3 ft on Tiffany st and 145 ft on Fox st.

LACONIA PARK.—John W. Vaughn sold for Laura Leddy plot at 162 Laconia Park to William Gallagher.

**Brooklyn.**

FULTON ST.—The estate of Millard F. Smith sold to Wm. Berri, 317 to 321 Fulton st., a 5-story stone and brick building, which was built and occupied originally as a hotel. It has long been occupied by the Standard-Union, a daily newspaper that was owned by Mr. Smith and Mr. Berri. In conjunction with the sale of the property by the Smith estate, Mr. Berri also bought Mr. Smith's interest in the newspaper, comprising 106 shares of the stock at \$1,000 a share. Mr. Berri is now the sole owner of the stock excepting two shares.

LIVINGSTON ST.—Wm. Berri bought from the estate of Millard F. Smith 289 and 293 to 297 Livingston st., running through to 10 and 12 Grove pl., four old dwellings. It is understood that the buyer will make extensive improvements to this plot, which is on a block that is growing in commercial importance.

McDONOUGH ST.—Henry P. Cain sold 515 McDonough st for Josephine Carr to a client in Brooklyn, a 2-sty, two-family brick dwelling for an investment.

MONROE ST.—Henry P. Cain sold for Elizabeth Mason to an investor, 588A Monroe st, a 2-sty brick dwelling, for occupancy.

QUINCY ST.—Frank J. Mills sold 558 Quincy st, a 2½-sty brick dwelling, on lot 17.6x100, for Leo Wolfson to an investor.

15TH ST.—William H. Goldey sold for John S. Dahl to Theodore Wendling the dwelling in the east side of 15th st, 100 ft. north of Avenue J.

45TH ST.—Van Vlack Bros. & Frey sold for a client to a client 1228 45th st.

67TH ST.—Tutino & Cerny sold for Frank Fanoso, to a client for investment, the 3 lots, size 60x100, on the south side of 67th st, 240 ft east of 19th av.

ARGYLE ROAD.—William H. Goldey sold for Mrs. Kate Tilton to W. D. Winter, 790 Argyle road.

BROADWAY.—For the purpose of making a physical connection between its Broadway and Myrtle avenue elevated lines the Brooklyn Rapid Transit Co. bought the property in Broadway between Myrtle av and Ditmars st and extending along the block to Myrtle av. It is the intention of the Brooklyn Rapid Transit Co. to third track the Broadway and Myrtle av lines from terminal to terminal. The third track will afford express train service during rush hours. The property was bought through the Transit Development Co., a subsidiary of the Brooklyn Rapid Transit.

**BROOKLYN'S OLDEST  
Real Estate Office**

FIRM ESTABLISHED 1843

**The Chauncey  
Real Estate Co.**

187 MONTAGUE ST.  
BORO OF BROOKLYN, NEW YORK CITY  
Telephones, 4300, 4301, 4302 Main

Appraisers Auctioneers

AGENTS AND GENERAL

**Real Estate Brokers**

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

Money to Loan on First Mortgages  
4½ and 5%

**Joseph T. McMahon**

REAL ESTATE and  
MORTGAGE LOANS

188 and 190 MONTAGUE STREET  
BROOKLYN  
Telephone 834 Main

SPECIAL ATTENTION GIVEN TO  
COLLECTING, RENTING  
AND MANAGEMENT OF ESTATES

Telephone {44} Bedford Established 1884

Member

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

**FRANK H. TYLER**

REAL ESTATE BROKER

Appraiser Manager  
Expert Testimony Mortgage Loans

1183 FULTON ST. BROOKLYN

Firm Established 1874

**CORWITH BROS.**

Greenpoint  
Real Estate

FACTORY SITES  
A SPECIALTY

Mortgage Loans, Appraisals, Insurance  
[Entire Management of Property]

851 Manhattan Avenue, Brooklyn

**WM. H. SMITH**

Real Estate Auctioneer  
Broker and Appraiser

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

REAL ESTATE BUILDING  
189 Montague St. Brooklyn

Telephone 1963 Main



**FOSTER AV.**—William H. Goldey sold the plot 362x100 in Foster av extending from the Brighton Beach Railroad to 14th st, South Midwood, for the Germania Real Estate and Improvement Co. to the E. R. Strong Co., builders, for improvement with bungalows.

**ROCKAWAY AV.**—Meyer Levenson resold for A. A. Forman, Jr., 892 Rockaway av, a 3-sty brick building, on lot 20x100.

**STUYVESANT AV.**—Henry P. Cain sold for Sophia Quasick to Anna Conboy, 123 Stuyvesant av, a 2-sty, one-family brick dwelling for a home.

**3D AV.**—Frank A. Seaver sold the plot, 75x100, on the east side of 3d av, 25 ft south of 62d st, for J. Walsh.

**REAL ESTATE MORTGAGES**

TRADE MARK

**Mortgage Loans Is Our Business**

We are constantly negotiating loans for prominent lenders and borrowers, thus indicating the value of our service to both.

Twenty-six years of mortgage loan experience and a complete equipment enable us to render this service.

*For efficient service, call, write or 'phone*

**Remsen Darling**  
Tel. 3500 Cortlandt 170 Broadway  
Member Real Estate Board of Brokers

With an experience and reputation of over forty years and offices that are thoroughly organized and equipped with every modern system, we know we can sell, rent or manage your property to your entire satisfaction.

**BULKLEY & HORTON CO.**

Phone: 414 Myrtle Ave., near Clinton Ave.  
Bedford 5400. 585 Nostrand Ave., near Dean St.

**Real Estate Board of Brokers**  
**DIARY and ANNUAL for 1913**

Now on Sale at Board Room, 115 Broadway  
**Price \$1.00 By Mail, \$1.10**  
Should be in the possession of all having to do with Real Estate.

**Wants and Offers**

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

**BACK NUMBERS of The Record and Guide**—We can supply a complete set, covering several years, invaluable to new firms in the real estate business. Can also furnish individual back copies to complete the files of regular subscribers. For particulars, address W. D. G., care Record and Guide.

**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.

**REAL ESTATE** man of experience and integrity, having thorough working knowledge of New York Realty; wide acquaintance and is well posted on Manhattan values, seeks association with progressive firm of high standing in midtown or downtown district. Box 12, Record and Guide.

**WANTED**—A first class A1 Real Estate salesman with good connections, to give particular attention to outside business. To such a party we will make the most liberal arrangement, with complete office connections. **WRIGHT & ASTON**, 1420 Nostrand Ave., Bklyn.

**LEARN THE REALTY BUSINESS.**  
Complete Instruction Book, entitled, "How to Conduct the Real Estate, Insurance and General Brokerage Business," just out. Teaches: Listing, Appraising, Management, Salesmanship, Insurance, Advertising, Renting Agency, Forms, etc.; 121 Subjects; Excels \$20.00 correspondence course. Paper covers, 50c. Silk cloth, \$1.00, postpaid.

**REALTY BOOK COMPANY.**  
5975 Euclid Avenue, Cleveland, Ohio.  
YOUNG east side private house broker will connect with 5th Ave. firm as canvasser and broker. Salary and Commission. **BOX 14, Record and Guide.**

**LOFT SPECIALIST** 25 years desires connection with midtown broker. Will take entire charge of loft business; also brokerage. Salary or Salary and Comm. **BOX 16, Record and Guide.**

**FOR SALE**—Fully equipped and well established West Side real estate office, located on one of the best corners on Broadway. **Box 51, Record and Guide.**

**14TH AV.**—F. A. Pellegrino sold the 3-sty brick apartment on lot 27.6x95 at the southeast corner of 67th st and 14th av taking in exchange a one-family cottage and cash, to A. De Lorenzo who buys for investment.

**Queens.**

**ARVERNE.**—The Somerville Realty Co. sold at Somerville Park a plot, 40x100, on the east side of Clarence av, to M. Keary; a plot, 40x100, on the west side of Clarence av, to B. Musitano; also William L. Wainwright sold to Charlotte T. Stolle two lots on the east side of Clarence av, near Elizabeth av, and V. Calderone sold two lots on the north side of Amstel Boulevard to N. J. Hawkins and 2 lots to T. Grant.

**Richmond.**

**CASTLETON CORNERS.**—J. Sterling Drake sold for Mrs. Katie Mager to Joseph M. Hoffmann the northwest corner of Richmond Turnpike and Manor road, Castleton Corners. A plot of 3 1/2 acres, with 854 ft. street frontage, a 17-room house, store and two small dwellings. This property is best known as the house of the late Tom Keene and the old residence, with its big, open fireplaces and mantels, carved with quotations from Shakespeare, is filled with reminiscences of the jolly times and frequent reunions that made it the Mecca of the theatrical profession a generation ago.

**Suburban.**

**GREAT NECK.**—The McKnight Realty Co. sold on the estates of Great Neck to R. Conklin, of Manhattan, a plot having a frontage of 136 ft on Gateway Drive, near the entrance to the estates of Great Neck. The company has also sold the same man a plot of 163 ft frontage on Glover Drive upon which it is the intention of the buyer to erect a large frame dwelling. The ground and residence, when completed, will cost approximately \$19,000.

**HEMPSTEAD.**—The Windsor Land & Improvement Co. sold to J. Timmins a plot 40x100 on Booth st.

**VALLEY STREAM.**—The Windsor Land & Improvement Co. sold to J. Glass a plot 40x100 on Merrick road; to J. M. Bassett, a plot 40x100 on St. Marks place.

**OCEANSIDE.**—The Windsor Land & Improvement Co. sold to A. Memberg, H. Lohlein, a plot 40x100, and to F. Memberg a plot 40x95 on Windsor Parkway.

**FLORAL PARK.**—The Windsor Land & Improvement Co. sold to E. King a plot 80x100, and to E. Miller a plot 40x100 on Aspen st; to A. Cosgrove a plot 40x107, on Walnut and Spruce sts; to F. H. Barber a plot 40x100 on Geranium av; to L. Rousey a plot 60x100 on Violet av and to M. Roche a plot 40x100 on Crocus av.

**NEW ROCHELLE, N. Y.**—Joseph P. Day sold at Wykagyl Park a plot 100x155, at the corner of Paine av and Overlook rd to I. C. James. Mr. James is now preparing the plans for his home.

**RECENT BUYERS.**

**DR. JOHN B. CORSIGLIA** is the buyer of the tenement at 12 Franklin st, the sale of which by Angelo Legniti was reported recently.

**HENRY GILSEY** is the buyer of the 4-sty dwelling at 62 East 66th st sold recently by Post & Reese for Charles L. Bernheimer. Mr. Gilsey will occupy the house.

**MRS. A. S. D'OENCH** is the buyer of 35 East 72d st, recently sold by Pease & Elliman for George Backer and others. Mrs. D'Oench's residence at the northwest corner of 84th st, and Madison av, was destroyed by fire the day before they expected to move to New York.

**PHINEAS GORDON** is the buyer of the new 7-sty loft building 624 East 13th st, sold recently by Lowenfeld & Prager. In part payment the buyer gave the plot, 225x100, on the west side of Findlay av, 402.8 ft north of 169th st.

**SARAH E. JORDAN** is the buyer of the 6-sty apartment house at 239 West 103d st, adjoining the northwest corner of Broadway, the sale of which by J. Ward and E. Early through Gibbs & Kirby was reported recently. Mrs. Jordan gave in part payment the dwelling at 321 West 89th st.

**H. RITTENBUSCH** is the buyer of the dwelling at 31 West 68th st, the sale of which by the estate of Helen R. Mitchell through Pease & Elliman was reported recently.

**THE YONKERS HOLDING CO.** is the buyer of 151 East 86th st, sold recently by Leon S. Altmeier.

**LEASES—MANHATTAN.**

**DANIEL BIRDSALL & CO.** leased the store and basement in the Bayard Building, 524 to 528 Broadway, corner of Spring st; also the store and basement 98 to 100 Bleecker st, containing about 20,000 ft. of space, to a large dealer in woolsens for the Brandegee estate of Boston.

**ANDREW J. CONNICK** leased to A. G. Karadaghi & Co. the 3d floor in 244 5th av.

**H. FREUD** leased for M. H. Harris, to Summerfield and Weill, the "Gotham Silk Hosiery Shop," the store in 27 West 34th st, for a term of 5 years and 6 months at \$12,000 per annum. It is the record price of \$1,333.33 a front foot. That is the highest rental that has been paid for any 34th st store. This is the second lease that H. Freud has made with record price within the last month on this block. The other being the store 11 West 34th st to the Schrafft Co.

**Brokers, Attention!**

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

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

It will pay you to get in touch with us.

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

Member Brooklyn Board  
of Real Estate Brokers

**BROOKLYN  
REAL ESTATE**

EXPERT APPRAISER

**S. WELSCH**

207 MONTAGUE STREET  
Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

Members Brooklyn Board of R. E. Brokers

HOWARD C. PYLE GEO. H. GRAY

**General  
Brooklyn Real Estate  
Brokers**

**Howard C. Pyle Co.**

Real Estate Expert Appraisal  
Mortgage Loans Insurance

199 Montague Street BROOKLYN  
Telephone, 3385 Main

**WILLIAM G. MORRISEY**

PENSONHURST and  
30th WARD PROPERTIES

109 MONTAGUE STREET

Established 1879 Telephone Main 5350

**Officers and Directors of the  
Brooklyn Board of  
Real Estate Brokers**



**DE HART BERGEN** - - - President  
**THOMAS HOVENDEN** - - - Vice-President  
**WILLIAM H. SMITH** - - - Treasurer  
**EUGENE J. GRANT** - - - Secretary

**DIRECTORS**

DeHart Bergen	Howard C. Pyle
Isaac Cortelyou	Eugene J. Grant
William P. Rae	John F. James
Thomas Hovenden	David Porter
Frank H. Tyler	A. J. Waldron
Wm. G. Morrisey	F. B. Snow
C. C. Mollenhauer	William H. Smith
	Fenwick B. Small

**DIRECTORS EX-OFFICIO**

John Pullman Arthur B. Gritman



## The Windsor Plan

is the surest method of acquiring the two most coveted things in Man's Life

### A Home and Money

It enables the man of modest means to put his savings into real estate and receive the same percentage of profit as the millionaire and with the same security for his investment.

Write for information to the Publicity Department, 224 West 34th Street, New York City.

### Windsor Land and Improvement Co.

D. MAUJER McLAUGHLIN, President  
Main Office  
Times Bldg., 42d St. and Broadway, N. Y.  
Brooklyn Office  
Temple Bar Building, Brooklyn  
Pennsylvania Terminal Office  
224 West 34th Street, New York  
The Largest Developer of L. I. Property

JAMES E. BARRY & CO. and Albert B. Ashforth leased for a term of years space on the 7th floor of the Frances Building to K. & E. Laracy, dressmakers, located at 11 West 46th st for the past 15 years.

MYER BONDY leased the 6th loft in 49 to 53 East 21st st to Julius Siegel & Co., of 473 Broadway; the 1st loft in 116 West 22d st to Loeb & Hartmann, of 49 West 3d st; the 1st loft in 141 and 143 West 28th st to the Goldstein Co., of 10 Waverly pl; the 7th loft in 57 to 61 West Houston st to Max Rosh; the top loft in 114 and 116 West 17th st to H. Fisher & Co., of 97 Greene st; the 4th loft in 3 and 5 Washington pl to the Gotham Feather Co., of 21 West 3d st; the 1st loft in 645 Broadway to N. Maier & Co., and the 4th loft in 208 Greene st to the High Grade Petticoat Co., of 308 Canal st.

FOLSOM BROTHERS, INC., leased for Hon. Howard Conkling, the house at 158 East 22d st to Mrs. Mary Prunty; also for Miss Alice Moore, et al, 75 Washington pl to Miss Sylvia Church for a term of years; also for Richard Lawrence, 29 West 9th st to Mrs. Ernesta Davis; also for the Estate of William H. Gebhard the 2d and 3d floor apartments 59 5th av to Clifford B. Fuller and Lionel Walsh; also studio apartment 6 West 28th st for Renwick C. Hurry to Mrs. Leindorfer; also for R. F. Putnam top floor apartment in 147 East 33d st to Chapman & Herrick.

JOHN N. GOLDING leased the 10th and 11th floors in the Continental Building at 44 and 46 Cedar st to Bowers & Sands, now located in the Bank of Commerce Building at 31 Nassau st.

THE GUARANTOR REALTY CORPORATION sublet the 5th and 6th lofts in the Donald building, southwest corner 6th av and 32d st, to the Pan-American States Association of 102 West 32d st and the 4th loft in the same building to the International Clearing House Co.; also with the McVickar, Gaillard Realty Co. the 4th loft in 260 and 263 West st to the Janus Vacuum Goods Co., of 10 Beach st; with William A. White & Sons the 3d loft in the same building to John Magee & Co., Inc.; in the Knickerbocker Annex building offices to the Park Booking Circuit for the James B. Regan Importation Co.; in the Columbia Bank building, 507 5th av, an office to Miss Ruth Neiler, 47th st and 7th av, offices to the Greater J. D. Williams Amusement Co.; in East 12th st the 10th loft to the Charlotte Trouser Co., of 15 University pl; lofts in 43 to 47 West 17th st to Friedgood & Sweetgall and S. N. Wood & Co., and offices in the Knabe building, 427 5th av, to the Eastern Mausoleum Co., of 452 5th av.

M. & L. HESS leased from the plans for McKeon Realty Co., to Zeese, Wilkinson Co., of 231 East 24th st, the 11th and 12th floors and pent house, containing about 32,000 sq. ft., in the building now in course of construction at 424 to 433 West 33d st, for a long term of years. Cross & Brown were associate brokers; for Charles W. Hoffman, the building at 223 West 28th st to May & Co., for a long term of years. Duross & Co. were associate brokers; the first loft in 31 East 21st st, to Charles Harris; the 4th loft in 7 and 9 East 20th st to Levine Bros.; the 2d loft in 115 to 123 West 29th st to J. H. Valenstein, of 143 West 29th st; the 5-sty building at 296 and 298 11th av to S. R. Kelso; the 4th loft in 9 West 19th st to Lion Infants Wear Co., 366 West Broadway; the 3d loft in 36 and 38 East 20th st, to Charles Brick.

THE CHARLES F. NOYES CO. leased in the 19-sty Masonic Building, 6th av and 23d st, the entire 18th floor and five offices on adjoining floor to the Kinetograph Co. for a long term of years; also portions of floors in the same building or the connected 24th st building to Daniels & Fisher Stores Co., of 56 Worth st; Max Puereisen; Aaron Alper, of 56 West 22d st; Harry Meadel, of 36 West 17th st; Harris-Dibble Co., of 46 West 24th st; Advertising & Selling, of 46 West 24th st; Louis Cohen; Bertram H. Manheimer, N. V. H. Walker and Thomas B. Wilgus and the Federated Publish-

ing Co., of 38 West 32d st. These leases represent a total aggregate rental of several hundred thousand dollars and with the exception of a floor and a half in the 23d st building and a few scattered offices, both buildings are entirely rented above the ground floor.

N. BRIGHAM HALL & WM. D. BLOODGOOD, Inc., leased in the Eagle Building, southeast corner of 4th av and 21st st, the greater portion of the 4th loft to Littauer brothers, glove manufacturers, for many years located at Broadway and Washington pl. The owner was represented by Frederick Southack and Alwyn Ball, Jr.

THE M. MORGENTHAU, JR., CO. leased apartments in 307 West 79th st to Mlle. Lucrezia Bori, Louis M. Ogden, Samuel Cohen, C. H. Spotts, F. S. Jordan and Mrs. Georgia Evans.

MAYBAUM & JACOBS, of 340 Canal st, leased space in 373 4th av.

THE CHARLES F. NOYES CO. rented offices for the Lawyers Title Insurance & Trust Company in 37 and 39 Liberty st to Thomas Morch, the exclusive renting agent for the new Equitable Building; also offices in the same building to Benjamin Kulper, of 47 Maiden lane.

WILLIAM J. ROOME & CO., INC., leased for the Astoria Building & Contracting Co., the 9th loft in 132 and 134 West 22d st to Freedman & Adler, furriers of 113 West 27th st; also the store and basement in 48 West 26th st to Nathaniel A. Blank; also the private dwelling at 241 West 19th st for Adele Kneeland.

M. JUST leased for A. V. Donellan, the moving picture theatre, which he has just completed at the northwest corner of 207th st and Amsterdam av, to Louis Gross, of Jersey City, for a period of 5 years. The theatre was opened on New Year's Day. This is one of the first amusement places which has been completed and ready for opening, in the Dyckman tract.

PORTER & CO. leased to Kalmus Brothers, Inc., of 107 West 125th st, the entire 3-sty building at 119 West 125th st. The lease is for a term of 10 years at an aggregate rental of \$100,000.

GLJ. R. READ & CO. leased for the Marion Realty Co. the store in 80 West 125th st to Unholz & Williams for a term of ten years.

GEO. R. READ & CO. rented for Kerby Stevens the entire 11th floor and portion of the 12th floor in 63 and 65 Wall st, to Jardine, Mathewson & Co., Ltd., of 74 Wall st, for a term of years.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the 4th floor in 5754 5th av to Sourine & Co.

LEWIS L. ROSENTHAL leased to "Sheridan" the furrier, of 29 West 34th st, the entire building at 16 West 23d st, which until recently was the late home of "Renard." The lessee will make extensive alterations and take possession on Jan. 1. The rental asked was \$21,000 a year.

H. C. SENIOR & CO. rented for Elizabeth D. Green the 4-sty dwelling 49 West 68th st to a Mr. Wolsey; for Charles Seidler a dwelling 108 West 78th st to Mme. Bertha Mourlin, and for T. A. Stephenson the 5-sty dwelling 169 West 79th st to Joseph S. Cavereaux.

LOUIS C. SCHLIEP leased a loft in 30 East 14th st to Joseph Semel.

SPEAR & CO. rented in 1141 and 1143 Broadway the 2d loft to Jacob Silberman; for Louis Solomon & Co. the 6th loft in 159 to 163 West 25th st to the Royal Petticoat Co., of 466 Broadway; for Geo. Leerburger the 4th loft in 108 East 16th st to B. Frankel & Co.; for Shulsky Bros., the 9th loft in 4 West 16th st to Paris Raincoat Co., of 43 East 21st st; for Apsel & Handel a loft in 141 West 26th st to Geo. Miller & Co., of 57 West Houston st; the 4th loft in 130 to 134 West 17th st to Sampter Bros.; for the Madison Holding Co. in 72 and 74 Madison av a loft to Goldstone Greenburg Co.; for Daniel W. Richman the 2d loft in 133 and 135 West 19th st to the Jersey Button Works Co., of 21 West 19th st.

## FOR RENT

# 31 Madison Ave.

## 2 LOFTS

### 25 x 75

### in 5 Story Building

Overlooking Madison Square

GOOD LIGHT AND AIR

PRIVATE ELEVATOR

Specially suitable for Architects and Engineers

Enquire on PREMISES or YOUR OWN BROKER.

# AUTOMATIC SPRINKLER PROTECTION

ITS use the only solution of the problem of Fire Waste in the United States, equal to \$30,000 every hour of each day, and 70 per cent. preventable.

In the first five minutes of any fire one sprinkler can do more good than a fire department arriving twenty minutes later.

Automatic Sprinklers are always ready with water at the start of a fire; they open only where the fire is located; they sound an alarm for help and start putting out the fire right then; they operate by means of the heat from the fire, with no human intelligence required.

Automatic Sprinklers are by average a 20 per cent. investment, in the way of reduced insurance premiums.

We are specialists in the installation of Automatic Sprinkler protection, confining our operations to this work only.

We manufacture exclusively the devices we install, and are backed by twenty-five years' manufacturing, engineering and contracting experience.

## "AUTOMATIC" SPRINKLER CO. OF AMERICA

Department Offices  
in Large Cities

Executive Offices, 123 William St., New York City

Estimates and Proposals  
Free of Cost



TH. H. M. WEILL CO. leased the 4-sty dwelling at 361 West 34th st, for the James C. Miller estate to M. Feltman for a term of years.

J. P. & E. J. MURRAY leased for the Budelman estate to Hymen Levin the building at 207 East 110th st for a term of 10 years.

THE CROSS & BROWN CO. leased the building at 536 and 538 West 49th st to the Schacht Motor Car Co., and the 3d and 4th floors in 30 East 23d st to the Photo Machine Co. for a term of years.

ELIAS A. COHEN leased from William M. Chesebrough, as executor of the estate of William A. Chesebrough, the southeast corner of Broadway and John st, a 5-sty building on plot 41.2x137x irregular, through Horace S. Ely & Co. The lease is for 21 years, at an aggregate rental of about \$1,400,000. Possession will be given on May 1, 1913. The lessees contemplate material alterations to the structure, involving the demolishing of a portion of the John street frontage erecting on the site a new building adaptable to the needs of the diamond trade. The property has been in the Chesebrough family since 1765 and it is reported that \$3,400 was paid at that time for the corner.

WILLIAM CRUIKSHANK'S SONS and Geo. K. Read & Co. leased the dwelling at 707 5th av, adjoining the northeast corner of 55th st, to the Ehrlich Galleries, now located at 463 5th av. The lease runs for 4 years and 11 months.

PAYSON McL. MERRILL rented space in 432 4th av, northwest corner of 29th st, to the Henry M. Peysor Co., glove importers, now at 41 Union Square.

M. & L. HESS leased for the Gibson Construction Co., the store and basement in 49 to 53 East 21st st to the Japanese Fan Co., of 519 Broadway, importers of Chinese novelties and kindred lines, for a long term of years; for the 20th St Realty Co., the 1st loft in 115 to 123 West 29th st to Peppercorn, Burger & Lewis, of 40 West 27th st; for the Etagloc Holding Co., the easterly store and basement in 30 and 32 East 20th st, to J. S. Scheff & Co., of 130 Greene st, converters of silks and satins.

G. W. BARNEY leased to Abraham Stein the store, basement and sub-basement in 107 Duane st; also to D. S. Mackay, of 215 4th av, the 1st loft in 483 and 485 Greenwich st, and to Terr, Scheckwitz Co., the 3d loft in 18 East 16th st.

M. M. HAYWARD & CO. leased for a long term of years for William B. Thom the new garage erected at 207 and 209 West 96th st to the Broadway Taxicab Co., of 182 West 90th st, who will use the building for their sole use for the storage of their taxicabs.

K. S. HENESEY leased to F. L. owe, of 35 Nassau st, for 6 months for \$6,000 the store, 25x115, in 424 5th av, being the northwest corner of 38th st, part of the plot recently leased by Lord & Taylor for improvement with a new department store. Van Norden & Wilson were the brokers in the lease just closed.

PEASE & ELLIMAN rented a store in 601 and 603 Madison av to Miss Maria Peterson; also for Judge Samuel his residence at 8 West 10th st, to Robert C. Hill.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Levantia M. Boardman, represented by Horace S. Ely & Co., the vacant lot at 231 East 63d st for 21 years to Arthur S. Vernay, of 12 East 45th st, the art dealer, who will improve the plot with a 2-sty building to be used as a warehouse.

H. C. SENIOR & CO. rented 114 West End av, a 2-sty building, to the Manhattan Color Works; offices in the Lincoln Square Court Building to the Spearmint Gum Co., of 1777 Broadway; for Charles Seidler the dwelling 108 West 78th st to Mme. Bertha Mourlan, and for F. A. Stephenson the 5-sty American basement dwelling 169 West 79th st to James S. Caveraux.

TUCKER, SPEYERS & CO. leased for Eli B. Springs to the Bernard Gloekler Co. of Pennsylvania, space in the building under construction at 29 to 33 West 38th st.

THE CHARLES F. NOYES CO., in conjunction with Pease & Elliman, leased for the Liverpool & London & Globe Insurance Co. to Muller, Schall & Co., of 4 Wall st, at a total aggregate rental of about \$300,000, the entire banking floor, 2d floor and other space in the building 45 to 49 William st, between Wall and Pine sts. The premises leased are those now occupied in part by the leasing Company, which is about to move to its new building occupying the block front on William st, between Liberty st and Maiden lane and which it purchased about a year ago through the Charles F. Noyes Co. At present the lessees occupy the entire 2d floor in the Bank of America Building and nearly an entire floor in 90 Wall st, and other scattered space. Over forty years ago the leasing company located at the southwest corner of Pine and William sts and for many years has been located in the Bank of America Building. Extensive alterations will be made to the new premises by Clinton & Russell, and after these alterations have been completed it is stated that their new offices will be one of the handsomest private banking rooms downtown.

W. H. WHITING & CO. leased for Daniel E. Seybel the 1st loft in 71 and 73 Murray st for a term of years to C. E. Jennings & Co., of 42 Murray st. This completes the renting of the entire 12-sty building with the exception of the store and basement.

PEASE & ELLIMAN leased the following apartments in 601 Madison av to Mrs. M. L. Doyle; in 45 5th av to Mrs. W. C. Dudley, and furnished apartment in 144 East 56th st to Mrs. Ruth Baldwin.

**LEASES—BROOKLYN.**

CHARLES F. MEYER leased 408 to 412 Fulton st for the Abrast Realty Co. to the W. T. Grant Co., of Lynn, Mass. The 1st floor has been sub-leased to the Star Shoe Co. and the 2d floor to the Dentist Supply Co. The aggregate rental, including sub-leases, will be about \$500.

**Borrowers**

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

**Lawyers Title Insurance & Trust Co.**

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

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

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



**LU-CO-FLAT**

The Ready-Mixed Finish for Interiors

**TWENTY-FOUR SHADES AND TINTS**

The experienced painter and decorator can secure many exquisite and wonderful effects by using only **LU-CO-FLAT** for his work.

**MAXIMUM BEAUTY AT MINIMUM COST**

Ceilings and walls decorated in **LU-CO-FLAT** can be washed without injury. The walls are permanently sanitary.

The home, office, church, hospital, theatre, school, hotel, or any private or public building whose walls are treated with this coating are assured freshness and brightness for years. With stencil ornamentation they rival in beauty the most costly fresco.

The covering capacity of **LU-CO-FLAT** varies in accordance with character and condition of surface. A conservative statement is 250 to 400 square feet two coats, per gallon of material.

Put up in all sizes from barrels, fifty gallons to half pint cans.

**John Lucas & Co.**

521 WASHINGTON STREET, NEW YORK

**EAGLE SAVINGS AND LOAN CO.**  
FOUNDED 1891  
186 Remsen St. Brooklyn, N.Y.C.  
NEAR BOROUGHS HALL

CAPITAL AND SURPLUS OVER \$2,900,000.00

**CONCERNING OUR LOANS**

It is the leading feature of this business to assist worthy people in home buying and building and in paying off mortgages on homes, which, under the provisions of the New Savings and Loan Law, it is authorized and empowered to do to a greater extent than financial institutions of any other class.

When all surrounding conditions are satisfactory, we go as far as 75% of value, if necessary, in placing our monthly installment loans.

Under the operation of the New Law, which became effective on January 1, 1911, the loans we are now making provide for monthly payments at the rate of \$10 per month per \$1,000 of the amount of the mortgage, which payments include interest, or the mortgage can be paid off entirely at any time, and after one year by the payment only of the balance due on the mortgage, plus one per cent of such balance.

Our loans are made on First Mortgage only and are for the exact amount of the cash advanced.

Our New System is so simple and direct that a borrower can tell at any time from the credits in his pass book just what amount will pay off his mortgage.

While the law permits us to loan within a radius of 50 miles, we particularly invite applications on private residential properties in Brooklyn, Queens, Bronx and Westchester.



000.

CHARLES E. RICKERSON leased one of the most desirable corners near the baseball field, known as the southeast corner of Sullivan st and Franklin av, an irregular corner 20x50, which will be immediately improved by the erection of a first-class soda, confectionery and cigar store. This plot of ground was leased for a client to Charles Chakales for a term of 10 years.

HOWARD C. PYLE & CO. leased 60 Pierrepont st, a 4-sty brick dwelling, on lot 25x100, to a client, for a term of years.

THE BULKLEY & HORTON CO. leased the 3-sty brown stone dwelling at 1063 Bergen st, between Bedford and Nostrand avs, for Mrs. J. F. King to a client for a term of years.

### LEASES—QUEENS.

THE ROCKAWAY PARK REALTY CO. leased for the Matinecock Realty Co. their hotel at Rockaway Park, known as the Park Inn. The building has been greatly improved, running water having been installed in all the bedrooms, the cafe enlarged to twice its former size, and the dining room enlarged. The lessee of the property is the Marine Restaurant Co. under the personal management of Chas. A. Carrigan, who has successfully conducted the management of the Park Inn, for a number of years.

### REAL ESTATE NOTES.

THE BROOKLYN BOARD OF REAL ESTATE BROKERS will hold its annual dinner at the Brooklyn Club, Clinton and Pierrepont sts, on Saturday, Jan. 25.

GEORGE NEIMAN negotiated the sale of 32 East 32d st for Samuel K. Jacobs to Salo Cohn, who, according to the deeds recorded, gave in part payment 54 Lenox av.

PEASE & ELLIMAN have been appointed agents for the 6-sty apartment house with stores, at 3-1 to 349 Columbus av.

THE REAL ESTATE EXCHANGE OF LONG ISLAND will hold its 8th annual banquet at the Hotel McAlpin on the evening of Jan. 15. The following speakers have been invited: Gov. Sulzer, Public Service Commissioner Williams, Borough President Connolly, and William H. Prendergast.

FRANK J. RILEY was the broker in the recent sale of 9 lots fronting on Prescott and Seaman avs, located just south of 204th st, for Mayor Ernest C. Hinck, of Montclair, to Laura Bayles. Title passed on Friday. Mayor Hinck took in exchange a residence on South Mountain av Montclair, N. J.

THE M. MORGENTHAU, JR., CO. placed a first mortgage loan of \$65,000 for 4 years for Jos. S. Guthorn on the premises 5 West 30th st. The property consists of an old 4-sty dwelling on a lot 25x98.9 located on the north side

of West 30th st, 150 ft. west from the corner of 5th av. The mortgage is being taken by an out-of-town investor.

THE FOLLOWING ARE THE NAMES of the officers and directors of the United Assets Corporation, capital \$750,000, formed for operating and financing building propositions in New York City and Long Island City with offices at 542 5th av, New York, and Queens Plaza Court Building, Bridge Plaza, Long Island City: President, William D. Bloodgood, of Wm. D. Bloodgood & Co.; vice-president, Clinton R. James, president of the Title Insurance Co., of New York; treasurer, William H. Williams, President of First Mortgage Guarantee Co., Borough of Queens. Directors, Jules S. Bache, of J. S. Bache & Co.; J. A. Wigmore, president of Tubes Realty & Terminal Co.; William Brewster, of Brewster & Co.; Cyril Crimmins; Morgan J. O'Brien, Jr.; H. P. Williams, of Leach & Williams, attorneys; John F. James, Jr., of John F. James & Son; H. P. Read; Charles H. Jones, of Charles H. Jones & Co.

GIBBS & KIRBY have been appointed agents of the 10-sty apartment house at the south corner of Riverside Drive and 109th st.

MALCOLM E. SMITH formerly with Albert B. Ashforth, has opened an office in the Cameron Building, corner 34th st and Madison av, where he will conduct a general real estate business.

HARRY H. UHLFELDER was the broker in the sale for the Interboro Rapid Transit Co. of the corner of Court and Joralemon sts, to the Weincross Realty Co., who are going to erect a 12-sty office building on the site. The property was held at \$600,000.

J. B. A. SCHARSMITH, JR., real estate and insurance, have opened an office in the Jerome Court apartments at 2645 Jerome av, near Kingsbridge road. They will make a specialty of Jerome av territory. The members of the firm are John E. Scharsmith, Jr., Achilles R. Scharsmith and Richard A. R. Wolf.

DAVID R. BEACH has opened offices at 76 William st, where he will conduct a general real estate, mortgage loan and insurance business.

THE FIRM OF HUBERTH & GAEL has been dissolved. William J. Gabel will engage in the real estate and insurance business at 253 West 58th st and 772 East 175th st. Martin F. Huberth and Harry G. Huberth will continue business at 253 West 58th st under the firm name of Huberth & Huberth.

WEBSTER B. MABIE & CO. have been appointed agents for the renting of 13 and 15 West 24th st.

POST & REESE were the brokers in the recently reported sale of the dwelling at 49 East 68th st for the estate of Frederick D. Tappen.

S. LIEBOVITZ, formerly of 203 West 61st st, has opened offices at 16 West 135th st, where he will continue to conduct a general real estate business.

DAN. R. CARROLL has opened offices at the Longacre Building, 42d st and Broadway, where he will conduct a general real estate and insurance business.

MITSUI & CO., LTD., will move about January 11 to the 14th floor of the Madison Av. Building, at 25 Madison av.

THE M. MORGENTHAU, JR., CO. have placed a first mortgage loan of \$25,000 at 4½% for 5 years for Mrs. H. Metzger on 13 East 74th st, a 4-sty dwelling on lot 20x102.2, between 5th and Madison avs.

### Qualities of the Real Estate Salesman.

"The most important duties of the salesman are to instruct and to educate. A salesman must develop the ability to make up people's minds for them. A surprisingly large number of people lack decision, they feel their own ignorance—do not know just what they ought to want. Most of them desire to make a proper choice, if they can be guided successfully and tactfully to it. The best salesman is the one who shows people opportunities they would never apprehend if left to themselves. Many inexperienced people fail utterly to realize how far a little money will go in handling a proposition which can be quickly turned over."

Thus spoke W. W. Hannan of Detroit to the Cleveland Board of Brokers, as reported in the National Real Estate Journal.

"Are you persistent? When you undertake a deal, will you just naturally get a bulldog grip on it that will never relax until it is closed? Stick-to-it-iveness is one of the most valuable qualities a man can cultivate. When I started, it took me three years before I could sell a house—but I never sold it. I have been selling houses ever since. Many a big deal is lost because a man loses his nerve. Never let a man talk you down if you know you are offering him a good marketable piece of property at a fair price. If he can talk you down under these circumstances, it is because you went into his office before you were sufficiently prepared. Never approach a man that you hope to make a customer

## Brokers—It Will Pay You to List This

Space for high-class offices and show rooms may now be had in the modern twelve story Builders' Exchange Building. Most centrally located, running through from 32d to 33d Streets, between Fifth Avenue and Broadway—quickly accessible from all points.

### The Builders' Exchange

is a highly modern building in every sense of the word and is finished throughout to accommodate only high-class business firms.

#### Note the following advantages:

- In the heart of the business district.
- Abundance of daylight on all floors.
- Seven large elevators of the highest type.
- Latest sanitary improvements.
- Moderate rents.

Brokers "get busy" there's a liberal commission in it for you. Call or write for full particulars.

Rufus B. Cowing, Jr.

49 Wall Street - - - New York City

### Supreme Court Partition Sale

To close the ESTATE of HENRIETTA VAN BEIL FRANKEL  
By instructions from JACOB FRANK, Esq., Referee

## Tuesday, January 14

At 12 o'clock noon at the Exchange Salesroom, 14 Vesey Street, New York City

### N. E. Cor. Pearl St. and Burling Slip and Two Adjacent Parcels

(Known as 240-242 Pearl Street and 3 Burling Slip.)  
(To be sold as one parcel.) (Approximately 3200 square feet.)

Nos. 240-242 Pearl Street are two 4½-story and basement brick loft buildings, with one store each. No. 242 Pearl St. contains a hoist and electric light.  
No. 3 Burling Slip is a 5-story and basement brick loft building, with salesroom, store, hoist and electric light. Size of entire plot 45.2x78.7x irreg.

### S. E. Cor. of Pearl and Fletcher Sts., and Adjacent Parcel

(Known as 206 & 208 Pearl St.) (To be sold as one parcel.)

Two 4-story and attic brick loft buildings with two stores. Size of plot 36.10½x36.10x irreg.

### 290 Pearl Street

(Key to N. E. Cor. of Beekman & Pearl Streets.)

A 5½-story and basement brick loft building with electric freight elevator and electric light. Size of lot, 24.9½x85.5x irreg.

80% of the purchase price may remain on mortgage at 6%

MORRIS COOPER, Esq., Atty., 20 Vesey Street, New York City.  
LONDON & DAVIS, Atts. for Dfdts., 149 Broadway, New York City.

Send for booklet.

*Rufus B. Cowing, Jr.*  
Broker

31 Nassau St.,  
N. Y. City



of without being fully informed as to all the conditions pertaining to what you have to sell. If he is able to give you points favorable to your own proposition, you lose just that much influence with him.

"But suppose he does outtalk you as to facts, don't lose your nerve. Go out and work up your proposition thoroughly, which you should have done before you ever approached him, then get back; you won't allow yourself to get caught that way many times. If you believe in your own proposition, you can make the other man believe in it if you go at it right. That is the whole art of salesmanship—to make another mind meet yours—to bring the minds of two men together on the points at issue in any given transaction. It is the psychology of the deal."

**Method of Assessing Building Values.**

It is much more difficult to establish standards for assessing buildings than for assessing land. The assessor should have some formula, sufficiently flexible, by which to appraise the building. The cost of construction for a new building, of the type of the building under consideration, can be worked out. This is not a difficult problem; real estate men and builders can readily supply the assessor with this information. From such information he can construct a table, made up of definite types of buildings, of definite size and construction. If this table is sufficiently worked out, it may be made to include all types of buildings coming within his jurisdiction. If such table is not worked out in this detail, it is possible for the assessor to reduce his table so as to show the cubage cost or the cost per square foot of floor space for each type. Then by ascertaining the cubage or the floor space of the given building and multiplying it by his unit cost he

# New York Title Insurance Co.

(Formerly The Title Insurance Company of New York)

**CAPITAL and SURPLUS, \$3,000,000**

**OFFICERS**

CLINTON R. JAMES, President  
 JOHN D. CRIMMINS, Vice-President  
 CHAUNCEY H. HUMPHREYS, Assistant General Manager  
 CYRIL H. BURDETT, Genl. Manager  
 GERHARD KUEHNE, Treasurer  
 FRANK L. COOKE, Secretary  
 ABRAHAM R. LAWRENCE, Counsel

The largest Title Insurance Company in the State of New York doing purely title insurance business.

We examine titles and make searches in all the Boroughs of Greater New York and in the Counties of Nassau, Suffolk, Westchester and Erie, including the City of Buffalo, and adjoining counties at schedule rates.

Titles examined throughout the State on special contract.

Money loaned on bond and mortgage.

**NEW YORK OFFICE:**

135 Broadway

**BROOKLYN OFFICE:**

203 Montague Street



## The McAlpin Hotel

has a full equipment of

**Safety Fire Bucket Tanks**

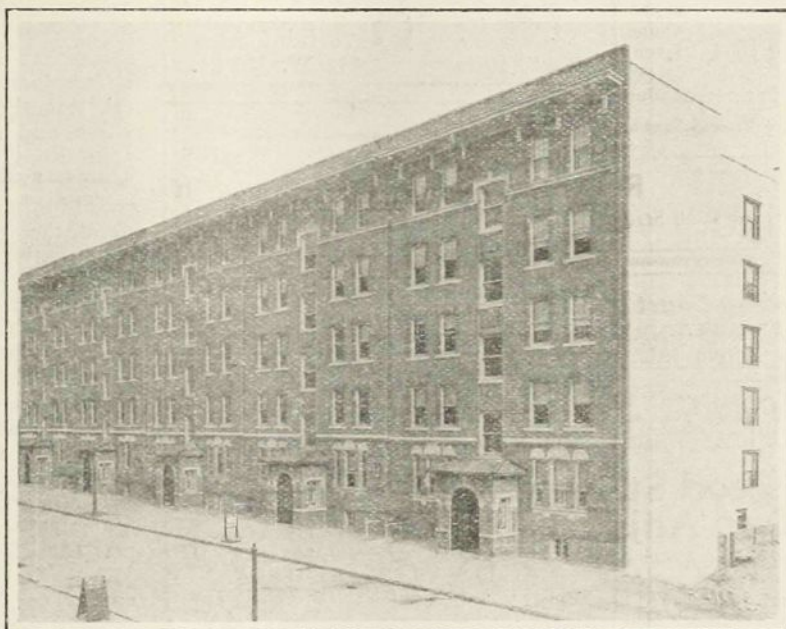
and

**Safety Fire Extinguishers**

Let us equip your Buildings

**The Safety Fire Extinguisher Co.**

293 Seventh Ave. Tel. 3356 Mad. Sq. New York



## WATSON—A-RE-CO DISTRICT

Thirty of the above type of houses have been completed within the last six months and are already well rented.

In this section we have many exceedingly attractive building plots for sale, ready for immediate improvement. Also manufacturing sites, of any size, and with excellent locations. Frontage on the Bronx River, or the New York, New Haven & Hartford R.R., with private siding.

THE WATSON—A-RE-CO District is on the line of the new Broadway-Lexington Avenue Subway, within a few minutes' walk of the Simpson Street Station of the present subway, and is also served by the Westchester Avenue surface lines.

For further information you are invited to communicate with the

**American Real Estate Company**

527 FIFTH AVENUE,

NEW YORK







Directory of Real Estate Brokers

MANHATTAN

**WILLIAM H. ARCHIBALD**  
316 WEST 23D STREET  
REAL ESTATE AND INSURANCE  
Management of Estates a Specialty  
Phone, 5566 Chelsea

**S. DEWALLTEARSS & HULL**  
Auctioneers, Appraisers, Brokers, Agents  
REAL ESTATE—LOANS  
135 BROADWAY, Telephone 355 Cortland  
18-20 WEST 34th ST., Telephone 379 Greeley

**FROST, PALMER & CO.**  
INVESTMENTS IN LOFT BUILDINGS  
PENN DISTRICT  
1133 BROADWAY, St. James Bldg. at 26th St.  
Phone 6735 Madison Square

**GEORGE V. McNALLY**  
Real Estate, Insurance, Mortgages  
47 WEST 34TH STREET  
Telephone, 426-427 Greeley

**ALLEN J. C. SCHMUCK**  
Real Estate Investments  
Mortgage Loans Rentals  
47 WEST 34TH STREET  
Telephone, 2711 Greeley

**THOMAS WATSON & SON**  
Real Estate Agents and Brokers  
200 NINTH AVENUE, Near 22d Street  
Telephone 1461 Chelsea  
Estates Managed Renting a Specialty

**JOHN ARMSTRONG**  
Real Estate Agent and Broker  
Tel., 211 Harlem. 1984 Third Ave., Cor. 109th St.

**W. & I. AXELROD CO., Inc.**  
Real Estate Builders  
547 West 110th Street, Phone,  
Cor. Broadway Morningside 2419

**FRANKLIN S. BAILEY**  
Real Estate and Insurance  
Management of Estates Est. 1832 162 E. 23d St.

**JOHN J. BOYLAN**  
Real Estate Agent, Broker and Appraiser  
402 W. 51st St. Tel. 1970 Columbus. 165 Bway.

**BRAUDE-PAPAE COMPANY**  
REAL ESTATE LOANS INSURANCE  
Management of Estates  
BWAY. & 142d ST. Phone Audubon 3094

**CHAS. BUERMANN & CO.**  
Agents, Brokers, Appraisers, Loans  
Established 1886 507 GRAND STREET  
Phone 218 Orchard

**GOODWIN & GOODWIN**  
Real Estate and Insurance  
Management of Estates a Specialty  
Lenox Ave., N. E. cor. 123d St., Tel. 6500 H'l'm

**BRYAN L. KENNELLY**  
Auctioneer, Real Estate and Loan Broker  
156 BROADWAY Business Established 1847

**BENJ. LEAVY**  
Real Estate, Mortgages, Insurance  
Suite 812 SINGER BLDG. Phone 151 Cort.

**BENJAMIN R. LUMMIS**  
Real Estate  
25 WEST 33d STREET

**THOS. F. McLAUGHLIN**  
Real Estate and Insurance  
1238 THIRD AVE., NEAR 72d STREET

**LEONARD J. MUHLFELDER**  
Real Estate  
681 BWAY., Cor. 3d St., Phone 5413 Spring  
Rental, Sale and Management of Business Prop'y

**LOUIS V. O'DONOHUE**  
Real Estate and Insurance  
Tel. 3555 Bryant 25 WEST 42d STREET

**Philip A. Payton, Jr., Company**  
Real Estate Agents and Brokers  
New York's Pioneer Negro Real Estate Agents  
Main Office: 67 WEST 134th STREET

**POLIZZI & CO.**  
Real Estate, Loans and Insurance  
192-194 Bowery

**JNO. M. ROYALL**  
REAL ESTATE AGENT and BROKER  
21 West 134th Street. Phone 3565 Harlem

**SCHINDLER & LIEBLER**  
Real Estate and Insurance  
Tel. 3436 Lenox. 1361 THIRD AVE., nr. 78th St.  
Branch, 3929 Bway.—Tel. Audubon 7232.

**JAMES A. SHEERAN**  
Real Estate, Insurance, Mortgages  
1250 Lex'ton Ave., above 84th St. Phone Lenox 1068

SPECIALISTS IN PENN. TERM. SECTION  
**H. M. WEILL CO.**  
Real Estate Agents, Brokers and Appraisers  
Tel. 3571-3572 Greeley. 264 WEST 34th ST.

Real Estate Operators

**ELIAS A. COHEN**  
Real Estate Operator  
198 BROADWAY  
Telephone, 5005-5006 Cortlandt

A. STERN I. JACKSON  
**JACKSON & STERN**  
Real Estate Operators  
31 NASSAU ST., Cor. Cedar St.  
Tel. 1472 Cortlandt. Bank of Commerce Bldg.

**FISHER LEWINE**  
**IRVING I. LEWINE**  
Real Estate Operators  
Telephone 980 Cort. 135 BROADWAY

**HARRIS & MAURICE**  
**MANDELBAUM**  
Real Estate Operators  
Telephone 8155 Cort. 135 BROADWAY

**RUDOLPH WALLACH CO.**  
(Incorporated)  
Real Estate Operators  
68 WILLIAM ST. Phone John 6120

**ISIDOR H. KEMPNER**  
NEW AMSTERDAM REALTY CO.  
17 West 42d Street Tel. 602-3 Bryant

**LOWENFELD & PRAGER**  
Real Estate Operators  
149 BROADWAY Tel. 7803 Cortlandt

HAS A FINE OUTLOOK.

The New Quarters of the Queens Chamber of Commerce on the Bridge Plaza.

The board of directors of the Chamber of Commerce of the Borough of Queens appointed a committee last June consisting of Richmond Weed, chairman, Louis Windmuller, J. H. Smedley and President W. H. Williams, to furnish suitable offices for the chamber in its new quarters on the Bridge Plaza, Long Island City. This committee, aided by the secretary, Walter I. Willis, spent considerable time during the past summer in selecting furniture and carpets for the new quarters. That the time and money has been spent well is evident from the result, for a very beautiful clubroom is now completely furnished with a color scheme of dark green, brown and yellow that is both harmonious in coloring and restful to the eye.

This large room, which faces the Queensboro Bridge Plaza, and from which one has an excellent panoramic view of the East River and the skyline of Manhattan and the rapidly growing industrial section of Long Island City and the Sunnyside yards, is 35 ft. wide by 56 ft. long, and is covered with a dark green English Wilton carpet. The windows are tastefully draped with green and gold brocatelle hangings. Attractively arranged about the room is a large center table, in a fumed oak stain having upon it two large bronze reading lamps with yellow silk shades; several large comfortable leather chairs and davenport; and also willow settees and chairs in a baronial brown stain upholstered with tapestry.

THE BRONX

**A. G. BECHMANN**  
Real Estate and Insurance  
Tel. 3975 Melrose. 1055 SO. BOULEVARD  
One block from Simpson Street Subway Sta.

**W. E. & W. I. BROWN, Inc.** Est. 1867  
Real Estate Brokers and Appraisers  
3428 THIRD AVE., bet. 166th and 167th Sts.

**WM. A. COKELEY** Appraiser, East Bronx Property  
Room 3145 GRAND CENTRAL TERM., N. Y.  
1325 FORT SCHUYLER ROAD, BRONX.

**O'HARA BROTHERS**  
Real Estate and Appraisers  
BRONX PROPERTY  
Tel. 615 Tremont. WEBSTER AVE. & 200th St.

**EDWARD POLAK** Phone, 7124 Melrose  
Real Estate, Broker, Appraiser  
A-RE-CO BLDG., 149th ST., Cor. 3d AVE.

**GEO. PRICE**  
Real Estate Broker, Appraiser, Auctioneer  
138th St., Cor. Third Ave. Phone Melrose 572

**JOHN A. STEINMETZ**  
Real Estate Wanted, Sold and Exchanged  
1007 E. 180th St. BRONX PROPERTY  
Phone 942 Tremont NOTARY PUBLIC

Telephone 38 Wmsbridge  
**ULLMAN**  
Real Estate in All Branches  
3221 WHITE PLAINS AVE., above 207th St.

**WILBUR L. VARIAN**  
Real Estate  
2777 Webster Ave., Opp. Bronx Park L. Sta.

Advertise in the RECORD and GUIDE to reach Brokers, Operators, Contractors and Owners.



## 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 Newtown.

AT BOROUGH HALL, LONG ISLAND CITY, ON JAN. 10, AT 2 P. M.

DOUBLEDAY ST.—To have the proceeding to open DOUBLEDAY ST, from Madison st to Traffic st, 2d Ward, discontinued.

1ST ST.—To legally open 1ST ST, from Thomson av to Jackson av, 2d Ward, etc.

HOWARD'S LANDING RD.—To legally close, from South Conduit av to Grimm av, 4th Ward.

PUBLIC PLACE.—To amend the city map by adopting the parcel bounded by Young st, Gale st and Borden av, 1st Ward, as A PUBLIC PLACE.

YOUNG ST.—To amend the proceeding in the matter of the legal opening of YOUNG ST, from Review av to Hunterspoint av, 1st Ward, Borough of Queens, by including the PUBLIC PLACE bounded by Young st, Gale st and Borden av.

STREET SYSTEM.—To change the city map by laying down Butler st, Curtis st, Erickson st, Gilmore st, Humphrey st, McIntosh st, Kearney st, Buell pl and Couch pl, 50 ft in width, as they at present exist upon the ground.

HUNTINGTON (WATER) ST.—To legally open, from Liberty av to Digby (West) st, 4th Ward, for SEWER PURPOSES.

GROVE ST, ETC.—To change the city's plan by altering the lines of GROVE ST, LINDEN ST, GATES AV, PALMETTO ST, WOODBINE ST and MADISON ST, bet Fresh Pond rd and Traffic st; of DOUBLEDAY ST, bet Madison and Traffic sts, and of TRAFFIC ST, from Sigsbee pl to Fresh Pond rd; also to change the SEWER PLAN for the same streets, all of which is shown in detail on the "Map of Proposed Change of City Plan in Territory Bounded by the Long Island Railroad, Brooklyn Heights Railroad and Fresh Pond Road," dated Brooklyn, November 26, 1912, signed Meserole & Middleton, City Surveyors.

CORNELIA ST.—To grade, pave and curb, with asphalt, and cement sidewalks on CORNELIA ST, west from Wyckoff av to the borough line.

SHERMAN ST.—Regulating and paving with a permanent pavement of asphalt block on a 6-inch concrete foundation, and all work incidental thereto, in SHERMAN ST, from Broadway to Grand av, 1st Ward.

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

MADISON ST.—Paving MADISON ST, from Woodward av to Fairview av, together with all work incidental thereto, 2d Ward.

PAYNTAR AV.—Regulating, grading and paving with granite blocks on a concrete foundation, and all work incidental thereto, in PAYNTAR AV, from Van Alst av to Crescent st, 1st Ward.

WOODWARD AV AND SILVER ST.—Construction of a sewer basin and appurtenances on the north corner, 2d Ward.

WOOLSEY AV.—Paving with asphalt blocks, on a concrete foundation, the roadway of WOOLSEY AV, from Steinway av to 2d av, together with all work incidental thereto.

### PROCEEDINGS OF THE BOARD OF ESTIMATE.

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

#### BROOKLYN.

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

BUTLER PL.—Paving with asphalt (preliminary pavement) BUTLER PL, from Sterling pl to Plaza st. Adopted.

PILLING ST.—Paving with asphalt (permanent pavement) PILLING ST, from Evergreen av to the Manhattan Beach Branch of the Long Island Railroad. Adopted.

SENATOR ST.—Paving with asphalt (preliminary) where not already paved SENATOR ST, from 4th av to 5th av. Adopted.

UNION ST.—Regulating and grading and paving with asphalt (preliminary) UNION ST, from Albany av to a point 100 ft. west therefrom. Adopted. Title vests in the city, on Feb. 1, 1913.

WHITWELL PL.—Paving with asphalt (preliminary) WHITWELL PL, from Carroll st to 1st st. Adopted.

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

71ST ST.—Paving with asphalt (preliminary) 71ST ST, from 13th av to 15th av. Adopted.

EAST 7TH ST.—Paving with asphalt (preliminary) EAST 7TH ST, from Church av to Beverly rd. Adopted.

EAST 28TH ST.—Paving with asphalt (preliminary) EAST 28TH ST, from Clarendon rd to Canarsie la. Adopted.

EAST 8TH ST.—Paving with asphalt (preliminary) and curbing where necessary EAST 8TH ST, from Ditmas av to 18th av. Adopted.

EAST 32D ST.—Paving with asphalt (preliminary) EAST 32D ST, from Snyder av to Church av. Adopted.

WEST 28TH ST.—Paving with asphalt (preliminary) WEST 28TH ST, from Surf av to Mermaid av, excepting the right-of-way of the New York & Coney Island Railroad. Adopted.

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

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

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

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

1ST ST.—Sewer in 1ST ST, from Foster av to Webster av. Adopted.

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

82D ST.—Sewer in 82D ST, from 3d av to 4th av. Adopted.

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

67TH ST, ETC.—Sewers in 67TH ST, from 18th av to 19th av; in 19TH AV, from 67th to 70th st. Adopted. Title vests in the city, on Feb. 1, 1913, to 67TH ST, from 18th av to 19th av.

40TH ST.—Sewer in 40TH ST, from 16th av to West st. Adopted.

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

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

97TH ST.—Paving with asphalt (preliminary) 97TH ST, from Shore rd to Marine av. Adopted.

#### QUEENS.

1ST ST, ETC.—Acquiring title to 1ST ST, from Greenpoint av to Woodside av, and from Stryker av to Jackson av; to 2D ST, from Howell av to Jackson av; to 3D ST, from Queens Boulevard to Woodside av, and from Stryker av to Jackson av. Adopted, also to fix an area of assessment.

COOPER ST, ETC.—Amending the proceeding for acquiring title to COOPER ST, from the borough line to Cypress av; to COVERT ST, from the borough line to Wyckoff av; to DECATUR ST, from the borough line to Myrtle av; to IRVING AV, from the borough line to Moffatt st; and, to SCHAEFFER ST, from the borough line to Wyckoff av, excluding the right-of-way of the Long Island Railroad from

each street except IRVING AV, to conform with changes made in the lines of COOPER ST and of DECATUR ST. Adopted, to amend and to fix a modified area of assessment.

ELMHURST AV.—Request that the proceeding for acquiring title to ELMHURST AV, from Broadway to Roosevelt av be delayed and the whole matter be REFERRED BACK to the Borough President of Queens pending the completion and approval of a map providing for changing the lines of this avenue. Adopted, to refer back to the Borough President.

SUBWAY ROUTE.—The construction plans for the CORONA SUBWAY ROUTE are nearing completion and it is requested by the Public Service Commission that the Board of Estimate provide, by resolution, for vesting title in the city to those portions of QUEENS BOULEVARD and ROOSEVELT AV which will be involved in the proposed contract. Adopted.

PRESTON ST.—Closing and discontinuing PRESTON ST, from Review av to Newtown Creek. Adopted.

ASH ST.—Closing and discontinuing ASH ST, from Murray st to a point about 220 ft. east therefrom. Adopted.

FINAL MAPS.—Establishing the lines and grades of SECTION 7, FINAL MAPS. Adopted.

FINAL MAPS.—Establishing the lines and grades of SECTION 8, FINAL MAPS. Adopted.

RALPH ST.—Changing the grade of RALPH ST, bet Fresh Pond rd and Vincent st. Adopted.

WATERFRONT.—It is suggested that the plan for the pier and bulkhead lines along the NORTH WATERFRONT OF QUEENS, bet Newtown Creek and College Point, be modified by the substitution of straight lines or chords in place of curves. Referred to the Borough President of Queens.

LAMBERTVILLE AV.—In the matter of laying out LAMBERTVILLE AV across the old Southern Division of the Long Island Railroad. Adopted, requesting the Public Service Commission to comply with the recommendations of the Chief Engineer of the railroad company.

MONROE ST.—Rule map, damage map and profile in the proceeding for acquiring title to MONROE ST, from Betts av to Fisk av. Adopted.

DECATUR ST.—Sewer in DECATUR ST, from Myrtle av to Forest av. Preliminary work. Adopted.

BEAUFORT AV, ETC.—Sewers in BEAUFORT AV, from Freedom av to Hatch av; in HATCH AV, from Beaufort av to Jerome av; in THEDFORD AV, from Beaufort av to Jerome av; and, in SHATTUCK AV, from Hatch av to Thedford av. Preliminary work. Adopted.

OCEAN AV, ETC.—Sewers in OCEAN AV, east side, from Jerome av to Beaufort av; and, in LAWN AV, from Jerome av to Beaufort av. Preliminary work. Adopted.

PARSONS AV.—Combined sewer in PARSONS AV, from Queens av to Oak av. Preliminary work. Adopted.

QUEENS AV, ETC.—Stormwater sewer in QUEENS AV, from Elton st to Parsons av, together with combined sewers in ZIEGLER AV, from Queens av to Bayreuth st; in BAYREUTH ST, from Ziegler av to Wentworth av; in CALIFORNIA AV, from Ziegler av to the crown 385 ft east therefrom; in FRANCONIA AV, from Ziegler av to the crown 210 ft. east therefrom; in GEORGIA ST, from Ziegler av to the crown 360 ft. east therefrom; and, in HYACINTH ST, from Ziegler av to the crown 260 ft. east therefrom. Preliminary work. Adopted.

WEBSTER AV.—House connecting drains, where not already laid, in WEBSTER AV, from Vernon av to William st. Preliminary work. Adopted.

RIDGE ST.—Regulating and grading RIDGE ST, from the Boulevard to Ely av. Preliminary work. Adopted.

11TH AV.—Flagging and paving with asphalt block (permanent) 11TH AV, from Broadway to Graham av. Preliminary work. Adopted.

WILLIAM ST.—Paving with asphalt block (permanent) WILLIAM ST, from North Jane st to Beebe av. Preliminary work. Adopted.

#### THE GREATER CITY.

RURAL CEMETERIES.—Communications from the Borough Presidents of Manhattan, Brooklyn, Bronx, Queens and Richmond, submitting a list of streets which include within their lines LANDS belonging to CEMETERY CORPORATIONS incorporated under the Rural Cemetery Act. Referred to the Corporation Counsel.

### PUBLIC HEARINGS.

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

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

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway. In the case of assessments for local improvements of a physical nature which do not have



to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvement as the regulating and grading of streets, the laying of sewers, etc.

**Proposed Assessments.**

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested; and all persons who are opposed to these assessments must present their objections, in writing, to the Secretary of the Board, at the above address, on or before Jan. 28, at 11 a. m., when testimony will be taken:

**MANHATTAN.**

166TH ST.—Paving and curbing, from St. Nicholas av to Broadway. Area of assessment: Extends to within one-half the block at the intersecting and terminating streets. List 2844.

BOWERY AND KENMARE ST.—Receiving basins at the northwest corner of BOWERY and KENMARE ST., at the northeast and northwest corners of ELIZABETH ST and KENMARE ST, and at the northwest and southeast corners of Mulberry and Kenmare sts. Area of assessment: Blocks 478, 479, 480 and 481. List 2949.

207TH ST AND POST AV.—Receiving basin at the southeast corner. Area of assessment: Block 2219. List 2950.

**BRONX.**

DRAINAGE ST, ETC.—Sewers and appurtenances in DRAINAGE ST, south of Boscobel pl; bet Undercliff av and Aqueduct av; in AQUEDUCT AV, bet West 170th st and Ogden av; in OGDEN AV, bet West 169th st and Aqueduct av; in LIND AV, bet West 170th st and the summit south therefrom; in AQUEDUCT AV, east side, bet Boscobel av and Featherbed la; in UNDERCLIFF AV, from existing sewer south of Boscobel pl to Boscobel pl, and in BOSCOBEL PL, bet Undercliff av and Aqueduct av. Area of assessment: Blocks Nos. 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2522 and 2875. List 2753.

ZEREGA AV.—Regulating, grading, curbing and flagging, laying crosswalks, etc., in ZEREGA AV, from Westchester av north to Castle Hill av. Area of assessment extends to within one-half the block at the intersecting and terminating streets. List 2851.

**BROOKLYN.**

81ST ST.—Regulating, grading, curbing and flagging 81ST ST, bet 18th and 19th avs. List 2818.

EAST 8TH ST.—Paving EAST 8TH ST, bet Church av and Av C. List 2821.

58TH ST.—Regulating, grading, curbing, flagging, etc., 58TH ST, bet 10th and New Utrecht avs. List 2830.

HENDRIX ST.—Paving, bet Dumont av and New Lots rd. List 2831.

RALPH AV.—Regulating, grading, curbing and flagging RALPH AV, bet Eastern Parkway and East 98th st. List 2835.

67TH ST.—Paving 67TH ST, bet 5th and 7th avs. List 2836.

16TH AV.—Regulating, grading, curbing and flagging 16TH AV, bet 44th and 60th sts. List 2874.

64TH ST.—Regulating, grading, curbing and flagging 64TH ST, bet 6th and Fort Hamilton avs. List 2876.

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

SEWER BASINS.—Sewer basins at the southeast and southwest corners of AV I and EAST 19TH ST, and on the southwest corner of AV J and EAST 19TH ST; on southwest corner of AV J and OCEAN AV, and on the northeast corner of EAST 18TH ST and AV K. Area of assessment: Blocks 6711, 6712, 6720 and 6721. List 2688.

EAST 98TH ST, ETC.—Sewer in EAST 98TH ST, bet East New York av and Hegeman av, with outlet sewers in EAST 98TH ST, bet Hegeman and Vienna avs; in VIENNA AV, bet East 98th st and Malta st; in MALTA ST, from Vienna av to Wortman av, and in WILLIAMS AV, from Vienna av to Fresh Creek Basin; in MALTA ST, from Wortman av to Fairfield av; in FAIRFIELD AV, from Malta st to Van Sicklen av; in VAN SICKLEN AV, from Fairfield av to the 26th Ward Disposal Works; in BLAKE AV, bet Howard and Saratoga avs; outlet sewers in GRAFTON ST, bet Blake av and East 98th st, and in BARRETT ST, bet Blake av and East 98th st; also an agreement for supporting tracks, etc., of the CANARSIE RAILROAD CO. at Vienna av and Van Sinderen av, in connection with the construction of sewer in East 98th st, from East New York av to Hegeman av; also sewers in East 94th st, bet summit north of Clarkson st and summit north of Lenox rd, and outlet sewer in CLARKSON ST, bet East 94th st and East 98th st, and a tributary sewer in CLARKSON ST, bet East 92d st and East 94th st; also an agreement for supporting tracks, etc., of the N. Y. B. & MANHATTAN BEACH RAILWAY CO. at or near Vienna av and Sackman st, in connection with sewers in East 98th st, etc.; also sewer in UNION ST, bet East New York av and East 98th st, and tributary sewers in SUTTER AV, bet Ralph av and Union st, and in BLAKE AV, bet East 98th st and Union st; also sanitary and storm sewers in WILLIAMS AV, from Vienna av to Hegeman av; in LIVONIA AV, bet Saratoga and Howard avs; in RIVERDALE AV, from Saratoga av to Grafton st; in DUMONT AV, bet Grafton st and Howard av, and an outlet sewer in HOWARD AV, bet Dumont av and East 98th st; also a foundation for a sewer in MALTA ST, from Wortman av to Fairfield av; in FAIRFIELD AV, from Malta st to Van Sicklen av, and in VAN SICKLEN AV, from Fairfield av to the 26th Ward Disposal Works. A sewer in DUMONT AV,

from Saratoga av to Grafton st; in HOWARD AV, from Blake av to Dumont av, and a tributary sewer in HOWARD AV, from Sutter av to Blake av; also sewer in TAPSCOTT ST, from East New York av to Sutter av, and an outlet sewer in TAPSCOTT ST, from Sutter av to East 98th st, and tributary sewers in SUTTER AV, from Union st to Tapscoth st, and in BLAKE AV, from Union st to Howard av; in GRAFTON ST, bet Sutter and Blake avs; in EAST NEW YORK AV, from East 98th st to Pitkin av, and an outlet sewer in RALPH AV, from East New York av to East 98th st, and tributary sewer in SUTTER AV, from East 98th st to Ralph av. Area of assessment: Blocks Nos. 1399, 1405, 1411, 1477, 3508 to 3511, inclusive; 3530 to 3534, inclusive; 3536 to 3540, inclusive; 3548 to 3560, inclusive; 3565 to 3575, inclusive; 3580 to 3590, inclusive; 3594 to 3603, inclusive; 3607 to 3616, inclusive; 3619 to 3627, inclusive; 3631 to 3652, inclusive; 3868 to 3883, inclusive; 4317 to 4319, 4340 to 4343, 4364 to 4366, 4386 to 4396, 4408 to 4418, 4430 to 4441, 4452, 4600, 4616, 4628 to 4633, 4647 to 4652, 4695 to 4672, 4687 to 4694, 4710 to 4718, 4749 to 4757, 7913, 7914, 7925, 7926, and 8108 to 8123, inclusive. List 2769.

EAST 31ST ST, ETC.—Sewer in EAST 31ST ST, from the sewer summit about 300 ft. south of Av J to Av M, and a sewer in EAST 33D ST, from Av L to Av M, with outlet sewers in AV K, from East 31st st to Flatbush av, and in AV L, from East 33d st to Flatbush av. Area of assessment: Blocks Nos. 7612 to 7618, 7630 to 7637, 7648 to 7655, inclusive; 7810 and 7815. List 2881.

**By the Supreme Court.**

**APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.**

11TH AV AND 61ST ST, BROOKLYN.—Acquiring title to certain real estate at and near the northwest corner of 11TH AV AND 61ST ST, in the 30th Ward, for the purpose of maintaining and preserving and increasing the supply of pure water. Application will be made to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Feb. 1, at 10 a. m., for the appointment of commissioners of appraisal in the above proceeding.

**EXAMINATIONS OF COMMISSIONERS.**

COUNTY COURT HOUSE, RICHMOND.—Acquiring title to certain lands and premises in the block bounded by Stuyvesant pl, DeKalb st, Jay st and South st, 1st Ward (NEW BRITTON), selected as a site for AN ADDITIONAL COUNTY COURT HOUSE. Russell Bleecker, commissioner of estimate in the above proceeding, will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Jan. 10, to be examined as to his qualifications by anyone interested.

**FINAL REPORTS.**

HARSELL ST, QUEENS.—Acquiring title to the lands, etc., required for sewer purposes in HARSELL ST (WILBUR AV), from Vernon av to the bulkhead line of the East River, 1st Ward, as shown on a map submitted June 13, 1910. The final reports of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to Part 1, Supreme Court, in the Queens County Court House, Long Island City, on Jan. 7, at 10 a. m.

WEST 207TH ST, MANHATTAN.—Acquiring title to the lands, etc., required for widening WEST 207TH ST, from 10th av to Emerson st, 12th Ward. The final supplemental and amended report of Charles L. Hoffman, commissioner of assessment in the above proceeding, will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Jan. 9, at 10.30 a. m.

SEDGWICK AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending SEDGWICK AV, from Jerome av to a line midway bet the 23d and 24th Wards, at West 169th st, where not already acquired, in the 23d Ward. The final report of the commissioners of estimate and assessment in the above matter will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Jan. 9, at 10.30 a. m.

EASTERN BOULEVARD, BRONX.—Acquiring title to the lands, etc., required for opening and extending EASTERN BOULEVARD from the property of the New York, New Haven and Hartford Railroad to Hunts Point rd, 24th Ward, as amended and corrected by a resolution adopted by the Board of Estimate and Apportionment on April 20, 1911, and by an order of the Supreme Court of Dec. 29, 1911, so as to omit from said proceeding that portion of the said EASTERN BOULEVARD bet Truxton st and the property of the New York, New Haven and Hartford Railroad. The final report in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Jan. 10, at 10.30 a. m.

**BILLS OF COST.**

STARR ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending STARR ST (unofficial name), from Brooklyn borough line to Metropolitan av, 2d Ward, as amended by the Supreme Court on Feb. 18, 1910, so as to conform to the lines of said street as shown upon Sections 13 and 14 of the FINAL MAPS OF QUEENS, etc. The supplemental and additional bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Jan. 15, at 10 a. m.

**By Comm's Estimate and Assessment.**

SHALER ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending SHALER ST, from Koesuth pl to Cornella st, and from Madison st to Traffic st, 2d Ward. John C. Myers and Jas. Callaghan,

commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Long Island City, on or before Jan. 20; and, they will hear all such parties, in person, on Jan. 22, at 3 p. m.

John C. Myers, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner at the Municipal Building, Long Island City, on or before Jan. 20; and, he will hear all such parties, in person, on Jan. 2, at 3 p. m.

BEACH AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending BEACH AV, bet Gleason av and Bronx River av, 24th Ward. Frank A. Spencer, Jr., Michael J. Scanlan and Jos. C. Luke, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before Jan. 20; and, they will hear all such parties, in person, on Jan. 22, at 2 p. m.

Frank A. Spencer, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before Jan. 20; and, he will hear all such parties, in person, on Jan. 23, at 2 p. m.

AV D, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending AV D (CORTELYOU RD), from Ocean Parkway to West st, excepting the land occupied by the tracks of the Prospect Park & Coney Island Railroad; ALBEMARLE RD, from West st to East 3d st, and from East 5th st to Ocean parkway, excepting the land occupied by the tracks of the Prospect Park and Coney Island Railroad; GATON AV, from Gravesend av to East 5th st; EAST 2D ST, from Greenwood av to Ditmas av (AV E), and EAST 3D ST, from Fort Hamilton av to Cortelyou rd (AV D), 29th Ward. Thos. H. Troy, Wm. McKinny and W. W. Colne, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before Jan. 20; and, they will hear all such parties, in person, on Jan. 21, at 2 p. m.

Thos. H. Troy, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Jan. 20; and, he will hear all such parties, in person, on Jan. 22, at 2 p. m.

WEST 138TH ST, MANHATTAN.—Acquiring title to the lands, etc., required for widening WEST 138TH ST, at its junction with 5th av (unofficial name), 12th Ward. J. Metcalfe Thomas, commissioner of assessment in the above proceeding, has completed his supplemental and amended estimate of benefit, and all persons who are opposed to the same must present their objections in writing to the commissioner, at 90 West Broadway, Manhattan, on or before Jan. 13, and he will hear all such parties, in person, on Jan. 15, at 3 p. m.

BRITTON ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending BRITTON ST, from Bronx Park East to White Plains rd, 24th Ward. Ernest Hall and Jas. F. Donnelly, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before Jan. 20; and, they will hear all such parties, in person, on Jan. 21, at 2 p. m.

Ernest Hall, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and, all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before Jan. 20; and, he will hear all such parties, in person, on Jan. 22, at 2 p. m.

**Notices to Present Claims.**

ROSEBANK AV, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending ROSEBANK AV, from Southside Boulevard to Broad st, in the 2d and 4th Wards. All persons having any claim on account of the above proceeding must present same, in writing, to Jas. T. Rourke, Geo. W. Stake and Geo. A. Wood, commissioners, at 90 West Broadway, Manhattan, on or before Jan. 9; and, they will hear all such parties, in person, on Jan. 21, at 2 p. m.

AN UNNAMED STREET, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending AN UNNAMED STREET, adjoining the property acquired for the New York and Brooklyn Bridge, extending from William st to North William st. All persons having any claim on account of the above proceeding must present same, in writing, to Chas. L. Hoffman, Chas. J. Leslie and Benno Lewinson, commissioners, at 90 West Broadway, Manhattan, on or before Jan. 9; and, they will hear all such parties, in person, on Jan. 17, at 1 p. m.

**ASSESSMENTS PAYABLE.**

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



## MANHATTAN.

**EAST 37TH ST.**—Restoring asphalt pavement in front of 9 and 11 EAST 37TH ST, 21st Ward. Area of assessment: Lot 9, Block 867. Feb. 25.

**EAST 46TH ST.**—Restoring asphalt pavement in front of 20 EAST 46TH ST, 19th Ward. Area of assessment: Lot 59, Block 1281. Feb. 25.

**HAVEN AV.**—Opening HAVEN AV, from its present terminal at 170th st to Fort Washington av; and, opening WEST 169TH ST, from Fort Washington av to Haven av, 13th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 280 Broadway. Feb. 26.

**A TUNNEL STREET, ETC.**—Acquiring title to an easement in the lands and premises required for opening and extending A TUNNEL STREET, from Broadway, near Fairview av, to the subway station at West 191st st and St. Nicholas av, 12th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 280 Broadway. Feb. 26.

## BRONX.

**EAST 190TH ST.**—Opening EAST 190TH ST (ST. JAMES PL), from Jerome av to Creston av, 24th Ward. Area of assessment: Bounded on the northwest by a line distant 100 ft. northwest from and parallel with the northwest line of Jerome av, the said distance being measured at right angles to the line of Jerome av; on the southwest by a line which bisects the angle formed by the prolongations of the northeast line of Fordham rd and the southwest line of East 190th st, as laid out bet Jerome av and Morris av; on the southeast by a line which is always 100 ft. southeast from and parallel with the southeast line of Creston av, the said distance being measured at right angles to the line of Creston av; on the northeast by a line which bisects the angle formed by the prolongations of the northeast line of East 190th st and the southwest line of East 191st st, as laid out bet Creston av and Morris av. Feb. 26.

**WEST 235TH ST, ETC.**—Opening WEST 235TH ST, from Spuyten Duyvil parkway to Riverdale av; opening CAMBRIDGE AV, from West 235th st to West 236th st; opening WEST 236TH ST, from Cambridge av to Riverdale av, 24th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 179th st and 3d av. Feb. 26.

**LACOMBE AV, ETC.**—Opening LACOMBE AV and RANDALL AV, from the bulkhead line of Bronx River to the bulkhead line of Westchester Creek; and opening COMMONWEALTH AV, from Patterson av to Lacombe av, 24th Ward, annexed territory. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 3d av and 179th st. Feb. 26.

**EAST 161ST ST.**—Sewer, bet Jerome av and River av, 23d Ward. Area of assessment: Blocks 2357, 2490, 2491, 2492, 2497, 2498, 2499 and 2500. Feb. 20.

**LEGGETT AV.**—Regulating, grading, setting curbs, flagging sidewalks, laying crosswalks, building approaches and placing fences on LEGGETT AV, from Southern Boulevard to Randall av, 23d Ward. Area of assessment: Both sides of LEGGETT AV, from Southern boulevard to Randall av, and to the extent of half the block at the intersecting and terminating streets. Feb. 20.

## BROOKLYN.

**FLATBUSH AV EXTENSION.**—Constructing sewers in FLATBUSH AV EXTENSION, west side, bet Nassau and Johnson sts; bet Gold and Willoughby sts, and bet Fleet and Lafayette sts, and OUTLET SEWERS in TILLARY ST, bet Gold st and Flatbush av extension; in DUFFIELD ST, bet Tillary st and Flatbush av extension, and to REBUILD THE EXISTING SEWER in TILLARY ST, bet Flatbush av extension and Bridge st, 1st, 3d, 4th and 11th Wards. Area of assessment: Blocks Nos. 87, 88, 97, 98, 103 to 107, 114 to 121 inclusive, 126 to 133, inclusive, 138 to 160, inclusive, 164 to 166, inclusive, 256, 266, 2047 to 2049, inclusive, 2058, 2059, 2060, 2062, 2076 to 2080, inclusive, 2084 and 2093. Feb. 20.

**BELMONT AV.**—Regulating, grading, curbing and flagging BELMONT AV, bet Snediker and Alabama avs, 26th Ward. Area of assessment: Both sides of BELMONT AV, bet Snediker and Alabama avs, and to the extent of half the block at intersecting avenues. Feb. 20.

**EAST 8TH ST, ETC.**—Sewer, in EAST 8TH ST, bet Johnson st and Caton pl; and, an outlet sewer in JOHNSON ST, bet East 7th and East 8th sts; and, sewer in JOHNSON ST, bet East 8th st and Coney Island av, 29th Ward. Area of assessment: Blocks 5320, 5321, 5322, 5330 and 5331. Feb. 20.

**95TH ST, ETC.**—Regulating, grading, setting curbs, flagging 95TH ST, bet 5th and Fort Hamilton avs, 30th Ward. Area of assessment: Both sides of 95TH ST, bet 5th and Fort Hamilton avs, and to the extent of half the block at the intersecting avenues. Feb. 20.

**AV P.**—Opening AV P, from Ocean av to Nostrand av, 31st and 32d Wards. Area of assessment: Bounded on the north by a line midway bet Av O and Av P and by the prolongation of the said line; on the east by a line distant 100 ft. east from and parallel with the east line of Nostrand av, the said distance being measured at right angles to Nostrand av; on the south by a line midway bet Av P and Av Q, as laid out west of Nostrand av, and by the prolongation of the said line, and on the west by a line midway bet Ocean av and East 19th st. Feb. 20.

## AUCTION SALES OF THE WEEK.

## MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 3, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisements.

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

## JOSEPH P. DAY.

\***Bristow st** (\*), ns, at sws Stebbins av, 100x53.2x113.3, gore, vacant; due, \$1,396.87; T&c, \$255.14; sub to a 1st mtg of \$5,000; Seymour P Kurzman. 6,700

\***Tacoma st, nec Rosedale av**, see Rosedale av, 1424.

\***80TH st, 505-7 E**, ns, 123 e Av A, 50x 102.2, 2 5-sty fr storage bldgs; due, \$1,334.21; T&c, \$1,315.06; corrects error in last issue when description was incomplete; withdrawn.

\***102D st, 223 E** (\*), ns, 330 e 3 av, 25x 100.11, 5-sty bk tnt & str; due, \$19,261.81; T&c, \$1,230; Geo Radley, etc. 15,000

\***116TH st, 227-9 W** (\*), ns, 360 e 8 av, 40x100.11, 6-sty bk tnt & str; due, \$9,440.25; T&c, \$1,265.10; sub to pr mtg of \$55,000; Marie M Mills. 57,833

\***116TH st, 231-3 W** (\*), ns, 320 e 8 av, 40x100.11, 6-sty bk tnt & str; due, \$9,427.20; T&c, \$1,266.30; sub to pr mtg of \$55,000; Marie M Mills. 57,833

\***137TH st, 221 W** (\*), ns, 267 w 7 av, 18 x99.11, 3-sty & b stn dwg; due, \$14,972.09; T&c, \$274.68; Germania Life Ins Co. 15,000

\***182D st, 500 E**, see Bathgate av, 2197.

\***Bathgate av, 2197** (\*), swc 182d, No 500, runs s72.3xw100xs27.8xw54xn100xe158.5 to beg, 2-sty fr dwg, 2-sty fr bldg & vacant; partition; Jas F Loughman. 20,500

\***Digney av**, es, 215.11 s Kingsbridge rd, 100x100; due, \$1,591.84; T&c, \$303.83; Wm. Walder. 1,700

\***Kingsbridge av, 3742** (\*), ws, 228 n 234th; due, \$3,953.30; T&c, \$2,000; Andw J Provost exr & trste. 4,500

\***Merriam av** (\*), ss, 268.1 w 170th, 50x 96.2x50.6x88.4; vacant; due, \$872.30; T&c, \$667; sub to a mtg of \$2,000; Ella H Laverty. 2,300

\***Rosedale av, 1424** (\*), nec Tacoma, 52.11 x108.7x10.6x100; due, \$9,932.62; T&c, \$141.76. Jno. E. Eymmer et al. 8,000

\***Stebbins av, svs, at ns Bristow**, see Bristow, ns, at sws Stebbins av.

## HERBERT A. SHERMAN.

\***131ST st, 123 W** (\*), ns, 256 w Lenox av, 18x99.11, 3-sty & b stn dwg; due, \$11,726.02; T&c, \$236.08; Noah C Rogers, trste. 10,000

## SAMUEL GOLDSTICKER.

\***Jerome av** (\*), es, 28.6 n 199th, 51.1x 138.6x45x113.9, vacant; due, \$5,054.43; T&c, \$434.54; Henry S Merkel et al exrs. 3,000

## D. PHOENIX INGRAHAM.

\***Kingsbridge Ter** (\*), ns, abt 302 e Heath av, 50.6x160x50x154, vacant; due, \$5,650.46; T&c, \$370.51; N Y East Annual Conference of the Methodist Episcopal Church. 6,000

## SAMUEL MARX.

\***Christopher st, 75** (\*), ns, 101 w 4th, 25 x106.2x25x106.1, 6-sty bk tnt & str; due, \$9,666.80; T&c, \$338.55; sub to first mtg of \$27,000; Harry Hastorf. 37,225

## HENRY BRADY.

\***122D st, 208 E** (\*), ss, 105 e 3 av, 25x 100.11, 5-sty stn tnt & str; due, \$6,394.92; T&c, \$500; sub to first mtg of \$19,000; Sigismund Levy. 20,157

## BRYAN L. KENNELLY.

\***45TH st, 116-18 W** (\*), ss, 210 w 6 av, 40x100.4, 9-sty bk hotel; due, \$84,918.63; T&c, \$—; sub to two mtgs aggregating \$135,000; Thos E Greacen. 205,900

## J. H. MAYERS.

\***115TH st, 400 W**, see Morningside av W, 44-7.

\***Morningside av W, 44-7** (\*), swc 115th (No 400), 104.3x125.9x100.11x100, 6-sty bk tnt; due, \$11,201.30; T&c, \$2,640.58; sub to two pr mtgs aggregating \$234,192.54; Chas Helborn. 246,529

Total ..... \$718,177  
Corresponding week, 1912..... 426,697  
Jan. 1st, 1913, to date..... 592,295  
Corresponding period, 1912..... 426,697

## VOLUNTARY AUCTION SALES.

## MANHATTAN AND BRONX.

## JOSEPH P. DAY.

## JAN. 9.

**Cherry st, 18**, ns, 309.1 w Roosevelt, 24.10x131.8x25.6x126, 5-sty & b bk & stn tnt with str.

**Fulton st, 67**, ns, 140.8 w Cliff, 24.7x95.9 x22.11x90.6, 4-sty & b bk loft & str bldg with 1-sty bk ext.

**New Bowers, 49**, es, 50.5 n James, 38x 39.8x25x74.4, 5-sty & b bk tnt with str.

**New Chambers st, 66**, sws, 57.1 ne Oak, 26.1x56.6 to Roosevelt (No 74) x19x38.9, 5-sty & b bk tnt with str.

**Roosevelt st, 74**, see New Chambers, 66.

**Waverly pl, 196-200**, ws, 38.10 s Charles, 56.6x75, 6-sty & b bk & stn tnt.

**13TH st, 141 E**, ns, 100 w 3 av, 25x100, 5-sty bk tnt with str.

**35TH st, 225-7 E**, ns, 280 w 2 av, 40.2x 98.9, 6-sty & b bk & stn tnt with str.

**40TH st, 226-8 E**, ss, 255 w 2 av, 50x 98.9, 2 6-sty & b bk & stn tnts.

**40TH st, 225-31 E**, ns, 180 w 2 av, 75x 98.9, 2 6-sty & b bk & stn tnts.

**45TH st, 216-8 E**, ss, 205 e 3 av, 50x100.4, 2 5-sty & b bk & stn tnts.

**62D st E, nwc 2 av**, see 2 av, 1177.

**83D st, 215-21 W**, ns, 100 w Ams av, 99.9 x102.2; 4 5-sty & b bk & stn tnts.

**124TH st, 221 E**, ns, 223 e 3 av, 30x 100.11, 5-sty & b bk & stn tnt.

**2D av, 1177**, nwc 62d, 25x70, 5-sty & b bk & stn tnt with str.

## AUCTION SALES OF THE WEEK.

## BROOKLYN.

The following are the sales that have taken place during the week ending Dec. 31, 1912:

## WM. H. SMITH.

**Grattan st**, ss, 325 e Porter av, 25x100; Kathryn F Murphy. 9,200

**Pacific st**, ss, 400 e Albany av, 50x107.2; Wm Gremler. 4,000

**18TH st**, nes, 356.6 se 7 av, 15.11x100.2; Alex G Calder. 2,200

**18TH st**, nes, 372.5 se 7 av, 15.11x100.2; Alex G Calder. 2,000

**18TH st**, nes, 388.4 se 7 av, 15.11x100.2; Alex G Calder. 2,000

**18TH st**, nes, 404.3 se 7 av, 16x100.2; Alex G Calder. 2,000

**18TH st**, nes, 420.3 se 7 av, 15.11x100.2; Alex G Calder. 2,000

**E 25TH st** (\*), es, 400 n Av K, 34.11x 100; Louisa Blum. 3,760

**26TH st** (\*), ws, 440 n Av K, 28.5x 100x29.7x100; Louisa Blum. 3,550

**39TH st**, ns, 250 e 8 av, 75x100.2; also 39TH ST, sec 8 av, 100x50.2; adj to Jan 16.

**39TH st, sec 8 av**, see 39th st, ns, 250 e 8 av.

**40TH st** (\*), ss, 200 e 7 av, 125x100; Bernard Glucksman. 13,000

**41ST st** (\*), ss, 135 e 13 av, 25x100.2; Home Title Ins Co of N Y. 5,600

**E 58TH st**, ws, 380 s Grant, 40x100; Ellen M Flavin. 250

**79TH st**, ss, 340 w 3 av, 80x218.8 to 80th x80x218.4; withdrawn.

**80TH st**, sws, intersec ses 17 av, 15x66x 44.7x60; Wm Gremler. 4,000

**81ST st**, nes, intersec ses 17 av, 20x58; Wm Gremler. 4,000

**81ST st**, nes, intersec ws New Utrecht av, 55.2x20x45x22; Wm Gremler. 4,000

**89TH st**, sec 2 av, 90x200 to 90th; Herald Construction Co. 12,000

**90TH st**, sec 2 av, 100x178.6; Herald Construction Co. 9,800

**Atlantic av**, ss, 95 e Albany av, 80x100; withdrawn.

**Av S**, sec E 19th, 120x120; Mary Lang. 4,905

**Church av** (\*), swc Ocean av, 67.10x 101.6; Geo J Gillespie. 18,000

**New Utrecht av**, ws, 44.6 n 81st, 22x40x 20x50; Wm Gremler. 4,000

**New Utrecht av**, ws, 89.8 n 81st, 44x15x 40x35; Wm Gremler. 4,000

**6TH av** (\*), ws, 68 s 6th, 16x78.10; Wm Huus. 5,100

**17TH av**, ses, 60 sw 80th, 20x54 to New Utrecht av x22x44.7; Wm Gremler. 4,000

**Interior lot** (\*), 75 w Marcy av & 125 n Hope, 25x42x11x55; Arthur F Cavanagh. 360

## JAMES L. BRUMLEY.

**Dean st**, ns, 240 w New York av, 20x100; Mary E John. 10,300

**Av U** (\*), ss, 40 e East 4th, 20x100; Annie M Shipman. 1,000

**New Utrecht av**, ws, 22.3 n 81st, 22x50x 20x60; Wm Gremler. 4,000

## WM. P. RAE CO.

**E 23D st**, es, 182.9 n Av D, 46.10x100x irreg; C H Pulis. 5,500

**New Utrecht av** (\*), ses, 400 sw 86th, 50 x96.8; Julius Dahlman. 4,050

**21ST av** (\*), es, 40 n Benson av, 50x98.6; Cuba I Ward. 6,000

## CHARLES SHONGOOD.

**Chauncey st** (\*), ss, 100 w Patchen av, 100x100; Henry M Ward. 2,000

**Kosciusko st** (\*), ss, 80 w Marcy av, 20 x100; Harry Siglag. 3,000

**W 5TH st** (\*), es, 494.4 n Neptune av, 39.7x100; Chas N Brewster. 700

**E 7TH st** (\*), es, 100 s Cortelyou rd, 40 x120.6; Leo Bertsch et al. 4,000

**E 18TH st** (\*), ws, 260 n Av P, 40x100; Louis Schlegel. 6,200

**E 31ST st** (\*), es, 460.2 n Tilden av, 20 x100; Abr Schiff et al. 3,350



**43D st (\*)**, ss, 100 w 8 av, 20x100.2; Hannah Mathison et al. 3,750  
**Blake av (\*)**, nec Powell, 100.9x20; Ida Wittenberg. 12,179  
**Rogers av**, es, 39.4 n Church av, 20x95; withdrawn.  
**SAMUEL GOLDSTICKER.**  
**East New York av**, ss, bet Chester & Bristol, lot 29; foreclos of tax lien; Jacob Levitt. 755  
 Total ..... \$190,509  
 Corresponding week 1912..... 102,228

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.

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

JAN. 4.

No Legal Sales advertised this day.

JAN. 6.

**Houston st, 493 E**, ss, 40 e Goerck, 20x75; 4-sty fr bk ft tnt; Eliza C Farnham agt Rose Messer et al; Wm R Adams (A), 25 Broad; Winter Russell (R); due, \$6,561.63; T&c, \$700; Jos P Day.

JAN. 7.

**Coster st, 630**, es, 460 s Spofford av, 20x100, 2-sty bk dwg; Herman Frank agt Raffael Luongo et al; Isaac Levison (A), 309 Bway; Lewis A Abrams (R); due, \$613.46; T&c, \$261.78; sub to a 1st mtg of \$6,000; Saml Marx.

**Market st, 69**, ws, 106.6 s Hamilton, 37.7x59.7x37.7x58.9, 6-sty bk tnt & str; Henry De F Weekes agt Agnes R Brown et al; Weekes Bros (A), 45 William; H C S Stimson (R); due, \$32,568.24; T&c, \$2,753.74; Herbt A Sherman.

**Simpson st, 1057-9**, ws, 197.6 n Westchester av, 43.9x100, 5-sty bk tnt; Ida Edman agt Danl Wolkowsky et al; House, Grossman & Vorhaus (A), 115 Bway; Chas L Hoffman (R); due, \$7,321.58; T&c, \$815; sub to a 1st mtg of \$28,000; Henry Brady.

**4TH st, 377-83 E**, ns, 172.7 e Av D, 67.10 x96, 2 4-sty bk tnts & str & 2 4-sty rear tnts; Julius Mautner agt Max Verschleiser et al; Emanuel Jacobs (A), 132 Nassau; Chas Putzel (R); due, \$50,341.11, T&c, \$1,942.63; J H Mayers.

**38TH st, 316 E**, ss, abt 260 e 2 av, 21.2x irreg, 5-sty bk tnt & str; Tax Lien Co of N Y agt Pierre G Carroll et al; Wm Lustgarten (A), 68 William; Abr Benedict (R); due, \$2,842.89; T&c, \$1,281.17; Saml Goldsticker.

**130TH st, 118 W**, ss, 200 w Lenox av, 25x99.11, 5-sty bk tnt; Wm B Boulton agt Abr S Iserson et al; Low, Miller & Low (A), 30 Broad; Jno Z Lowe Jr (R); due, \$26,336.90; T&c, \$1,131.59; mtg recorded Jan 8/10; Joseph P Day.

**182D st E, swc Washington av**, see Washington av, 2191-5.

**187TH st, 660-2 E**, sws, 50 nw Crescent av, runs sw97.3 to Crescent av xsw3.6xnw47.9xne100xse50 to beg, 5-sty bk tnt & str; Niagara Life Ins Co agt Simon Lesser et al; Gregg & McGovern (A), 141 Bway; Jas A Allen (R); due, \$38,115.31; T&c, \$1,093.42; Henry Brady.

**226TH st E, nec Barnes av**, see Barnes av, nec 226th.

**239TH st E**, swc Carpenter av, 100x100, Wakefield; Lillian M White agt Wm W Penfield et al; Smith Williamson (A), 364 Alex av; Chas E Moore (R); due, \$2,903.13; T&c, \$138.54; Jas L Wells.

**Barnes av**, nec 226th, 75x105, Wakefield; Jno Bussing Jr agt Geo S Livingston et al; Smith Williamson (A), 364 Alex av; Chas E Moore (R); due, \$2,890.26; T&c, \$406.38; Jas L Wells.

**Carpenter av, swc 239th**, see 239th E, swc Carpenter av.

**Crescent av, ns, 220 e Belmont av**, see 187th, 660-2 E.

**Crotona av, 2154-S**, es, 336.7 n 181st, 81.6x97.9x71.7x105.2, 2 5-sty bk tnts; Manhattan Mtg Co agt G Zingales Co et al; Carrington & Pierce (A), 200 Bway; Orson A Raynor (R), due, \$56,693.96; T&c, \$274.00; mtg recorded June 9/11; Joseph P Day.

**Longfellow av**, ws, 150 n 172d, 50x100, vacant; Wm R Rose agt Benfra Realty & Holding Co et al; action 1; Alfred L Rose (A), 128 Bway; Saml Strasbourger (R); due, \$4,938.18; T&c, \$134.13; Saml Marx.

**Longfellow av**, ws, 100 n 172d, 50x100, vacant; same agt same; action 2; same (A); same (R); due, \$4,938.18; T&c, \$134.13; Saml Marx.

**Longfellow av**, ws, 200 n 172d, 50x100, vacant; same agt same; action 3; same (A); same (R); due, \$4,938.30; T&c, \$134.13; Saml Marx.

**Penfield av**, ss, 87.9 e White Plains av, 25x97.2x25x96.7, Wakefield; Caroline Ritter gdn agt Wm W Penfield et al; Smith Williamson (A), 364 Alex av; Chas E Moore (R); due, \$1,494.85; T&c, \$144.71; Jas L Wells.

**Washington av, 2191-5**, swc 182d, 62.2x 85, 2-2 & 1 3-sty fr tnts & str; Geo Hahn agt Susan C Steers et al; C Bertram Plante (A), 15 William; Melvin G Palliser (R); due, \$3,122.22; T&c, \$1,764.87; Joseph P Day.

**9TH av, 671**, ws, 56.6 n 46th, 18.9x62.6, 4-sty bk tnt & str; Susan Harris agt Susan J B Harris et al; exrs Geo H D Foster (A), 2 Rector; Percival H Gregory (R); partition; Joseph P Day.

JAN. 8.

**Nichols pl**, ws, 61.6 s Prescott av, runs w217.5 to 207th xsl100xe40xs100xe100.lxne 217.6 to beg, vacant; Edw O Power, trste, agt Frank C Commandeur et al; Theo Hansen (A); Herbt H Maass (R); due, \$13,398.63; T&c, \$650; Herbt A Sherman.

**19TH st, 274-G W**, ss, 110 e 8 av, 40x123.5x40.3x128.2, 6-sty bk tnt; Citizens Savgs Bank agt Moses Bachman et al; Pirsson & Beall (A), 5 Nassau; Melvin G Palliser (R); due, \$67,633.63; T&c, \$3,318.90; Bryan L Kennelly.

**88TH st, 180 W**, ss, 100 e Ams av, 25x100.8, 5-sty bk tnt; Fredk Torkler et al agt Alfred C Bachman et al; Jno T Booth (A), 271 Bway; Jas M Vincent (R); due, \$8,987.80; T&c, \$674.50; sub to a mtg of \$30,000; Henry Brady.

**108TH st, 109 E**, ns, 105 e Park av, 25x100.11, 4-sty str tnt; David Banks et al agt Israel M Finkelstein et al; Frank B Makepeace Jr (A), 23 Park pl; Townsend Morgan (R); due, \$13,429.11; T&c, \$281.35; Joseph P Day.

**207TH st W, es**, — s Prescott av, see Nichols pl, ws, 51.6 s Prescott av.

JAN. 9.

**16TH st, 536 E**, ss, 170.7 w Av B, 24.11x103.3, 5-sty bk tnt; Fitch Gilbert, trste, agt Luigi Rossi et al; Julius H Seymour (A), 280 Bway; Wm J Reid (R); due, \$20,445.79; T&c, \$800; Bryan L Kennelly.

**Grand Blvd & Concourse, 964**, es, 34.4 s 164th, 100x188.5x100x191.1, 3-sty & b fr dwg & vacant; N Y Life Ins & Trust Co agt Eliz B Ball et al; Emmet & Parish (A), 52 Wall; Rudolph A Seligmann (R); due, \$11,586.53; T&c, \$5,111.03; Joseph P Day.

**Marion av, 2574**, es, 107 s 193d, 25x98x20.9x98.11, 2-sty fr dwg; Susan V N Rouget, extr, agt Rebecka Marcus et al; Davison & Underhill (A), 26 Court, Bklyn; Martin C Ansonge (R); due, \$3,463.94; T&c, \$335.16; sub to a tax lien of \$726.12; Joseph P Day.

**3D av, 4064**, es, 389.9 n 174th, 25x100, 4-sty bk tnt & str; V Everit Macy et al, trstes, agt Herman J Katz et al; Davison & Underhill (A), 26 Court, Bklyn; Francis W Judge (R); due, \$12,583.51; T&c, \$1,211.25; Joseph P Day.

**3D av, 4066**, es, 414.9 n 174th, 25x100, 4-sty bk tnt & str; same agt same; same (A); same (R); due, \$12,076.57; T&c, \$1,265.70; Joseph P Day.

JAN. 10.

**Cherry st, 391-3**, ss, 71.3 e Scammel, runs s 82.9xe23.9xn4.7xe22xn80xw45.9 to beg, 6-sty bk tnt & str; National Academy of Design agt Emma Bloch et al; Phelps & East (A), 30 Broad; Gustavus A Rogers (R); due, \$36,147.46; T&c, \$465.22; Joseph P Day.

**Hubert st, 1**, see Hudson, 147-9.

**Hudson st, 147-9**, swc Hubert (No 1), 38x76, 2 4-sty bk tnts & str; Wm L Condit et al trstes agt Mary A Kehoe et al; James, Schell & Elkus (A), 170 Bway; Jas M Tully (R); due, \$38,241.10; T&c, \$4,360.96; Joseph P Day.

**111TH st, 63-7 E**, ns, 120 e Mad av, 46.9 x100.11, 6-sty bk tnt & str; Walter M Keck, trste, agt Abr Rothstein et al; Creevey & Rogers (A), 60 Wall; Wm Klein (R); due, \$48,383.04; T&c, \$2,396.00; Joseph P Day.

**141ST st, 605-7 W**, ns, 100 w Bway, 75x99.11; 6-sty bk tnt; Morris Lederman agt Donald Campbell Co et al; Jno L Bernstein (A), 5 Beekman; Robt F Wagner (R); due, \$29,736.93; T&c, \$—; Henry Brady.

**188TH st W** (proposed), ss, 95 w Wadsworth av, 50x94.11, vacant; Wm J Carlin agt Chas A Fluri et al; Edmund Coffin (A), 34 Pine; Adam Weiner (R); due, \$4,319.87; T&c, \$236.80; Saml Goldsticker.

JAN. 11.

No legal sales advertised for this day.

JAN. 13.

**111TH st, 255 W**, ns, 56 e 8 av, 36x100.-11, 6-sty bk tnt; Emma Pretzfeld et al agt Abr Kaplan et al; Heyman & Herman (A), 35 Nassau; Thos A Eager (R); due, \$44,999.39; T&c, \$850; mtg recorded Apr 1/04; Joseph P Day.

**169TH st, 96 W**, ss, 108.8 e Nelson av, 29.4x149.2, 3-sty fr tnt; Henry Wacker agt Saint Francis Realty Co et al; action 2; Clocke, Koch & Reidy (A), 391 E 149; Jno Cardone (R); due, \$8,095.16; T&c, \$500; sub to mtg of \$3,000, recorded Nov 18/10; Joseph P Day.

ADVERTISED LEGAL SALES.

BROOKLYN.

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

JAN. 4.

No Legal Sales advertised for this day.

JAN. 6.

**57TH st**, ss, 120 e 13 av, 20x100.2; Paul S Ayers et al agt Louis Christensen et al; Sidney F Strongin (A), 189 Montague; Philip G Gross (R); Chas Shongood.

**Albemarle rd**, nwc E 11th, 70x100; Jno Mayer agt Ella W Ireland et al; Milton Hertz (A), 391 Fulton; Earl J Bennett (R); Chas Shongood.

**Lafayette av**, ns, 275 e Tompkins av, 25x100; Morris Berger agt Mary E Walter et al; A I Nova (A), 924 Bway; W Harry Sef-ton (R); Chas Shongood.

**Meserole av**, sec Diamond, 100x20; Annie Armuth agt Israel Meschnick et al; Edw J Reilly (A), 142 Norman av; Jas V Short (R); Chas Shongood.

JAN. 7.

**President st**, ss, 275 w New York av, 50x127.9; Margt A Ball agt Mary Kolfow et al; Niebrugge & Maxfield (A), 487 Bway Manhattan; Noble S Nelson (R); Wm P Rae.

**Rodney st**, ws, 160 n Ainslie, 20x60; Cath Pallmann agt Margt Growney et al; Johnson & Galston (A), 49 Wall, Manhattan; Jno O Farrell (R); Wm H Smith.

**4TH st**, ss, 300 w Bond, 20x103.4; Polish-American Co-op Savgs & Loan Assn agt Wladislaw Antozewski et al; Clement F Rozanski (A), 17 State, Manhattan; Jno N Zurn (R); Wm H Smith.

**7TH st**, es, intersec sec Bedford av, 40x80; Louis Weber agt Mary J McCormick et al; Overend & Buchner (A), 26 Court; Jacob M Peyser (R); Wm H Smith.

**76TH st**, ss, 226.3 e 3 av, 17.11x109.4; The Thrift agt Wm A Bagnall et al; Francis Jordan (A), 207 Ryerson; Frank W Holmes (R); Wm H Smith.

**Lafayette av**, ns, 112.6 w Grand av, 18.6 x100; Merchants Co-operative Mtg Co agt Josephine Coheu et al; Henry Wissmann (A), 391 Fulton; Frank Obernier (R); Chas Shongood.

**Pitkin av**, nwc Van Siclen av, 25x100; Wm H Robinson et al agt Arcadia Realty Co et al; Rufus T Griggs (A), 31 Nassau, Manhattan; Robt H Ernest (R); Wm H Smith.

**Willoughby av**, ns, 225 e Tompkins av, 26.8x100; Young Women's Christian Assn of Bklyn agt Wm B Reeve et al Wood, Cooke & Seitz (A), 63 Wall, Manhattan; Chas F Murphy (R); Jas L Brumley.

JAN. 8.

**McDonough st**, ns, 100 e Marcy av, 40x100; Peter Greeb agt R Edmund Pendleton et al; Jacob Rieger (A), 257 Bway, Manhattan; Cornelius L Hays (R); Wm H Smith.

**Sterling pl**, ss, 367 e Schenectady av, 38x102.9; also STERLING PL, ss, 329 e Schenectady av, runs s102.9xw39xs25xe160 xnw130.5xs102.9xw38 to beg; Abt Nussle, admr agt Builders Trucking & Material Co et al; Schinzel & Halbert (A), 1293 Myrtle av; Wm Watson (R); Wm H Smith.

**Bay 13TH st**, es, 325 n Benson av, 20x108.4; Mary A Jennings agt Isaac H Love et al; Theo Burgmyer (A), 40 Court; Geo W Martin (R); Wm H Smith.

**19TH st**, sws, intersec nws 8 av, 81x20.2; Emil T Palmenberg agt Luella Judd et al; Sackett & Lang (A), 99 Nassau, Manhattan; Jas T Williamson (R); Wm H Smith.

**57TH st**, ss, 120 e 1 av, 200x100.2; Jos L Hart agt Abels Gold Realty Co et al; Wm R Murphy (A), 189 Montague; Jas P Collins (R); Wm H Smith.

**Bedford av**, es, 177.5 n Atlantic av, 20x100; Brevoort Savgs Bank agt Henry N Corwith et al; Wray & Pilsbury (A), 32 Park pl, Manhattan; Floyd J Ames (R); Wm P Rae.

**2D av**, nes, 90.7 n Ovington av, 20x90; Kings County Mortgage Co agt Frank A Bandholz et al; Hubbard & Rushmore (A), 26 Court; Donald B Smith (R); Wm H Smith.

JAN. 9.

**Grattan st**, ns, 135.5 w Varick av, 164.6x100; Realty Associates agt Patk J Cosgrove et al; Harry L Thompson (A), 175 Remsen; Wm J Pape (R); Wm H Smith.

**State st**, ns, 100.1 e Furman, 19.11x61; Amanda V Hoag et al agt Ponce Realty Co et al; Jno S Griffith (A), 44 Court; Leroy W Ross (R); Wm H Smith.

**Bedford av**, ws, 20.10 n Beverly rd, 20.10 x87.9; Rose Handler agt Klepper Consn Co et al; Jos J Schwartz (A), 361 Stone av; Chas S Taber (R); Wm H Smith.

**Bedford av**, ws, 20.10 n Beverly rd, 20.10 x87.9; Rose Handler agt Klepper Consn Co et al; Jos J Schwartz (A), 361 Stone av; Chas S Taber (R); Wm H Smith.

**5TH av**, sec 1st, 23x91.9; Jno H Doscher et al agt Mary A McNamara; Frank Obernier (A), 44 Court; Geo R Holahan, Jr, (R); Wm H Smith.

JAN. 10.

**Seeley st**, ss, 23 e 18th, 40x100; Cath Jacobs et al agt Mary F Dugan et al; Jacob M Peyser (A), 26 Court; Jas H Scrimgeour (R); Chas Shongood.

**6TH st**, ns, 155.4 w Prospect Park W, 18.9x100; Chas L Atkinson agt Eleanor C Thomson et al; Harry L Thompson (A), 175 Remsen; Michl H Rose (R); Wm P Rae.

**48TH st**, ss, 260 e 4 av, 20x100.2; Bay Ridge Savgs Bank agt Helen E Harris et al; Wm J Bolger (A), 149 Bway, Manhattan; J Grattan Macmahon (R); Wm H Smith.

**82D st**, nes, 150 nw 17 av, 30x100; Mary R Lee agt Milton S Kistler et al; Frank C Mebane (A), 45 Bway, Manhattan; Wm J Pape (R); Wm H Smith.

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

JAN. 11.

No legal sales advertised for this day.

JAN. 13.

**Debevoise st**, ns, 75 e Morrell, 25x100; Morris Berger agt Emerson Land Impt Co et al; Mitchell May (A), 44 Court; Maurice F Miller (R); Chas Shongood.



# CURRENT BUILDING OPERATIONS

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

## National Biscuit Co. May Build.

A report was around on Thursday that the National Biscuit Company would soon erect a large fireproof warehouse on the West Side. It will be recalled that about a year ago plans were prepared by the company for a huge structure of this type, to cover the entire block bound by 10th avenue, Marginal, 15th and 16th streets, but building operations were never started. It was also stated that the structural steel necessary for the building has practically been awarded and that the project will cost in the neighborhood of \$2,000,000. In all probability further details and particulars of construction will be made known in about one month. The plans will be made by the company.

## New York Theatre to Be Altered.

The New York Theatre on the east side of Broadway, between 44th and 45th streets, originally built by Oscar Hammerstein and for the past year renamed the "Moulin Rouge," has been leased by William Morris, who will reopen the building about January 20 with the name "All Wonderland." A. W. Johnson, of 105 West 40th street, has been retained to prepare plans for some changes in the building. The second floor, formerly the concert hall, will be made into a ball room with a floor for dancing, 78x42 feet.

## Hotel at White Plains.

The Gedney Farms Hotel Company is taking estimates through Kenneth Murichison, architect, 298 Fifth avenue, Manhattan, for remodeling the old farm buildings at White Plains, Westchester County, for hotel purposes. Bids will be received until January 9. Mr. Farley, of the Scarsdale Estates Company, represents the owners.

## Mohansic State Hospital Plans.

State Architect Herman W. Hoefler, Capitol, Albany, is preparing plans for the erection of the Mohansic State Hospital at Yorktown, Westchester County, New York, to cost in the neighborhood of \$355,000. The State Hospital Commission has charge of awarding contracts. The buildings will have accommodations for six hundred patients. It is expected that bids will be called for by March 1.

## Contractors Figuring Frick House.

Carrere & Hastings, 225 5th avenue, are taking estimates for the marble mansion which Henry C. Frick, of Pittsburgh, Pa., will erect on the east side of 5th avenue, between 70th and 71st streets, to cost about \$4,000,000. Owen Brainard, of 225 5th avenue, will be the consulting engineer.

## Figuring for Broadway Loft.

H. H. Oddie, Inc., 251 4th avenue, general contractor for the six-story loft building to be erected at the southwest corner of Broadway and 57th street for Klein & Jackson, 149 Broadway, is taking estimates on all subs. The plans are by Rouse & Goldstone.

## New Warehouse for the Bronx.

The A. P. Dienst Company, builders' supplies, will soon start the erection of an eight-story warehouse at the northeast corner of 3d avenue and 140th street, the Bronx. Gregory B. Webb, 104 West 42d street, has prepared plans.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

FT. WASHINGTON AV.—Harold L. Young, 1204 Broadway, has been selected architect for the 6-sty apartment house to be erected at the southeast corner of Ft. Washington av and 161st st, for the Melvin Construction Co., 171 Broadway, owner.

NORFOLK ST.—A. F. Leicht, 9 East 42d st, architect, is taking bids for a 5-sty brick and terra cotta tenement with stores, 35x70 ft., to be erected at the northeast corner of Norfolk and Delancey sts, for C. Karg.

AMSTERDAM AV.—J. C. Cocker, 2017 5th av, has completed plans for alterations to the 5-sty tenement, 454 Amsterdam av, for Daniel Meenan, 30 West 88th st, owner. Cost, \$5,000.

163D ST.—Samuel Sass, 32 Union sq, has completed plans for the 6-sty apartment house, 102x irregular to be erected at the southwest corner of 163d st and Ft. Washington av, for the Riverside Viaduct Realty Co., 8 West 39th st, owner. Cost, \$200,000.

124TH ST.—Chas. B. Meyers, 1 Union sq, has completed plans for the 6-sty apartment house, 100x87.11 ft., to be erected in the south side of 124th st, 300 ft. west of Amsterdam av, for the Martha Building Corp, 960 Prospect av, owner. Cost, \$130,000.

138TH ST.—Robert T. Lyons, 505 5th av, has completed plans for the 6-sty apartment house, 89.11x irregular, to be erected in the north side of 138th st, between St. Nicholas and Edgecombe avs, for the Charter Construction Co., 505 5th av, owner. Cost, \$110,000.

161ST ST.—Harold L. Young, 1204 Broadway, has completed plans for a 6-sty apartment house 102.2x irregular, to be erected at the northeast corner of 161st st and Ft. Washington av, for the Friedman Construction Co., 171 Broadway, owner. Cost, \$300,000.

25TH ST.—Gronenberg & Leuchtag, 7 West 22d st, have completed plans for a 6-sty tenement, 40.6x85.9 ft., to be erected in the south side of 25th st, 284.6 ft. west of 8th av, for the Crest Holding Co., 1200 Madison av, owner. Cost, \$55,000.

#### BANKS.

5TH AV.—Figures are being received for alterations to the building at 160 5th av, for the Union Exchange National Bank of New York, on premises. Harry Allen Jacobs, 320 5th av, is architect.

#### CHURCHES.

AQUEDUCT AV.—Figures are being received for the 1-sty brick and terra cotta church to be erected at Aqueduct and University avs, for the University Heights Presbyterian Church, 181st st and Aqueduct av, owner. Rev. P. B. Wightman, 2200 Loring pl, is pastor. R. N. Cleverdon, 41 Union sq, is architect.

#### DWELLINGS.

246TH ST.—G. H. Chichester, 103 Park av, is taking bids on the general contract for a 2½-sty brick and stucco residence, 62x30 ft., to be erected in West 246th st, for Mrs. Charles E. Niles, 345 West 85th st.

#### HOSPITALS AND ASYLUMS.

136TH ST.—Jennings & Welstead, 227 West 50th st, at \$223,669, were low bidders for the addition to the Harlem Hospital at 136th, 137th sts and Lenox av, for the New York Bellevue & Allied Hospitals, from plans by J. H. Freedlander, 244 5th av, architect. F. A. Burdett & Co., 16 East 33d st, steel engineer. W. C. Tucker, 156 5th av, sanitary engineer. Pattison Bros., 1182 Broadway, steam and electrical engineers.

#### POWER HOUSES.

31ST ST.—The New York Edison Co., 55 Duane st, is taking bids for a 1-sty brick and steel substation, 40x100 ft., to be erected at 340-342 West 31st st, from plans by W. Weissenberger, care of owners, architect. Estimated cost is \$35,000.

39TH ST.—F. L. Flory, care of owners, Chicago, Ill., engineer, is preparing plans for a 1-sty brick and steel boiler house, 40x80 ft., to be erected at 641 West 39th st, N. Y. C., for Morris & Co., Chicago, Ill. Cost about \$20,000. Owners will call for bids about Feb. 1 on general contract.

#### PUBLIC BUILDINGS.

RIVINGTON ST.—All bids were rejected for the addition and alterations to the swimming pool and public bath at 324 Rivington st, for the city. Charles G. Armstrong & Son, 149 Broadway, architects, will revise plans and new bids will be received early in January. Cost, about \$50,000.

#### STORES, OFFICES AND LOFTS.

AMSTERDAM AV.—Figures are being received for the 3-sty loft building, 40x74 ft., to be erected at 129-131 Amsterdam av, for Benjamin F. Foster, 80 William st, owner. Oscar Lowinson, 5 West 31st st, architect.

5TH AV.—Townsend, Steinle & Haskell, 1328 Broadway, have plans for alterations to the 6-sty store and loft building, at the northwest corner of 5th av and 35th st, for the Ball Realty Co., 374 5th av. The contract has not been issued.

AMSTERDAM AV.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the 3-sty store and office building

to be erected at 129-131 Amsterdam av, from plans by Oscar Lowinson, architect, and desire all bids on subs prior to January 7th.

#### THEATRES.

AMSTERDAM AV.—H. H. Uris, 525 West 26th st, has received the structural steel and ornamental iron work for the moving picture theatre, 50x100 ft., on the west side of Amsterdam av, 50 ft. south of 180th st, for the Kerlock Realty & Construction Co., George Brown, president, 63 Park row. Von Beren & La Velle, 507 5th av, architects. Cost, about \$12,000.

#### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

146TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 6-sty brick apartment, 50x87 ft., to be erected in the north side of 146th st, 325 ft. east of Broadway, for the Daniel Halley Constn. Co., 1704 Anthony av, owner. Cost, about \$60,000.

BEAUMONT AV.—Excavating is under way for the 6-sty apartment, 100x100 ft., on Beaumont av, about 200 ft north of 183d st, for Aug. N. Siebrand, 148 Alexander av, owner. J. H. Friend, 148 Alexander av, architect. S. Niewenhaus, 1 Madison av, is general contractor. Cost about \$50,000.

VILLA AV.—M. W. Del Gaudio, Tremont and Webster sts, is revising plans for a 4-sty brick tenement, 50x80 ft., to be erected on the east side of Villa av, south of Van Courtlandt av, for M. Monaca, Villa av and 206th st.

#### CHURCHES.

WALKER AV.—Frank A. Rooke, 489 5th av, architect, is taking bids for a 1-sty stone church, 100x115 ft., to be erected at 2547 Walker av, for the Westchester M. E. Church, Rev. A. L. Faust, 1516 Benson av, is pastor. At first only the basement will be built. Seating capacity is 350.

FOREST AV.—The Congregation Beth Hamidrash Hagedal, care of L. Solomon, president, 923 St. Johns av, is taking bids on the general contract for alterations to the 3-sty brick synagogue, at 827-9 Forest av, from plans by Jos. M. Harrison, 230 Grand st, architect. Cost, \$30,000.

#### STORES, OFFICES AND LOFTS.

137TH ST.—Louis A. Sheinart, 194 Bowery, has completed plans for a 1-sty brick store, 50x35 ft., to be erected in the south side of 137th st, 300 ft. east of St. Ann's av, for Jacob & Isaac Kauffman, 206 Division st, owners. Cost, about \$10,000.

## Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

22D ST.—Edward B. Chestersmith, 181 Woodruff av, Brooklyn, has completed plans for a 4-sty brick flat, 65x40 ft., to be erected in East 22d st, 109 ft south of Ditmars av, for Henry V. Terboss, 26 Court st, owner. Cost about \$40,000. Project will probably not go ahead until the spring.

CLINTON AV.—C. B. Brun, 1 Madison av, N. Y. C., is preparing plans for a 4-sty brick apartment, 25x90 ft., to be erected at the northeast corner of Clinton and Myrtle avs, for the Victor Holding Co., 186 Remsen st. Cost, about \$30,000.

OCEAN AV.—Robert Schaefer, 1524 Flatbush av, is preparing plans for a 4-sty brick apartment, 21x68 ft., to be erected on the east side of Ocean av, 180 ft. south of Cortelyou rd, for the Himer-Stolton Co., 2501 Clarendon rd. Cost, about \$18,000.

15TH AV.—Millman & Son, 1780 Pitkin av, are preparing plans for five 4-sty tenements, to be erected on 15th av, between 38th and 39th sts, for the S. J. Realty Co. Cost, about \$95,000.

#### ARMORIES.

MARCY AV.—Plans have been completed for alterations to the steam piping and resetting radiators, altering plumbing and gas piping and resetting gas fixtures at the 47th Infantry Armory at Marcy av and Heyward st, for the State Board of Armory Commissioners, 174 State st, Albany.

#### DWELLINGS.

62D ST.—E. J. Ericson, 640 Fulton st, has completed plans for eight 3-sty brick stores and residence, 20x55 ft., to be erected at the southeast corner of 62d st and 18th av, for the West End Improvement Co., 16 Court st.

#### FACTORIES AND WAREHOUSES.

DEGRAW ST.—Bids were received by the International Provision Co., on premises, for fire repairs and additions to the 3-sty brick factory in the north side of Degraw st, 100 ft. north of Van Brunt st, from plans by Chas. Werner, 26 Court st, architect. A. E. Kleinert, Court st, was low bidder for the general contract, and Chris Schneider & Son, 867 Flushing av, for carpenter work.

LYNCH ST.—Leonardo Guardino, 226 Lynch st, owner, is taking bids on the general contract for enlarging the tenement and stable in the south side of Lynch st, 225 ft. east of Harrison av, for factory purposes. Chas. P. Cannella, 60 Graham av, is architect. Cost, about \$10,000.

#### POWER HOUSES.

GOLD ST.—Figures are being received for a 1-sty brick and steel addition to the boiler house, at the foot of Gold st, for the Edison Electric Illuminating Co., 360 Pearl st. Boller Hodge & Baird, 149 Broadway, N. Y. C., are consulting and steel engineers. Cost, about \$150,000.



**M**AYBE you once paid to look down on New York City from the top of the World Building, and a few years later you climbed the tower of the Tribune Building. Then the Park Row Building was erected and perhaps you thought that the extreme limit of height had been reached.

Now the Woolworth Building dominates the whole city, and yet we venture to say that some day you will be able to look down upon the Woolworth Building from a higher building, and that *that* building will be almost entirely of Architectural Terra Cotta.

Atlantic Terra Cotta made the Woolworth Building possible.

*Booklet on request.*

**Atlantic Terra Cotta Co.**

1170 Broadway, New York



## STABLES AND GARAGES.

STEBEN ST.—Benj. Dreisler, 153 Remsen st, architect, is taking bids for the 2-sty brick stable, 125x100 ft., to be erected in the west side of Steuben st, 100 ft. south of Myrtle av, for William A. Shaw, 545 Lafayette av, owner. Cost, about \$25,000.

## Queens.

## DWELLINGS.

MORRIS PARK, L. I.—Foundations are under way for four 2½-sty frame and stucco residences, 18x40 ft., to be erected here for William Wade, care of architect. H. E. Haugaard, Richmond Hill, is architect.

BEACHURST, L. I.—J. Harry O'Brien, 1123 Broadway, N. Y. C., architect, is taking bids for a 3½-sty frame residence, 30x42 ft., to be erected on the north side of the Boulevard, 60 ft. west of Harbor rd, for William J. Daly, 5 West 37th st, N. Y. C. Cost about \$6,000.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for four 2-sty frame residences, to be erected on the west side of Valentine pl, 110 ft. south of Cooper av, for Valentine Hoeffel. Cost, about \$10,000.

FOREST HILLS, L. I.—Figures are being received for the erection of five residences of terra cotta blocks for the Sage Foundation Homes Co., 31 West 34th st, N. Y. C., owner. Grosvenor Atterbury, 20 West 43d st, N. Y. C., is architect.

FOREST HILLS, L. I.—Figures are being received for a 2½-sty residence of terra cotta blocks, stucco and brick, 38x44 ft., to be erected on the north side of Northfield av, 193 ft. west of Highland st., for H. P. Daniels, care of the Sage Foundation Homes Co., 47 West 34th st, N. Y. C., owner. G. Atterbury, 20 West 43d st, N. Y. C., architect.

## FACTORIES AND WAREHOUSES.

LAUREL HILL, L. I.—Bids closed December 27th for the smelting furnace for the Nichols Copper Co., of 25 Broad st, N. Y. C., Philip Boening, care of owner, Laurel Hill, is engineer. Cost, \$100,000.

## Richmond.

## FACTORIES AND WAREHOUSES.

TOTTENVILLE, S. I.—Sommerfeld & Steckler, 31 Union sq, N. Y. C., are taking bids for an addition to the factory at the southeast corner of Church st and Railroad av, for the Tottenville Copper Co.

## Suffolk.

## DWELLINGS.

BELLE TERRE, L. I.—Foundations are under way for a 2½-sty residence of terra cotta blocks and stucco, 30x40 ft., to be erected near Port Jefferson for Harry A. Fitch, owner, care of Jas. McCarroll, 3 West 29th st, N. Y. C., architect. G. E. Loper, Port Jefferson, L. I., is general contractor. Cost, about \$7,500.

EAST NORWICH, L. I.—Peabody, Wilson & Brown, 389 5th av, N. Y. C., architects, are taking bids for a 2-sty frame residence, 30x90 ft., for H. I. Nicholas, 7 Wall st, N. Y. C. Cost, about \$23,000.

## HOTELS.

BRENTWOOD, L. I.—Plans are being refigured for the 1, 2 and 4-sty terra cotta block and stucco hotel and casino, 45x360 ft., to be erected here by the Brentwood Realty Co., 1 West 34th st, N. Y. C. George M. Bartlett, 103 Park av, N. Y. C., is architect.

## Westchester.

## APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—William Brown, Elliott av, owner, is taking bids on separate contracts for a 4-sty brick apartment house, 41x78 ft., to be erected on Elliott av, from plans by William Neapy, 435 South Broadway, architect. Cost, about \$30,000.

## DWELLINGS.

YONKERS, N. Y.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 2½-sty frame residence, 25x33 ft., to be erected at Crestwood Park, for Jean Speckel, 433 Washington st, N. Y. C., owner. Cost about \$4,500.

SCARSDALE, N. Y.—Plans are being prepared for a 2½-sty frame residence, 38x25 ft., to be erected on the north side of Boulevard, east of New York Post rd, for Russell G. Swartout, owner and architect, Realty Building, White Plains, owner. Cost, about \$6,000.

YONKERS, N. Y.—A. J. Van Suetendaal, 17 South Broadway, has plans for a 2-sty frame bakery and residence, 22x30 ft., to be erected on Voss av, for P. F. Christopher, South Broadway, owner.

NEW ROCHELLE, N. Y.—Plans have been completed for the 2½-sty frame residence 26x30 ft., to be erected on Jefferson av, for Katherine Anthers, Bridge and Huguenot sts, owner. The Anthers Construction Co., Bridge and Huguenot sts, has the general contract.

## HOTELS.

WHITE PLAINS, N. Y.—Bids will close January 9 for alterations to the farm buildings for the Gedney Farms Hotel, for hotel purposes. K. Murchison, 298 5th av, N. Y. C., is architect.

## STABLES AND GARAGES.

MOUNT VERNON, N. Y.—G. H. Chamberlin, 18 South Broadway, Yonkers, has prepared plans for alterations and additions to the 3-sty brick office and stable on North Prospect av, for the Borden's Condensed Milk Company, 108 Hudson st, N. Y. C.

## STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Jos. W. Gahan, 221 Huguenot st, architect, is taking bids for a 2-sty brick store and office building, 30x75 ft., to be erected in Lawton st, for H. J. Dolan, Lawton st, owner. Cost, about \$10,000.

## THEATRES.

MT. VERNON, N. Y.—Foundations have been completed for the 5-sty brick theatre, stores and offices, 100x150 ft., at 4th to 5th avs, for F. F. Proctor, Prospect av, Larchmont, N. Y., owner. Arland W. Johnson, 105 West 40th st, N. Y. C., is architect. W. A. Burr & Co., 606 West 110th st, N. Y. C., have the mason work, and Russell B. Smith, Inc., 17 Madison av, N. Y. C., the carpentry.

## NEW JERSEY NEWS.

## Covering Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

THE FOLLOWING PLANS HAVE BEEN APPROVED BY THE BOARD OF TENEMENT HOUSE SUPERVISION AT THE MAIN OFFICE, NEWARK, N. J., TO BE ERRECTED IN THESE COUNTIES FOR THE WEEK ENDING DEC. 31.

EAST ORANGE.—Nathan Friedman, s w cor South 17th st and 4th av, 3-sty brick, \$14,000.

NEWARK.—Morris & Steinberg, s e cor Woodland av and Pierce st, 3-sty frame, \$8,000; Kaplan Bros., 502 South 14th st, 3-sty frame, \$7,000; Agnes M. Reichert, 244 South 19th st, 3-sty frame, \$5,000; Anna Gaylock, 110 Albert av, 3-sty frame, \$7,000; Edwin J. Rosenbaum, 445-447 Mt. Prospect av, 4-sty brick, \$35,000.

BAYONNE.—Isaac Hoberman, 573 Boulevard, 3-sty brick, \$8,000; William Tudor, 395 Boulevard, 3-sty frame, \$5,000; Morris Resnick, 443 Avenue C, 3-sty frame alteration, \$200.

MAPLEWOOD.—Pietro Frusclono, Valley st and Vaux Hall rd, 2-sty frame, \$2,000.

WEST NEW YORK.—William Bahn, s w cor Bergenline av and 10th st, 4-sty brick, \$16,000; Edward Beck, e s Bergenline av, 100 n of 18th st, 2-sty frame, \$5,000.

WEST HOBOKEN.—Henry Bolte, n w cor Boulevard and Traphagen st, 3-sty frame alteration, \$500.

TOWN OF UNION.—William Walters, 218-220 Second st, 3-sty frame alteration, \$2,500.

HOBOKEN.—Ernest A. Meyer, 309-11-13 Grand st, 3-sty frame alteration, \$1,200.

RIVINGTON.—Samuel Koenigsberg, 121 23d st, 3-sty frame, \$6,000; Joseph Blum, e s 21st st, near 16th av, 3-sty frame, \$5,000.

JERSEY CITY.—Josephine Nieman, 28-30 Cole st, 4-sty brick alteration, \$800; Miles W. Beemer, n w cor Boulevard and Glenwood av, 5-sty brick, \$160,000.

PASSAIC.—Louis Tiech, 112 2d st, 3-sty frame alteration, \$3,000.

GARFIELD.—Samuel Zaretsky, 226 Jewell st, 2-sty frame, \$6,000.

## APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Plans are ready for the 3-sty brick flat, 27x70 ft., to be erected at the southwest corner of Summit av and Grace st, for Morris Schiller, 1165 Summit av, owner. Leo Feinen, 3649 Hudson Boulevard, is architect. Cost about \$12,000.

NEWARK, N. J.—Plans have been completed for a 3-sty frame and stucco flat, 25x70 ft., to be erected at the southwest corner of Woodland av and Pierce st, for Morris & Steinberg, South 11th st, near 15th av.

JERSEY CITY, N. J.—Emil Guhl, architect and owner, 19 Charles st, has taken bids for the 3-sty brick double flat, 25x74 ft., to be erected at 21 Charles st.

EAST ORANGE, N. J.—E. V. Warren, 22 Clinton st, Newark, is preparing plans for a 4-sty and basement apartment house, 45x107 ft., to be erected in Burnett, near Main st, for P. J. Bowers, 185 Market st, Newark. Cost, \$45,000.

NEWARK, N. J.—R. Bottelli, 191 Market st, is preparing plans for a 4-sty brick apartment house, 52x110 ft., to be erected on Elizabeth av, for Morris Sharif, Ordway Building. Cost, \$40,000.

JERSEY CITY, N. J.—Hyman Rosensohn, 800 Broad st, Newark, is preparing plans for a 5-sty brick apartment house, 90x108 ft., to be erected on Fairview av, for Geo. Hurbur, 46 Gautier av. Cost, \$70,000.

## CHURCHES.

HOBOKEN, N. J.—Foster, Gade & Graham, 15 West 38th st, N. Y. C., have completed plans for a 1-sty brick church, 35x65 ft., to be erected at 1241 Willow av, for the Norwegian Congregational Church, W. Olsen, president of the Board of Trustees, 512 Willow av, owner. Cost, about \$10,000.

## DWELLINGS.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, has completed plans for a 2-sty brick residence, 22x55 ft., to be erected at 217 Manhattan av, for the Manhattan Building Co., 363 Germania av. Cost about \$5,000.

NEWARK, N. J.—Excavating is under way for a 2½-sty brick and frame residence, 39x44 ft., at 927-929 South 15th st, for Herman C. Schuetz, 755 Clinton av, owner. E. A. Wurth, Union Building, architect. Chas. Cooper, 43 Clinton st, has the mason work. Cost about \$12,000.

ENGLEWOOD, N. J.—Aymar Embury, 132 Madison av, N. Y. C., architect, is taking bids on the general contract for a 2½-sty frame residence for Stanley G. Clark, care of architect, owner. Cost, \$15,000.

NEWARK, N. J.—Work will soon start on the 2½-sty frame residence, 24x54 ft., at 396 Sandford av, for Louis Vaillancourt & Son, 45 Palm st. Cost about \$5,000.

ORANGE, N. J.—Stephenson & Wheeler, 2 West 45th st, N. Y. C., are preparing plans for a 2½-sty brick residence, 46x29 ft., to be erected on Warick av, for John Rankin, 147 Turrell av, owner. Kelly & Boland, 75 Sandford st, East Orange, have the mason work for foundations.

ELIZABETH, N. J.—E. H. Schmieder, 286 North Broad st, is preparing plans for a 2½-sty frame and stucco residence, 30x35 ft., to be erected in Stiles st, for Mrs. M. Moss, Stiles st, owner.

MONTCLAIR, N. J.—John Picken, 750 Valley rd, has received the general contract to erect the 2½-sty residence, 30x22 ft., at 726 Valley rd, for S. P. Cobler. Cost, \$5,000.

ELIZABETH, N. J.—Excavating is under way for the 2½-sty frame residence, 22x44 ft., at 43 De Hart pl, for Miss B. A. Elmgier, owner. W. C. Stephens, 952 Lafayette st, is general contractor.

WEST NEW YORK, N. J.—Foundations are under way for a 2-sty frame store and dwelling, 50x75 ft., at Bergenline av and 19th st, for Edward Beck, Hudson Boulevard. William Mayer, Jr., 693 Bergenline av, is architect. Cost, about \$7,000.

MONTCLAIR, N. J.—Excavating is under way for the 2½-sty frame residence, 34x35 ft., at 40 Glenwood rd, for Mrs. Eugene Webb, owner, care of Spatz & Law, 223 State st, Bloomfield, general contractors.

MONTCLAIR, N. J.—Spatz & Law, 223 State st, Bloomfield, have received the general contract to erect a 2½-sty frame and stucco residence in Willow st, for Mrs. Emily F. Webb, Leonard Bros., Orchard st, Bloomfield, have the mason work. Cost, \$7,500.

IRVINGTON, N. J.—Hyman Rosensohn, 800 Broad st, Newark, has completed plans for ten 2½-sty frame residences, 20x36 ft. each, five to be erected in Grove st and five on Maple av, for Charles Decker, 131 Somerset st, Newark, owner.

BAYONNE, N. J.—A. Schule, 360 Av C, has completed plans for a 2-sty brick residence, 20x34 ft., to be erected at 122 West 15th st, for H. Toepfler, 407 Boulevard, owner. Cost, about \$3,500.

## FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Alfred Peter, 238 Washington st, has prepared plans for a 3-sty brick factory, 38x90 ft., to be erected at 282 Sussex av, for the E. L. Keller Iron Works. Estimated cost about \$14,500.

RED BANK, N. J.—Excavating is under way for a 4-sty addition to the brick factory on Monmouth av, for Sigmund Eisner, this place, owner. J. C. Delatash, 70 Broad st, is architect. Earling, Johnson & Frake, Bridge av, have the general contract. Cost about \$18,000.

SEWAREN, N. J.—Plans have been completed for rebuilding the 3-sty factory for the Vulcan Detinning Co., 114 Liberty st, N. Y. C., owner, Eugene E. Spiegelberg, president. Bids will be called for about January 15. Cost, \$40,000.

## HOTELS.

ALLENHURST, N. J.—Bids are in for a 6-sty reinforced concrete, terra cotta and stucco hotel, 180x42 ft., to be erected on Corlies av, for Robert S. Schultz, of this place. Brazer & Robb, 1133 Broadway, N. Y. C., are architects.

## MUNICIPAL WORK.

CRANFORD, N. J.—The Barrows-Stewart Co., 17 Battery pl, N. Y. C., has received the contract to erect the reinforced concrete highway bridge across the Rahway river, also reinforced concrete arch dam and concrete gatehouse and complete gate equipment at the same point, to be used for water storage and power purposes. Work will be started at once, to be completed by spring. Oakley & Son, Elizabeth, N. J., are the consulting engineers.

WEST NEW YORK, N. J.—Limouze & Bro., 410 Bulls Ferry rd, Weehawken, have received the general contract to erect the 2-sty brick and stone fire house, 25x50 ft., in the north side of 22d st, between Polk st and the Hudson Boulevard, for the Town Council. C. H. A. Muller, this place, is architect.

## SCHOOLS AND COLLEGES.

SUMMIT, N. J.—B. V. White, 110 East 23d st, N. Y. C., architect, is taking bids for a 3½-sty hollow tile and stucco school, 50x147 ft., to be erected here.

## STABLES AND GARAGES.

WEST HOBOKEN, N. J.—J. Lugosch, 408 Kossuth st, Union, architect, has taken bids for a 2-sty brick garage, 30x50 ft., to be erected in Morgan st, between New York and Palisades avs, for Franz Piri, Morgan st, Union Hill.

## STORES, OFFICES AND LOFTS.

NEWARK, N. J.—The Essex Construction Co., 85 Academy st, has received the general contract to erect four 1-sty brick stores, 75x75 ft., on the south side of Springfield av, near Belmont av, for the Prospect Investment Co., 507 Orange st, owner. Charles P. Baldwin, 45 Clinton st, architect.

NEWARK, N. J.—Chas. P. Baldwin, 45 Clinton st, is taking bids for a 7-sty office building, 45x70 ft., to be erected at 38-40 Clinton st, for the New Jersey Fire Insurance Co., on premises. Cost, about \$150,000.

## THEATRES.

NEWARK, N. J.—The Libman Contracting Co., 107 West 6th st, N. Y. C., is figuring the general contract for the theatre and store building to be erected at the southeast corner of Bradford pl and Halsey st, Newark, N. J., from plans by William E. Lehman, architect, and desire all bids on subs prior to January 13.

NEWARK, N. J.—Work will soon start on the 1-sty brick moving picture theatre, 22x100 ft., at 94 Hamburg pl, for Albert T. Sessing, on premises, owner. F. E. Hammel & Son, 131 Van Buren st, have the general contract. Cost, about \$8,500.

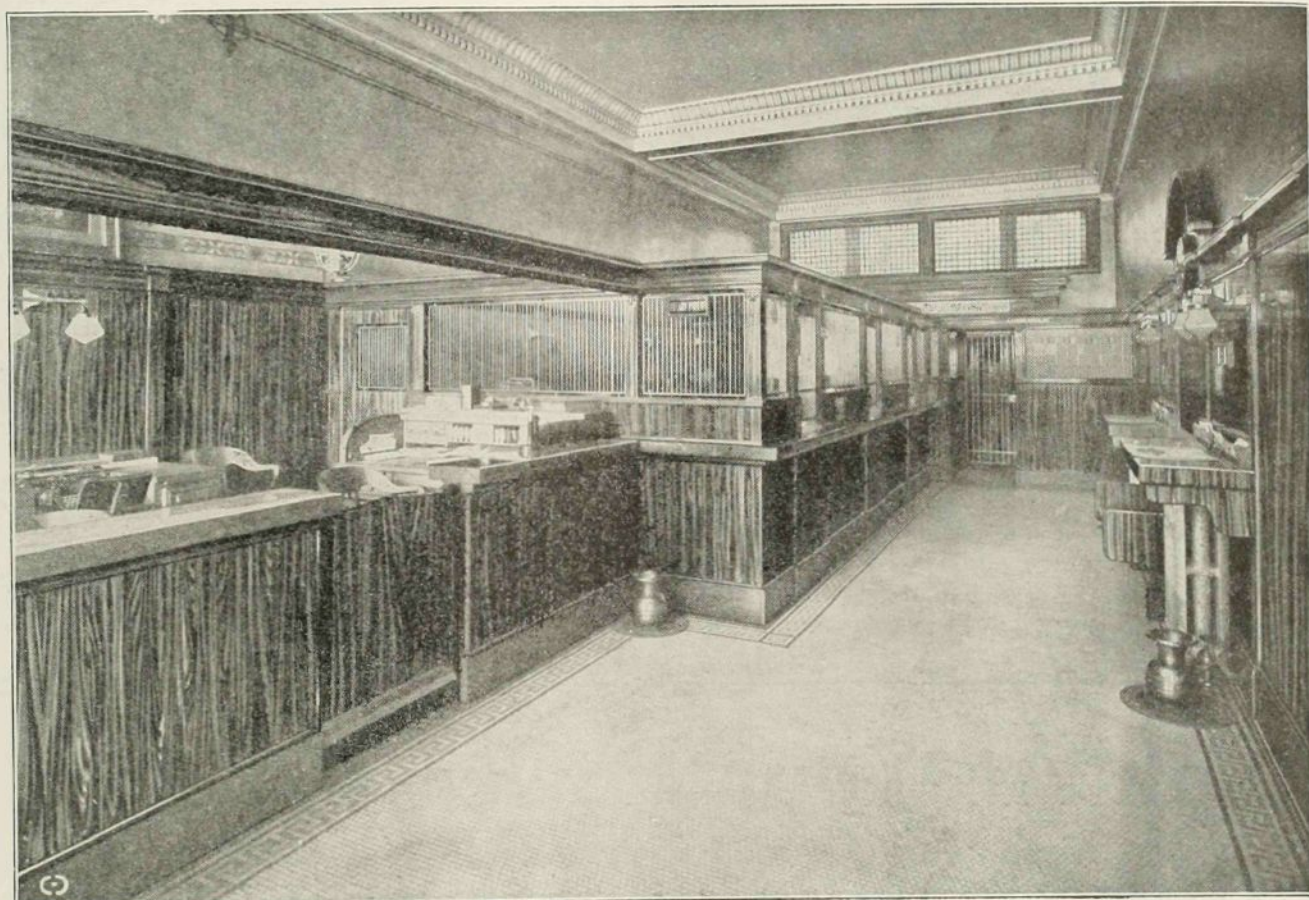
WEST HOBOKEN, N. J.—C. E. Horn, 1440 Broadway, N. Y. C., has completed plans for a 4-sty fireproof theatre, apartments, stores



# ANOTHER RED GUM BANK

“RED GUM  
INTERIORS  
ARE NOW

ALMOST AN  
ARTISTIC  
NECESSITY”



COMMERCIAL NATIONAL BANK, CHATSWORTH, ILL.

This handsome banking room is finished in beautifully figured **RED GUM**. It was designed and built by Mosler Safe Co., Bank Department, Chicago, E. Jackson Casse, Directing Engineer.

Mr. Casse, a bank engineer of national reputation, was the first member of his profession to have the courage of his convictions as to the suitability of **RED GUM** for fine bank interiors and has in the past two or three years used **RED GUM** exclusively in a number of bank buildings.

Get any of the trim manufacturers whose names are given here to make you a quotation on good **RED GUM** in places where you would instinctively use other woods.

- F. Eckenroth & Son**  
921 East 5th Street - - - New York City
- Empire City-Gerard Co.**  
40 East 22d Street - - - New York City
- David Gilmour Door Co.**  
Buffalo - - - - - New York
- Harlem River Lumber & Woodworking Co.**  
Grand Avenue and 138th Street - - - New York City
- H. Herrmann Lumber Co.**  
254 Canal Street - - - - - New York City

- Jamestown Mantel Co.**  
271 West 125th Street - - - New York City
- Kertscher & Co.**  
13 Lawrence Street - - - New York City
- C. R. Macaulay**  
18th St. and 5th Ave. - - - Brooklyn, N. Y.
- Lewis Marx & Son**  
Tompkins and Delancey Sts., N. Y. City
- Murray & Hill Co.**  
143d Street and Southern Boulevard

- H. W. Palen's Sons**  
1 Madison Avenue - - - - - New York City
- Niagara Wood Working Co.**  
159 East 88th Street - - - - - New York City
- Weisberg-Baer Co.**  
Astoria - - - - - New York
- Yerks & Co.**  
32 North Broadway - - - - - Yonkers
- Parshelsky Bros., Inc.**  
215-217 Havemeyer Street - - - - - Brooklyn, N. Y.

**Himmelberger-Harrison Lumber Company, Cape Girardeau, Mo.**  
**Paepcke-Leicht Lumber Company, Chicago**  
**Charles F. Luehrmann Hardwood Lumber Co., St. Louis, Mo.**

**Lamb-Fish Lumber Company, Charleston, Mississippi**  
**Anderson-Tully Company, Memphis, Tennessee**  
**Carrier Lumber & Manufacturing Company, Sardis, Miss.**



and cafe to be erected at Summit av and Cortland st, for the Rex Amusement Co. Bids will be called for about Jan. 9. Estimated cost, \$150,000.

#### MISCELLANEOUS.

RAHWAY, N. J.—The Penn R. R. Co., Broad St Station, Phila., Pa., has taken bids for the 1-sty brick freight station, 25x250 ft, to be erected here from plans by W. H. Coolman, Broad St Station, Phila., Pa., architect.

#### Other Cities.

##### APARTMENTS, FLATS AND TENEMENTS.

AMSTERDAM, N. Y.—Henry W. Grieme, of this city, is revising plans for two 3-sty brick stores and flats, 36x70 ft, to be erected in Main st, for William B. Hobert. Cost about \$16,000.

##### DWELLINGS.

NYACK, N. Y.—James T. Jessuna, Lafayette Building, Utica, N. Y., is preparing plans for a 2-sty frame double residence, 45x38 ft, for Charles A. Turner, of 280 Seymour st, Utica, to be erected here this spring.

##### FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—Colson-Hudson, 315 Dun Building, is preparing plans for a brick and steel manufacturing plant to be erected on Dewey av and the Belt Line, for the Cyphers Incubator Co. H. L. Plumer, 312 Prudential Building, is consulting engineer. No power plant engineer has been selected. The plant will consist of a 1-sty factory, 160x380 ft., 1-sty warehouse, 120x380 ft., 2-sty office, 50x150 ft., laboratory, 75x125 ft., 1-sty boiler house and a dry kiln, 80x120 ft. The estimated cost is placed at \$500,000.

##### HOSPITALS AND ASYLUMS.

JAMESTOWN, N. Y.—Freeburg & Fidler, 302 Fenton Building, are preparing plans for a 3-sty and basement brick nurses' cottage, 35x60 ft., to be erected on the hospital grounds near Barrett av, for the city of Jamestown. Dr. Parker is the chairman of the hospital committee. Cost about \$15,000.

##### MUNICIPAL.

OLEAN, N. Y.—The City of Olean, P. C. Foley, mayor, contemplate paving West st and King st, from plans by H. E. Bunce, City Hall, engineer. Bids have not been taken.

##### POWER HOUSES.

FRANKLINVILLE, N. Y.—B. G. Taylor, 254 North Union st, this place, is preparing plans for a concrete, brick and tile power house, 50x120 ft., to be erected for the Ontario Knife Co. Cost about \$41,000.

##### PUBLIC BUILDINGS.

AUBURN, N. Y.—Bids were received by the Treasury Department, Washington, D. C., for remodeling and extending the post office and

court house here from plans by Oscar Wenderoth, Treasury Department, Washington, D. C., supervising architect. The King Lumber Co., of Charlottesville, Va., was low bidder at \$51,900.

#### SCHOOLS AND COLLEGES.

ILION, N. Y.—Fuller & Robinson, 95 State st, Albany, have completed plans for the 3-sty high school, 112x132 ft, for the Board of Education of Ilion, A. D. Richardson, president. Bids will be taken at once. Estimated cost is \$90,000.

APOLLO, PA.—Bids will be received by the Board of Education, Apollo, Pa., on February 3, for the erection of a new high school building to cost about \$30,000, John T. Simpson, Essex Building, Newark, N. J., is architect and engineer.

#### STORES, OFFICES AND LOFTS.

BUFFALO, N. Y.—Preliminary plans by Green & Wicks, 110 Franklin st, this city, have been approved for the 20-sty office building to be erected at the corner of Main and Erie sts, for the American Express Co., James C. Fargo, president. Working drawings will be started in January. The cost is placed at \$500,000.

#### THEATRES.

TROY, N. Y.—Arland W. Johnson, 105 West 40th st, N. Y. C., has been selected architect for the 3-sty brick and stone theatre, 120x130 ft., to be erected at 82-88 4th st, for F. F. Proctor, 1493 Broadway, N. Y. C., owner.

#### Contracts Awarded.

##### APARTMENTS, FLATS AND TENEMENTS.

CHICAGO, ILL.—A contract for the Raymond Concrete Piles, in the foundation of a new apartment building on Walton pl, Chicago, has been awarded to the Raymond Concrete Pile Co., of N. Y. and Chicago, William Ernest Walker, architect.

WEST END AV.—The H. E. Champoli Operating Co., 116 West 190th st, has received the mason work for the 12-sty apartment house, 100x100 ft, to be erected at the southwest corner of West End av and 104th st, for the M. E. Paterno Realty Co., 601 West 115th st, owner. Gaetan Ajello, 1 West 34th st, is architect.

55TH ST.—E. Shuttleworth, Vernon av, L. I. City, has received the cut stone work for the apartment house, 50x100 ft, to be erected at 39-41 West 55th st, for the George Backer Const. Co., 62 West 45th st. Sommerfeld & Steckler, 31 Union sq, architects. Peter Comes, 75 East 108th st, has the mason work.

179TH ST.—The Mutual Iron Works, 404 East 104th st, has received the structural steel work for the 10-sty apartment, at 700-702 West 179th st, for Donald Robertson, 312 West 109th st, owner.

#### BANKS.

WALL ST.—Marc Eidlitz & Son, 489 5th av, have received the general contract for alterations to the bank building at 50 Wall st for the Mechanic & Metals National Bank, 33 Wall st, owner. Palmer, Hornbostle & Jones, 63 William st, are the architects. Cost, about \$200,000.

#### DWELLINGS.

LARCHMONT GARDENS, N. Y.—S. A. Thomas, of Larchmont, has received the general contract to erect a 1½-sty residence, 30x40 ft, for William W. Buffman, of the Hotel Manhattan, 19 East 42d st, N. Y. C.

#### MISCELLANEOUS.

BROOKLYN.—Maximilian Zipkes, architect, 220 5th av, has awarded the contract for the erection of a granite mausoleum at Salem Field's Cemetery for Morris Morrison, of 108 Fulton st, N. Y. C. This will be the first building to be equipped with the Zipkes "Patent Ventilating Door." Ground will be broken at once and the building will be completed early in spring. The Herman Adler Monumental Works, 147 East 57th st, has the contract.

BROOKLYN.—Maximilian Zipkes, architect, has awarded the contract for the erection of a granite mausoleum to be built at Mt. Neboh Cemetery for Mrs. Herman Popper. Ground will be broken at once and the building will be completed early in spring. The Herman Adler Monumental Works, 147 East 57th st, has the contract.

#### PLANS FILED FOR NEW CONSTRUCTION WORK.

##### Manhattan.

##### APARTMENTS, FLATS AND TENEMENTS.

WEST END AV, s e cor 98th st, 12-sty apartment house, 99.11x81.9; cost, \$500,000; owner, T. J. McLaughlin's Sons, 345 Amsterdam av; architects, George & Edward Blum, 505 5th av. Plan No. 689.

##### FACTORIES AND WAREHOUSES.

38TH ST, s s, 125 e 1st av, 1-sty coal storage pocket, 31.4x47.4; cost, \$20,000; owner, Kips Bay Brewing Co., 1st av and 37th st; architect, T. W. Taylor, 770 East 12th st, Brooklyn. Plan No. 691.

##### STORES, OFFICES AND LOFTS.

119TH ST, 176 E, 4-sty loft, 25x90.11, slag roof; cost, \$20,000; owner, The Ridley Estate, care of Edward R. Finch, 34 Nassau st; architects, Satterlee & Boyd, 3 West 29th st. Plan No. 1.

##### MISCELLANEOUS.

PARK AV, e s, between 130th and 131st sts, 1-sty temporary shop, 12x24x16; cost, \$150; owner, McMullen, Snare & Triest, Inc., 121 East 123d st; architect, Walter J. R. Wilson, 121 East 123d st. Plan No. 690.

# Look At Your Power Problem From This Important Viewpoint

How much can your private plant do for you in return for its cost and bother? Will it grow with your business? Is it ready at all times, under all conditions?

## You Should At Least Look Into This Matter

You cannot deny the advantage of finding out how you can do business better and cheaper. Phone for one of our representatives to-day. He will be pleased to place before you the overwhelming evidence in favor of Edison Service, without the slightest obligation on your part.

## The New York Edison Company

At Your Service

55 Duane Street

Phone Worth 3000



**Bronx.****APARTMENTS, FLATS AND TENEMENTS.**

SENECA AV, s s, 123.7 e Hunts Point av, 5-sty brick tenement, slag roof, 50x87; cost, \$40,000; owners, George C. Graham Construction Co., George C. Graham, 6 Church st, president; architect, C. Steinmetz, 6 Church st-Plan No. 922.

189TH ST, s e cor Washington av, four 5-sty brick tenements, slag roof, 34.11½x31.11½, 40x 33.1½, 41x111; cost, \$160,000; owner, John O'Leary, 991 East 167th st; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 926.

BAINBRIDGE AV, e s, 172.11 n Fordham rd, 5-sty brick tenement, tar and gravel roof, 50x67.10; cost, \$40,000; owner and architect, Wm. Guggolz, 2740 Creston av. Plan No. 1.

INTERVALE AV, w s, 185.4 s Jennings st, two 5-sty brick tenements, plastic slate roof, 42.6x92; cost, \$90,000; owners, Jacob Streifler Co., Jacob Streifler, 1135 Intervale av, president; architects, Charles Schaefer, Jr., Co., 401 Tremont av. Plan No. 3.

TELLER AV, sw cor 167th st, two 5-sty brick tenements, plastic slate roof, 40x90, 38.4x79; cost, \$85,000; owner, Otto J. Schwarzler, 1340 Brook av; architects, Charles Schaefer, Jr., Co., 401 Tremont av. Plan No. 2.

**DWELLINGS.**

CRESTON AV, s e cor Bush st, 2½-sty brick dwelling, tile roof, 40.6x37.4; cost, \$8,000; owner, Dr. W. H. Kahrs, 1720 Washington av; architect, Frederick Jaeger, 441 Tremont av. Plan No. 4.

**FACTORIES AND WAREHOUSES.**

SEDGWICK AV, w s, opp 165th st, 1-sty frame storehouse, 20x20; cost, \$600; owners, N. Y. C. & H. R. R. Co., 31 East 125th st; architect, M. S. Hitesman, 81 East 125th st. Plan No. 923.

**STABLES AND GARAGES.**

INDEPENDENCE AV, w s, 150 n 248th st, 1-sty brick garage, slag roof, 39.4x34.10; cost, \$2,500; owner, George W. Perkins, Riverdale; architect, R. M. Byers, 59 Pearl st. Plan No. 925.

CRESTON AV, s e cor Bush st, rear 1-sty brick garage, tin roof, 14.4x21.4; cost, \$300; owner, Dr. W. H. Kahrs, 1720 Washington av; architect, Frederick Jaeger, 441 Tremont av. Plan No. 5.

**STORES, OFFICES AND LOFTS.**

JEROME AV, n e cor Fordham rd, 2-sty brick stores and offices, tin roof, 126.9x82.9; cost, \$75,000; owner, H. N. Singh, 121 West Kingsbridge rd; architect, J. C. Cocker, 2017 5th av. Plan No. 929.

**MISCELLANEOUS.**

BOLTON AV, w s, 125 s Lacombe av, 1-sty brick shop, tin roof, 50x20; cost, \$2,000; owners, Karl & Herrman Gluck, 882 Longwood av; architect, Louis Kaysser, 1711 Pitman av. Plan No. 924.

158TH ST, n s, 82 e River av, 1-sty frame shed, 11x30; cost, \$50; owner, Mrs. M. Richard Reid, 87 East 158th st; architect, Wm. C. Reid, 1023 Summit av. Plan No. 928.

GRAND AV, e s, 81 n 157th st, two 1-sty frame sheds, 56x35; cost, \$600; owners, Maguire Bros. Co., 845 Walton av; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 927.

**Brooklyn.****APARTMENTS, FLATS AND TENEMENTS.**

CARROLL ST, n s, 100 w Nostrand av, 4-sty brick tenement, 40x90, gravel roof, 12 families; cost, \$25,000; owner, Patk McTiernan, 241 Rutland rd; architect, F. T. Hine, 370 Jefferson av. Plan No. 7622.

ALABAMA AV, w s, 100 n Hegeman av, 19 3-sty brick tenements, 26.1x60, gravel roof, 6 families each; total cost, \$228,000; owner, Georgia Bldg Co., 318 New Lots rd; architect, Chas Infanger, 2634 Atlantic av. Plan No. 7626.

WATKINS ST, e s, 50 s Liberty av, 4-sty brick tenement, 50x68, slag roof, 20 families; cost, \$22,000; owner, Willoughby Const. Co., 748 Myrtle av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 7608.

WATKINS ST, s e cor Liberty av, 4-sty brick tenement, 50x68, slag roof, 20 families; cost, \$22,000; owner, Willoughby Const. Co., 748 Myrtle av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 7609.

EAST 22D ST, w s, 109.2 s Ditmas av, 4-sty brick apartment house, 64.7x86.6, gravel roof, 12 families; cost, \$32,500; owner, Henry V. Terboss, 26 Court st; architect, Edward B. Chestersmith, 181 Woodruff av. Plan No. 21.

LIVONIA AV, s e cor Powell st, 4-sty brick tenement, 50x90, slag roof, 23 families; cost, \$25,000; owner, Powell Improvement Co., 397 Snediker av; architects, S. Millman & Sons, 1780 Pitkin av. Plan No. 20.

**DWELLINGS.**

EAST 15TH ST, w s, 320 n Av O, two 2-sty frame dwellings, 17x30, tin roof, 1 family each; total cost, \$6,000; owner, George V. Fink, 306 Lenox rd; architect, Brock J. Stock, 7416 3d av. Plan No. 7568.

HENDRIX ST, n w cor Jamaica av, 2-sty brick dwelling, 20x35, tar and gravel roof, 1 family; cost, \$2,800; owner, Frank Richards, Ridgewood av and Ashford st; architect, Ernest H. Tatje, 106 Van Sielen av. Plan No. 7613.

HENDRIX ST, s w cor Sunnyside av, 2-sty brick dwelling, 20x35, tar and gravel roof, 1 family; cost, \$2,800; owner, Frank Richards, Ridgewood av and Ashford st; architect, Ernest H. Tatje, 106 Van Sielen av. Plan No. 7611.

HENDRIX ST, w s, 25 n Jamaica av, nine 2-sty brick dwellings, 20x35, tar and gravel roof, 1 family each; total cost, \$25,200; owner,

Frank Richards, Ridgewood av and Ashford st; architect, Ernest H. Tatje, 106 Van Sielen av. Plan No. 7612.

EAST 18TH ST, w s, 238 s Av N, 2-sty frame dwelling, 20.2x31.8, shingle roof, 1 family; cost, \$4,500; owner, Midwood Associates, 805 Flatbush av; architect, Slee & Bryson, 153 Montague st. Plan No. 7575.

EAST 18TH ST, w s, 308 s Av N, 2-sty frame dwelling, 20.2x31.8, shingle roof, 1 family; cost, \$4,500; owner, Midwood Associates, 805 Flatbush av; architect, Slee & Bryson, 153 Montague st. Plan No. 7579.

EAST 18TH ST, w s, 268 s Av N, 2-sty frame dwelling, 30.2x22.8, shingle roof, 1 family; cost, \$5,000; owner, Midwood Associates, 805 Flatbush av; architect, Slee & Bryson, 153 Montague st. Plan No. 7576.

EAST 25TH ST, n w cor Av D, 2-sty brick dwelling, 20x51, gravel roof, 1 family; cost, \$3,500; owner, Chas Goell, as pres, 504 Sutter av; architect, Chas Infanger, 2634 Atlantic av. Plan No. 7624.

AV D, n s, 20 w East 25th st, 4 2-sty brick dwellings, 20x42.6, gravel roof, 2 families each; total cost, \$12,000; owner, Chas Goell, as pres, 504 Sutter av; architect, Chas Infanger, 2634 Atlantic av. Plan No. 7625.

RIVERSIDE AV, s w cor West 3d st, 4 1-sty frame dwelling, 16x50, tar and gravel roof, 12 families; cost, \$4,000; owner, Fredk W Kister, — West 8th st; architect, Richard Marzan, 285 West 6th st. Plan No. 7621.

EAST 22D ST, —, 127.4 n Kings Highway, 2-sty frame dwelling, 20x42, shingle roof, 1 family; cost, \$4,500; owner, George A. Disbrow, 1558 East 17th st; architect, B. F. Hudson, 319 9th st. Plan No. 19.

EAST 35TH ST, w s, 300 n Av K, nine 2-sty brick dwellings, 20x35, slag roof, 1 family each; total cost, \$39,500; owner, Harry Karp, as president, 1780 Pitkin av; architect, James Millman, 1780 Pitkin av. Plan No. 6.

79TH ST, n s, 100 w 13th av, two 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families each; total cost, \$9,000; owner, Julius Omdel, 528 St. Mark's av; architect, F. W. Stork, 328 St. Mark's av. Plan No. 10.

FOSTER AV, s s, 208.6 e Rugby rd, three 2-sty frame dwellings, 20x35, shingle roof, 1 family each; total cost, \$12,000; owner, E. R. Strong, 598 East 21st st; architects, Slee & Bryson, 153 Montague st. Plan No. 4.

**FACTORIES AND WAREHOUSES.**

EAST 27TH ST, w s, 140 s Av Z, 1-sty frame storage shed, 10x11, shingle roof; cost, \$100; owner, James F. Brewster, 2634 East 27th st; architect, —. Plan No. 7566.

6TH ST, s s, 180.9 e 3d av, 2-sty brick factory, 80.4x90, tar and slag roof; cost, \$20,000; owner, Richard Vom Lehn, Jr., 2749 Bedford av; architect, R. Vom Lehn & Sons, 2701 Glenwood rd. Plan No. 7602.

# Important Announcement TO Architects, Engineers, Contractors and Owners

Davis Carpenter & Co., Inc., of 124 East 41st Street, New York, announce that they have taken over the

## Steel-Concrete Vault Light Construction

business of the late well-known firm of Tucker & Vinton, 103 Park Avenue.

Mr. Carpenter was for 12 years Manager of the Vault Light Department of that company. Through his efforts the company made some of New York City's largest installations of Vault Lights, the most prominent among them being the Interborough Rapid Transit (Subway), Pennsylvania Station, New York Post Office, 8th Avenue and 33rd Street, and the Williamsburg and Queensboro Bridge Terminals. Mr. Carpenter has associated with him

## The Entire Working Force of Tucker & Vinton

thus assuring the satisfactory completion of any contract, large or small.

The Steel-Concrete Vault Light Construction as installed by Tucker & Vinton has proved to be the

### Most Durable and Serviceable

of any like construction available.

The Company requests an opportunity to estimate on any Vault Light work contemplated.

#### BUSINESS CONDUCTED AT

Telephone:  
6817 Murray Hill

124 East 41st Street

DAVIS CARPENTER & CO., INC.

NEW YORK



# Geo. A. Fuller Company

## Fireproof Building Construction

### OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

# Ritch Hughes Company

SPECIALISTS TO CONTRACTORS

## Liability Insurance Surety Bonds

1123 Broadway  
New York

Telephone 1721 Madison Square

## THE WHITNEY COMPANY ENGINEERS CONTRACTORS & BUILDERS

1 Liberty Street, N. Y.  
New York, Hartford, Salt Lake, Denver

## A. L. GUIDONE & CO.

MASON BUILDERS  
AND  
GENERAL CONTRACTORS

162 East 23rd Street, New York

## C. O. MAILLOUX - C. E. KNOX

Consulting  
Electrical Engineers

90 West Street New York

### STORES AND DWELLINGS.

9TH AV. e s. 20.2 n 52d st. two 3-sty brick stores and dwellings, 20x55, tar and gravel roof, 2 families each; total cost, \$8,000; owner and architect, R. Van der Veen & Co., 961 52d st. Plan No. 7615.

### STABLES AND GARAGES.

ST. MARK'S AV. n s. 215.4 w Utica av, 1-sty brick stable, 20x27, tin roof; cost, \$1,000; owner, Antonio Cannella, 1139 St. Mark's av; architect, Charles P. Cannella, 60 Graham av. Plan No. 7592.

### THEATRES.

BEDFORD AV. e s. 84.2 s Degraw st, 1-sty brick moving picture show, 22.11x89, tar and gravel roof; cost, \$10,000; owner, Jas V Camardella, 215 Montague st; architect, Albert E Parfitt, 26 Court st. Plan No. 7628.

### MISCELLANEOUS.

BUTLER ST. n s. 200 w Nevins st, 1-sty brick animal shelter, 38x100, tar, felt and gravel roof; cost, \$12,000; owner, S. P. C. A., 26th st and Madison av, N. Y.; architects, Renwick, Aspinwall & Tucker, 320 5th av, N. Y. Plan No. 7575.

LOUISIANA AV. w s. 137.6 n Warehouse st, 1-sty frame junk shop, 20x40, tar and gravel roof; cost, \$900; owner, Joe Cohen, —; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 22.

SHERIDAN AV. e s. 97.5 s Blake av, 1-sty frame milk house, 22x14, tin roof; cost, \$800; owner, Osias Engelberg, 165 Richmond st; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 18.

### Queens.

#### APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Albert st, w s, 100 n Wilson av, 4-sty brick tenement, 37x83, slag roof, 16 families; cost, \$16,000; owner, Mentel & Swertzer, 555 11th av, L. I. C.; architect, Val. Schiller, 391 10th av, L. I. City. Plan No. 3964.

L. I. CITY.—11th av, e s, 100 s Grand, 4-sty brick tenement, 40x89, gravel roof, 16 families; cost, \$18,000; owner, George A. Violante, 241 Camella st, L. I. City; architect, F. Braun, 311 10th av, L. I. City. Plan No. 3986.

L. I. CITY.—9th av, w s, 95 s Washington av, 4-sty brick tenement, 35x89, gravel roof, 16 families; cost, \$18,000; owner, Queens Bohemian Realty Co., 65 6th av, L. I. City; Frank Braun, architect, 311 10th av, L. I. City. Plan No. 3987.

### DWELLINGS.

LONG ISLAND CITY.—8th av, e s, 145 s Graham av, 2-sty brick dwelling, 18x53, gravel roof, 2 families; cost, \$2,500; owner, Charles Kohler, adjoining premises; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 3959.

RICHMOND HILL CIRCLE.—Filbert av, e s, 95 s Lulu av, 2-sty frame dwelling, 25x26, shingle roof, 1 family; cost, \$1,000; owner, Edward Chaffield, 12 Filbert av, Richmond Hill Circle; architect, Albert Mass, Richmond Hill Circle. Plan No. 3962.

ROCKAWAY PARK.—Newport av, w s, 60 w 7th av, 2½-sty frame dwelling, 22x38, shingle roof, 1 family; cost, \$4,500; owner, Vito Contresso Realty Co., 90 Newport av, Rockaway Park; architect, John A. Laehr, 9th and Newport avs, Rockaway Park. Plan No. 3961.

ST. ALBANS.—Llanarch rd, s s, 180 w Kenmore rd, two 2½-sty frame dwellings, 21x35, shingle roof, 1 family; cost, \$6,000; owner, W. E. Packard, St. Albans, L. I.; architect, W. S. Phillips, 103 Park av, N. Y. C. Plan Nos. 3956-57.

AQUEDUCT.—Hawtree av, e s, 160 n Grimm av, two 2-sty frame dwellings, 30x30, shingle roof, 1 family; cost, \$7,000; owner, Howard Estates, Singer Building, N. Y. C.; architect, Wm. Rapp, Jr., Singer Building, N. Y. C. Plan No. 3965-66.

ARVERNE.—Clarence av, n e cor Morris av, 2½-sty frame dwelling, 24x28, shingle roof, 1 family; cost, \$4,000; owner, M. Hennessey, Arverne; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 3971.

CORONA.—Summit av, w s, 125 n Locust st, 2½-sty brick dwelling, 20x30, shingle roof, 1 family; cost, \$3,000; owner, Phillip Wag, 55 Central av, Corona; architect, Andrew F. Brems, 83 Corona av, Corona. Plan No. 3968.

ROCKAWAY BEACH.—Dodge av, e s, 26 s Ocean av, two 2-sty frame dwellings, 20x24, felt and slag roof, 2 families; cost, \$2,000; owner, M. & H. Flecker, South Pleasant av, Rockaway Beach; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan Nos. 3972-73.

ROCKAWAY BEACH.—Dodge av, e s, 198 s Boulevard, two 2-sty frame dwellings, 26x18, shingle roof, 2 families; cost, \$2,000; owner, M. Blau, Arverne; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan Nos. 3969-70.

ARVERNE.—Clarence av, e s, 260 s Amstel blvd, 2½-sty frame dwelling, 24x36, shingle roof, 1 family; cost, \$4,000; owner, Mary Karcey, Summerfield av, Arverne; architect, J. E. Moore, Remington av, Arverne. Plan No. 3980.

BAYSIDE.—Maurice av, n s, 225 w Vernam av, 1-sty frame dwelling, 16x26, shingle roof, 1 family; cost, \$300; owner, Joseph Danberg, Vernam av, Bayside. Plan No. 3983.

COLLEGE POINT.—2d av, n s, 25 w 2d st, 2-sty frame dwelling, 20x47, tin roof, 2 families; cost, \$2,700; owner and architect, R. C. Meyer, 15th st and 8th av, College Point. Plan No. 3985.

CORONA.—Stevenson pl, n w cor Lent st, 2½-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$2,500; owner, Mary A. Iaricci, 65 Vine st, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 3988.

EAST ELMHURST.—Bay 2d st, w s, 100 n Manhattan blvd, two 2-sty brick dwellings, 20x33, shingle roof, 1 family; cost, \$5,000; owner, J. Gifford, 36 50th st, Corona; architect, Wm. E. Helm, 81 50th st, Corona. Plan Nos. 3978-79.

GLENDALE.—Valentine pl, w s, 190 s Cooper av, two 1-sty frame dwellings, 14x40, tin roof, 1 family; cost, \$2,000; owner, Valentin Hoeftel, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3976.

WOODHAVEN.—Shoe and Leather st, n s, from Park pl to Canal st, 2-sty brick dwelling and school, 42x45, tin roof; cost, \$4,000; owner, Church of the Nativity, Woodhaven; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 3984.

### STABLES AND GARAGES.

JAMAICA.—Norris av, w s, 350 s Remsen av, 1-sty frame garage and shed, 24x15, tin roof; cost, \$300; owner, M. Puncella, Norris av, Jamaica; architects, Lars Olsen, Fulton st, Jamaica. Plan No. 3967.

LONG ISLAND CITY.—Old Bowery Bay rd, e s, 130 s Flushing and Astoria turnpike, 1-sty frame stable, 48x20, tin roof; cost, \$500; owner, Thomas C. Capone, 428 Potter av, L. I. City; architect, John M. Baker, 21 Jackson av, L. I. City. Plan No. 3958.

GREAT NECK.—Westmoreland pl, s e cor Shore rd, 1½-sty brick garage, 18x18, tile roof; cost, \$400; owner, W. G. Hirsh, Douglas Manor; architect, W. S. Worrall, Jr., 9 Twombly pl, Jamaica. Plan No. 3981.

### STORES AND DWELLINGS.

RIDGEWOOD.—Sandol st, s e cor Glasser st, 3-sty brick store and dwelling, 20x60, tin roof, 2 families; cost, \$5,000; and e s Sandol st, 20 ft s Glasser st, two 2-sty brick dwellings, 20x60, tin roof, 2 families; cost, \$8,000; owner, Albin Wagner, Dill pl and Cooper av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3974-75.

### STORES, OFFICES AND LOFTS.

RIDGEWOOD.—Myrtle av, n e cor Cornelia st, 1-sty brick store, 80x79, gravel roof; cost, \$1,500; owner, Meruk & May, 1126 Myrtle av, Ridgewood; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 3960.

L. I. CITY.—Shore rd, n e cor Potter av, 1-sty frame temporary lunchroom, 24x14; cost, \$50; owner, Max Chaimson, 1016 2d av, L. I. City. Plan No. 3982.

### MISCELLANEOUS.

FLUSHING.—Central av, n e cor Chestnut st, 1-sty frame shelter shed, 15x6; cost, \$85; owner, N. Y. & N. S. Traction Co., Roslyn, L. I. Plan No. 3963.

### Richmond.

#### DWELLINGS.

RAILROAD AV, 400 e, 350 n Clove av, Grassmere, 2-sty frame dwelling, 26x35; cost, \$3,500; owner, Olivia L. Vreeland, 413 36th st, Brooklyn; architects, Condit & Berry, Grassmere; architect builds. Plan No. 805.

PINE ST, e s, 100 s Brighton av, New Brighton, two 2-sty frame dwellings, 25x60; cost, \$2,700 each; owner, Jacob Cohen, New Brighton; architect, John Davies, Tompkinsville; owner builds. Plan No. 807.

EDGE GROVE AV, w s, 160 w Washington, Annadale, 2-sty frame dwelling, 20x30; cost, \$3,000; owner, Frank Hawkins, Annadale; architect, Wm. Bogert, Annadale; builder, Wm. J. Keely, Rosebank. Plan No. 806.

OVERLOOK AV, s s, 360 w Vista av, Dongan Hills, 2-sty frame dwelling, 36x20; cost, \$3,150; owner, Gwynne C. Price, Dongan Hills; architect, John J. McHenry, New Brighton; architect builds. Plan No. 808.

HARVEY ST, s s, 100 n Turnpike, Westleigh, ten 2½-sty frame dwellings, 20x28; cost, \$50,000; owner, Thomas J. Wearin, Westleigh. Plan No. 809.

NEW YORK AV, s s, 134 e Jewett av, Westleigh, 2-sty frame dwelling, 28x27; cost, \$3,800; owner, B. F. Funk, New Brighton; architect, James Whitford, Crabtree Building, St. George; builder, E. K. Whitford, New Brighton. Plan No. 810.

NEW DORP LA, s s, 160 e Cedar Grove av, New Dorp, six frame bungalows; cost, \$2,800 total; owner, George A. Arent, 2108 Madison av, N. Y. C.; builder, B. B. Babbitt, New Brighton. Plan No. 811.

GLEN AV, w s, 75 s Stanley av, New Brighton, 2-sty brick dwelling, 23x35; cost, \$2,500; owner, Mamie Sullivan, New Brighton; architect, C. S. Babbitt, New Brighton; builder, James D. Sullivan, New Brighton. Plan No. 812.

## PLANS FILED FOR ALTERATION WORK. Manhattan.

BARCLAY ST, 35-37, alter show windows, steps, encroachments to two 5-sty stores and lofts; cost, \$3,500; owner, Estate S. R. Van Duzer, 35 Barclay st; architect, H. G. Knapp, 111 Broadway. Plan No. 3276. H. H. Vought & Co., 340 Madison av, general contractor.

CHURCH ST, s e cor Cortlandt st, alter columns, steps to 22-sty office and store; cost, \$500; owner, City Investing Co, 165 Broadway; architect, B. W. Levitan, 20 W. 31st st. Plan No. 4.

GREENWICH ST, 398, partitions, windows to 4-sty tenement and store; cost, \$250; owner, Estate Jacob Weeks, 283 Elizabeth st; architect, O. Reissmann, 30 1st st. Plan No. 3.

NORTH MOORE ST, 20-24, columns, partitions to 9-sty warehouse; cost, \$2,000; owner, Adolf Kuthroff, 128 Duane st; architect, T. W. Taylor, 770 East 12th st, Brooklyn. Plan No. 3252.



NORTH MOORE ST, Nos. 20-24, columns to 9-sty warehouse; cost, \$500; owner, Adolph Kuthoff, 128 Duane st; architect, T. W. Taylor, 775 E. 12th st, Brooklyn. Plan No. 3279.

VESEY ST, s e cor Washington st, partitions, windows to 4-sty store and dwelling; cost, \$1,500; owner, Thomas R. McNell, 106 West 75th st; architect, August Mugler, 1905 Davidson av, Bronx. Plan No. 3258.

9TH ST, 422 East, partitions, windows, toilets to 5-sty tenement; cost, \$2,500; owner, Laura M. Staiber, 125 East 23d st; architect, Nast & Springsteen, 21 West 45th st. Plan No. 3262.

9TH ST, No 423 E, 3-sty rear extension, 6.8x9, plumbing partitions, show windows to 4-sty tenement; cost, \$2,800; owner, City Real Estate Co, 176 Broadway; architect, C. L. Sefer, 45 W. 34th st. Plan No. 5.

11TH ST, 59 West, partitions to 5-sty tenement; cost, \$50; owner, Sampson H. Schwartz, 198 Broadway; architect, Charles B. Meyers, 1 Union sq. Plan No. 3260.

13TH ST, 530-532 East, partitions, windows, toilets to 6-sty tenement; cost, \$500; owner, Ciro Damats & Giovanni Cangialoso, premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 3256.

14TH ST, 241 East, stairway, show windows to 4-sty store and loft; cost, \$1,500; owner, Frank Jackson, 241 East 14th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 3274.

17TH ST, 10 West, partitions to 3-sty store and loft; cost, \$250; owner, Estate Catherine L. Kernochan, Tuxedo, N. Y.; architect, H. J. Dangler, 215 Montague st, Brooklyn. Plan No. 3264.

17TH ST, 627-631 East, alter coal pocket; cost, \$2,500; owner, Consolidated Gas Co., 15th st and Irving pl; architect, James P. Gaagan, 627 East 17th st. Plan No. 3265.

17TH ST, 627-31 East, alter coal pocket; cost, \$1,800; owner, Consolidated Gas Co., 15th st and Irving pl; architect, James P. Gaagan, 627 East 17th st. Plan No. 3266.

18TH ST, 149 East, partitions, windows to 3-sty dwelling; cost, \$300; owner, Jane M. Haslam, 605 Whitaker st, Savannah, Ga.; architect, James E. Mitchell, 332 West 24th st. Plan No. 3255.

23D ST, 119-121 West, tank to 10-sty store and loft; cost, \$3,500; owner, Isaac Clothier, Philadelphia, Pa.; architect, The Rusing Co., 39 Cortlandt st. Plan No. 8.

25TH ST, 141-155 East, 26th st, 140-156 East, pent house to 7-sty loft and sub-station; cost, \$30,000; owner, New York Railways Co., 163 Broadway; architect, Charles E. Corby, 621 Broadway. Plan No. 3268.

38TH ST, 518-520 West, alter stable; cost, \$1,000; owner, Hugh F. Ward, 540 West 38th st; architect, J. H. Knubel, 305 West 42d st. Plan No. 3254.

44TH ST, 144 East, partitions, show windows to 4-sty dwelling; cost, \$2,500; owner, Charles H. Chetwood, 25 Park av; architect, David S. Comyns, 147 4th av. Plan No. 3272.

46TH ST, 11 West, partitions, windows, interior changes to 5-sty stores and workshop; cost, \$12,000; owner, Mary E. Tomoney, 118 West 75th st; architect, J. E. Nitchie, 502 World Building. Plan No. 3257.

48TH ST, 72 West, partitions, windows, toilets to 4-sty store and dwelling; cost, \$1,500; owner, Helen M. Constable, 180 West 59th st; architect, Thomas W. Lamb, 501 5th av. Plan No. 3263.

113TH ST, 77 E, partitions, windows, toilets to 5-sty tenement; cost, \$5,000; owner, Sadie Levy, 320 Broadway; architect, M. Bernstein, 131 East 23d st. Plan No. 7.

120TH ST, 119 East, partitions to 4-sty tenement; cost, \$175; owner, Joseph Prinner, 422 East 134th st; architect, George S. Greene, 401 East 143d st. Plan No. 3259.

125TH ST, 301 East, partitions, windows to 5-sty tenement; cost, \$500; owner, Business Men's Realty Co., 37 Liberty st; architect, Morris Schwartz, 194 Bowery. Plan No. 3253.

BROADWAY, 29, steps, partitions to 15-sty office; cost, \$250; owner, Spencer Aldrich, 29 Broadway; architect, Frank T. Cornell, 125 East 23d st. Plan No. 3275.

BROADWAY, 487, Broome st, 445-451, windows, partitions to 13-sty store and loft; cost, \$754; owner, James G. Haggin, 587 5th av; architect, James Cartwright, 62 Cortlandt st. Plan No. 3261.

BROADWAY, 2566, 96th st, 231 West, store front, piers to 7-sty store and tenement; cost, \$1,500; owner, Max E. Bernheimer, 2566 Broadway; architect, Adolph Balschun, 448 East 145th st. Plan No. 3271.

BROADWAY, 463-467, partitions, change stairs to 6-sty stores and offices; cost, \$150; owner, John W. T. Nichols, 82 Worth st; architect, J. J. Diemer, 45 Leonard st. Plan No. 3269.

BROADWAY, 271, Chambers st, 70-74, change sidewalk, platforms, show windows, install vaults to 11-sty bank and office; cost, \$7,500;

ANDREW J ROBINSON, President

DREW K. ROBINSON, Treasurer

## Andrew J. Robinson Co. BUILDERS

A company whose organization, reputation and business experience justifies Architects and Owners in placing Building Construction in its charge.

Telephones { 6970 } Gramercy  
                  { 6971 }  
                  { 6972 }

123 EAST 23D ST., NEW YORK

## THOMAS J. STEEN CO.

### BUILDERS

Hudson Terminal  
Building

30 Church Street  
New York

## GLASS FOR NEW BUILDINGS AND ALTERATIONS

SEND FOR PARTICULARS OF MY NEW

### METAL BAR FOR STORE FRONTS

Which Is Strong, Ornamental and Low in Price; Copper or Oxidized

GLASS TOPS FOR FURNITURE

MIRRORS MADE TO ORDER OR RESILVERED

### J. H. WERBELOVSKY

93 MESEROLE STREET

Telephone Wmsburg. 5300

BROOKLYN

## HECLA IRON WORKS

Architectural Bronze  
and Iron Work

North 10th, 11th, 12th and 13th Streets

BROOKLYN

NEW YORK

## WELLS ARCHITECTURAL IRON CO.

MANUFACTURERS OF ORNAMENTAL IRON AND BRONZE WORK

Phone 8290-8291 Melrose

River Ave. and East 151st St., NEW YORK

## A. PERLMAN IRON WORKS, Inc.

Ornamental Iron Contractors

Telephone, Tremont { 2412 }  
                                  { 3225 }

1735 WEST FARMS ROAD  
4 Blocks East of 174th Street Subway Station

## WILLIAM SCHWENN

Telephone  
1700 Bushwick

Ornamental and Structural  
**IRON WORK**

822 to 832 LEXINGTON AVENUE, near Broadway, BROOKLYN

## JAMES F. EGAN

Builder and  
General Contractor

162 WEST 20th STREET  
Telephone, Chelsea 7490-1

Residential and Business  
Property Improved



## The Advantage of an Expert

In devising and installing **ELECTRIC** work is offered to our clients.

Hotels, Apartment Houses and Loft Buildings specialized.

Our representative will call upon request.

**DENNIS G. BRUSSEL**  
ELECTRICAL  
Engineering and Construction  
39-41 West 38th St., N. Y.  
Telephone, 189-190 Greeley

**ELEVATORS**

**PASSENGER  
AND  
FREIGHT**

**WELSH MACHINE WORKS**

276-277 West Street  
NEW YORK

Telephone Spring 3729

**A. BATAILLE & CO.**

MANUFACTURERS OF

**Patent Enclosures**

Patent Folding Gates, Wire and Grill Work, in Brass, Bronze and Iron.

Bank and Office Railings

587 Hudson St., New York  
Ross Bldg., Cor. Bank St.

**WINE BOTTLE RACKS**

T-1, 891 Chelsea

**ELEVATOR  
REPAIRS**

(Electric-Steam-Hydraulic)

**LORD ELECTRIC CO.**

103 W. 40th St. Day and Night Telephones

**RONALD TAYLOR**

Granolithic and Asphalt Pavements  
"TAYLORITE" FLOORING

Office and Factory, 520 East 20th Street  
Telephone, 4 Gramercy NEW YORK

**WM. H. OLIVER**

Late Hobbs & Oliver  
Established 1846

**PLAIN and  
DECORATIVE Painting**

Paper Hangings and Interior Decorations  
104 and 106 UNIVERSITY PL., NEW YORK  
Telephone, 833 Stuyvesant

Telephone, 3583 Williamsburgh

**EASTERN FIRE-PROOF SASH, DOOR  
AND CORNICE CO.**

Fire-Proof Doors, Window Frames and Sash covered with Kalamain Iron, Brass or Copper  
BOARD OF FIRE UNDERWRITERS DOORS  
Doublesliding Elevator and Dumbwaiter Doors  
109-111, COOK STREET, BROOKLYN, N. Y.

**BURWAK ELEVATOR COMPANY**

Elevators and Dumbwaiters of every description  
Phone, 8463 Cort. 216 FULTON STREET

ESTABLISHED 1868  
**HAYES**  
METAL  
**SKYLIGHTS, LATHING & C.**  
71-87 AVE. NEW YORK.  
FIREPROOF WIRE-GLASS WINDOWS

owner, Metropolitan Bank, 1 Madison av; architect, D. E. Waid, 1 Madison av. Plan No. 3270.

BROADWAY, No. 1448-1450, sign to 8-sty hotel; cost, \$75; owner, 41st St Realty Co, 5 Beekman st. Plan No. 2.

CATHEDRAL PARKWAY, 12-18, alter roof, piers to 1-sty garage; cost, \$150; owner, Samuel I. Ferguson, 25 Broad st; architect, W. J. N. Anna, 25 W 42d st. Plan No. 12.

EAST BROADWAY, 19-23, boilers, to 7-sty store and loft; cost, \$300; owner, L. Levy, 13 Catharine st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 3273.

EAST END AV, s w cor 84th st, partitions, windows, toilets to 5-sty store and tenement; cost, \$500; owner, M. Frey, 504 East 87th st; architect, Chas. Stegmayer, 168 E 91st st. Plan No. 15.

1ST AV, n w cor 106th st, partitions, toilets, store fronts to 5-sty store and tenement; cost, \$700; owner, Frank Garafalo, 419 East 116th st; architect, N. Langer, 81 East 125th st. Plan No. 3277.

2D AV, n w cor 5th st, hand lift, windows to 6-sty tenement; cost, \$200; owner, Alfred Hahn, 1242 Madison av; architect, J. H. Friend, 2353 Davidson av. Plan No. 14.

2D AV, No. 1152, 1-sty rear extension, 20x25, partitions, alter walls, plumbing to 4-sty store and tenement; cost, \$2,500; owner, Moses Oppenheim, 1242 50th st, Brooklyn; architect, L. F. J. Weiher, 271 W. 125th st. Plan No. 6.

2D AV, ne cor 92d st, alter windows, exits to 5-sty tenement and hall; cost, \$400; owner, Geo Ehret, 235 East 92d st; architect, L. E. Dell, 343 River st, Hackensack, N. J. Plan No. 9.

3D AV, 2162-2166, partitions, iron stairs to three 4-sty stores and dwellings; cost, \$1,000; owner, Sanders Gutman, 452 Broadway; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 11.

4TH AV, 379, change stairs, partitions, piers to 5-sty cafe and tenement; cost, \$750; owner, Patrick J. Cuskley, 1122 Broadway; architect, J. P. Whiskeman, 39 West 38th st. Plan No. 3267.

5TH AV, 520, stairways, mezzanine floor, new front, show windows to 4-sty store; cost, \$10,000; owner, Geo. Henry Warren Est., 68 Broad st; architect, A. N. Allen, 2 West 45th st. Plan No. 10. Gillies Campbell Co., 1 Madison av, has contract.

5TH AV, s e cor 56th st, show windows, partitions to 12-sty store and hotel; cost, \$800; owner, 719 Fifth Av. Co., 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 13.

5TH AV, No. 375, beams, stairs, to 6-sty store and loft; cost, \$8,500; owner, Mrs. Mary E. Crocker, 402 5th av; architect, Herbert R. Mainzer, 105 W. 40th st. Plan No. 1.

10TH AV, s e cor 13th st, alter 4-sty backing plant; cost, \$2,500; owner, Swift & Co, on premises; architect, B. H. Coffey, 149 Broadway. Plan No. 3278.

### Bronx.

BOONE ST, w s, 149.7 n West Farms rd, move 2-sty brick dwelling; cost, \$1,000; owner, P. C. Kiernan, 437 East 121st st; architect, Carl J. Itzel, 847 Freeman st. Plan No. 567.

FULLER ST, s s, 100 e Zerega av, move 2-sty frame dwelling; cost, \$600; owner, Melchior III, on premises; architect, B. Ebeling, 1407 Taylor av. Plan No. 573.

HOME ST, 910, new partitions to 3-sty frame store and dwelling; cost, \$100; owner, Peter J. Stumpf, 1209 Hoe av; architects, Toelberg & Son, 1167 Fox st. Plan No. 570.

HOME ST, 864 and 866, new show window to 3-sty frame store and tenement; cost, \$300; owner, John J. Bowe, 1338 Prospect av; architect, Robert E. La Velle, 2801 Valentine av. Plan No. 1.

AQUEDUCT AV, n w cor University av, 1-sty stone extension, 70x90, to 2-sty stone church; cost, \$65,000; owners, University Heights Presbyterian Church, Collins P. Bliss, 2204 Andrews av, chairman Building Committee; architect, Robert N. Cleverdon, 4 East 42d st. Plan No. 2.

BOSTON RD, e s, 260 s 169th st, new booth, new partitions, etc., to 3-sty brick stores and amusement hall; cost, \$1,000; owner, Jennie Halpert, 1260 Boston rd; architect, George Hof, Jr., 371 East 158th st. Plan No. 568.

BOSTON TURNPIKE, s e, 136.11 n Reeds Mill rd, 1-sty frame extension, 48.6x94.9 to 3-sty frame hotel and hall; cost, \$1,000; owner, Henry Dickert, on premises; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 571.

BROOK AV, e s, 116 s 169th st, new store front, new partitions and lower to grade, 3-sty frame store and tenement; cost, \$3,000; owner, C. Ernst, 35 Nassau st; architect, Max Kriendel, 338 East 121st st. Plan No. 4.

HUGHES AV, e s, 40 n 189th st, raise and grade 3-sty brick store and tenement; cost, \$200; owner, Antonio Ciavanni, 678 Morris av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 572.

ST. ANN'S AV, 742 to 810, new elevator to 6-sty brick brewery; cost, \$800; owners, Ebling Brew Co., on premises; architect, Harry N. Paradise, 288 East 201st st. Plan No. 3.

WESTCHESTER AV, Nos. 446 and 448, build 1-sty of brick upon 2-sty brick store; cost, \$9,575; owner, Armuccio Santini, 441 East 149th st; architect, Chris F. Lohse, 626 St. Ann's av. Plan No. 569.

3D AV, 2808, janitors' quarters, built upon 7-sty brick offices; cost, \$750; owners, Columbia Knickerbocker Trust Co., on premises; architects, Moore & Landsiedel, on premises. Plan No. 566.

### Brooklyn.

BEAVER ST, Nos. 80-84, new stairway, etc., 5-sty and basement store and tenement; cost, \$600; owner, Jacob Siris, 64 Allen st, N. Y.; architect, Louis A. Sheinart, 194 Bowery, N. Y. Plan No. 7588.

BERGEN ST, 472, new store front, 4-sty tenements; cost, \$200; owner, Longman, 297 Pearl st, N. Y.; architect, M. Kaplan, 535 Dean st. Plan No. 7589.

BRIDGE ST, 115, front wall, etc., 3-sty and attic store and dwelling; cost, \$1,000; owner, Thomas McLaughlin, 121 Bridge st; architects, Brook & Rosenberg, 44 Court st. Plan No. 7590.

COURT ST, s e cor Bergen st, store front and partitions; cost, \$500; owner, Wm. Geiger, 45 West 34th st; architect, R. T. Schaeffer, 1522 Flatbush av. Plan No. 7.

DEAN ST, Nos. 1309-11, windows, etc., 4-sty dwelling; cost, \$7,000; owner, Arthur G. Shaffner, 177 Montague st; architect, Wm. Debus, 86 Cedar st. Plan No. 7604.

DEGRAW ST, s s, 27.6 e 4th av, interior alterations; cost, \$200; owner, C. Wischette, 684 Degraw st; architect, P. Joseph G. Hartung, Plan No. 3.

DEVOE ST, No. 112, interior alteration 3-sty dwelling; cost, \$200; owner, August Mangels, on premises; architect, David A. Lucas, 98 3d st. Plan No. 7598.

FERRIS ST, No. 83, windows, &c, 4-sty tenement; cost, \$800; owner, Eliz Collins, 195 Adams st; architect, David A. Lucas, 98 3d st. Plan No. 7616.

FULTON ST, s s, 125 e Alabama av, extension, 1-sty and plumbing; cost, \$400; owner, Morris Miller, 2586 Fulton st; architect, Lee Samenfeld, 741 McDonough st. Plan No. 5.

GRAND ST, s s, 225 w Havemeyer st, exterior and interior alterations; cost, \$125; owner Sarah Rosenthal, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 7623.

HERKIMER ST, s w cor Sackman st, interior alterations, 2-sty telephone office; cost, \$19,000; owner, N. Y. Telephone Co., 15 Dey st, N. Y.; architect, Edward A. Munyer, same address. Plan No. 7593.

HICKS ST, 548, interior alterations, 2-sty clubhouse; cost, \$100; owner, Ann Peters, on premises; architect, W. J. Conway, 400 Union st. Plan No. 7569.

LYNCH ST, s e cor Bedford av, repair elevator; cost, \$1,800; owner, N. Y. & Brooklyn Casket Co., on premises; architect, Gust Seaberg, 407 Douglass st. Plan No. 7560.

PIERREPONT ST, n s, 102.3 w Henry st, plumbing alterations; cost, \$140; owner, B. H. Smith, 79 Pierrepont st; architect, C. Shepherd, 129 Atlantic av. Plan No. 13.

STANHOPE ST, e s, 46 s Myrtle av, plumbing to 1-sty synagogue; cost, \$100; owner, Cong. Asche Emes, 136 Stanhope st; architects, Shampian & Shampian, 772 Broadway. Plan No. 7614.

STOCKTON ST, s s, 180 w Throop av, remove porch and alter roof; cost, \$500; owner, Alex Krefetz, 194 Vernon av; architects, Brook & Rosenberg, 44 Court st. Plan No. 15.

UNION ST, 644, change front 2-sty and basement dwelling; cost, \$500; owner, Angelina Russo, 187 4th av; architect, W. J. Conway, 400 Union st. Plan No. 7570.

WARWICK ST, No. 540, new doors and interior alterations, 2-sty dwelling; cost, \$900; owner, Frank Hess, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 7619.

WASHINGTON ST, 1031, remove store front, etc., 3-sty store and dwelling; cost, \$400; owner, Rachel Davis, on premises; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 7585.

WASHINGTON ST, s e cor Johnson st, repair elevator; cost, \$325; owner, Brooklyn Daily Eagle, on premises; architect, Otis Elevator Co., 250 11th av. Plan No. 7573.

YORK ST, n s, 46.10 e Jay st, windows, plumbing and interior alterations; cost, \$1,800; owner, National Lead Co., 11 Broadway; architect, Frank H. Quinby, 99 Nassau st. Plan No. 11.

NORTH 6TH ST, 290, interior alterations, 2-sty and basement dwelling; cost, \$200; owner, Tony Geswald, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 7577.

BAY 23D ST, e s, 50 s Benson av, dormer window, 1 1/2-sty dwelling; cost, \$70; owner, Laura S. Bishop, 123 Bay 23d st; architect, Francis S. Collard, 122 Bay 23d st. Plan No. 7586.

WEST 25TH ST, s w cor Surf av, change front 2-sty and attic hotel; cost, \$650; owner, Hugh P. Skelly, 37th st and 1st av, N. Y.; architect, L. P. Murphy, P. O. Building, Surf av. Plan No. 7567.

57TH ST, s w s, 260 s e 8th av, new bath room; cost, \$125; owner, Patrick Kennedy, 672 54th st; architect, Frank E. Kelly, 390 McDonough st. Plan No. 8.

ASHFORD AV, s s, 25 w Linwood st, plumbing &c; cost, \$150; owner, Joseph Eiseman, 276 Arlington av; architect, Jos Miller, 2740 Atlantic av. Plan No. 7629.

ATLANTIC AV, 500, remove rear wall, 2-sty moving picture show; cost, \$2,500; owner, Max Weisberg, 209 Dean st; architects, Brook & Rosenberg, 44 Court st. Plan No. 7582.

ATLANTIC AV, 498, windows, doors, etc., 2-sty dwelling; cost, \$500; owner, Max Weisberg, 209 Dean st; architects, Brook & Rosenberg, 44 Court st. Plan No. 7580.

SAME PROPERTY, remove chimney, porch, etc.; cost, \$500; owner and architect, as above. Plan No. 7581.

ATLANTIC AV, n e cor Linwood st, interior and exterior alterations; cost, \$2,500; owner, Wm. C. Bowne, Jr., 658 St. Mark's av; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 12.



ATLANTI CAV, s s, 40 w Smith st, plumbing only; cost, \$700; owner, Anna Finkelstein, 36 Gouverneur st; architects, Brook & Rosenberg, 44 Court st. Plan No. 16.

BELMONT AV, s w cor Schenck av, change store front, etc., 3-sty store and dwelling; cost, \$1,000; owner, Morris Feman, 484 Belmont av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 7571.

BROADWAY, e s, 20 s Kosciusko st, wall to extension, 1-sty (light) storage; cost, \$200; owner, Herman Mayer, 271 75th st; architect, John C. Wandell & Co., 4 and 5 Court Square. Plan No. 7617.

FLUSHING AV, n s, 90 w Thornton av, extension to 4-sty tenement; cost, \$2,000; owner, Dorothea Giebrich, 695 Flushing av; architect, C. W. Hine, 338 East 82d st, N. Y. Plan No. 14.

GREENPOINT AV, 450, cover driveway, 2-sty storage; cost, \$500; owner, Columbus Distilling Co., on premises; architects, Brook & Rosenberg, 44 Court st. Plan No. 7584.

HUDSON AV, e s, 25 s Evans st, plumbing and interior alterations; cost, \$200; owner, Maria Hackett, on premises; architect, Robt A Austin, 174 Sands st. Plan No. 7627.

KENT AV, 899, remove walls, etc., 3-sty light mfg; cost, \$2,000; owner, Harry Aronson, 40 Manhattan av; architect, Brook & Rosenberg, 44 Court st. Plan No. 7583.

Lexington av, Nos. 830-2, elevator shaft, 1-sty iron works; cost, \$500; owner, Wm. Schwenn, on premises; architect, Chas Infanger & Son, 2634 Atlantic av. Plan No. 7601.

MONTROSE AV, 27, store front, 3-sty and dwelling; cost, \$2,500; owner, Antonio Di Grazi, 27 Montrose av; architect, Charles P. Cannella, 60 Graham av. Plan No. 7591.

NEW LOTS AV, No. 880, extension 2-sty dwelling; cost, \$250; owner, Cath. M. Cornell, New Lots and Shepherd avs; architect, Otto C. Infanger, 2634 Atlantic av. Plan No. 7600.

ST. MARK'S AV, No. 1069, new stairway, etc., 2-sty dwelling; cost, \$250; owner, Guiseppi Denton, on premises; architect, Wm. Keegan, 108 Milton st. Plan No. 7599.

SHERIDAN AV, e s, 97.6 s Blake av, interior alterations and plumbing to 2-sty cow stable; cost, \$1,200; owner, Osias Engelberg, 165 Richmond st; architects, Edward Rose & Son, Grant st, Elmhurst. Plan No. 17.

SUTTER AV, 481, remove walls, etc., 2-sty store and dwelling; cost, \$700; owner, Enish Greenberg, 528 Sutter av; architect, Max Cohn, 280 Bedford av. Plan No. 7578.

TOMPKINS AV, No. 75, windows and interior alteration, 3-sty store and tenement; cost, \$200; owner, Henry Rosenthal, 64 Graham av; architect, Chas. P. Cannella, 60 Graham av. Plan No. 7603.

TOMPKINS AV, s w cor Kosciusko st, extension to 3-sty tenement; cost, \$7,500; owner, Charles Ehleis, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 1.

WASHINGTON AV, 46, repair elevator; cost, \$1,600; owner, Henry Von Glahn & Sons, 66 Washington av; architect, Gust. Seaberg, 407 Douglass st. Plan No. 7559.

5TH AV, s w cor 39th st, store front and doors; cost, \$500; owner, Robt. Rosenbrock Estate, 3902 5th av; architect, Morris Schwartz, 194 Bowery, N. Y. C. Plan No. 7605.

**Queens.**

FLUSHING.—Smart av, e s, 200 n Laburnam av, erect new concrete block foundation under dwelling; cost, \$175; owner, Fred Kline, 149 Smart av, Flushing. Plan No. 1405.

JAMAICA.—Fulton st, 236, erect new wood sign; cost, \$25; owner, Premier Realty Co., 176 Broadway, Brooklyn. Plan No. 1411.

LONG ISLAND CITY.—6th st, n s, 200 w Vernon av, general interior alterations to 2-sty building; cost, \$1,000; owner, Frederick Russell, 6th st, L. I. City. Plan No. 1410.

LONG ISLAND CITY.—Purvis st, e s, 425 s Jackson av, new plumbing in dwelling; cost, \$60; owner, W. Kenney, 41 Purvis st, L. I. City. Plan No. 1408.

LONG ISLAND CITY.—Creek st, e s, bet 3d and 4th sts, 1-sty frame extension on side factory, 20x120, slag roof; cost, \$1,000; owner, Irving Iron Works, premises. Plan No. 1406.

LONG ISLAND CITY.—William st, w s, 150 n Jane st, install new plumbing in dwelling; cost, \$50; owner, Patrick Trainor, 135 William st, L. I. City. Plan No. 1407.

RICHMOND HILL.—Jamaica av, s s, 100 e Diamond av, erect new store front on real estate office; cost, \$91; owner, Carl Timmen, 529 Garfield av, Richmond Hill. Plan No. 1404.

FAR ROCKAWAY.—Central av, 257, install new plumbing in store; cost, \$90; owner, H. Lunninb, premises. Plan No. 1409.

FLUSHING.—Lincoln st, s e cor Union st, extend present store front out 3 ft; cost, \$300; owner, Phillip Ferris, premises. Plan No. 1385.

FLUSHING.—Hamilton st, w s, 25 s Warren st, 1-sty frame extension, 12x14, on rear 2-sty frame dwelling, shingle roof; cost, \$125; owner, Sarah Skeuse, 44 Pine st, Flushing. Plan No. 1394.

FLUSHING.—Jager av, s e cor Maple av, install new plumbing in dwelling; cost, \$350; owner, F. G. Whittlely, premises. Plan No. 1384.

JAMAICA.—West st, e s, 200 s Bandman av, install new plumbing in dwelling; cost, \$45; owner, John Kopp, Allen st, Jamaica. Plan No. 1374.

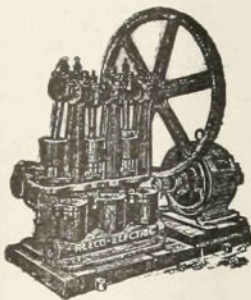
LONG ISLAND CITY.—10th st, foot of East River, install new plumbing in factory; cost, \$650; owner, Devoe Oil Co., premises. Plan No. 1382.

LONG ISLAND CITY.—Ridge st, e s, 75 s Radde st, erect new foundation under stable; cost, \$300; owner, Louis Cohn, 267 Radde st, L. I. City. Plan No. 1403.

**CAULDWELL-WINGATE COMPANY**  
**BUILDING CONSTRUCTION**

S. MILBANK CAULDWELL, President  
WALTER S. FADDIS, Vice-President  
ROY W. WINGATE, Sec'y and Treas.  
FRANK C. POUCHER, Chairman  
Board of Directors

**381 FOURTH AVENUE** **NEW YORK**  
Tel. 4380 Madison Square



**"REECO" Electric Water Pumps.**  
Large and Small. Latest Improved  
Designs. Built by  
**RIDER-ERICSSON ENGINE CO.**  
20 Murray Street, New York  
Telephone 6415 Barclay for Estimates, etc.

**Otis Elevator Company**

**ELEVENTH AVENUE AND TWENTY-SIXTH STREET, NEW YORK**  
And Offices in All Principal Cities of the World

Manufacturers of All Types of Passenger and Freight Elevators—For All Kinds of Power  
Including Hand Power Elevators Suitable for Stores, Warehouses, Stables, Garages and  
Small Factories

**INQUIRIES INVITED** on any question involving the conveyance of Passengers and Freight from  
level to level or horizontally to widely separated points.

**JOHN C. ORR COMPANY** Telephone  
948 Greenpoint

Sash, Doors, Blinds and House Trim

**LUMBER OF ALL KINDS FOR BUILDERS**

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

**EMPIRE CITY-GERARD CO.**

FINE INTERIOR HOUSE TRIM

WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.

Office: 40-42 East 22d Street, N. Y.

Factory: Brooklyn, N. Y.

**WEISBERG-BAER COMPANY**

MANUFACTURERS OF HIGH-GRADE INTERIOR WOODWORK  
WINDOW FRAMES, SASH AND DOORS

BOULEVARD AND ORCHARD STREET, ASTORIA Phone Astoria 433

I HAVE MADE  
A SPECIAL  
STUDY FOR  
YEARS  
OF

**ALTERATION WORK ON BUILDINGS**

IN ORDER TO INCREASE RENTALS AND COMPLY  
WITH THE NEW BUILDING LAWS, ETC.

LET MY EXPERIENCE AID YOU

**J. SCHLESINGER, General Contractor and Builder**

Phones 6496-97 Madison Square

1265 BROADWAY, N. Y. C.

**MANHATTAN FIREPROOF DOOR CO.**

MAURICE AND LEXINGTON AVES., WINFIELD, L. I.

Manufacturers of Best Classes of

Tel., 911-912 Newtown

**Kalameined and Metal Covered Work**



## 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 21, 1912.—Sealed proposals will be received in this office until 3 o'clock p. m. on the 30th day of January, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States Post Office at Biddeford, Me. The building is of one story and basement, and has a ground area of approximately 5,200 square feet; fireproof construction throughout; stone and brick facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Biddeford, Me., or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

### HEARINGS ON SUBWAY CONTRACTS.

The Public Service Commission for the First District will hold public hearings on the form of contracts containing terms and conditions to govern joint construction by the City, and by the Interborough Rapid Transit Company, and by the New York Municipal Railway Corporation, of certain rapid transit railroads embraced in the Dual System, and operation by those companies respectively of the portions of said lines allotted to each in conjunction with existing rapid transit roads now operated by each.

The hearings will be held on January 14, 1913, in Room 305, No. 154 Nassau Street, New York City, as follows:

**On the New York Municipal Railway Corporation contract at 10:00 A. M.**

**On the Interborough Rapid Transit Company contract at 2:00 P. M.**

Copies of the proposed contracts are for sale at one dollar each.

**PUBLIC SERVICE COMMISSION FOR THE FIRST DISTRICT.**

By, WILLIAM R. WILLCOX, Chairman.  
TRAVIS H. WHITNEY, Secretary.  
December 30, 1912.

## HOUSE WRECKING DOWN TO A SCIENCE

We contract with builders, owners and architects for the wrecking of buildings—small or great—from top to curb. Large forces of skilled workmen, under competent foremen, together with modern appliances and ample hauling facilities, permit quick work. System in all branches reduces the bluster of wrecking to a minimum. Our methods provide safety to abutting property and but slight street encroachment.

We have handled as many as a dozen big contracts simultaneously during a single month.

We guarantee satisfaction and satisfy the architect, builder and owners as to terms.

Write us or call us up and we will have a representative with you promptly on appointment.

## Jump House Wrecking Co.

45 West Thirty-Fourth St.  
NEW YORK

Telephone, GREELEY 3332

Yards: Borden and East Avenue  
Long Island City  
Telephone 3750 Hunters Point

**EAYSIDE.**—Broadway and Bell av, erect new electric sign; cost, \$60; owner, Wagner & Story, Bayside. Plan No. 1420.

**COLLEGE POINT.**—1st av, s w cor 10th st, general interior alterations and new bay window; cost, \$2,500; owner, John W. Rapp, 1st av, College Point; architect, C. Ritterbusch, 156 5th av, N. Y. C. Plan No. 1413.

**CORONA.**—42d st, e s, 175 n Polk av, install new plumbing in dwelling; cost, \$40; owner, Patrick Farrell, 74 Randell av, Corona. Plan No. 1421.

**CORONA.**—Orchard st, n s, 100 e Myrtle av, interior alteration to 1-sty dwelling to provide for two families; cost, \$300; owner, M. Bloom, 125 Myrtle av, Corona. Plan No. 1435.

**CORONA.**—East Jackson av, No. 30, new electric sign; cost, \$50; owner, Joseph Kuhn, 1176 2d av, N. Y. C. Plan No. 1432.

**DOUGLSTON, L. I.**—Cherry st, s w cor Prospect st, install new plumbing in dwelling; cost, \$50; owner, Helen Stewart, Douglaston. Plan No. 1431.

**EAST WILLIAMSBURG.**—John st, w s, 100 n Prospect st, 4-sty brick extension, 129x116, on rear of Public School; cost, \$165,000; owner, Board of Education, 500 Park av, N. Y. C. Plan No. 1424.

**EDGEMERE.**—Frost av, w s, 100 s Boulevard, 2-sty frame extension, 12x13, extension on rear 2-sty dwelling, shingle roof; cost, \$300; owner, John Mehrrens, Edgemere; architect, J. H. Cornell, Far Rockaway. Plan No. 1426.

**GLENDALE.**—Webster av, w s, 530 s Myrtle av, 1-sty frame extension, 20x8, on front 1-sty frame dwelling, tin roof; cost, \$140; owner, Elizabeth Laier, 249 Webster av, Glendale. Plan No. 1415.

**JAMAICA.**—Division st, w s, 150 s Fulton st, new stone foundation under stable; cost, \$250; owner, John J. Brown, Division st, Jamaica, N. Y. Plan No. 1437.

**LONG ISLAND CITY.**—Hancock st, No. 480, 1-sty frame extension, 24x26, on side factory, tar roof; cost, \$400; owner, John Polachek, Park av and 85th st, N. Y. C. Plan No. 1417.

**LONG ISLAND CITY.**—Jackson av, s s, 50 e Honeywell st, erect covering over loading platform; cost, \$500; owner, Ford Motor Co., premises. Plan No. 1419.

**LONG ISLAND CITY.**—Winthrop av, n s, 660 e Barclay st, erect new elevator hatch; cost, \$300; owner, Astoria Light, Heat & Power Co., premises. Plan No. 1418.

**LONG ISLAND CITY.**—Sunswick st, e s, 275 n Wilbur av, building to be raised and 1-sty built underneath; cost, \$2,000; new plumbing; owner, Angeleo Mollio, 88 Sunswick st, L. I. City; architect, Chas Hewitt, 717 Crescent st, L. I. City. Plan No. 1423.

**LONG ISLAND CITY.**—3d av, e s, 250 n Jamaica av, 1-sty added to dwelling and interior alterations; cost, \$2,000; owner, W. J. Thomas, 466 3d av, L. I. City; architect, Chas. Hewitt, 717 Crescent st, L. I. City. Plan No. 1422.

**LONG ISLAND CITY.**—Railroad av, No. 3, install new freight elevator; cost, \$5,000; owner, The American Agri. Chemical Co., 2 Rector st, N. Y. C. Plan No. 1428.

**LONG ISLAND CITY.**—4th av, w s, 348 n Potter av, 1-sty frame extension, 14x12, on rear of shed; cost, \$40; owner, Zajic & Hardlicka, 1133 4th av, L. I. City; architect, Chas. Hewitt, 717 Crescent st, L. I. City. Plan No. 1434.

**LONG ISLAND CITY.**—Grand av, s e cor Crescent st, general interior alteration, club house; cost, \$2,000; owner, Arthur Keating, 62 Jackson av; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 1429.

**LONG ISLAND CITY.**—Boulevard, No. 406, raise 4 family dwelling, 7x7, and erect new foundation; cost, \$700; owner, Mary O'Brien, premises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1425.

**METROPOLITAN.**—Forest av, e s, 25 n Prospect st, install new plumbing in dwelling; cost, \$100; owner, Geo. Bayer, premises. Plan No. 1412.

**OZONE PARK.**—Belmont av, n s, 50 e Wyckoff av, interior alterations to dwelling to provide for 4 rooms; cost, \$200; owner, John Devowz, Ozone Park. Plan No. 1417.

**ROCKAWAY BEACH.**—Dodge av, e s, 264 s Boulevard, 1-sty frame extension, 8x30, on side of 2-sty dwelling, new foundation; cost, \$1,500; owner, Mrs. Sasia, premises; architect, J. B. Smith, Rockaway Beach, N. Y. Plan No. 1433.

**ROCKAWAY BEACH.**—Holland av, n e cor Ocean av, 3-sty frame extension, 31x30, on front of hotel, tin roof; cost, \$4,200; owner, The G. W. Craft Realty Co., premises; architect, William Kurz, 192 Bowery, N. Y. Plan No. 1430.

**WINFIELD.**—Grove st, w s, 690 n Woodside av, install new plumbing in 1-family dwelling; cost, \$175; owner, L. Allbrecht, premises. Plan No. 1416.

**LONG ISLAND CITY.**—16th av, No. 169, install new plumbing in two dwellings; cost, \$250; owner, J. Scharf, 169 16th av, L. I. City. Plan No. 1436.

**JAMAICA.**—Hillside av, w s, 120 n Shelton av, 2-sty frame extension, 14x6, on rear 2-sty frame dwelling, tin roof; cost, \$150; owner, Fred Warte, premises. Plan No. 1438.

**RICHMOND HILL.**—Fulton av, n e cor Briggs av, erect outside stairs and interior alterations to 1-family dwelling; cost, \$1,500; owner, Mrs. E. A. Sasse, premises. Plan No. 1427.

### Richmond.

**CANAL ST,** s s, cor Front, Stapleton, alterations to brick saloon; cost, \$85; owner, H. Davidson, Stapleton; builder, J. McDowell, Stapleton. Plan No. 502.

**CENTER ST,** Tottenville, alter frame dwelling; cost, \$200; owner, H. R. Yetman, Tottenville; builder, W. E. John, Tottenville, S. I. Plan No. 498.

**GORDON ST,** w s, 50 n Elm, Stapleton, add frame printing shop; cost, \$700; owner, John Wallig, Stapleton; builders, Hesse & Offenjest, Stapleton. Plan No. 500.

**TAYLOR ST,** e s, 250 n Cary av, West New Brighton; add frame dwelling; cost, \$400; owner, Mary A. Rourke, premises; builder, Fred Deppe, Sr., West New Brighton. Plan No. 501.

**VANDERBILT AV AND ROFF ST,** Stapleton, alter frame tenement; cost, \$100; owner, Wm. Schroeder, Stapleton; architect, John Davies, Tompkinsville; owner builds. Plan No. 499.

**BOARDWALK,** 450 e Sand la, South Beach, add frame hotel; cost, \$1,000; owner, S. Beach Imp. Co., South Beach; builder, D. N. Hood, South Beach. Plan No. 503.

### Personal and Trade Notes.

**WILLIAM H. BOGART,** architect, 250 Jackson av, Jersey City, desires catalogs of combination wash trays and sinks.

**GRONENBERG & LEUCHTAG,** architects, formerly of 7 West 22d st, have moved to new offices at 303 th av. New telephone number, Madison Square 8360-61.

**JOHN J. SWAN,** formerly with the Chicago Pneumatic Tool Co., New York, as manager of the New York office and later as mechanical engineer in the compressor department, has become associated with the Oil Power Engineering Corporation, New York.

**JOHN T. SIMPSON,** one of the organizers, and for the last five years President of the American Concrete Steel Company, of Newark, N. J., has sold his entire interest in that company and opened an office at 1224 Essex Building, Newark, to follow the practice of architecture and engineering.

THE INDICATIONS are that the midwinter convention of the American Institute of Electric Engineers under the auspices of the Standards Committee, will be of great interest. A large number of papers are being prepared under the general direction of Dr. A. E. Kennelly, chairman, and under the particular supervision of Messrs. Lamme and Steinmetz, of the sub-committee on General Revision of Rules, and Messrs. Merrill, Robbins and Powell, of the sub-committee on Rating.

### Government Work.

**NEW YORK.**—Sealed proposals will be received until January 25, for three electric passenger elevators in connection with the reconstruction of the United States Barge Office, New York, N. Y., in accordance with the drawing and specification, copies of which may be had at the office of the Supervising Architect, O. Wenderoth, Wash., D. C.

**CEDARTOWN, GA.**—Sealed proposals will be received until January 31, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches), of the United States post office at Cedartown, Ga. The building is 1 sty and basement, and has a ground area of approximately 3,940 sq ft. First floor only fireproof, stone and brick facing, and tin roof. Drawings may be obtained from the custodian of site at Cedartown, Ga., or at the office of the Supervising Architect, O. Wenderoth, Wash., D. C.

**BIDDEFORD, ME.**—Sealed proposals will be received until January 30, 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 Biddeford, Me. The building is 1 sty and basement, and has a ground area of approximately 5,200 sq ft; fireproof construction throughout; stone and brick facing, and tin roof. Drawings may be obtained from the custodian of site at Biddeford, Me., or at the office of the Supervising Architect, O. Wenderoth, Wash., D. C.

### Why the Stairs Fell.

Hearings to investigate the recent collapse of a stairway at the Nostrand avenue station of the Long Island Railroad in Brooklyn are being held by the Public Service Commission. The stairway, which was an apparently substantial structure, of steel frame, gave way while one man was descending it, and had killed him in its collapse. While no report has yet been made, testimony has been given tending to show that the collapse was due to the breaking of the connection between the steel girder, forming the side of the stairway, and a castiron post on the first landing, against which the end of the girder rested. The commission has directed its engineers to make examination of all similar stairs from all elevated railroads, with the view of disclosing any defects which may exist in their condition.

—The State of New York indeed ought to have a building of its own here, in order to house its many local offices, but our landlords would hate to lose them as tenants.



**DEPARTMENTAL RULINGS**

**BUREAU OF FIRE PREVENTION.**  
Orders Served.

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

- A-- Signifies, Auxiliary Fire Appliance.
- B-- " Fire Escape.
- C-- " Fireproofing and Structural Alteration.
- D-- " Fire Alarm and Electrical Installation.
- E-- " Obstruction of Exit.
- F-- " Exit and Exit Sign.
- G-- " Fireproof Receptacles and Rubbish.
- H-- " No Smoking.
- I-- " Diagrams on Program and Miscellaneous.
- J-- " Discontinue use of premises.
- K-- " Volatile, Inflammable Oil and Explosive.
- L-- " Certificates and Miscellaneous.
- M-- " Dangerous condition of heating or power plant.
- O-- " Discontinue use of Oil Lamps.

**Manhattan Orders Served.**

- 84 Amsterdam av abt N. S. Goldstein A-G-H
- 133-5 Amsterdam av agt John J. Mooney A-G-L-K
- 480 Amsterdam av agt H. Schlenoff A
- 38 Bowery agt Imperial Photograph Co D
- 290-4 Bway agt R. G. Dun & Co. C-B-A-G
- 299 Bway agt James Barclay A-F-G
- 632-4 Bway agt Phil. Wolf & Co H
- 632-4 Bway agt B. Stern & Son. H
- 632-4 Bway agt Kass & Tenenbaum H
- 692-4 Bway agt Levy & Schildt. H
- 692-4 Bway agt Coleman Tailoring Co. H
- 693-7 Bway agt J. L. Taylor & Co. H
- 694 Bway agt Harris Suspender Co. H
- 715-19 Bway agt Cohn, Brown & Co. H
- 632 Bway agt Apple & Co. H
- 740-44 Bway agt Addressograph Co. H
- 740 Bway agt Alfred Benjamin & Co. H
- 740 Bway agt Curriek, Leiken & Bauden H
- 803 Bway agt Ruben Sadowsky. H
- 813 Bway agt Morris M Einson. H
- 676 Columbus av agt Sigmund Klein D
- 79-81 Duane st agt Chas. F. Hoffman D
- 79-81 Duane st agt Consolidated Gas Co. C
- 25 Duane st agt James K. Shaw & Co. D
- 28-30 E 12th st agt G. M. Thomas, G-A-B-C-F
- 10 E 33d st agt Albert B. Ashforth D-A-C-F-G-E-H
- 223 Greene st agt Harry Herche. G
- 9-15 Murray st agt Franklin Bldgs. Co. C-D-A-F-H-B
- 37 9th av agt Conron Brothers. G-C
- 30 Suffolk st agt Levey & Herzog A-F-C-B-H-G-E
- 12-14 W 37th st agt Cross & Brown H-F-A-G
- 206 W 77th st agt W. Dixon Ellis C-K
- 250-3 West st agt Cortlandt P. Dixon A-B
- 169 William st agt Van Zandt Real Estate Co. C-E-F-G-H
- 105 Worth st agt Colonial Real Estate Co. D
- 62 E 4th st agt W. Rosenberg. B-F-G
- 549-55 Bway through to 120-26 Mercer st agt Peter W. Rouss, D-C-A-G-B-E-F
- 621 Bway agt New York Railways Co. A-B-C
- 47 Cortlandt st agt Maurice Brill. B-E
- 94 Division st agt Harry Sammet, B-E-C-A-D-F-G
- 103 E Bway agt Bernard Shanowsky D-C
- 12 E 3d st agt Nathan Crosovsky L
- 331 E 125th st agt Meyer Panish. C
- 123-5 Mercer st agt Peter W. Rouss A
- 113 Park Row agt John H. Spellman D-C
- 73 Pine st agt Amos P. Eno. L-C-B
- 477-81 10th av agt Richard E. Thibaut H-C-B-E-A-L
- 729 10th av agt David H. Nathanson A-G-H
- 2231 3d av agt John P. Kelly. J-G-D-F
- 2291 3d av agt Wendolin Nauss. D-F-C
- 49 Vesey st agt J. A. Murray. E-C
- 186 W Bway agt Julia Livingston Estate B
- 61 W 14th st agt E. S. Manheimer K-D-C-G-L
- 31 W 4th st agt J. B. Williams. H-G
- 44-50 W 18th st and 47-53 W 17th st agt Henry Phipps Estate. C-A-G-F-H
- 129 W 22d st agt Beader Bros. G
- 148-56 W 23d st agt J. Luhs. G-H
- 27-35 W 24th st agt Andrew Kerwin G-H-A-C-F
- 225 W 39th st agt Am. Press Assn. G-K-L-A
- 231-3-5 W 40th st agt N. Y. Motor Car Co. K-L
- 234 W 48th st agt Wessex Realty Co. C
- 129 W 51st st agt H. C. Fricke. K-L
- 112-14 W 52d st agt Joscelyn Stable Co. K-L
- 417 W 55th st agt F. B. Stearns Co. of New York. D-K-L
- 419 W 55th st agt Mitchell Motor Co. of New York. K-L



**ATLAS**  
PORTLAND  
CEMENT



The standard by which all other makes are measured

THE ATLAS PORTLAND CEMENT CO.  
30 BROAD STREET, NEW YORK

Productive Capacity Over 50,000 bbls. per day--Largest in the World

**CAELMSEENNT**

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK



**Brooklyn Bridge Brand**  
**Rosendale Hydraulic Cement**

WHOLESALE PRICE

Barrels or Duck Bags, 90c. per Bbl.  
Price for Portland, \$1.58

When Rosendale Will Answer, Why Use Portland?



**Farnham Cheshire Lime Co.**

The Only Perfect Lime Manufacturers All Dealers Handle It  
Finishing Lime for High Class Work 39 Cortlandt Street All Plasterers Need It  
NEW YORK

Always Call for BLUE LABEL

The "Original" Farnham's "Cheshire" Lime



**Vulcanite Portland Cement**

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co. 5th Ave. Bldg., N.Y. Phone, Gramercy 1000

**The Kreischer Brick Manufacturing Co.**

MANUFACTURERS OF THE FINEST QUALITY OF

**Front Brick, Art Rug Brick, Fire Brick and Paving Brick**

Tel., 5360-5361 Gramercy 131 EAST 23d ST., Cor. Lexington Ave., N. Y. Established 1845

**SAYRE & FISHER COMPANY**

WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF **Fine Face Brick** (White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and

EMAMELED AND PORCELAIN BRICK, several colors Pompeian (or Mottled), both Plain or Moulded,  
HARD BUILDING BRICK Office, 261 BROADWAY, Cor. Warren Street,  
HOLLOW AND FIRE BRICK Telephone, 6750 Barclay NEW YORK

**PFOTENHAUER—NESBIT COMPANY**  
**IMPERVIOUS FRONT BRICK**

Sole Agents for GENUINE KITTANNING BRICK,  
GENUINE HARVARD BRICK, St. James Building, 1133 Broadway, cor. 26th St.  
TEXTURE BRICK, PAVING BRICK, ETC. Tel. 1152 and 1153 Madison Sq., NEW YORK

**HOUGHTALING & WITTPENN**

IMPERVIOUS FACE BRICKS

ALL COLORS

44 EAST 23d STREET Telephone, 1154 Gramercy NEW YORK





Gibraltar is symbolical of Strength.

Gnybco brands of common brick have the fortitude of the Mediterranean Fortress. Their quality makes them impregnable against Time, Frost and Flood.

**GREATER NEW YORK BRICK CO.**

Sellers of Gnybco Brands

Phone, Murray Hill, 761 103 Park Ave.

**THE NEW JERSEY TERRA COTTA CO.**

K. MATHIASSEN, President

ARCHITECTURAL TERRA - COTTA

Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

**HENERY MAURER & SON** Manufacturers of Fireproof Building Materials OF EVERY DESCRIPTION

Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.

Office and Depot, 420 E. 23d STREET WORKS, MAURER, N. J. NEW YORK

**CARTER, BLACK & AYERS**

FRONT BRICKS, ENAMELED BRICKS

Architectural Terra Cotta Fireproofing, Roofing Tiles

Telephone 7613-7614 Madison Sq. 1182 Broadway, N. Y.

**Brooklyn Builders Supply Co.**

Brick, Lime, Cement, Lath Plaster Boards, Etc.

6th St. Basin and Gowanus Canal

Tel. 2000, 2001 South BROOKLYN, N. Y.

**COLLINS, LAVERY & CO.**

LUMBER AND TIMBER

Comb Grain Y. P. Flooring a Specialty

New York Office 50 Church Street Tel. 5450 Cort. Yards Jersey City Tel., 1180 Bergen

**Atlanta Contracting Co.**

EXCAVATING, DIRT and RUBBISH REMOVED

Sand, Gravel and Broken Stone, Filling Material All Kinds of Trucking Done General Contractors and House Wreckers Telephone 846 Murray Hill

230 E. 42nd St. New York

**WOODBURY GRANITE COMPANY**

Woodbury Granite Hardwick White Granite

General Manager GEO. H. BICKFORD Main Office: HARDWICK, VT.

New York Office: 1 MADISON AVE. Pittsburg Office: 1101 FARMER'S BANK BLDG.

**A. KLABER & SON MARBLE WORKS**

211 VERNON AVENUE, Foot of 11th Street LONG ISLAND CITY, N. Y. Telephone, 1895 Hunters Point

**Reliance Blue Print Co.**

Our Factory is Equipped with the Latest Type of Electrical Machinery which Enables us to Turn Out the Most Perfect BLUE AND BLACK PRINTS Day or Night

Phone 1726 Bryant 105 W. 40th St.

79 White st agt Est. Patk. J. O'Keefe ..... D  
88 White st agt Caroline M. Childs ..... D  
153 W 86th st agt Robert Stuart. . . . . G

**Brooklyn Orders Served.**  
385 11th st agt Mrs. Katharine Halloran ..... C-M  
268 39th st agt Samuel Weeks. . . . . M-C  
450 12th st agt Rose Trepain. . . . . M-C  
269 Atlantic av agt Samuel Wax. H-C-A-E  
2152 Bergen st agt Bernard Ber- man ..... M

**Bureau of Buildings, Borough of Man- hattan.**

Plumbing Applications. BULLETIN NO. 56, 1912.—New forms upon which to file applications for plumbing and drainage will be in use in this bureau on January 1, 1913. In these revised forms, all unnecessary questions have been eliminated as far as possible, and the procedure generally has been simplified. All blanks used in connection with these applications must be type-written and filed in triplicate—that is, one original and two carbon copies.

Plumbing applications will bear an independent serial number, and applicants are requested to refer to this record number in all subsequent correspondence with the bureau. The two blank lines constituting the heading on each page (entitled "P. & D. Application No. ...." and "Location. ....") should not be filled in by the applicant.

When filing a plumbing application in the first instance, only two blanks will be required (in addition to such plans as may be necessary), namely:

Form entitled P. & D. Application (Page 1).—This is the application proper, one copy of which, after approval by the Superintendent, will be issued to the applicant as the permit required by the Building Code.

Form entitled P. & D. Application (Specifi- cations).—This page is intended to give the Bureau all information required which can not well be shown on the plans and which is not already definitely covered in the Building Code or the Plumbing Rules (a copy of which rules may be had on application). One copy, when finally approved, will be returned to the applicant.

If the application is not approved as origi- nally submitted, a list of objections will be sent to the applicant on form entitled P. & D. Application (Objections).

These objections should then be answered by filing the necessary amendment on form en- titled P. & D. Application (Amendment). If this amendment is not approved, the amend- ment sheet will be so marked and returned to the applicant. It will then be necessary for the applicant to file another amendment on a similar form, properly answering the objections. When the amendment is approved, a copy will be issued to the applicant. Amend- ments to plumbing applications will be ac- cepted only on the blue forms provided for that purpose.

As soon as the application is finally approved and before beginning the work, an affidavit as required by the Plumbing Rules must be filed by a registered plumber on form entitled P. & D. Application (Plumber's Affidavit). This form need only be filed in duplicate and only one copy need be sworn to by the plumber.

RUDOLPH P. MILLER, Superintendent of Buildings.

Dated December 28, 1912.

**Building Trades Wages, 1913.**

Prevailing Rate of Wages—Issued by the New York Building Trades, Headquarters, Brevoort Hall, 154 East 54th st, New York City. Phone 3349 Plaza. This schedule is based on 8 hours work per day, from 8 A. M. to 5 P. M., except on Saturday, when work in the Building Trades ceases at noon. Compensation for a practical foreman ranges from fifty cents to one dollar per day over and above schedule as shown. Any person desiring the services of a union mechanic, helper or laborer connected with the Building Trades can engage the same through the above office upon application. All recognized Legal holidays and Sundays are to be figured at "double time"; Asbestos workers, boiler felters, pipe coverers, insulators, \$4.50; asbestos workers' helpers, \$2.80; blue stone cutters, flaggers, bridge and curb setters, \$4.50; blue stone cutters' helpers, \$3; boiler makers and iron ship builders, \$5.00; boiler makers' helpers, \$3.50; bricklayers, \$5.60; bricklayers' helpers, \$3.00; carpenters and framers, \$5; cabinet makers, \$5; cement and concrete masons, \$5; cement, concrete and asphalt laborers, \$3; derrickmen and riggers, \$4; decorators and gilders, \$4.50; decorative art glass workers, \$5; elevator constructors, \$5; elevator con- structors' helpers, \$3.20; electrical workers, \$4.50; electricians' helpers, \$2.20; electrical fixture workers, \$4.50; engineers, stationary, \$4.50; engineers, portable hoisting, etc., \$27.50 weekly, by the day, \$5.50; granite cutters, \$4.50 yard, bridge, \$5; house shorers, mover and sheath pilers, \$3.75; house shorers' helpers, \$2.65; housemiths and bridgemen, \$5; iron- workers, \$5; ironworkers' apprentices, \$3; iron- workers' helpers, \$3.50; metallic lathers, \$5; marble cutters and setters, \$5.00; marble car- vers, \$5.50; marble polishers, \$4.50; marble sawyers, \$4.75; marble bed rubbers, \$5; mar- ble cutters' helpers, \$3, on derrick work, \$4; mosaic workers, \$4.50; mosaic workers' helpers, \$3; machine stone workers, \$4; machinists of all description, \$5; paper hangers, price list; plate and sheet glass glaziers, \$3.50; plasterers, plain and ornamental, \$3.50; plasterers' labor- ers, \$3.25; plumbers and gas fitters, \$5.50; painters, \$4; decorators and gilders, \$4.50; rig- gers on machinery, dynamos, boilers, etc., \$4; roofers, tar, felt, composition, damp and water- proofers, \$4; rockmen, \$2.50; rock drillers and tool sharpeners, \$3.75; sheet metal workers, coppermiths, tinsmiths, metal roofers, \$4.75; slate and tile roofers, \$5; steam and hot water fitters, \$5.50; steam fitters' helpers, \$3; tile layers, \$5.50; tile layers' helpers, \$3; tunnel and subway constructors, \$3.75; upholsters of all description, \$4.50; wood lathers, \$5.

**METALLIC PAINTS.**

Subject of a Report to International Congress on Testing Materials.

The following is part of an official report to the International Congress for Testing Materials, by J. A. Cushman, an American delegate.

The efficiency of a paint for metallic structures depends upon (1) the excel- lence of the vehicle used, (2) the influence of the pigment on the vehicle with which it is mingled, and (3) the in- fluence of the pigment upon the under- lying metal. By far the greater number of authorities who have published upon this subject within the last three years have become convinced that the elec- trolytic explanation, based upon the modern theory of solutions can be made to account for the mechanism of all rusting and corrosion reactions. The fact that chromic acid and its soluble salts had been discovered by a number of observers to render the surface of iron passive, and thereby to check or in- hibit corrosion, seemed to promise a new field for investigation in the pro- duction of protective coatings. At the same time, the well-known prohibition of rusting afforded by strong alkaline solutions appeared also to indicate that the well-known protective power of many basic pigments might be explained from the same point of view. Many highly basic pigments have been found excellent for prime coatings as is in- stanced in the well-known and almost universal use of red lead for this pur- pose. At the same time a great differ- ence of opinion has existed among engi- neers in regard to the value of red lead, so that it could not be said at any time that the problem of protecting iron and steel had been solved beyond pos- sibility of great improvement.

A recent inspection of the steel paint test panels at Atlantic City, N. J., showed that the corroded white lead films have chalked to a considerable extent and show heavy rusting. The zinc films have checked and crooked badly. The sublimed white lead and sublimed blue lead films were in good condition and indicated the value of such basic pigments as protectives of steel. The red lead films which have given good protection to the metal to which they were applied, showed slight sur- face coating of carbonate of lead, due to the action of the carbonic acid of the atmosphere. The iron oxide films were all in very fair condition. The graphite and carbon black paints were shown to be pitted in several places, with excrescence of rust. The inert pig- ments, such as barytes, whiting, silica and asbestine, gave very fair service for a short time, and then decay pro- gressed, quite rapidly in most cases. The plates painted with the chromate pigments were in most excellent condi- tion in nearly every case. This was especially true of the plates painted with zinc chromate, basic lead chro- mate (American vermilion) and chrome green, the surfaces of these paints not having visibly chalked, checked or dis- integrated, and freedom from corrosion being shown throughout the test.

The recent shortage of the flax crop and the consequent rise in price of lin- seed oil have resulted in an attempt on the part of the manufacturer to utilize other oils which are of a slow-drying or semi-drying nature. A most elabor- ate series of paint exposure tests upon various oils is being conducted at the present time on the grounds of The Institute of Industrial Research, at Washington.

A paint suitable for the protection of metal work should be composed of a suitable pigment in intimate association with a liquid vehicle excelling in the



following particulars: (1) chemical permanence, (2) chemical inertness toward iron, (3) resistance toward physical damage, (4) imperviousness toward air and moisture, (5) elasticity.

While we may safely admit these conclusions, the researches of the last few years seem to indicate that we should include another heading, perhaps the most important of all, namely, the inhibitive value of the pigment, for if this point is given attention the importance of the other qualifications is to some extent minimized. Slight openings or abrasions of the protective coatings are necessarily of less importance if a rust inhibitive action is provided by the pigmentary portion of the vehicles.

#### Lighting of the Panama-Pacific.

Describing the illumination of the Panama-Pacific International Exposition, W. D. A. Ryan, the illuminating engineer, who planned the lighting of the Niagara Falls and the illuminating of the Hudson-Fulton celebration, says in a letter just received:

"One of the special features will be the introduction of jewels in the place of incandescent lamps so commonly used at previous expositions. The whole effect will be surmounted by a forty-eight electric scintillator—one for each State, which will be mounted off the main axis of the exposition, about five or six hundred yards out in the water. It will be placed on barges anchored in the bay, and will require sixty trained men to operate the lights. These will go through an evolution of color, forming Auroras and various effects in the sky and over the exposition, and will spread like a great lily, and will be seen in all the surrounding Bay cities and on clear nights will be visible in the sky for forty or fifty miles.

"We have a great deal of fog here and this will assist us greatly in producing wonderful lighting effects.

"The lighting of this exposition will, without doubt, surpass anything in lighting in the world's history. One of the strongest features of the lighting will be the fact that effects will be produced here that have never been seen before.

"The entire lighting is new in every respect and it marks an epoch in illumination. The advance since the last big exposition in science and art of electric engineering and development of electric apparatus has been so great that we are now able to produce effects with economy which would have been physically impossible five or six years ago. In other words, the exposition is to be a magnificent picture by night, with the architectural splendor brought out to the best possible advantage in both form and color, maintaining the daylight perspective."

#### On the Other Side of the World.

Once every month the Record and Guide office receives a visitor from South Africa, the Master Builders' Federation Journal, published at Johannesburg. From reading its pages it is learned that the building industry is making remarkable progress in South Africa. A great change has come over the country in the last twenty years.

This present year the Transvaal is seeing the largest development in building operations ever experienced there. In Johannesburg work is going on to the approximate value of six million dollars, and this is exclusive of the cost of private dwellings, which are being put up in large numbers in all the suburbs.

Mr. H. G. Veale, in an address as president to the Transvaal Institute of Architects, stated that in his opinion South Africa has reached the condition of a solid and steadily progressing country. Money is now being invested in building schemes, he said, at the rate

of ten to twelve per cent., whereas formerly architects were expected to design buildings to return twelve to fifteen per cent. The large warehouses being put up by merchants were a pretty good index of the solid character of the progress, while the thousands of dwellings that had been erected by salaried men during the past year was also a mark of confidence and settled feeling.

Flourishing associations of master builders are to be found at Durban, Cape Town, Port Elizabeth, East London, Bloemfontein, Kreugersdorp, Pretoria, Johannesburg, Potchefstroom, Kroonsstad and Boksburg, besides the National Association of Building Trade Employers which was established in 1904, the year after our New York City B. T. E. A. was founded, and which sends delegates to the annual conventions of British builders in the old country. South African builders keep informed on construction affairs in America, especially in New York City, and the current number of the Journal has an interesting commentary on the

Equitable fire, giving the names of the successive architects of the building and an explanation of the reason why it fell such an easy prey to the flames.

From a paper read before a society at Jeppstown, and reproduced in the Journal, by Edward H. Waugh, A. R. I. B. A., on "The Modern House and Town," it is noted that "it is useless to lay down rules for the architecture of South Africa, for the people will have what they want and need and the most an architect can do is to mould and form these ideas as well as his ability permits. It's of no use for an architect to tell a Johannesburg shopkeeper that his fine building must not appear to be resting on plateglass instead of solid piers, for he wants the glass and not the piers, and he will have what he wants."

In the columns of the Journal all kinds of building materials are advertised. For the greater part these are imported from Britain. All the building trades and professions are practised and there are technical schools for the training of the youth.

A practical fire-resisting substitute for wood and metal lath for interior walls and ceilings, a non conductor of sound, heat and cold.



Composed of Nova Scotia gypsum and fibre compressed into a solid fibrous sheet, reinforced on both sides with specially prepared felt.

## J. B. KING & CO.

17 STATE STREET

NEW YORK CITY

## To Manufacturers Who Operate Their Own Power Plants

**We are supplying Electric Power to a majority of the Factories in Brooklyn Borough at a Lower Rate Than They Could Operate a Private Plant**

If you are considering making changes, alterations or additions to your plant or any part of it—

If you are outgrowing your present power equipment—

If you are about to move from your present location to another building—

If your power supply or any part of it fails you suddenly—inopportunately—

Send at once for one of our power engineers. Do not make arrangements for power or light without ascertaining just what Edison service will cost and what it will do for you.

We have facilities for helping you out in an emergency.

Always at your service.

Power Engineering Bureau, Sales Department

## EDISON ELECTRIC ILLUMINATING COMPANY OF BROOKLYN

Telephone, 8000 Main

360 Pearl Street



# BERGER'S METAL CEILINGS

S. E. COR. 11th AVENUE AND 22d STREET

Telephone, 1409 Chelsea

152d Street East of Third Avenue

Telephone, 2853 Melrose

# BERGER'S METAL LATH

## METAL CEILINGS

Some Exceptional Patterns Especially Adapted for Residences

## STEEL TILING

For Bathrooms, Kitchens, Shafts, Etc.

Northrop, Coburn & Dodge Co.

Tel. 1481 Beekman 40 CHERRY ST.

IRON FOUNDRY PATTERN SHOP

## Brooklyn Vault Light Co.

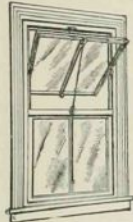
Manufacturers of

## VAULT LIGHTS, SKYLIGHTS

and Patent Light Work of Every Description

270 MONITOR STREET

Telephone Connection BROOKLYN



## VOIGTMANN FIREPROOF WINDOWS

Manufactured by

S. H. Pomeroy Co., Inc.

427 W. 13th STREET

Successors to Voigtmann & Co., N. Y.

## Rapp Construction Co.

PATENT FIREPROOF  
FLOOR ARCHES

OFFICE, 600 WEST 110th STREET

Warehouse 301 E. 94th St. Tel. Riverside 1139

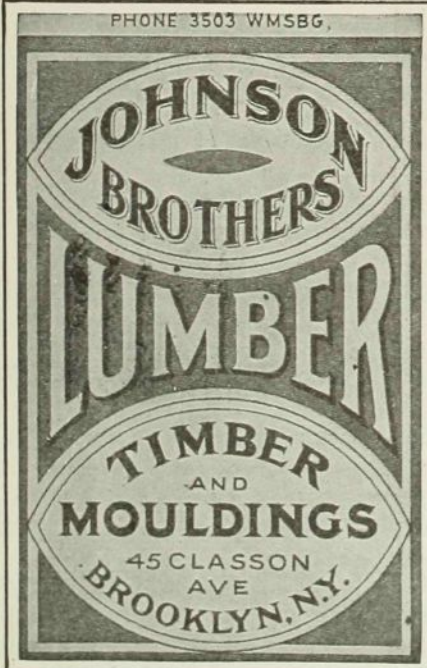
## ROCK BLASTING

Small Rock Jobs Requiring Care.  
Extensions—Rock Sewers—Boiler,  
Elevator and Gasoline Pits.

ROCK TRIMMING

John Coombs, 253 W. 126th ST.  
Phone, 7173 Morn.

PHONE 3503 WMSBG



### The Beauty of White Paint.

Simultaneously with the growing popularity of extremely plain forms of architecture, the use of white colors for the exteriors of detached dwellings has become notably prevalent. In the suburbs of our Southern cities white colors predominate, not alone in the adornment of Colonial types of houses, but in the decoration of almost every newly built home, whether the structure be one of wood or concrete. In some suburbs there is now a pronounced line of demarkation between the older dwellings and those of recent construction. In the one section we find numerous tints on both walls and roofs together with many and various combinations of colors on a single house. In the newer neighborhood we see only white and black, and the suggestion of freshness and cleanliness is delightfully enticing. But while white colors prevail, there is not a rigorous adherence to the Colonial type of architecture. It is actually the exception to find any houses at all which are not painted white.

For the outside painting of houses, white lead is a particularly desirable pigment, whether the lead be procured and used already mixed in the form of a good mixed white paint, or whether it be bought pure and mixed by the painter.

It is understood, of course, that a house is not necessarily white because it is painted with white lead, as the lead can be mixed with other colors. In general, however, the lighter the color with which a house is painted, the more durable the paint will be, and the more comfortable the house itself will be, both in winter and summer, white paint having a surprising effect in reflecting the sun's rays in hot weather and keeping the house behind it cool, as well as in preventing radiation of the heat in winter.

The old impression about white being a troublesome color to keep clean is open to question. Is white actually any more susceptible to dirt and fading than yellow, for instance?—"Practical Decorator."

### A New Method in Stone Construction.

The past year has been one of the biggest from a builder's standpoint in the history of the United States. During that time a greater number of big structures have been completed in record-breaking time than were ever handled before along similar lines. Every city in the country has been able to point with pride to big new buildings which were rushed to completion in a fashion calculated to make the expert constructionist of twenty years ago sit up and take notice.

It is evident that the demand of the times is not only for big buildings but also for quick work upon them. In this connection the new feature of the stone trade has developed, according to the "American Stone Trade." It is becoming the rule with progressive stone workers that their work upon extensive jobs shall be begun as soon as the frame of the structure projects above the ground to a sufficient height to allow the masons to forge ahead without interruption. The old practice of the stonemason was to commence his portion of the work as soon as the frame and general details of the building were completed, making it necessary for two processes of construction from the ground up to be followed before the physical make-up of the job was completed.

A couple of years ago the trade changed its plans. It was in the East that the difference first became appar-

ent. Only a comparatively short time ago stone-cutting concerns in New York, Philadelphia and other cities decided that they might as well begin upon their respective jobs at the earliest possible opportunity, instead of allowing the concrete and steel construction to have full sway over the situation until along toward the last, when the masons got their innings.

The innovation has gained in practice and has spread from the East through the Middle West, until to-day there are a large number of up-to-date stone companies which specify in their contracts that they be allowed to push ahead with their work as soon as a chance for this is afforded.

### Hints to Homebuilders.

The interior trim, the mantels, paneling, wainscoting, and the staircase, are generally included in the builder's contract. For this work the architect's details are followed, and his designs accepted without question. Yet, how often is a carefully paneled room utterly ruined by the wall coverings, curtains, and furniture, because the owner, with the best intention in the world, considers these matters—which make or mar an interior—to be outside of an architect's province, or too personal for him to advise upon. Albro & Lindberg, in their new book, "Domestic Architecture," give this professional advice to laymen about to build a country house:

The rooms in a house should be homogeneous, not a collection of samples of historical periods. To design a Jacobean dining room and a Louis XV. drawing room, in a Georgian building, immediately makes the house a series of unrelated compartments. On the other hand, when the rooms of a whole floor are treated broadly, we have, as a result, not only a unity of effect, but a fine sense of spaciousness.

The average man contemplates the building of a house with misgivings, not unmixed, at time with fear. He has been told that building is an expensive luxury, and that the cost of a house invariably exceeds the initial estimates.

On this subject we can speak from our own experience. We have designed some houses which have been finished within the expenditure originally proposed, and others in which the initial estimates have been doubled. But we believe we are stating the experience of architects in general, when we say that the additional cost has, in every instance, been incurred at the client's express demands.

In this matter of cost, there are two ways for a client to approach his architect. He may say, "I have \$25,000 to spend; show me what I can get for it." Or he may say, "These are my requirements; keep the cost as low as possible." But he cannot say, "I must have this and that, and I will not pay over \$25,000 for it."

The details and complications of building even the small house may seem at the outset to be many; but there is one way for the owner to avoid most of his worries, and that way is to place at the start a little real faith in the architect he employs. If you wish a successful house, give the architect free admission into your confidence and faith. He will work many times harder, knowing that you trust his judgment and stand behind his decisions. For the profession of architecture, like that of medicine and law, is one in which the results are judged by the services performed, and the creation of a beautiful and useful building is to the true architect his best reward.



# OFFICIAL CREDIT RECORDS

## JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency, (\*) means not summoned. (f) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

### Manhattan and Bronx.

Dec. & Jan.

- 28 Anson, Franklin R—W K Aston... 1,322.40
- 28 Archer, Saml B—E V Harman & Co. 79.88
- 30 Aronowitz, Morris—A D Katcher et al 111.16
- 30 Aronowitz, Morris—A D Katcher et al 27.41
- 30 Allen, Jno R—E J Meyers et al... 202.49
- 30 Antopolski, Morris—L Stern... 190.36
- 31 Anderson, Arlington R—L J Ladinski 64.08
- 2 Aronov, A—S Spiro 38.67
- 2 Alexander, Henri P—S Spiro... 254.56
- 2 Arrigale, Vincenzo—Italian Importing Co of N Y 36.41
- 3 Alexander, Henri P—S J Bischoff... 38.72
- 3 Aremowitz, Benj—A C Rothstein... 68.07
- 3 Arnstein, August & Frank Goldenberg\*—Weber-Binke-Lange Coal Co 259.41
- 3 Acovino, Salvatore & Maria—G Acierno 34.41
- 28 Bennett, Ella & National Surety Co—People, &c 500.00
- 28 Burstein, Maurice J—F Schlesinger 374.65
- 30 Berger, Henry & Geo O Kohler—Kalt Lumber Co 36.81
- 30 Burrell, Edw—City of N Y... 118.89
- 30 Burrell, Edw gdn—same... 118.59
- 30 Bell, Robt W—Emil Fleischl & Son 264.57
- 30 Berkowitz, Max—City of N Y... 264.41
- 30 Brasjones, Anton—same 264.41
- 30 Bialkin, Dometrie—BKlyn Range Boiler Co... 22.78
- 30 Bohlken, Geo N—F H Hines... 113.81
- 30 Bowers, Ogden H—C A Tucker... 151.36
- 30 Brown, Matthews—J Brewer et al 33.16
- 30 Borrelli, O Costanze—N Charlat... 196.00
- 30 Brown, Geo—M Siegel... 424.65
- 30 Bingham, Richd J—Henry Kelly & Sons 808.06
- 31 Block, Eugene H—C C Rice... 2,076.48
- 31 Butcher, Edw Jr—American Surety Co of N Y 34.41
- 31 Belinge, Geo A—N Y Tel Co... 17.24
- 31 Beihoff, Geo J—same 18.16
- 31 Buddy, Lewis Jr—E Hough... 82.25
- 31 Budell, Alfred E—Stoddard Motor Co 186.81
- 31 Buhler, Leon H\* & Chas Lauter—Noonan & Price Co 238.97
- 31 Blume, Robt\* & Rosa—M Kaplan... 87.88
- 2 Benedict, Hattie—K E Henesey... 69.66
- 2 Bender, Jos B—Bloom & Hansen... 41.49
- 2 Ball, Anna—N Y Edison Co... 9.76
- 2 Bauml, Sigmund—same 27.49
- 2 Baer, Wm L—Walker & Pattison Inc 62.41
- 2 Boyle, Thos—E Baumgarten... 80.90
- 2 Bass, Edw—L Robison et al... 649.66
- 2 Braun, Allo—M Wahl & Son... 206.54
- 2 Becker, Saml—Blutter & Bros... 79.65
- 2 Brenner, Saml—Hallett & Davis Piano Co 95.72
- 2 Brannan, Jeff T—Tenny Press... 31.03
- 2 Boetcher, Wm—G Miller 29.80
- 2 Bottega, Vincent—S Elfrus... 61.96
- 2 Burkert, Wm & Jno C—Burnhart Bros & Spindler 40.41
- 2 Batton, Eugene C—Bedell Co... 128.90
- 2 Batten, Eugene C—Bedell Co... 96.27
- 2 Berman, Abr A—M Daly 22.80
- 3 Bonagur, Antonio—Globe Fireproof Door & Sash Co 70.47
- 3 Boyle, Edw M—Equitable Trust Co of N Y 74.41
- 3 Barey, Elysey—A H Joline et al... 68.00
- 3 Bell, W Torrance—J H Fay, Inc... 300.09
- 3 Bernstein, Abr—P Reinherz et al... 348.70
- 28 Curley, Richard & Jos Sherman—Motor Finance Co... 916.70
- 28 Carr, Austin—Mantle & Co... 537.33
- 30 Cicio, Vincenzo\* & Antonio Franzone—Tenement House Dept 62.00
- 30 Coogan, W Gordon—F S Hutchins 476.79
- 30 Catlin, Donald C—J Quinn... 77.56
- 30 Carey, Harry D—National Printing & Engraving Co... 365.42
- 31 Carlson, Arvid N—N Y Tel Co... 17.62
- 31 Cohen, Louis P—L Spring... 487.71
- 31 Considine, Lula—Dunlap & Co... 84.07
- 31 Cox, Rachel E—S M Chapman... 1,791.32
- 31 Cassano, Paul—Swift & Co... 125.85
- 31 Cummings, Mary—B J Lenahan... 122.66
- 2 Chameides, Wolf S—Simon Spiro & Co 480.09
- 2 Collins, G Fred—“Eduard” 264.45
- 2 Ciletti, Saml—S Spiro 228.75

- 2 Croft, Kenneth—Stockholm Hotel Co 1,136.29
- 2 Cofinas, Constantine\* & John C Costy—W Rudolph 39.91
- 2 Cukor, Bela—JN Sohl 270.41
- 2 Caldwell, Watson H, Harry Fowler & Otto Rademan—Smith & Hemenway Co 22.40
- 2 Cervadoro, Dominick—Wm Kerby Co 455.98
- 3 Cockburn, Jenny—A J Thoren... 785.00
- 3 Clinton, Henry F & Clinton Holding Co—B F Jayne Co... 1,651.47
- 3 Cohen, Elias & National Surety Co—People, &c 500.00
- 3 Catalano, Gregorio—E Catalano... 100.66
- 3 Cohen, Julius—J Ratner et al... 108.14
- 3 Cook, David—523 West 112th St Co 325.85
- 3 Copeland, Saml R—Equitable Trust Co of N Y 37.91
- 3 Cisney, Geo W—M Weinstein... 4,236.88
- 3 Carroll, Jno A—L A Hueber et al... 90.42
- 3 Coletta, Eliza—California Wine Assn 915.42
- 3 Carroll, Keaim F—J A Kraemer... 454.17
- 3 Colleran, Michl—Noonan & Price Co 218.74
- 3 Cartier, Lewis P—A J Kohn... 1,875.82
- 3 Campbell, Wm—Hoosac Valley Lime & Marble Co 113.53
- 3 Carroud, Philip—A H Joline et al... 68.00
- 28 Dunay, Emanuel or Emanuel Dunaj—M H Rogers 44.77
- 30 Dailey, Wm—J Dailey... 121.86
- 30 Daintrey, Laura admrx—A G Evans et al 21.52
- 30 Daniel, Richd C—E V McFadden... 217.07
- 30 Dressler, Anna—G W Walker... 3,605.37
- 31 D'Ascoti, Wm R—Feller Engineering Works 74.10
- 31 Davis, Philip J—E Davis... 110.55
- 31 Dorfman, Jos A & Louis—Union Exchange National Bank 188.67
- 31 Deutsch, Fredk—Louis Ash & Co... 74.91
- 31 Doctor, Lester—E A Manice & Co... 111.24
- 2 Dintlin, Frank C—N Y Edison Co... 12.32
- 2 Dispotedes, Geo—Carlucci Bros... 23.55
- 2 Dick, David S—S Cohn 74.51
- 2 D'Amico, Nicolina—F Torregrossa et al 11.41
- 2 Dykeman, Conrad V—J W Cleary... 2,326.31
- 3 Dangler, Anna—Voss & Stern... 153.30
- 3 Dineen, Wm—H B Hardenburg & Co 115.23
- 3 Dann, Jos—Saml Phillipson & Co... 402.54
- 3 Dessauer, Hannan G—H W Mack et al 45.61
- 28 Effros, Bessie—T P Cooper... 183.23
- 28 Errett, Anne—H H Tepper... 1,096.58
- 30 Elfman, Saml—M Finkelstein et al 235.73
- 31 Einhorn, Henry—J Samuel... 130.01
- 2 Eschi, Jacob—Geo F Hills Co... 167.02
- 3 Ehrenberg, Louis—P McClees... 187.67
- 3 Eisenstein, Adolph—M Cohen... 200.87
- 30 Flank, Michl L—K Griffin... 863.44
- 30 Fuerst, Sydney M—W H Maxwell... 47.30
- 30 Freedman, Asher—I A Levitt... 92.98
- 30 Fossman, Nathan—I Eisenstein et al 95.26
- 30 Finkelstein, Benj W & Jos C Benson—Langrock Bros Co... 44.22
- 30 Frankenthaler, Benj—Tenement House Dept 272.00
- 30 Friend, Barnet & Wolf Flaxman—City of NY 264.41
- 30 Frankenthaler, Mary—Tenement House Dept 272.00
- 30 Fishman, Louis—Bloom & Keller... 22.40
- 30 Friedman, Wm H—S Goldenkranz 144.15
- 31 Ferguson, Emille C—O A Olsen... 131.15
- 31 Frankel, Abr—J Morrison et al... 200.51
- 31 Falick, Abr & David Loughim—M Goldberg 112.15
- 31 Fanning, Jas—Noonan & Price Co... 71.43
- 31 Frank, Max—D A Harrington... 450.54
- 31 Furlong, Richd—Noinan & Price Co 235.94
- 31 Flaacke, Katherine & Henry—Peoples Trust Co 2,355.20
- 31 Frey, Jacob L—M H Rogers 205.56
- 2 Farrelly, Thos or Thos Farley—United Electric Light & Power Co... 63.35
- 2 Falter, Adolph—N Y Edison Co... 12.70
- 2 Farrando, Louis—same 43.13
- 2 Feld, Elias—Congregation Atereth Chaim Halberstam 109.43
- 2 Friesinger, Geo—V Meyer 53.37
- 2 Fein, Saml—M Rabinowitz 95.00
- 2 Friedman, Jenö—W H Hendelman et al 12.65
- 2 Fleischman, Morris L—M Rabinowitz 76.28
- 2 Froute or Fronte, Luigi—Italian Importing Co of N Y 20.99
- 2 Flanman, Nathan—R Dorfman... 64.65
- 2 Fordon, Isaac—F H Lockwood et al 249.21
- 2 Ford, Clarence D—H J Schweitzer 38.81
- 3 Fisher, Yetta—M Washal et al... 23.90
- 3 Ferguson, Emily C—F V Buston et al 204.84
- 3 Frankel, Shaindel—A H Joline et al... 68.00
- 3 Fitzpatrick, Ernest J—A Berliner et al 98.82
- 3 Fruchthandler, Max—R Fixel... 487.75
- 2 Gridley, Wm T—Johnston Heating Co 111.70

- 28 Genser, Jos—S Saland 99.41
- 28 Grannis, Arthur E—J Stevens et al... 68.48
- 28 Gerlando, Gennie—Lawyers Title Ins & Trust Co 112.50
- 28 Goldsmith, Philin & Emanuel Willner—M Sabswitz 61.50
- 23 Gerliet, Aug—A Henderson 37.80
- 30 Graboff, Simon—S Kaplan & Co... 88.13
- 30 Goodman, Louis—B Cohen... 92.27
- 30 Goldfarb, Wm—Max Siegel, Inc... 102.72
- 30 Goldfarb, Wm & Ida—Max Siegel, Inc 131.65
- 30 Gross, Henry A—Gansevort Beef & Provision Co 69.58
- 30 Glockner, Valentine—J Finck... 115.41
- 30 Gordon, Max & Saml Jacobson—A Goodman 30.77
- 30 Gleckle, Barnet—Tenement House Department 262.00
- 30 Gillig, Jno G—Tenement House Department 262.00
- 30 Gebhard, Geo & Marcus S Van Praag—Tenement House Dept 57.00
- 30 Griffin, Sylvester—N M Brown... 309.67
- 31 Grabfelder, A Lincoln—N Y Tel Co 15.85
- 31 Goeltz, Chas H—A L Payton... 1,754.55
- 31 Gleichmann, Louis—H Schreiber... 96.97
- 31 Grossman, Eva & Alice Foster—Stein Tire & Rubber Co... 146.57
- 31 Gattino, Rose—City of N Y... 112.22
- 31 Grohs, Hilda—A Maas et al... 53.72
- 2 Greenish, Edw F—N Y Edison Co... 49.72
- 2 Greenstein, Oscar—A Calef 44.01
- 2 Goldberg, Yetta—Tirill Gas Machine Lighting Co 192.84
- 2 Goldman, Saml—Cosmopolitan Bank 113.52
- 2 Greenberger, John & Richd Schwartz—Andover Mfg Co 73.29
- 2 Granowitz, Jacob—O L Lichtenstein 31.31
- 2 Gold, Louis—Sablove & Bahn... 77.90
- 2 Gelbstein, Murray H—T Rushmore et al 800.41
- 2 Golden, Nathan—J Steinberg... 183.11
- 2 Goldman, Meyer—J Heims... 59.59
- 3 Goldberg, Isaac & Myron—Eastern Products Co 36.67
- 3 Giroux, Guy E—W Althouse... 75.83
- 3 same—same 27.72
- 3 same—same 275.72
- 3 same—same 275.72
- 3 same—same 76.72
- 3 same—same 309.02
- 3 same—same 27.67
- 3 same—same 27.72
- 3 same—same 78.33
- 3 Gintel, Louis & Mark—A Tencer... 81.29
- 3 Glazer, Alfred—N Hutkoff & Co... 104.41
- 3 Goodfried, Emanuel B—Fred Mendelson & Co 188.12
- 28 Hutchinson, David W—Atwood Viollitt & Co 1,071.34
- 28 Harris, Annie M—BMoss 293.30
- 28 Hiller, Abr—L Nastel et al... 134.22
- 28 Hicks, Annie E—Stern Bros... 78.75
- 31 Hough, Jos C—H W Fairfax... 43.31
- 31 Heilpern, Harry C—N Taubenfeld... 37.31
- 31 Hillers, Aug H—Ess Eff Realty Co 1,081.42
- 31 Henninger, Albert—C Huth... 264.65
- 31 Homler, Sam—Chas Jacobs Co... 53.81
- 31 Horsley, David & Nestor Film Co—M M Dientenfass 16,029.62
- 31 Harnisch, Fredk R—A Berliner et al 361.31
- 31 Heyum, Sol—City of N Y... 112.22
- 31 Horwitz, Frace De Mar & Minnie M Wood—M Frank 178.29
- 2 Hirschfeld, Anna—N Y Edison Co... 24.78
- 2 Hillowitz, Harry—Jacob Kulla Co 279.16
- 3 Hochstetter, Fred—G L Oertel... 99.41
- 3 Hasbrouck, Stephen—F C Grimme... 31.82
- 3 Hamilton, Schuyler V C—C Lillanthal 416.38
- 3 Hyman, Jos—T L Jacobs 29.65
- 3 Hilbert, Jos—L F Henderson... 74.32
- 3 Hawley, Chas B—B B Pleasant... 466.06
- 3 Hein, Isa W—W S Valentine... 131.98
- 3 Hicks, Jas P & Arthur A Johnson—Aetna Life Ins Co 1,668.44
- 3 Hoenninger, Arthur E—J Seeman et al 143.01
- 3 Hartjens, Regina—Henry Miles & Sons 219.59
- 3 Hibert, Florence—A H Joline et al... 68.00
- 30 Isaac, Bertha—Tenement House Department 62.00
- 31 Infanto, Frank—F J Wheeler... 125.98
- 28 Janes, Henry E admr—City of N Y 111.35
- 28 Jenness, Robt—David Shannon Co 441.41
- 30 Joly, Louise L—Freeport Bank... 297.00
- 31 Jurgens, Harry—Saml Streit... 33.77
- 31 Jungman, Julius—M Ratzker... 372.73
- 31 Johnson, Fred—I N Miller... 34.41
- 2 Jackson, Clarence S—N Y Edison Co 14.15
- 2 Jacobson, Benj—M Rabinowitz... 130.61
- 2 Jungurath, Isidore & Tillie Jungurath\*—Manhattan Veal & Mutton Co 42.30
- 3 Jacobson, David—J Rose 354.27
- 3 Jansen, Hilma—S May 170.65
- 3 Jacobson, Marius—Meyer & Nelson... 624.40
- 3 Jurgs, Dittmer—G Heintzman... 391.90
- 3 Jacobi, Otto—Jno Wanamaker, N Y 70.25
- 28 Kaufer, Rudolph & Harry Zanderer—N Vlodinger 34.02
- 28 Kaufman, Bernard—Milbury Atlantic Mfg Co 80.90
- 28 Kanner, Max—L Zabinsky et al... 57.39



28 Kalisz, Amelie or Amelia Stone—A & J Engel, Inc.....127.34	3 Moscato, Francesco & Rosario Spitaleri—Copolla Contracting Co....487.97	30 Smith, Milton—W R Owens.....164.47
30 Keirns, Saml F—J H Kierns.....673.11	3 MacLean, Geo B—Jno Wanamaker, N Y.....95.16	31 Steinhardt, Jenni—Harriman Natl Bank of City of N Y.....421.91
30 Krulwich, Emanuel M—Seamen's Bank for Savgs.....2,853.08	28 Nevins, Geo—E E Bruce.....47.30	30 Schwartz, Julius M—M Roth.....215.97
30 Kutner, Estelle—D D Lindernborn.....328.72	28 Newman, Max H recvr—A Ullman.....costs, 114.48	31 Sparber, Harris gdn—City of N Y.....costs, 124.25
30 King, Eleanor R & Jas M—Northern Bank of N Y.....148.69	30 Nealis, Jas & Bridget—Tenement House Dept.....62.00	31 Salinger, Geo W—Adams Stenographer, Inc.....402.65
30 Kraus, David—Northern Bank of N Y.....237.42	31 Niewejaar, Otto—De Graw Aymar & Co.....249.41	31 Smith, Edwin P—N Y Tel Co.....30.75
30 Keeler, Jno C—A R Levy.....228.16	2 Nielsen, Niels M—L Feldman.....17.51	31 Skelly, Jno P—same.....42.65
30 Koch, Ike—M E Rogers.....29.26	2 Nieberg, Benj—M Mayer et al.....163.06	31 Strichartz, Esther—same.....22.92
30 Kleinfeld, Isaac & Isaac Rothfeld—Metropolitan Trust Co of City of N Y.....2,650.53	3 Norcross, Chas P—American Locomotive Co.....545.67	31 Sanborn, Bessie L—same.....17.65
31 Kearney, Jno W—E C E Mott.....128.85	30 O'Connor, Edmund—J P Mulqueen.....420.33	31 Suchoff, Louis—same.....17.29
31 Kane, Harry J & Martin Memeroff—J Gubbins.....157.62	31 O'Donohue, Jos J recvr—Neptune Realty Co.....costs, 12.65	31 Schiller, Hyman—J Rosenberger.....26.41
31 Keller, Dorothy—N Y Tel Co.....32.52	31 Oakes, N Eleanor—Revel Realty & Securities Co.....162.76	31 Sweet, Saml—C Riggles.....331.22
31 Knapp, Horace G—same.....41.46	31 O'Connor, Nellie or Ellen—Klein Bros.....200.69	31 Simpson, Karl R—House Furnishing Review Co.....117.91
31 Knickerbocker, Josephine Y—same.....42.28	2 Osborn, Wm—C Houst.....50.73	31 Strasberger, Abr—H A Harrington.....169.70
31 Kaplan, Meyer E—same.....20.21	3 O'Neill, Nora admtrx—Bernheimer & Schwartz Pilsener Brewing Co.....costs, 71.68	31 Schwartz, Berel—same.....60.27
31 Kalloran, Mary—Swift & Co.....13.06	3 Olmstead, Ellis F—Brooks Bros.....299.51	31 Swan, Kingsley—P Wilson.....354.65
2 Kurznok, Raphael—N Y Edison Co.....32.99	3 Ottenheimer, Alfred—M E Boas.....385.07	2 Slaughter, Moses W treas—S E Green.....127.31
2 Kaplan, Hyman—Belnord Realty Co.....261.02	2 Perilli, Giuseppe—L De Petris.....224.91	2 Silverman, Isadore—D Friedwald.....costs, 17.65
2 Knecht, Fred—J Ruppert.....201.62	28 Polatscheck, Morris A—Sterling Showe & Gossett.....43.86	2 Siroti, Morris—B Miller.....costs, 17.65
2 Kornhauser, David—B K Bloch.....276.31	28 Parlato, Angolina, Gaspare Parlato, Anthony Petralgia & Vincenzo Menella—W H Freedman.....539.07	2 Schwebel, Mary—Marcus Bros.....19.15
2 Kahn, Max & Sol—Clifton Woolen Mills.....57.21	28 Payne, Wm I—J Heffer.....77.61	2 Smith, Saml—L Atolberg.....107.73
2 Kuntz, Henry—Metropolitan Savings Bank.....203.33	30 Payman, Isaac—M Levenson et al.....76.41	2 Schaeffer, Frank C & Kath H—German Exchange Bank.....5,472.42
2 Korth, Martha L—McCal Co.....452.90	30 Poth, Jno—City of N Y.....264.41	2 Simons, Harry—N Y Ry Co.....350.00
3 Klask, Annie & Hyman D Shapiro—A Dill.....costs, 152.40	30 Padula, Jas H—H G Weiss.....302.72	2 Steierman, Julius—T B Walker.....81.31
3 Klein, Louis—Cohen & Lehman, Inc.....148.38	31 Parks, F Jas—House Furnishing Review Co.....247.97	2 Schier, Max—Lansing & Shombard.....164.36
3 Kleinfield, Isaac—T P Cooper.....96.60	31 Powers, Jas—J Rubin.....232.08	2 Schneider, Pincus—H Katz & Co.....375.52
3 Kitson, Edwin F—Brooks Bros.....305.65	31 Pflum, Anna H, Doane Pflum, Stephen T Williams & Stephen T Williams staff—Coal & Iron National Bank of City of N Y.....1,884.63	2 Sinclair, Richd R—E Tannenbaum.....12.15
28 Liebler, Theo A & Geo C Tyler—G Gaudenzi.....costs, 165.13	31 Pascucci, Michele—G P Plonsky.....380.11	2 Soulrada, Frank—N Y Edison Co.....30.72
28 Levin, David & Louis—E Judson et al.....costs, 27.41	31 Parks, Frank J—N Y Tel Co.....17.67	2 Svigels, Sol—same.....12.61
28 Lottimer, Alfred L—W Card.....63.35	31 Patapatas, Constantmas—G Rockewell.....costs, 23.68	2 Sayles, Alice—Vogue Hat Co.....179.30
28 Liebes, Arthur—E Faber.....234.79	31 Prachinsky, Benj—J Fuchs.....101.65	2 Steinfeld, Louis—H J Mische et al.....94.50
28 Levey, Irene—A Gerchruk.....90.35	2 Purdy, Michl—Thos Wright Co.....41.71	2 Siculari, Natali—Italian Importing Co of N Y.....24.65
30 Laux, Caroline admrx—City of N Y.....costs, 120.89	2 Pannuzzio, Giovanni—N Y Edison Co.....170.00	2 Snell, Wm J—S Bookman.....78.00
30 Lese, Louis—Tenement House Dept.....262.00	2 Presser, Annie—M Wahl & Son.....34.71	2 Sugarman, Israel—G M Rittenhouse et al.....1,075.90
30 Liela, Aaron—A Darrow.....costs, 4.01	2 Polansky, Jacob—M Rabinowitz.....20.93	2 Silk, Harry, David Silk & Dora Silk & Joe Newhouse—M Cohen.....39.65
30 Lewis, Jos—J Schreiner.....143.85	2 Podley, C Edw—W E Erdiet.....17.65	3 Stevens, W Lewis—I Dreyfuss et al.....1,259.52
30 Lyons, Robt T—L Stein.....304.26	2 Pages, Paul H—J Blourock.....26.11	3 Schwarz, Chas R—F W Schwarzwalder.....99.42
31 Lewless, Jas E—J Spatt.....95.41	2 Patitiw, Hyman—S Isaacs.....34.65	3 Schmedes, Henry R—L P Deffaa.....costs, 90.60
31 Luhrs, Jno—B K Bloch.....487.61	2 Pigueron, Wm G—Pacific Electric Co.....116.91	3 Stone, Thos—Wotherspoon Plaster Mills (Inc).....219.98
31 Levy, Jacques—W Hirsch.....102.72	3 Pope, Angelo—Seminole Distilling & Distributing Co.....141.91	3 Schlegel, Henry C—Koenig & Schusta.....86.41
31 Landgos, Geo—A L O'Shea.....171.16	3 Pincus, Abr—Cohen & Lehman (Inc).....99.09	3 Stead, Hayden R—E Greenfields Sons.....250.46
31 Laura, Jas J—N Hutkoff.....141.41	3 Potter, Edw C Jr—Jno Wanamaker, N Y.....288.25	3 Schwartz, Isidore, gdn—A H Joline et al.....costs, 68.00
31 Latimer, Isabelle M—W J Spein.....737.93	3 Polnoroff, Benj—A H Joline et al.....costs, 68.00	3 Slimak, Jno gdn—A H Joline et al.....costs, 68.00
31 Lulince, Isidore—N Y Tel Co.....21.91	3 Petrone, Vito—D Altieri.....30.02	28 Triebelhorn, Marie A—Oppenheim, Collins & Co.....236.74
31 Lerman, Danl A—G Feincker.....322.29	2 Quin, Frank—M Friedman.....2,500.00	28 Tursi, Guiseppe—G Bitetto.....60.01
31 Lanter, Chas—Noonan & Price Co.....238.97	2 Quinn, John—N Y Edison Co.....171.44	30 Thornton, Ellis—L B Weisl.....519.67
31 Levi, Maurice—H Graham & Co.....34.06	28 Roach, Jno J—J A Keiser et al.....32.03	30 Talcott, Jas—Verlenden Bros, Inc.....costs, 97.07
31 Leon, Isidore—Embroiderers Supply Co.....44.60	30 Rosenzweig, Hirsch, Louis & Max—Sam H Harris Inc.....41.00	30 Taylor, Wm—J Marshall & Ball, Inc.....49.73
2 Levy, Benj—J Slattery.....48.84	30 Rose, Saml—I Benowitz.....174.22	30 Tripler, Caroline—Tenement House Dept.....62.00
2 Litwin, Jos W—N Y Edison Co.....79.24	30 Redman, Mary A—C Focassi.....1,521.62	31 Tibbetts, Fredk R—W E Sibley.....501.93
2 Liebholtz, Martin—same.....46.20	30 Ripke, Herman—A C Wiener.....104.41	31 Tauger, Emil—A Leiman.....36.91
2 Lupowitz, Wm—G Miller.....29.80	30 Reilly, Thos A & Patk—J Wetsell.....10,130.25	31 Tur, Solomon B—Archdeaconry of N Y.....7,692.56
2 Loloaco, Frank—F Torregrossa et al.....16.65	31 Rainer, Chas G—N Y Safe Repair Co.....150.91	31 Thompson, Andw M Nadler.....40.51
2 Ludman, Jos—F J Dahlmeyer.....46.80	31 Rosenthal, Berenice—S Singerman.....costs, 91.45	31 Torti, Antonio—M Nadler.....40.81
2 Longwinoff, Mary & Julius Schwartz—Brown Metal Ceiling Co of N Y.....141.01	31 Root, Wm G—McGraw Pub Co.....619.90	31 Tribos, Mark—N Y Edison Co.....12.43
2 Lassman, Philip, Robt Podolsky & Morris Fischer—S Josephson et al.....38.41	31 Rebalin, Wm G & Jas W Whitherspoon—N Y Tel Co.....40.15	2 Thomson, Jacob—Cary Safe Co.....14.65
3 Lockwood, Travis D—C W Kinsella.....89.31	31 Reardon, Thos J—same.....15.26	2 Teitler, Wm—C Glatner.....193.86
3 Levin, Morris—City of N Y.....29.72	31 Rohkohl, Louis—Geo Liss & Co.....223.82	2 Trip, John H—Matheson Lead Co.....251.48
3 Levy, Chas S—same.....24.72	31 Reese, Jno L—N Orlando.....628.75	3 Traver, Philip—Mattson Rubber Co.....65.52
3 Langer, Geo R—P Gurian.....110.35	31 Rizzo, Nic & Smith Bros Feather Co—G Wacht.....60.65	3 Ullman, Louis—Stern Bros.....83.07
3 Louri, Inte I—H K Mulford & Co.....77.06	31 Ross, Jno D—Noonan & Price Co.....192.73	3 Ulmer, Jos—L Abraham.....68.50
3 Locascio, Giuseppe O—A H Joline et al.....costs, 68.00	31 Rosenberg, Louis—City of N Y.....59.72	3 Unger, Leonard—A Rosenfeld.....234.01
3 Leggeri, Michl & Our Lady of Mount Carmel Church—Doyle & Shields Co.....515.00	31 Rothfeld, Max & Saml Axelrod—M Faganson.....49.31	28 Van Antwerp, Wm—S Casolar et al.....139.20
3 Licausi, Vito—A H Joline et al.....costs, 68.00	2 Rosenzweig, Joe gdn—L L Firuski.....costs, 106.83	28 Vogel, Regina & Aaron—Levy & Rosenthal.....119.41
3 Lafosse, Tony—same.....costs, 68.00	2 Rocke, Anna—N Y Edison Co.....48.37	30 Volk, Jacob—Tenement House Dept.....62.00
3 Langman, Louis—same.....costs, 68.00	2 Rose, Chas M—B Mayer.....59.31	30 Vale, Travers—National Printing & Engraving Co.....433.66
28 Musliner, Louis—A A Weigert et al.....208.25	2 Ritchie, Adele—F W Howe.....215.57	31 Vaughan, Cordelia C—A Sololie.....144.55
28 Moriarty, Michl J—J Creelman et al.....costs, 256.63	2 Rademan, Otto, Harry Fowler & Watson Hallett Caldwell—Smith & Hemingway Co.....22.40	2 Veit, Bert—Simon Spiro & Co.....247.98
28 Malkan, Jos—M Kirschen et al.....34.40	3 Ruby, Francis J & Albt Ellinger—Beacon Falls Shoe Co of N Y.....96.32	2 Vogel, Saml—H Katz et al.....227.23
28 Miller, Sampson I—A I Klein.....109.23	3 Richman, Sol—M E Pritchett.....costs, 98.16	2 Vogel, Fred—C L Weinstock.....74.15
30 Mishkin, Louis & Alter—Tenement House Dept.....62.00	3 Robinson, Frank B—A L Parker.....168.92	28 Weill, Isaac—T L Harding.....12.61
30 McIntosh, Wm E—Gutenberg Press.....98.01	3 Rank, Homer R—H M Bloch.....84.31	28 Winters, F Wm—Interborough Rapid Transit Co.....111.38
30 Merwin, Horace Jr—Brooks Bros.....146.43	3 Rosenthal, Saml—Victor Hotel Co.....88.40	28 Weintraub, Wolf—L Zubrinsky.....40.41
30 McGuire, Jos P—A McGuire.....costs, 114.65	28 Smith, Grant, Willard Hausen, Chas Locher, Isaac F J Mac, Eric V Hausen & Smita Hausen, Locher & Co—H W Palens Sons.....930.31	28 Weintraub, Dora—F Mescia et al.....37.62
30 Mayper, Fannie & Abr Kommel—Peoples Bank of City of N Y.....829.19	28 Sharkey, Geo—M O'Beirne.....502.84	30 Weissager, Alex—Meyer Goldberg & Sons.....133.77
30 Myers, Maurice—Tenement House Department.....272.00	28 Sandhop, Anna—S Maiorina.....76.21	30 Wiberg, Axel E—E Eppleur.....75.23
30 McCormick, Sarah—same.....262.00	28 Schurger, Robt B—Second Natl Bank of City of N Y.....172.10	30 Wall, Liela B—City of N Y.....264.41
30 Megay, Otto F—E Werner.....53.79	28 Springer, Jno H—J L Miller.....costs, 116.35	30 Wiedermann, Rosa—G Robitzek & Bro, Inc.....25.72
30 Moscow, Danl—Lockwhit Co.....32.15	28 Seklir, Aaron & Herman—Bushwick Livery & Garage.....costs, 37.31	30 Wexler, Rosie—M A Elias.....159.31
30 Moore, Laura M* & Jno C exrs—Tenement House Dept.....262.00	28 Schapse, Benno—H Frank Jr.....89.66	30 Wells, Wm J—C Allen.....94.06
31 Mezey, Albt—N Y Chair Co.....74.17	28 Stroh, Wm—L Nastel.....32.22	31 Wiener, Henry—L Fehenschmidt.....25.00
31 Matthews, Oscar—E Grossman.....348.28	30 Shanahan, Louise—Baumann & Co.....23.56	31 Williams, Robt—L E Muller.....68.66
31 Munnich, Alfred—W P Kaufmann.....191.44	30 Springer, Mary—Tenement House Department.....57.00	31 Weiss, Mildred G—same.....29.62
31 Meyerhoff, Henry—National Printing & Engraving Co.....295.86	30 Sollinger, Morris D—Tenement House Dept.....262.00	31 Warren, Christian J—M E Woodworth.....134.40
31 Murray, Jane—N Y Tel Co.....17.84	30 Southgate, Henry—Lord & Taylor.....205.97	31 Wells, Francis D—E Wolf.....166.40
31 Muchink, Louis & Sarah—I Julien.....66.72	30 Seymour, Fredk—C A Tucker.....costs, 151.36	31 Warner, Chas S—J D Wubber.....408.56
31 Marane, Nellie L—N Y Tel Co.....30.27	30 Siegelbaum, Henry—Saml Phillipson & Co.....90.11	31 Wyckoff, Clarence F—Diamond Rubber Co of N Y.....1,160.09
31 Mayer, Nathan—O Lustig.....144.41	30 Stetler, Caroline S—M I Knapp.....149.65	31 Williams, Jno T—J Meyer.....283.46
31 Morris, Wm L—C C Marks et al.....124.90	30 Showalter, Edna B—Henry W Savage Inc.....costs, 107.85	2 Weinstock, Saml—S Spiro.....82.72
31 Meininger, Jno—R Fixel.....225.77		2 Wagner, Oscar—J Stern.....367.47
31 Marsden, Albt L—Avoca Realty Co.....72.01		2 Weissman, Louis—S Spiro.....60.36
31 Merrill, Wm J—H Frank Jr.....47.19		2 Weil, Markus & Sallie—Simon Spiro & Co.....401.72
2 McCulloch, Lizzanna J—Mode Hat Co.....96.28		2 Watral, Geo—St Matthew Society, Branch 45.....costs, 35.00
2 Meyer, Max—N Y Edison Co.....16.43		2 Wendel, John G—J W Clark.....costs, 107.35
2 McCarthy, Chas P—same.....16.32		2 White, Wm De C Jr—N Y Edison Co.....20.01
2 McLaughlin, Jas R—J S Sutphin.....292.41		2 Westervelt, Isaac—same.....48.85
2 Merra, Salvatore—H Goldfarb.....34.41		2 Winkle, Mathew—Beadleston & Woerz.....151.25
2 McCarthy, Frank M—J M Tierney.....48.14		2 Weissberger, Jos—Cosmopolitan Bank.....113.52
3 Merron, Michl—L Mayer et al.....48.19		



2 Wegener, Paul R H—C J Hazen.130.08  
 2 Watson, Grace E—H Fisher et al.164.11  
 2 Waldman, Wm—O O'Beirne.132.42  
 2 Weiner, Jacob—S Weinstein Constn Co . . . . .costs, 23.68  
 2 Williams, Chas A Jr—E M Day.113.34  
 2 Walsh, Patk—Compagnia Generale Translantique . . . . .costs, 23.28  
 2 Wannop, Jos—C Peterson. .costs, 27.65  
 3 Wisner, Jas T—Jno Wanamaker, N Y . . . . .96.62  
 3 Wogelt, Sam—A H Joline et al. . . . .costs, 68.00  
 3 Ware, Edgar T—Brewster & Co. . . . .1,284.72  
 3 Webber, Chas—E Hoffman . . . . .26.61  
 3 Weinstein, Louis—Herringbone Metal Lath Co . . . . .180.42  
 3 Wichner, Louis—S H Kanner. . . . .costs, 22.65  
 3 Wragge, Wm—A Kerwich. .costs, 17.72  
 3 Woram, Chas—Curb Pub Co. . . . .39.41  
 31 Young, Gibeon L—J Meyer . . . . .284.06  
 28 Zachorowitz, Jos—H Koehler & Co. . . . .49.27  
 31 Zlotkowski, Antonio—E K Bloch. .61.71  
 31 Zeeman, Anna—N Y Tel Co. . . . .21.47  
 2 Zecola, Vincenzo—Jacob Kulla Co . . . . .179.05  
 2 Zalkin, Harry—M Feinstein . . . . .72.90  
 3 Zubatkin, Morris—B Jaffe. . . . .48.87  
 3 Zubatkin, Theo—Jonas Federman et al. . . . .150.57  
 3 Zuckerman, Jacob—H Federer. . . . .68.81  
 3 Ziegfeld, Florence Jr—Sheffield Farms, Slawson-Decker Co . . . . .3,043.22  
 3 Ziegfeld, Florence Jr—Sheffield Farms, Slawson-Decker Co. . . . .118.96

CORPORATIONS.

28 Columbia Fullers Earth Co—M Krimmert et al. . . . .379.78  
 28 Chicago, Milwaukee & St Paul Ry Co—C F Droste et al. . . . .469.74  
 28 Hasbrouck Piano Co—W Lyon.215.50  
 28 Lamus Realty Co—N Y Edison Co. . . . .630.27  
 28 N Y Pennsylvania Real Estate Associates—N Y Edison Co. . . . .1,051.07  
 28 N Y Sweater Mfg Co—Esseff Knitting Mills . . . . .262.41  
 28 Peerless Bookbinding Co—C Connors . . . . .5,637.73  
 28 Rieser Realty & Constn Co—H Z Pokress . . . . .68.64  
 28 same—M Pokress et al. . . . .77.64  
 30 Broadway & 96th St Realty Co—City of N Y . . . . .264.41  
 30 Folberth, Inc—H Woolley . . . . .44.41  
 30 Maiden Realty & Constn Co—Tenement House Dept . . . . .262.00  
 30 August Belmont Hotel Co—J E Mayhew . . . . .costs, 101.45  
 30 Long Island Taxicab Co—Brighton Beach Casino, Inc . . . . .37.47  
 30 Regal Automobile Co, Inc—Union Marine Life Inc, Ltd . . . . .31.15  
 30 Ocean View Cemetery—Ocean View Cemetery Creditors Adjustment Co, Inc. . . . .12,692.49  
 30 American Printing Telegraph Securities Corp—Multigraphed Letter Co . . . . .138.80  
 30 Cincinnati Abattoir Co—R Heiser. . . . .costs, 99.80  
 30 Maier-Usoskin Co—T Morgan. . . . .201.17  
 30 Harmony Oil Co, Moe H Baron & Nettie Baron—Montauk Bank . . . . .2,814.54  
 30 Globe Storage & Carpet Cleaning Co—A Gullick . . . . .300.00  
 30 William A Brady Ltd—J K Hackett. . . . .costs, 96.00  
 30 Butterick Pub Co—L Purdy et al. . . . .costs, 77.80  
 30 Phoenix Metallic Bed Co—A Dann. . . . .38.40  
 30 Rickert Finlay Realty Co—Illinois Surety Co. . . . .89.97  
 30 Buckley Cartwright Co—Knickerbocker Silk Co . . . . .788.21  
 31 A Bernhard Buge Co—City of N Y . . . . .264.41  
 31 Alfred E Norton Co—E D Pratt. . . . .costs, 135.73  
 31 N Y Transportation Co—F J Root. . . . .costs, 17.67  
 31 Consolidated Timber Co—N Y Tel Co. . . . .149.08  
 31 Dreshi Realty Corp—N Y Tel Co. . . . .93.78  
 31 Hacienda Groves Co—same . . . . .57.92  
 31 New Art Embroidery Co—same . . . . .29.75  
 31 Tremont Park Realty Co & Fredk M Mallert—G Feincke . . . . .324.52  
 31 Abraham Waltzer & Co—Citizens Central Natl Bank of N Y . . . . .377.63  
 31 Bellmer & Singer—McLeid & Henry Co. . . . .219.45  
 31 Central R R of N J—N Schroeder. . . . .costs, 93.50  
 31 Savoy Improvement Co—V Laperta. . . . .675.02  
 31 same—same . . . . .1,018.00  
 31 same—same . . . . .669.13  
 31 Spring Hill Constn Co—Pennsylvania Coal & Coke Corp. . . . .175.85  
 31 N Y Frame & Picture Co—S & R Frame Mfg Co . . . . .140.11  
 31 Danzig Stove Repair Co—M Price.227.87  
 31 same—I D Richter . . . . .114.65  
 31 Harmony Leather Co—M H Rogers. . . . .21.20  
 31 National Surety Co—Rockford Furniture Co. . . . .268.16  
 31 McRizzo & Smith Bros Feather Co—G Wacht . . . . .60.56  
 31 International College of Languages—E Finchman Rosenthal . . . . .6,745.85  
 31 Maier-Usoskin Co—C H Bahrenburg et al. . . . .340.55  
 2 Goldberg Co—N Y Edison Co. . . . .15.71  
 2 International Room & Apartment Renting Co—same . . . . .66.71  
 2 J Josephson Sons Co—same. . . . .12.38  
 2 Sakolsky Furniture Co—same. . . . .25.02  
 2 Thirty-second Street Hotel Co—same . . . . .438.47

2 City NY—Donlon Contrg Co. . . . .8,012.53  
 2 Sonders Bros—Civic Centre Co. . . . .225.80  
 2 Granite Spring Water Co—F W Wardell . . . . .235.66  
 2 Parsons Dyeing & Cleaning Co—A Erdman . . . . .costs, 85.05  
 2 Reichhard Soap Co & Merwin Block—S D Leidesdorf . . . . .61.51  
 2 Harlem Automobile Co—Diamond Rubber Co of N Y. . . . .394.77  
 2 Mechanics & Traders Bank of City N Y—F Forscheim. . . . .costs, 349.83  
 2 Monaton Realty & Investing Corp—Robt Gordon & Son Inc. . . . .334.01  
 2 Picken & Lilly Constn Co—Germania Life Ins Co . . . . .506.79  
 2 Hudson Garment Co & Chas Robertson—J E Spingarn et al. . . . .106.32  
 2 Local Advertisers Co & Louis S Salo—W Siegrist . . . . .738.53  
 3 Franham Sand & Blast Co—F W Wright . . . . .1,527.72  
 3 Post & McCord—J Johnson. .costs, 105.05  
 3 Giroux Consolidated Mines Co—W Altschul . . . . .costs, 75.52  
 3 same—same . . . . .27.72  
 3 same—same . . . . .77.03  
 3 same—same . . . . .275.72  
 3 same—same . . . . .27.72  
 3 same—same . . . . .75.83  
 3 same—same . . . . .314.03  
 3 same—same . . . . .275.72  
 3 same—same . . . . .27.67  
 3 New Berlin Silk Mfg Co—H A Andrews . . . . .112.71  
 3 West Side Mason Contracting Co—W Bryla . . . . .148.91  
 3 Mechanics Constn Co—R V Salerno. . . . .30.33  
 3 Malaga Realty & Development Co—R Gorenson . . . . .73.89  
 3 Bostock & Co, Inc—C Hyman. . . . .448.69  
 3 White House Lunch Co, Isaac Dincin & Philip Dincin—I S Long et al. . . . .395.51  
 3 same—same . . . . .188.65  
 3 Universal Standard Electric Co—F D Arcy . . . . .786.66  
 3 Union Collecting & Reporting Co—Ferguson Pub Co . . . . .109.00  
 3 Western Union Telegraph Co—S Koffer . . . . .1,158.80  
 3 D H Morey & Co—Gerlach-Barlow Co . . . . .155.57  
 3 Halley Land & Improvement Co—Westchester & Bronx Title & Mortgage Guaranty Co . . . . .726.64  
 3 Kolb Candy Co—H Mallard . . . . .222.60  
 3 Washington Heights United Presbyterian Church—J L Hervey. . . . .443.55  
 3 New York Pennsylvania Real Estate Ass'n of N Y—Hartung Bros. . . . .684.36  
 3 Hope Constn Co—R I W Damp Resisting Paint Co . . . . .172.31  
 3 Ancient Order of Hibernians—Jno P Kane Co . . . . .5,387.74  
 3 Halley Land & Improvement Co & Edwin L Gilbert—D Girardi . . . . .379.72

Borough of Brooklyn.

DEC.  
 26 Ash, Ernest H—City N Y. . . . .50.06  
 26 Alexander, Morris E—same . . . . .227.19  
 26 Armstrong Gordon—same . . . . .220.36  
 26 Anwander,\* Sophie & \*Chas L—S A Clarkson . . . . .328.15  
 27 Apy, Edw—C J Watts . . . . .105.46  
 30 Abramowitz Cut Stone Co—S Dunaif . . . . .114.15  
 30 Agnew, Kenneth G—Spencer Heating Co . . . . .357.98  
 30 Aronowitz, Morris—A D Katcher & ano . . . . .27.41  
 30 same—same . . . . .111.16  
 31 Abrahams, J Julia—M Salowitz . . . . .10.50  
 31 Albert, Gott—Jacob Dold Packing Co . . . . .39.33  
 31 Allen, Geo S—Matheson Lead Co. . . . .97.35  
 31 Almind, Mary C—Sea Beach Railway Co . . . . .61.27  
 31 Anson, Franklin R—W K Aston.1,332.40  
 31 Athing, Fred & Louisa—N T Swezey's Son & Co. . . . .153.51  
 26 Braunstein, Alex—City N Y. . . . .45.84  
 26 Beaudel, Arthur—same . . . . .220.36  
 26 Beaudel, Chas, Jr—same . . . . .220.36  
 26 Berry, Henry T—same . . . . .59.17  
 26 Bevell, John G—same . . . . .220.36  
 26 Buzzell, Jessie M—same . . . . .32.89  
 26 Bernstein, Nathan—same . . . . .220.36  
 26 Burns, Thos—same . . . . .220.36  
 26 Butler, David J—same . . . . .220.36  
 26 Butler, Israel—same . . . . .220.36  
 26 Brougham, A Leonard—same . . . . .30.38  
 26 Bondhus, Saml T—same . . . . .34.92  
 26 Butts, Harry H—same . . . . .220.84  
 26 Blumenfeld, Benj—same . . . . .220.84  
 26 Beggs, Charlotte—American Slicing Machine Co . . . . .83.60  
 26 Blenk, Adolph S—W A Boykin . . . . .79.99  
 26 Buckley, Edmund C (infant) by Mary—B H R Co . . . . .83.40  
 26 Bishop, Leopold—L Frank & ano.227.46  
 26 Bonacci, Domonick—Bramhall, Deane Co . . . . .38.66  
 27 Berenstein, Jos—N Y Tel Co. . . . .34.26  
 27 Brown, Wm J—same . . . . .52.95  
 27 Baron, Moe H & Nettie—Montauk Bank . . . . .2,814.54  
 27 Bristol, F Thos—F H Thompson.143.11  
 28 Bach, Andreas & Babetta—J Barudio (D) . . . . .393.38  
 28 Browne, Wm J—A J Prunier . . . . .293.78  
 28 Byck, Minnie—G & M Impt Co. . . . .94.40  
 28 Brown, Elias & Esther—E F Gross. . . . .733.45  
 30 Benson, Jos C—Langrock Bros Co.44.22  
 30 Baier, Henry—United Stove & Repair Co . . . . .119.67  
 30 Blinderman, Harry—H Novik & ano . . . . .34.40  
 31 Batkin, Abr—Jennie Cohen. . . . .1,112.57  
 31 Boband or Ochs, Wilhelmina—Wm Ulmer Bwy . . . . .2,013.05  
 31 Bonter, Robt—W Green . . . . .0.06  
 31 Bootelkoff, Isaac—F Ambruster.249.85  
 31 Butcher, Edw Jr—American Surety Co . . . . .34.41  
 26 Coletta, Eliza—H J Gazzolo et al.350.37

26 Cohen, Sol (infant) bty Morris—Bklyn Woven Wire Mattress Co. . . . .106.82  
 27 Carabba, Julian V—N Y Tel Co. . . . .21.25  
 27 Cohen, Saml—same . . . . .20.07  
 27 Cohen, Louis—N Y Tel Co. . . . .25.03  
 27 Calvello, Louis—N Y & North Shore Traction Co . . . . .63.64  
 27 Cohen, Barnett—N Tokotsky. . . . .102.50  
 28 Clayton, Harry A—S H Rathgeber. . . . .1,386.72  
 28 same—G E Dewey . . . . .(D) 1,387.08  
 28 same—E Packer as trste.(D) 1,390.15  
 28 Cody, Jas A & Wm J as exrs—City N Y . . . . .119.16  
 28 Cubberly, Francis R & Wm C as exrs Jas—same . . . . .10.42  
 28 Cimino, Nicola—same . . . . .435.63  
 28 Cragg, Walter H as exr, & c Mary A Combs—same . . . . .161.96  
 28 Cunningham, David F—same . . . . .220.84  
 28 Cunningham, Thos J—same . . . . .220.84  
 28 Crown, John H—same . . . . .220.84  
 28 Campbell, John B—same . . . . .220.84  
 28 Carolan, Jas J—same . . . . .220.84  
 28 Cavanagh, John G—same . . . . .220.84  
 28 Carey, Harry L—same . . . . .220.84  
 28 Coyle, Patk—same . . . . .220.84  
 27 Dessner, Jacob M—N Y Tel Co. . . . .15.96  
 26 Davidson, Geo L—M Tecla & Co. . . . .1,316.33  
 26 Dedonato, Domenico—P Dacchillo.89.40  
 27 de Szymanski, Etienne—D W Schwenk . . . . .176.90  
 27 Deane, Marjorie—N Y Tel Co. . . . .15.35  
 27 Dempsey, Garret J—Commr Excise. . . . .1,819.97  
 30 De Franco Concetto & Serafino—Bway Trust Co . . . . .1,492.20  
 31 Darpe, Gaspre—Levy & Baird. . . . .106.85  
 31 Dick, Jacob—B K Bloch. . . . .207.21  
 31 Dincin,\* Philip & Isaac—F H Leggett & Co . . . . .218.41  
 31 Douglas, Clinton—J H Charlton. . . . .60.40  
 31 Dowling, Michl as exr & c Christian—City N Y . . . . .208.44  
 31 Diss, Jno B—same . . . . .34.92  
 31 Dunn, Wm J—same . . . . .220.36  
 31 De Bevoise, Mary J as extr—same. . . . .21.33  
 31 Daunt, Margt as extr—same. . . . .418.88  
 28 Engelbert, Eugenio—F Jordan . . . . .32.40  
 31 Elfman, Saml—M Finkelstein & ano. . . . .235.73  
 31 Eschai, Jacob—Geo F Hills Co. . . . .167.02  
 26 Fitch, J Mary—M Stein . . . . .48.90  
 26 Frost, Jesse—L Frank & ano. . . . .227.46  
 27 Findlay, Norman P—Rowland J Simies Jr & Wm H Roberts as committee of Le B B Johnson—City N Y . . . . .106.78  
 27 Finigan, Rose M—City NY (Bd of Education) . . . . .76.37  
 27 Fuller, Henry H—W H Tice. . . . .309.40  
 28 Feldberg, Henry B—S Kalishen.128.72  
 28 Feilfeld, Harry—J Barudio.(D) 393.38  
 30 Feinstein, Jacob—P Rabinowitz.109.82  
 30 Finkelstein, Benj W—Langrock Bros Co . . . . .44.22  
 30 Fishman, Louis—A H Bloom & ano . . . . .22.40  
 30 Forage, Vincent—City NY . . . . .24.40  
 31 Fideisen, Ernst—J H Scheidt. . . . .323.80  
 31 Friedrich, Oscar—Sarah F Cotheal. . . . .102.23  
 31 Fromberg, Gustav—Jos Fallert Bwg Co . . . . .1,507.93  
 31 Fry, Jno C as exr & c—Jno C Fry (dec)—C Billett . . . . .3,185.65  
 31 Fryer, Margt—W T Minzer . . . . .108.35  
 26 Gallagher, Wm—W A Prendergast, Comptroller, & c . . . . .46.85  
 26 Gill, Chas M—W W Smith . . . . .309.17  
 26 Gaghegan, Mary—B H R R Co. . . . .95.19  
 27 Garity, Michl—City N Y . . . . .110.72  
 27 Goldberg, Isaac—N Avrach. . . . .26.40  
 27 Gorinsky, Bennie—Jennie Bernstein as admtr . . . . .254.43  
 27 Goldstein, Meyer—N Y Tel Co. . . . .15.96  
 27 Gsanger, Harry L & Jno J—Olga Greenebaum et al . . . . .465.65  
 28 German, Edmund—B R Duncan.264.40  
 28 Giacalone, Giuseppe—State N Y.500.00  
 28 Gerwitz, Emma B—same . . . . .500.00  
 28 Glicksman, Louis—B K Bloch. . . . .206.53  
 28 Greenberg, Max & Elke—E F Gross. . . . .733.45  
 30 Gordon, Max—A Goodman . . . . .30.77  
 30 Ginty, Frank A—C L Baumann & Co . . . . .100.65  
 30 Gordon, Jacob—S Dunaif . . . . .114.15  
 30 Grieve, Louis H—Equitable Trust Co . . . . .151.71  
 30 Griffin, Sylvester C—Nancy M Brown . . . . .309.67  
 31 Gerstein, Jos—J Barudio. . . . .2,300.39  
 31 Glass, Siegfried—M Garlick & ano. . . . .287.18  
 31 Gold, David—F Armbruster. . . . .64.65  
 31 Glass, Louis—Kreider Baker Shoe Co . . . . .75.97  
 31 Ginefra, Guiseppa—J Savino. . . . .94.40  
 31 Gordon, Saml—F Armbruster. . . . .249.85  
 31 Goetz, Henry F—L A Proudfoot. . . . .81.75  
 26 Hamilton, Henry P—J F Schmadeke. . . . .123.51  
 26 Harber, Hyman—M S Rappaport.45.45  
 26 Harber & Rubin—same . . . . .45.45  
 26 Heslin, Chas—Jos Beck & Sons. . . . .116.91  
 26 Herman, Isaac—W P Nollman & ano. . . . .147.97  
 27 Hall, Chas M—N Y Tel Co. . . . .86.50  
 27 Holmes, Jas H—City N Y. . . . .105.72  
 27 Herrmann, Chas—N Y Tel Co. . . . .23.44  
 27 Heaney, Mary—Annie McGuire. . . . .32.40  
 27 Harker, Wm & Mary A—S Jenkins.81.90  
 28 Herman, Benj—B Abel . . . . .548.12  
 28 Holden, Jno—J Johnston. . . . .2,029.39  
 30 Hann, Emily—H Graf . . . . .217.67  
 30 Hohman, Geo—H Friedman . . . . .29.99  
 30 Huppenlacher, Wm J—N Y Independent Meat Co . . . . .376.91  
 30 Holtzlag, Danl & \*Benj—Ragus Tea & Coffee Co . . . . .38.85  
 31 Hake, Jos—W Sherman . . . . .17.40  
 31 Hurwitz, Jac & David—Franklin Bwg Co . . . . .2,621.40  
 31 Hochenberg, Morris—Sarah F Cotheal . . . . .102.23  
 31 Holtzberg, Harry—B Hershenov.123.43



31 Homler, Sam—Chas Jacobs Co.....	53.81	28 Murphy, Chas—same .....	215.83	31 Russell, Frank—same .....	215.83
31 Hoyt, Kath T—G W Buckridge.....	22.40	28 Murphy, Frank J—same .....	215.83	31 Ruck, Jno G—same .....	215.83
31 Hanewald, Julius—N T Swezey's Son & Co .....	269.15	28 Mullin, Thos—same .....	215.83	31 Rieser, Wm—same .....	215.83
26 Jaeger, Fredk E—Keystone Varnish Co .....	210.02	28 Mullin, John P—same .....	215.83	31 Rider, Jno—same .....	215.83
26 Jewell, Edw H—Atlantic Blangas Co .....	197.31	28 Mereness, Chas H—same .....	215.83	31 Risley, Robt H—same .....	215.83
26 Joseph, Saml—Mutual Alliance Trust Co .....	566.59	28 Morrow, Thos P—same .....	215.83	31 Rockliff, Chas—same .....	215.83
30 Jacobs, Saml—A Goodman .....	30.77	28 Mullen, Richd—same .....	215.83	31 Ryan, Wm P—same .....	215.83
31 Johnson, Gustaf A—J C Bloom .....	55.33	28 Mullen, David—same .....	215.83	31 Ratner, Rebecca—same .....	215.83
31 Johnson, Esther J—W C Johnson.....	190.32	28 Mooney, John A—same .....	215.83	26 Sakalanckos, Bitantas—Eklyn Heights R R Co .....	109.15
26 Kamensky, Alex—Henry S Wampole Co .....	27.51	28 Muir, Ernest W—same .....	215.83	26 Schechter, Herman—Swift & Co .....	35.31
26 Katske, Max A—Commonwealth Glue Co .....	150.47	28 Morrison, Chas—same .....	215.83	26 Schulze, Frank & Louisa—Bank of Coney Island .....	589.63
26 Kaufman, Jacob—Rose Sugarman .....	2,129.62	28 Miller, Geo M—same .....	215.83	26 Scott, Theo T—Metropolitan Tobacco Co .....	100.50
26 Keular, Henry (infant) by Minnie—Bklyn Heights R R Co .....	109.40	28 Muller, Peter M—same .....	215.83	26 Smith, Sidney—P A Nugent .....	81.50
27 Kelly, Jas D—Bklyn Elev & Milling Co .....	227.46	28 Musliner, Jos J—same .....	215.83	26 Stark, Jos—B N Dorman .....	172.40
27 Kornles, Emery H—E M Houghtaling & ano .....	157.73	28 Morrissy, Sarah—same .....	215.83	27 Salvio, Katrina—S Guggenheim .....	329.77
28 Klein, Chas—C Valentine .....	71.54	28 Mitchell, Alex—same .....	215.83	27 Shea, Edw J—Title G & T Co .....	186.90
28 Kleinfield, Irving L doing business as M Kleinfield Son & Co—L Black .....	72.42	28 Mullen, Bernard F—same .....	215.83	27 Stern, Augusta—J Dahlan .....	1,686.22
28 Kennedy, Jas—A E Barette .....	291.47	28 Meehan, Jas—same .....	215.83	27 Smith, A Remington—Wagner Comb Mfg Co .....	503.99
30 Kostakowsky, Wolff N—J Levinson (D) .....	1,024.34	28 Manley, Jno—same .....	220.36	27 Schoenberg, F Theo—Title G & T Co .....	78.40
30 *Kent, Jos A—Spencer Heating Co .....	157.98	28 Meyers, Jos—same .....	32.81	27 Skalka, Herman—N Y Tel Co .....	15.76
31 Kane, Jas—Jos B Friedlander Co.....	109.12	28 Mykrantz, Howard B—same .....	28.83	27 Schettino, Vincent—same .....	15.04
31 Kassel, Lena, indiv & as committee of Wm Popp—H C Underhill.....	32.39	28 Miller, Wm—same .....	28.83	27 Smith, Bertrane G—N Y Tel Co .....	30.85
31 Katzka, Gustav—S Polstein & ano.....	84.40	28 Moore, Thos C—same .....	220.36	27 Smith, Albt A—Emily B Smith .....	217.90
31 Koetzel, Fredk—F O'Donnell.....	50.00	28 Meyer, Benj J—same .....	30.84	27 Settel, Sam—Jennie Bernstein as adm-trx .....	495.63
31 Kasper, Wm—same .....	50.00	28 Max, Saml L—same .....	175.99	27 Sorenson, fLouis C—F Correale .....	32.07
26 Lufty, Abad—City N Y.....	32.54	28 Moore, Edwin L or Edw L—same.....	220.36	27*Spitnak, fSaml—D Skolkin .....	123.30
26 Lutkins, Theo L—same .....	93.44	28 Moran, Annie or A—same .....	523.99	28 Sarantucius, Chris—P Rost .....	159.65
26 Lopez, Jas or Jos—same .....	215.33	30 Mass, Todris—F G Mintram & ano .....	324.53	28 Schlesinger, Saml—M Grossman .....	36.90
26 Lurie, Saml—same .....	313.62	31 Macy, Eleanor J—S Kaphan .....	8.40	28 Shaheen, Shaheen A—J Prezioso .....	227.64
26 Loorya, Hyman—same .....	30.54	31 Meyersohn, Hyman—Title G & T Co .....	119.40	28 Skilling, Henry—Interborough R T Co .....	112.38
26 Lahm, Isaac—same .....	28.58	31 Molic, Frank—B Griffin .....	83.77	28 Smith, Jas L—Henrietta Smith .....	139.40
26 Lanter, Chas—same .....	42.33	31 Morgenthaler, Fredk—J H Scheidt .....	323.80	28 Slutsky, Herman—C S Addy as trste .....	34.40
26 Leonard, Henry W—same .....	313.62	31 Maggin, Borris—Jennie Cohen .....	1,112.60	30 Schaeffer, Wm H—C Wolf .....	203.08
26 Lucas, Eliz D M—same .....	411.92	31 Morris, Wm L—C C Marks et al.....	124.90	30 Schenk, fJno—H Friedman .....	29.99
26 Lazarowitz, Mollie—B H R R Co .....	99.47	31 McDermott, Wm J—State N Y .....	200.00	30 Schenk & Hohmann—same .....	29.99
26 Lazarowitz, Bernhard—same .....	99.97	26 Norris, Benj F—City N Y .....	32.65	30 *School, Jos—United Stove & Repair Co .....	119.67
26 Lewis, Abr—Mutual Alliance Trust Co .....	566.59	26 Noethiger, John A—same .....	33.17	30 Segal, Geo G—Eddy Glickman Bldg Conereting & Impt Co .....	216.50
26*Lippman, Mitchell—B N Dorman.....	172.40	26 Nelson, Alex—same .....	215.83	30 Seklir, Aaron & Herman, doing bus as A Seklir & Co—Bushwick Liv-ery & Garage .....	37.31
27 Laugling, Hery—N Y Tel Co .....	21.98	26 Noonan, Walter—same .....	215.83	30 Shubert, Louis—City N Y .....	29.40
27 Lefevre, Josiah P—F N Du Bois et al .....	166.80	26 Nesselhauf, Jno—same .....	215.83	30 Small, Jennie—L Lichtenhein & ano .....	47.50
27 same—Nason Mfg Co .....	166.80	26 Nelson, Chas—same .....	215.83	30 Stander, Jacob A—N Y Independent Meat Co .....	376.91
27 Leven, Douglas A—Title G & T Co .....	78.49	26 Nelson, John—same .....	215.83	30 Stepler, Kath—L Schulman & Co.....	44.08
28 Larson, Torkel—Proser Realty Co .....	35.40	26 Noble, Wm J—Bklyn Heights R R Co .....	109.15	31 Schulmann, Edw—Jos Fallert Bwgs Co .....	173.10
28 Lewless, Jas E—Richardson & Boynton Co .....	241.50	26 Noble, John F (infant) by Wm J—same .....	109.15	31 Schwartz, Philip—J Barudio .....	2,300.39
31 Lammers, Aug L—N Y Veal & Mutton Co .....	210.95	26 Norton, Max—W P Nollman & ano .....	147.97	31 Sidoti, Nicolo—N B Evens .....	74.03
31 Ledyard, Wolters—H B Delatour .....	276.90	27 Neville, Michl K—H Meehan .....	60.42	31 Simon, Esther—J H McCrodden .....	121.40
31 Levin, Saml M—Sarah F Cotheal.....	102.23	27 Noll, Rudolph—Aetna Life Ins Co.....	44.35	31 Sinnot, Thos J & Louise—Eagle Metal & Supply Co .....	229.20
26 Meany, Harry T—Lizzie E Smith & ano as exrs .....	161.70	27 Nelson, Walfried—F Correale .....	32.07	31 Swirsky, Gus—F Rosenthal .....	45.90
26 Moser, Chas H—Josephine H Toerge & ano .....	27.40	31 Nagler, Edw & Lottie—A M Schwartz & ano .....	76.41	31 Schulze, Louisa—Wm Ulmer Bwy.....	452.00
27 Miller, Abr—C Reizenstein .....	1,284.02	26 O'Brien, Harry—Metropolitan Tobacco Co .....	34.10	31 Schwarz, Chas R—F W Schwarzwalder .....	99.42
27 McAfee, Bernard J—City N Y .....	215.33	26 O'Connor, John—Bklyn Heights R R Co .....	80.36	31 Stack, Jas J—Natl Casket Co .....	1,049.78
27 McCabe, Chris—same .....	215.33	26 Otate, Tony—Michaels Bros .....	126.20	26 Taub, Meyer—T Miretzky .....	447.78
27 Martin, Patk—same .....	215.33	26 Olton, Oscar E—F Correale .....	32.07	26 Tibbits, Henry B, doing business H B Tibbits & Co—Western Elec Co.....	296.60
27 Mantell, Max—same .....	215.33	27 Otterstedt, Henry—High Ground Dairy Co .....	251.64	26 Timony, Thos K & Jas K—Henry Roth Bldg Co .....	352.90
27 Manning, Wm T—same .....	215.33	30 Oppenheimer, Arthur—J B Wilson Co .....	68.73	26 Tuck, Jacob—H L Preston .....	835.00
27 Marshall, Jno—same .....	215.33	31 O'Connor, Nellie or Ellen—S Klein & ano .....	200.69	26 Tully, Margt—E A Arnold .....	35.65
27 McFadden, John—same .....	215.33	26 Parker, Josephine—B H R R Co.....	116.40	26 same—H W Beer .....	53.04
27 McFarland, Everett O—same.....	215.33	26 Pasternack, Max & Rosie—Sea Cliff Bank .....	421.93	27 Tucker, Chas H—US Tire Co .....	470.90
27 McGowan, John—same .....	215.33	26 Pastone, Jos—B H R R Co .....	83.22	27 Tucker, Fredk H Jr—N Y Tel Co .....	21.68
27 McNamee, Edw A—same .....	215.33	26 Pender, Eliz—J G Ficken .....	382.94	30 Tolmack, Julius—M J Malament .....	224.40
27 McLaughlin, Michl L—same .....	215.33	26 Pitropofsky, Jack—Michaels Bros.....	91.40	30 Taggart, Lucius B—Lincoln Mtg Co .....	299.95
27 McPhee, Archibald—same .....	215.33	26 Prince, Simon H—same .....	46.40	31 Tritschler, Stephen—J H Scheidt .....	323.80
27 McKay, Frank—same .....	215.33	27 Payton, Corse—N Y Tel Co .....	71.04	27 Unger, Chas G—N Y Tel Co .....	24.64
27 McVeigh, Wm—same .....	215.33	27 Petersen, Siva—W S Douglass .....	108.27	27 Vitello, Jno—B Perelman .....	135.37
27 Manix, John E—same .....	215.33	27 Price, fJacob—S Lefschutz et al.....	115.12	30 Von Weel, Henry—Parshelsky Bros .....	425.84
27 McGovern, John—same .....	215.33	27 Pletscher, Martin—Title G & T Co .....	296.25	27 Williams, Gladys C—N Y Tel Co.....	30.07
27 Madden, Jas—same .....	215.33	28 Patterson, Jos—J Miller & ano .....	99.40	27 Wright, Thos F—same .....	16.79
27 Martin, Frank—same .....	215.33	28 Puritz, Ella—State N Y .....	1,500.00	27 White, Oscar—same .....	22.24
27 Mason, Jno D—same .....	215.33	28 same—same .....	1,500.00	27 Wolovsky, Wm—D Skolkin .....	123.30
27 Maxwell, Edw J—same .....	215.33	30 Pfuhl, Fred L—C J Kramer & ano .....	60.47	27 Woods, *Amelia & Skymour H—S A Clarkson .....	328.15
27 Maus, Martin—same .....	215.33	30 Plean, Morris—L I R R Co .....	18.72	30 Weinstein, Hery—J Miller et al.....	185.15
27 McClurg, Frank R—same .....	215.33	30 Quinn, Jno—Kerin & Dunn .....	98.56	30 Wren, Thos J—City NY .....	220.36
27 McGarry, Wm—same .....	215.33	31 Quimby, Frank P & Margt as exrs & ano .....	1,042.20	30 White, Theo L—same .....	220.36
27 Markland, Jno B—same .....	215.33	31 Quinby, Jno H—same .....	220.36	30 Wilson, Jno—same .....	220.36
27 McClean, Wm F—same .....	215.33	26 Riordan, Cornelius D—G H Gould.....	51.42	30 Wolfenden, Jas—same .....	220.36
27 Maguire, Geo—same .....	215.33	26 Rubin, Harry—M S Rappaport .....	45.45	30 Wall, Jas H—same .....	220.36
27 Marks, Elias—same .....	215.33	26 Rutherford, Little—Michaels Bros.....	32.25	30 Walsh, Jos W—same .....	220.36
27 Madigan, John—same .....	215.33	26 Rosen, Saml—N Y Tel Co .....	20.88	30 Walsh, Jno C—same .....	220.36
27 McCleary, Edw J—same .....	215.33	27* Rosman, Philip—D Skolkin .....	123.30	30 Wohlman, Jno J—same .....	220.36
27 McCarthy, Edw—same .....	215.33	28 Rahinsky, Annie & Morris—E F Gross .....	733.45	30 Whalen, Jas A—same .....	38.91
27 McCaffrey, Wm C—same .....	215.33	28 Ring, Chas E—Union Bank .....	49,936.97	30 Walsh, Jno T—same .....	28.85
27 McCartney, Jno—same .....	215.33	28 Rydberg, Gustave, doing business G Rydberg & Co—Pratt & Lambert Inc .....	295.31	30 Wells, Freeman—same .....	220.36
27 Mann, Geo H—same .....	215.33	30 Reilly, Thos A & Patk—Josephine Wetsell as admtrx & Chas Wetsell .....	10,130.25	30 Walker, Fredk A—same .....	220.36
27 Matthews, Jos—same .....	215.33	30 Rosenzweig, Hirsch *Louis & *Max—Sam H Harris (Inc) .....	41.00	30 Wagner, Fredk—same .....	220.36
27 May, John—same .....	215.33	30 Reynolds, Jas—Auto-Renting & Repair Co .....	36.40	30 Webster, Fredk—same .....	220.36
27 Matthews, John—same .....	215.33	31 Reitz, Edw—City N Y .....	215.83	30 Wernig, Fredk A—same .....	220.36
27 McElroy, Thos—same .....	215.33	31 Randolph, Russell—same .....	215.83	30 Walsh, Michl J—same .....	220.36
27 McCarthy, Margt—same .....	117.29	31 Rabinowitz, Israel—same .....	215.83	30 Wallastate, Morris—same .....	220.36
27 Martin, Herman—same .....	215.33	31 Reger, Wm L—same .....	215.83	30 Wilson, Martin—same .....	220.36
27 Martin, Jos—same .....	215.33	31 Rockwell, Fenton—same .....	215.83	30 White, Elmer S—same .....	220.36
27 Mays, Edw H—same .....	38.41	31 Rodriguez, Louis—same .....	215.83	30 Wundeschaefter, Emma—same .....	119.80
27 Mackay, Geo D—same .....	215.33	31 Ross, Bertie—City N Y .....	227.19	30 Watkins, Edw—same .....	28.85
27 Mannish, David—same .....	215.33	31 Ryan, Michl—same .....	227.19	30 Watson, Owen—same .....	220.36
28 Malkan, Jos—M Kuschen & ano .....	34.40	31 Rosenthal, Saml—same .....	220.36	30 Watts, Geo—same .....	220.36
28 Miller, Albt E—City N Y .....	60.43	31 Robinson, Saml—same .....	28.49	30 Waters, Chas H—same .....	220.36
28 McAllister, Jas—same .....	60.43	31 Rainos, Juan A—same .....	220.36	30 Wadsworth, Chas W—same .....	220.36
28 Manes, Germaino as exr—same.....	208.44	31 Ross, Jno or Jno F—same .....	220.36	30 Webber, Chas G—same .....	220.36
28 McNananey, Robt J as admr—same .....	175.08	31 Rowley, Henry—same .....	215.83	30 Weber, Constance—same .....	220.36
28 Mannix, Thos E—same .....	224.69	31 Rodriguez, Alfred M—same .....	215.83	30 Watt, Wm Y—same .....	220.36
28 Murreale, Mariano—State N Y.....	1,500.00	31 Roe, Hugh—same .....	215.83	30 Wallace, Wm—same .....	220.36
28 same—same .....	1,500.00	31 Rowensky, Jno—same .....	215.83	30 Walker, Walter D—same .....	38.91
28 Murray, Nelson—J G McTigue .....	383.57	31 Rowley, Henry—same .....	215.83	30 Williams, Wm E—same .....	220.36
28 Malone, John—City N Y .....	215.33	31 Rader, Henry—same .....	215.83	30 White, Wm—same .....	220.36
28 McCullough, Edw—same .....	215.33	31 Rainey, Jno—same .....	215.83	30 Wood, Wm G—same .....	220.36
28 Martin, Robt E—same .....	215.33	31 Rasghardson, Peter—same .....	215.83	30 Webster, Wm V—same .....	220.36
28 Marnell, Walter F—same .....	610.00	31 Ragned, Monbaddo L—same .....	215.83	30 Wachsman, Adolph—same .....	220.36
28 McCarthy, Thos F—same .....	44.37	31 Reardon, Jno—same .....	215.83	30 Woll, Louis H—same .....	220.36
28 Martin, F H or F R—same .....	215.33	31 Riley, Patk J—same .....	215.83	30 Willson, Harland G—same .....	220.36
28 Marnell, Walter F—same .....	610.00	31 Rudge, Chas H—same .....	215.83	30 Weissman, Henry—same .....	220.36
28 McCarthy, Thos F—same .....	44.37	31 Ruppel, Henry C—same .....	215.83	30 Whitehouse, Sml S—same .....	220.36
28 Martin, T H or F R—same .....	215.33			31 Washburn, Emily R & Harriet P—W F Spencer .....	66.83
28 Mason, Geo—same .....	215.33			31 Weisskopf, Saml—City N Y .....	220.36
28 Matthews, Robt D—same .....	215.33			31 Wedegartner, Herman—same .....	220.36
28 Miles, Wm O—same .....	215.33			31 Wood, Jno G—same .....	220.36
28 Metzger, C E—same .....	215.33			31 Whelan, Jas A—same .....	220.36
28 Murphy, Edw J—same .....	215.83			31 Weeks, Arthur H—same .....	220.36



31 Wardenhauer, Andw—same.....	79.22
31 Weymouth, Walter—same.....	220.36
31 Wolff, Armand—same.....	227.19
31 Wander, Geo by Mary Hopp admtrx —same.....	331.41
31 Williston, Sadie S as extrx—same.....	96.13
31 Walls or Wallis, Martin—same.....	220.36
31 Wells, Chas M—same.....	266.68
31 Weisberg, Pauline—J Tepmon.....	27.40
31 Weisberg, Jac A & Pauline H—same .....	27.40
31 Wexler, Rosie—M A Elias.....	159.31
31 Zark, Julius—State N Y.....	200.00

CORPORATIONS.

26 Ernest, Triplehorn Inc—J A Roebings Sons Co N Y.....	126.37
26 Great United Sales Corp—S Lyons.....	902.84
26 Manhattan Shoddy Mills—J Nass.....	974.80
26 Midwood Contrtg Co—Henry Poth Co.....	372.906
27* Auerbach & Goldberg—D Skolkin.....	123.30
27 Chas Wenz Inc—N Y Tel Co.....	38.52
27 Diesner & Co—N Y Tel Co.....	15.96
27 Frank Dunham Co—R M Hollinshead Co.....	45.57
27 Harmony Hall Co—Montauk Bank.....	2,814.54
27 Maier, Usoskin Co—C W Bahrenburg et al.....	340.55
27 Payne Constn Co—J C Creveling.....	155.57
27 Steeplechase Park Co—W J English.....	4,151.07
27* White House Lunch Co—F N Du Bois et al.....	166.80
27* same—Nason Mfg Co.....	166.80
27 U S Paper Bottle Co—Florence J Maxwell.....	4,659.53
27 Wyona Bldg Co—E M Houghtaling & ano.....	157.73
28 Homesborough Realty Co—S Kalish- ken.....	128.72
28 Phoenix Development Co—Buckley, Woodhull & Burns (D).....	1,185.32
30 Borough Park Cong Church—H A Rutan.....	412.65
30 City N Y—H L Parsons.....	200.00
30 Gravity Heating Co—Spencer Heat- ing Co.....	157.98
30 Phoenix Metallic Bed Co—A Dann .....	38.40
30 Regal Auto Co (Inc)—Union Marine Ins Co.....	31.15
30 Supreme Council of the Royal Ar- canum & Val M Schmitz, Regent De De Witt Clinton Council No 419—S Green.....	459.32
31 City N Y—Mary T Parsons.....	472.19
31 Jos L Burton Constn Co—S Ostergren .....	524.21
31 National Column Co—Eagle Metal & Supply Co.....	229.20
31 New Bklyn Turkish Bath Co, doing bus as Clynta Water Co—Sackett & Wilhelm Co.....	84.55
31 Swedish Augustana Home for the Aged—F J Marhofer.....	111.84
31 Union Poultry Co—M Garlick & ano. .....	467.54

SATISFIED JUDGMENTS.

Manhattan and Bronx.

DEC. 28, 30, 31, JAN. 2 & 3.

Amador, Estevan—Sprague Nat'l Bank; 1912.....	1,642.75
Blout, Emanuel—Thos A Edison Inc; 1912.....	2,858.20
Bernstein, Isidore, Elias, Aaron & Mor- ris—H Schwartz; 1912.....	517.05
Barth, Max—M Kelland; 1912.....	56.19
Blendermann, Fredk D & Mamie K—C R Lee; 1912.....	1,035.34
Brown, Menno—J Silverstein et al; 1912 .....	5,749.54
Bush, Fredk & Eugene J Flood—Peo- ple, &c; 1912.....	1,000.00
Broederman, Alfd—S Ahlers; 1912.....	2,431.63
Same—same; 1912.....	97.69
Carroll, Mary E—D Quinn; 1912.....	152.18
Carter, Mary A—G A Thompson; 1912.....	120.11
Cohen, Max, Chas & Harris M—M L Roh- man et al; 1911.....	87.15
Clute, Lloyd S—Fluri Constn Co; 1912.....	106.54
Dennehy, David F—D A Skinnell; 1909.....	182.91
Di Giacomo, Alex—A Gilbo; 1907.....	808.10
Ebstein, Israel & Jennie Epstein—J C Cady; 1911.....	444.54
Flagler, Jno B—G A Wilson; 1912.....	1,238.00
*Forman, Saml N & Annie—Corn Ex- change Bank; 1911.....	491.47
Fischer, Jacob & Bernhard Levy—M Reil- ly; 1912.....	750.00
Fitzsimons, Matilda F—E Mitchell; 1912 .....	1,432.36
Graham, Mary F—Revillon Freres; 1912.....	59.80
Harawitz, Abr—Edw Thompson Co; 1909 .....	260.03
Hendrickson, Chas S—J B Grevatt et al; 1904.....	114.39
*Herman, David L—J Spero; 1912.....	264.40
Hopkins, Louis A—T E Seach; 1912.....	306.89
Hughes, Rupert & Storiettes Pub Co— W N Jennings; 1895.....	326.03
Same—same; 1895.....	502.52
Hyman, Adolph & Michl Meirowitz—N Y Tel Co; 1909.....	67.86
Jacobs, Edw—E R Wolff; 1912.....	218.10
Kaysler, Julius—M Craven; 1912.....	6,138.03
Kashowitz, Morris—L Schwartzreich; 1912.....	2,931.97
Kahn, Louis J—N Y Veal & Mutton Co; 1907.....	417.29
Kingston, Saml F—Wm Knabe Mfg Co; 1912.....	366.29
Kip, Laura W W—R L Titus; 1912.....	177.71
Lillibridge, Ray D—Broadway Bldg Co; 1912.....	557.70
McIntyre, Mary & Lincoln Trust Co—W W Farley; 1912.....	1,874.47

*Morrison, David H & Pedro J Candeano —People, &c; 1912.....	200.00
*McDonald, Thos C—J J McDonald; 1912.....	1,146.53
Mendelsohn, Saml—A M Birkhahn; 1911.....	102.41
Mezger, Chas A—Class Journal Co; 1904 .....	155.85
May, Theodora M—A S Littén; 1912.....	75.66
*Orently, Abr—J Olman; 1908.....	84.65
Reardon, Patk J—J von der Heyde; 1912 .....	600.00
Riggs, Leon C—A J Blumberg; 1912.....	250.00
Rouss, Peter W—R Buchi; 1912.....	5,131.98
Rosenthal, Oscar M—H Corn; 1912.....	169.65
Stiner, Oscar—Lehn & Pink; 1912.....	1,158.01
*Schanger, Isaac—N Mondlinsky; 1910.....	110.15
Seymour, Fredk—C A Tucker; 1912.....	151.36
Suchoff, Louis & Jos—B Rubin; 1912.....	84.25
Solomons, Henry, Geo Cohn & Yvette Hair Goods Co—P A Landau; 1912.....	1,906.87
Southgate, Henry—E T Burrowes Co; .....	82.15
Tucci, Battista—W H Fitch; 1910.....	452.22
Tucci, Battista—Thos B Bowne & Son Co; 1909.....	328.22
Vinitz, Jacob—B Kupinsky; 1912.....	49.27
Warshawsky, Saml—H Lipman; 1912.....	114.34
Woodruff, Amos E—E H Squire; 1912.....	100.90
Whalen, Margt—J F Hannigan; 1912.....	654.16
Zirinsky, Jos—B Frankenthaler et al; 1912.....	80.37

CORPORATIONS.

United Surety Co—D Musco; 1912.....	900.00
Erie Transfer Co—E Costello; 1912.....	86.50
Same—same; 1911.....	2,631.73
Hydrolythic Cement Co—Waterproofing Co; 1912.....	230.08
Modern Woodmen of America—J Lenz; 1912.....	650.00
Frazer Roland Co—U S Metal Mfg Co; 1912.....	88.63
Same—same; 1912.....	72.28
Jos F Clarke Co, Ellen A Stewart & Mary A Horton—Reedy Elevator Co; 1912.....	96.17
N Y, New Haven & Hartford R R Co— F Dunn; 1912.....	96.35
Same—same; 1912.....	500.00
United Carpet Cleaning & Repairing Co —A Reich; 1912.....	278.91
Zeltner Brewing Co—M N Clement; 1908 .....	160.00
Mendsheim & Co—M Fisher; 1912.....	197.95
Monaton Realty Investing Corp—Sterl- ing Bldg & Operating Co; 1912.....	137.24
Same—D S Morgan & Co; 1912.....	131.91
N Y Breweries Co Ltd—M Gaynor; 1911 .....	4,579.41
Same—same; 1912.....	341.95
Stiles & Merriam Inc—P O'Flynn; 1912.....	182.90
Friedland Realty Co—L W Allen; 1912.....	302.67
Same—same; 1912.....	27.67
*Illinois Surety Co—A Carannante; 1910.....	581.76
*Same—B Cotello; 1910.....	1,401.58
*Same—P Damian; 1910.....	711.08
*Same—L Hirsch; 1910.....	539.41

Borough of Brooklyn.

DEC. 26, 27, 28, 30 AND 31.

Amador, Estevan—Sprague Nat'l Bank; 1904.....	1,642.75
Same—same; 1904.....	1,026.97
Same—same; 1906.....	2,669.80
Barnaby, Walter M & Nellie F—Me- chanics Bank; 1906.....	428.20
*Boyle, Jno & Jas J Lahey—State N Y; 1912.....	174.25
Cuppaddonna, Jno—J I Clark; 1911.....	183.25
*Cuneo, Andrew—H L Preston; 1912.....	835.00
Comfort, Virgie—N Y Tel Co; 1912.....	18.39
di Giacomo, Alexandro—Ada Gilbo; 1907.....	808.10
*Foley, Frank—Tenement House Dept; 1910.....	55.00
Hall, Saml S—D K Fairchild & ano; 1912.....	159.34
Hollander, Ike, Solomon Pariser & Louis Schwartz—S Kaplan et al; 1912.....	506.26
Hollander, Ike, Sol Pariser & Louis Schwartz—S Kaplan et al; 1912.....	503.81
Herman, David L—J Spero; 1912.....	264.40
Landsness, Ole—J A E Steen; 1909.....	94.20
Mooney, T os J—Burns Bros; 1911.....	171.15
Mullen, Eliz G—Cuba Cigar Co; 1912.....	504.73
Mietke, Adolf E—Longenecker Bros; 1912.....	26.75
Minns, Walter J—J Maguire; 1912.....	300.00
Rubens, Sacharo—P Cohen; 1910.....	40.40
Salter, Michl J & Michl Weinsier doing bus as Salter & Weinsier—S Gross- man (an infant); 1912.....	475.00
Scarano, Pellegrimo & Ferdinando, do- ing bus as Scarano Bros—Leon Sachs; 1911.....	66.90
Spence, Geo L—O L Perfect & ano; 1912 .....	27.40
Same—same; 1912.....	194.40
Spitzer, Adolph & Chas Donin—A J Me- Collum; 1912.....	123.14
Slutz, Chas B & Rosy & Isidor M & Lena Knauer & Star Dress Mfg Co—Citi- zens Trust Co; 1912.....	317.18
*Silverman, Moses—W Solomon; 1908.....	113.48
Stone, David & Rachel—D Waters & ano; 1907.....	279.03
Weisberg, Theo—N Y Tel Co; 1912.....	14.85
Wisch, Benj W—J Egel; 1912.....	167.86
Webster, Mary E—Isabel Sanford; 1912.....	93.78
Zick, Wm F & Charlotte—H L Redfield; 1912.....	69.58

CORPORATIONS.

Clinton Holding Co, Henry F & Annie C Clinton—M Byk; 1912.....	328.90
Miller Bldg Co & Isaac Miller—Cohn Cut Stone Co; 1912.....	430.80

Payne Mfg Co—J & E Homan Co; 1912.....	252.52
Bklyn Heights R R Co—J F Daley; 1912.....	637.78
Emigrant Industrial Savings Bank—Sa- rah Friedberg; 1912.....	1,319.99
Filtrine Mfg Co—R W Booth Jr; 1912.....	499.40
Waterbury Co—J P Gray (infant); 1912.....	106.60
Same—same; 1911.....	2,630.85

\*Vacated by order of Court. \*Satisfied of appeal. \*Released. \*Reversed. \*Satisfied by execution. \*Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

DEC. 26.

Plot 228, map of Arden prop; Jas W McElhinney agt Wesley Thorn; Action No 1; Jas W McElhinney (A); Edw R Finch (R); due, \$458.47.

Plot 237, map of Arden prop; same agt same; Action No 2; same (A); same (R); due, \$458.47.

Plot 255, map of Arden prop; same agt same; Action No 3; same (A); same (R); due, \$458.47.

DEC. 27.

109TH st, 75 E; F Albt Thomas agt David Sommer; Abr A Silberberg (A); Irwin Kurtz (R); due, \$2,655.50.

5TH av, ws, 130 s 132d, 19.11x75; Pauline Boettger agt Lillian Gingold; Bandler & Haas (A); Geo W Whiteside (R); due, \$10,510.

DEC. 28.

No Judgments in Foreclosure Suits filed this day.

DEC. 30.

112TH st, 46-S E; Saul Singer et al agt Abram Finkelstein; Maurice B & Danl W Blumenthal (A); Henry M Stevenson (R); due, \$9,090.

Southern blvd, ws, 412.6 n Jennings, 37.6 x100; Michl Fauser agt Martha Realty Co et al; Robt S Patterson (A); Lester Lazarus (R); due, \$2,654.16.

117TH st, 424 E; Beatrice W Miller agt Sunflower Realty & Security Corp; Cary & Carroll (A); Edw J Crummey (R); due, \$7,556.11.

117TH st, 422 E; Chas H Lowerre agt Aaron Moses; Cary & Carroll (A); Edw J Crummey (R); due, \$7,556.11.

117TH st, 420 E; Chas H Lowerre agt Sunflower Realty & Security Corp; Cary & Carroll (A); Edw J Crummey (R); due, \$7,556.11.

DEC. 31.

137TH st, ss, 507 w 7 av, 18x99.11; Germania Life Ins Co agt Chas E Picken; Dulon & Roe (A); Jno E Donnelly (R); due, \$13,583.19.

Monticello av, ws, 375 n Randall av, 35.1 x100; Aloysius Fellenstein agt Nelly Nelson; Jos L Zoetl (A); Andw S Hamersley (R); due, \$763.

Lot 458, map of Sec A, Vyse Estate, Bronx; Alfred Howey; Chas Reilly (A); Jos V Mitchell (R); due, \$5,559.27.

LIS PENDENS.

Manhattan and Bronx.

DEC. 28.

No Lis Pendens filed this day.

DEC. 30.

Maiden la, 126; also BEEKMAN ST, nes, adj lands Jas B & Walter B Townsend, 66.8xirreg; also PEARL ST, 230 and 281; also DUANE ST, 60; Jas W Adams agt Edwin H Stewart et al; partition; Wood, Cooke & Seitz, attys.

34TH st, 243 W; Christopher W Mitchell agt Rebecca Greacen; action to establish trust; Appell & Taylor, attys.

Ludlow st, ws, 125.4 s Stanton, 25.1x87.6; Saml Ershowsky agt Stuyvesant F Morris et al; notice of application to register title; Reeves & Todd, atty.

West Farms rd, nws, & Hoe st, es, Lots 55, 59, 61, 62, 63, 64 & 65; Mary F Martin agt Alfred C Bachman et al; Arnstein, Levy & Pfeiffer, attys.

102D st, ns, 78.10 w 2 av, 26.2x100.6; Sarah Newman agt Harry Lehr et al; action to set aside conveyance; M S Feiler, atty.

DEC. 31.

Madison av, 1629; Florence Levy agt Sarah Jackson et al; partition; Gilbert & Wessel, attys.

Ridge st, 79; Abe Warm agt Rosie Rothman et al; action to foreclose mechanics lien; L Freiman, atty.

2D av, 2306; Carl Stein agt Henry D Greenwald et al; Uterhart & Graham, attys.

JAN. 2.

Catherine st, 66; Domenico Gatto agt Henry S Brightman; action to declare mtg void; R A Rendich, atty.

32D st, swe 2 av, 100x24.8; Loretto M Donohue agt Jas W Coogan et al; action to compel conveyance of 1/3 pt; T E Rush, atty.



JAN. 3.

**Franklin av, nws, 16.8 e Fulton av, 17.2 x83.6, & other property in Kings County;** Abr Kane agt Simon Tarbes et al; action to set aside conveyance; B F Schwartz, atty.

**25TH st, 127-31 W;** Max Mandel agt Jno E Olson Constn Co et al; action to impress lien; L M White, atty.

**Borough of Brooklyn.**

DEC. 26.

**Harrison st, swc Cheever pl, runs nw 21.4xsw39.2xsw37.2xse26xne75 to beg;** Philip S Wengrow agt Benj Tockerman et al; M Sulzberger, atty.

**Ewen st, ws, 50 n Jackson, 25x100;** also PROP in Queens Co; Chas Meegan agt Mary Howland et al; partition; L O Van Doren, atty.

**46TH st, ss, 120 e 17 av, 20x100.2;** Alfred B Kutscher agt Michl Melody et al; Cary & Carroll, attys.

**Fleet st, 12;** Robt McM Barrow agt Constance Barrow; to set aside deed; W H Smith, atty.

**Johnson st, ss, 60 w Pearl, 25x100;** Louis C Gerken & ano agt Adolf Berlin et al; W G W Laley, atty.

**16TH st, sws, 203.10 nw 4 av, 39.6x124.9 x39.6x125.7;** N Y Mtg & Security Co agt Himmelstein & Acker Co et al; C C Suffren, atty.

**Ocean av, ws, 250 n Av G, 50x150;** Trustees of Reformed Prot Dutch Church of Flatbush agt Jno R Corbin Co et al; J Z Lott, atty.

**Barrett st, ws, 100 s Pitkin av, 50x100;** Louis J Cohen agt Max Appelbaum et al; to establish a claim; M Storch, atty.

**37TH st, ws, 107.6 n Av H, 40x100;** Myron Straus agt Margt Murphy; M Monfried, atty.

**Van Sicklen av, es, 300 n Blake av, 25x100;** David Bolke agt Gussie Nass; I Levinson, atty.

**Van Brunt st, es, 80 s Union, 20x80;** Jas P Collins agt Gaetano Paturzo et al; F C Haven, atty.

**Prospect Park W, ws 16th, 20x52;** Anna Hoffman agt Dora Grant et al; Moore, Williams & Upson, attys.

**Johnson st, 33;** Julia F Rogers agt Hannah Fine et al; Coombs & Wilson, attys.

DEC. 27.

**Av W, ss, 57 e E 12th, 28x100;** Carl E Randrup agt Howard L Jones et al; C E Randrup, atty.

**Clarendon rd, ns, 20 w E 26th, 20x80;** Merchants' Co-op Mtg Co agt Jacob D Ranck et al; M Hertz, atty.

**60TH st, ns, 280 e 11 av, 20x100.2;** Fannie Bloch & ano agt M Silman Realty Co et al; L J Moss, atty.

**State st, sws, 248.3 se Clinton, 26.9x100x 26x—;** Jas A Wilson agt Andw Nicola et al; A Van Wagoner, atty.

**STH av, sec 40th, 25x100;** R Annie Armstrong & ano as exrs & Roland D Armstrong agt Annie Olsen et al; R T Griggs, atty.

**3D st, ns, 180 w Bond, 15x90;** Penelope T Tuttle agt Hugh Lee et al; H L Thompson, atty.

**Midwood st, ss, 325 e Bedford av, 20x100;** Seymour Rosenberg agt Elizabeth M Holmes; W L Durack, atty.

**3D av, swc 82d, 100x110;** Danl O B Hegeman as exr & Anna C Hegeman agt Moritz Glauber et al; Davison & Underhill, attys.

**21ST av, ses, 240 sw Benson av, 70x96.8;** Sarah H Corwith agt Gustav W Neuman et al; Davison & Underhill, attys.

**Bergen st, ns, 200 w Hopkinson av, 20x107.2;** Lawyers Mtg Co agt Wm Niblock et al; Cary & Carroll, attys.

**17TH st, sws, 198.1 nw 8 av, 26.10x100;** Chas L Sicard agt Wm H Winberry et al; J Siegelman, atty.

**17TH st, sws, 171.3 nw 8 av, 26.10x100;** same agt Moses Lempert et al; same atty.

**Knickerbocker av, nes, 220 nw Putnam av, 20x85;** Wm T Carlisle agt Wm Treacy et al; R A B Dayton, atty.

**Av O, nwc E 10th, 30x100;** Louise Buechner agt Heuchel & Brennan et al; Reynolds & Geis, attys.

DEC. 28.

**Sherlock pl, es, 198.7 n Atlantic av, 12.8 x100;** Herman C Drake agt Fannie G Lynch et al; J W Greenwood, atty.

**3D av, sec 46th, 20.2x70;** Henry Cordes by Chas H Cordes, committee agt Mayer Harris; to recover possession; Hirsh & Newman, attys.

**12TH av, ses, 130.4 ne 38th, 20x100;** Louis Osilon agt Hyman Berkowitz & ano; to create a trust; Goldstein & Goldstein, attys.

**3D av, es, 65.7 s 19th, 20.2x100;** Lena Futoransky agt Barney Spatz & ano; to acknowledge a satisfaction of mtg; Schleider & Schleider, attys.

**Dean st, 1285;** Union Heights Realty Co agt Chas W Moore et al; B R Duncan, atty.

**Dean st, 1289;** same agt same; same atty.

**73D st, ns, 424 e 10 av, 28x100;** Jno P Steich agt Fannie F Quinn et al; W H Smith, atty.

DEC. 30.

**Moore st, ss, 296.5 e Bushwick av, 25x100;** Fannie Parker agt Annie Weitz et al; S H Weinberg, atty.

**Troutman st, ses, 175 ne Knickerbocker av, 25x100;** Williamsburgh Savgs Bank agt Geo Gangle et al; S M & D E Meeker, atty.

**Lots 323 & 324, blk 12, map of 1197 lots** belonging to Wm Ziegler; Peter Axmacher agt Edw J Doyle et al; H Greenberg, atty.

**Av W, ss, 57 e E 12th, 28x100;** Chauncey R Watson agt Edith Tillman et al; A Dession, atty.

**Warwick st, es, 150 s Blake av, 20x90;** Sam Ettlinger & ano agt Dave Seidman et al; Herzfeld & Sweeder, attys.

**Cleveland st, ws, 160 n Glenmore av, 20 x90;** Wortzman Realty Co agt Becky Kotimsky et al; M C Loskowitz, atty.

**Greene av, ns, 177.6 e Stuyvesant av, 17.6x100;** Dora Dippel agt Chas M Newins et al; Fisher & Voltz, attys.

**58TH st, ns, 540 w 13 av, 20x100.2;** Frank X Jagocki agt Mary A Smith et al; A I Stark, atty.

**Hopkinson av, ws, 180.8 s Hegeman av, 20.7x100;** Mahlon W Newton agt Leonard Bronner et al; C F Corner, atty.

**Hopkinson av, ws, 201.4 s Hegeman av, 20x100;** same agt Harry Langsam et al; same atty.

**Hopkinson av, ws, 160.8 s Hegeman av, 20x100;** same agt Anna Levy et al; same atty.

**Hopkinson av, ws, 281.6 s Hegeman av, 18.6x100;** same agt Annie Levey et al; same atty.

**Hopkinson av, ws, 261. s Hegeman av, 20x100;** same agt Benj Mustin et al; same atty.

**Parkside av, ss, 280 w Bedford av, 20x121.8;** also PARKSIDE AV, ss, 320 w Bedford av, 20x121.7; Wm B Vansize agt Wm A A Brown; specific performance; G W McKenzie, atty.

**99TH st, sws, 138.6 se 4 av, 26x97.6;** Wm L Dowling agt Marcy Constn Co et al; A H T Banzhof, atty.

**Atlantic av, nes, 150 se Smith, 25x90;** Wm H Costigan as exrs, & c, Lydia Cairns agt Monaton Realty Investing Corp et al; W J Pape, atty.

**3D av, swc 42d, 25.2x100;** Annetta M Klinke agt Margt J Dolan & ano; W S Burt, atty.

**Waterbury st, swc Maujer, 49.2x95;** also MAUJER ST, ss, 142.10 w Waterbury, runs w200xs95xw49.6xs95 to Ten Eyck xe214.8 xn95xe34.10xn95 to beg; Theressa Mager & ano agt Martin Mager et al; W F Hendrickson, atty.

**Stockholm st, 353;** Rubin Meinberg agt Henry Freund & ano; foreclosure mechanics lien; A Levitt, atty.

DEC. 31.

**Hart st, ss, 100 w Lewis av, 18x100;** Ida L Barnes agt Mary Reilly et al Phillips & Avery, atty.

**E 48TH st, nec Webster, 100x200;** Prudential Savgs Bank agt Jas A Timony (decd); F B Mullin, atty.

**Schenectady av, ws, 80.9 s Sterling pl, 26.4x100;** Williamsburgh Savgs Bank agt Jakwar Realty Co et al; S M & D E Meeker, atty.

**Bushwick av, wc Granite, 25x90;** Williamsburgh Savings Bank agt Chas Lighte Jr et al; S M & D E Meeker, atty.

**SIST st, sws, 201 nw 13 av, 20x100;** Sarah C Rodenstein agt F W Crane Realty & Constn Co et al; E A Smith, atty.

**Carroll st, swc Utica av, runs w62.6xse 157.9xe33.6xw143.2 to beg;** Hermine Ruffy agt Melanie Pfizenmayer; Murthaa & Hanson, atty.

**Osborn st, nec Glenmore av, 50x100;** Abr Belanowsky agt Jacob Silver et al; A Rockmore, atty.

**Sterling pl, ns, 100 w Sterling pl, 125x127.9;** Empire City Lumber Co agt S & I Holding Co et al; A Rockmore, atty.

**Eastern Pkwy Ext, ses, 111.1 ne Sterling pl, runs se70.4 to pl xe24.4xn18.4xnw 76.8 to ext xsw25 to beg;** Williamsburgh Savgs Bank agt Tepfer Realty Co et al; S M & D E Meeker, atty.

**Road leading from Flatbush to Canarsie, ns, where same int es land of Jerome A Suydam, contains 24 825-1,000 acres; also ROAD leading from Flatbush to Canarsie, ns, where same int ws land John S Schenck, contains 820-1,000 of an acre; also ROAD leading from Flatbush to Canarsie, ss, where same int ns of rd abandoned by former Town of Flatlands, contains 42-1,000 of an acre, excepting certain premises; Edwin Tatham et al as exrs & c Ellen Collins agt Hawthorne Realty Co et al; F Willets, atty.**

**16TH st, ns, 227.5 e 4 av, 19.8x100;** H W Barker Linen Co agt Philip Sattel & ano; Yankauer & Davidson, attys.

**Rogers av, es, 75 s Av D, 40x102.6;** Chas M Gage agt Savoy Trust Co et al; H J Davenport, atty.

**Kouwenhoven pl, ws, at int cl Schenectady av, runs n 473 to cl Av H xw140xn 855xw124.8xne125.1xs18.3xse430.1xs1048.3xs w493.9 to beg, excepting certain premises;** Mary G Voorhees agt Chas C Clouser et al; Davison & Underhill, attys.

**Belmont av, sec Hendrix, 25x100;** Eliz Stygall agt Abr Brodsky et al; Kiendl & Sons, attys.

**Vanderbilt av, ns, 60 e 19th, 20x90;** Eversley Childs agt Siegel Hines Realty Co et al; E E Mercelis, atty.

**Vanderbilt av, ns, 20 e 19th, 20x90;** same agt same; same atty.

**49TH st, nes, 300 nw 13 av, 50x100.2;** Jno P H De Wint agt Sophie D Spence & ano; O S Carroll, atty.

**Prospect pl, ss, 120 w Nostrand av, 20x106;** Thos W Weeks agt Jno Weiss et al; R W Kenyon, atty.

**Vanderbilt st, ns, 40 e 19th, 20x90;** Eversley Childs agt Siegel Hines Realty Co et al; E E Mercelis, atty.

**E 16TH st, ws, 70 s Ditmas av, 52x75;** Eway Trust Co as exr & c Theo B Lott (decd) agt Mary E Murphy et al; J Z Lott, atty.

**100TH st, ns, 160 w Ft Hamilton av, 20x95;** Wm L Dowling agt Bay Ridge & Ft Hamilton Realty Corp et al; A H T Banzhaf, atty.

**100TH st, ns, 140 w Ft Hamilton av, 20x95;** same agt same; same atty.

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

DEC. 28.

**Webster av, nec 175th, 99.2x31.1xirreg;** Dollar Savgs Bank of the City of NY agt Geo M Katzenberger et al; amended; Lexow, Mackellar & Wells, attys.

**Catherine st, 66;** Henry S Brightman agt Candeloro Gatto et al; Grauer & Rathkopf, attys.

**Lots 309, 315-322, 261, 262, 257-260, 263, 264, 270, 256, 265-269, & 310-314, City Island;** Helen Arnow agt Mary J Farley; J P Duff, atty.

**120TH st, ns, 125 e 7 av, 18x100.11;** Morris S Thompson et al agt Celia Friedman et al; G F Warren, Jr, atty.

**Katonah av, ws, 75 s 238th, 25x85;** Central Mtg Co agt Henrietta T Nickels et al; Otis & Otis, attys.

**St Annus av, nwc 158th, 48.3x100;** Harlem Savings Bank agt Lorenz Weiher et al; E S Clinch, atty.

**11TH st, 326 W;** D Comyn Moran agt Helena H Brickell; M S Borland, atty.

**Grand st, ss, 88.2 w Pitt, 31x96.10;** Albt H Atterbury agt Rose Smigel et al; A H Atterbury, atty.

DEC. 30.

**Heath av, es, — s 230th, 20.6x100.7;** Annie E King agt Pouch Realty Co et al; Kindelberger & Robinson, attys.

**100TH st, ns, 100 e 1 av, 37.1x100.11;** Wm L Cahn agt Arthur Boerner et al; Cahn, Leventritt & Goetz, attys.

**236TH st, 245 E;** Jas H Beals agt Roy Paulding et al; E G Duval, atty.

**Columbus av, nec 209th, 99.11x100;** Laurence D Rumsey et al agt Frances Keegan et al; Harris & Towne, attys.

**Faile st, 1015;** Julius Schwarzkopf agt Blume Hess; J Pawel, atty.

**60TH st, ns, 115 w 2 av, 20x100.5;** Dry Dock Savgs Institution agt Katherine G Farrell et al; F M Tichenor, atty.

**Broome st, 211;** Eldon Bisbee agt Jos Price et al; C E Rushmore, atty.

**93D st, ss, 200 e 2 av, 37.6x100.8;** De Witt H Stern agt Hannah Solomon et al; A O Ernst, atty.

**Park av, es, 74 n 109th, 26.11x80;** Agnes W Evans agt Maria Duggan et al; J C Danzilo, atty.

**228TH st, ns, 150.11 w 5th, 4.1x114.6;** Chas D Graff agt Wm J Koch et al; action to recover possession; J F Frees, atty.

**170TH st, nwc Crotona av, 40.6x100.4;** Wm F A Kurz agt Woodson R Ogelsby et al; J F Frees, atty.

**Broadway, nec 162d, 99.11x100;** Samuel Heyman agt Castleton Constn Co et al; M Stern, atty.

DEC. 31.

**Lyon av, ns, 55 w Parker av, 25x100;** Martin Cafisch agt Frank B Glover et al; F D Arthur, atty.

**3D av, ses, 21 n 20th, 21x75;** Guarantee Trust Co of N Y agt Mary C O'Beirne et al; A W Booraem, atty.

**Railroad av E, ses, 83.9 ne 153d, 27.11x 66.2;** Model Building & Loan Assn of Mott Haven agt Mary M Malloy et al; H Reeves, atty.

**160TH st, 531-537 W;** two actions; Hamilton Holding Co agt Danl F Mahoney et al; Arnstein, Levy & Pfeiffer, attys.

**Grant av, es, 57.8 n 165th, 25x102.4x25x 102.6;** Manhattan Mortgage Co agt Mary E Dolan et al; Carrington & Pierce, attys.

**Mulberry st, 163;** County Holding Co agt Michele Voccoli et al; Merrill & Rogers, attys.

**Goerck st, swc 3d, 77.4x100x90.1x100.10;** Saul Lefkowitz agt Morris Pedolsky et al; Simmons, Harris & Rofrano, attys.

**Hughes av, ws, 382.8 s 180th, 25.1x100;** Jno E O'Brien agt Magdalena Marx et al; W Berg, atty.

**Bradhurst av, sec 147th, 49.11x100;** Isabel H Cohen agt J Willett Fox et al; Gettner, Simon & Asher, attys.



JAN. 2.

**47TH st, ss, 512.6 e 7 av, 37.6x100.5;** Edw J Moloughney agt Benven Realty Co et al; A M Clute, atty.

**Cypress av, es, 40.7 n 133d, 21x80;** German Savgs Bank in City NY agt Katharina Voelcker et al; Amend & Amend, attys.

**Hoe st or ave, ws, 67.3 s Home, 30x65;** Henry Brill agt Nathan Passman et al; amended; Wolf & Kohn, attys.

**3D av, swc 189th, 58.3x104.4;** Peter Otten agt Geo Keller Constn Co et al; A A Hovell, atty.

JAN. 3.

**Lots 7 to 10, map of lots of the Century Investing Co, Bronx;** Alfd C Gants agt Jno F Kaiser et al; Todd & St John, attys.

**St Nicholas av, 930;** Austin E Pressinger agt Hyman Goldfarb et al; Pressinger & Newcombe, attys.

**Lots 136, 137, 224, 215, 97, 98 & 99, map of Samler Estate, property at W 256th, Bronx;** four actions; Stuard Realty Co agt Irene A Therry; A S Gilbert, atty.

**Howard st, nec Bway, 97.8x60.10;** Metropolitan Life Ins Co agt Jas A McMillin et al; Woodford, Bovee & Butcher, attys.

**Wooster st, 179-83;** Moe A Isaacs agt Jos Gross et al; Jerome, Rand & Kresel, attys.

**Bergen av, sec 152d, 51.5x100;** Manhattan Mortgage Co agt S & B Bldg Co et al; Carrington & Pierce, attys.

**Monroe st, 284;** Amelia A Purdy agt Wm Rankin et al; A Knox, atty.

**St Nicholas av, 930;** Austin E Pressinger agt Hyman Goldfarb et al; amended; Pressinger & Newcombe, attys.

**3D av, es, 52.6 n 170th, 26x100;** German Savings Bank in City NY agt Wm H Zeltner et al; Amend & Amend, attys.

**Ludlow st, nws, 100 sw Houston, 24x 87.10;** Saul Lefkowitz agt Louis Karp et al; Simmons, Harris & Rofrano, attys.

**BUILDING LOAN CONTRACTS.**

**Manhattan and Bronx.**

DEC. 28.

**Prospect av, ws, whole front bet 169th & Freeman, —x84.6x—x88.3;** City Mtg Co loans Freemin Street Co, Inc, to erect two 5-sty apartments; 9 payments. 130,000

**156TH st, ss, 399.7 w Cortlandt av, 100 x98.7;** Rockland Realty Co loans Benenson Realty Co to erect two 5-sty apartments; 12 payments. 40,000

DEC. 30.

**Hoe av, ws, 84 s Aldus, 42x111;** City Mtg Co loans Mack Constn Co, Inc, to erect a 5-sty apartment; 11 payments. 30,000

**Hoe av, ws, 126 s Aldus, 42x150;** same loans same to erect a 5-sty bldg; 11 payments. 30,000

DEC. 31.

**162D st, ss, 175 w Bway, 152x192.3;** Montrose Realty Co loans Friedman Constn Co to erect a — sty bldg; — payments. 162,500

**Fox st, es, 100.6 n 163d, through to Simpson, 120x—x128.2x—;** City Mortgage Co loans Podgur Realty Co to erect six 5-sty apartments; 11 payments. 150,000

**129TH st, ss, 125 e Riverside dr; also RIVERSIDE DR, nes, 193.10 se 129th, —x —;** Comity Mortgage Co loans London Constn Co to erect a —sty bldg; — payments. 60,000

JAN. 2.

No Building Loan Contracts filed this day.

JAN. 3.

**Av A, es, 49.5 n 22d, & 24.9 s 23d, 123.4x irreg to ss 23d & 22d;** Ogden Brower & Howard E White loan Henry J Benjamin & Auto Truck Storage & Exchange Co; to erect a —sty bldg; — payments. 10,000

**ATTACHMENTS.**

**Manhattan and Bronx.**

DEC. 26, 27 & 28.

No Attachments filed these days.

DEC. 30.

Bank of Silver City; Chas A True; \$2,100; Rollins & Rollins.

Terriss, Thos; Malcolm Douglas; \$4,817.93; Eing & Wing.

DEC. 31.

Eastern Trust Co; Chae, Talbot & Co; \$2,210.13; H W Goodrich.

**CHATTEL MORTGAGES.**

**Manhattan and Bronx.**

AFFECTING REAL ESTATE.

DEC. 27, 28, 30, 31, & JAN. 2.

Spiegel, Paul, 234 E 117th. Fairbanks Co. Machinery. 150

Cieri Constn Co. Bryant av, nec 173d, —x—. Eureka Chandelier Co. Chandeliers. 375

Golding, Monroe M. 114-20 E 23d. Colwell Lead Co. Plumbing Fix. 4,000

Golding, Monroe M. 1-13 E 33d. Colwell Lead Co. Plumbing Fix. 3,250

**Borough of Brooklyn.**

AFFECTING REAL ESTATE.

DEC. 26, 27, 28, 30 & 31.

Barrett Constn Co. Barret st nr Pitkin av. Wm Kerby Co. Ranges. 330

G C (Inc), 146 Grafton. Kopkle Lumber & Mfg Co. Mantels. 540

**MECHANICS' LIENS.**

**Manhattan and Bronx.**

DEC. 28.

**10TH st, 77 E;** Max Zwerdling agt Schwaab & Harry Cohen (238). 33.00

**216TH st, ns, 100 w Laconia av, 25x109;** Jas H Ceburre agt Mario P Dalo & Angelo Geraci (239). 510.50

**Audubon av, 386;** Leslie B McClure agt Edw Bishop & Mary Bishop (240). 15.23

**Broadway, 1671;** Louis Jaffe agt 52d Street Hotel Co & Ludin Realty Co & Henry Siegel (241). 14.85

**Home st, swc Fox, 94x109.1;** Norwalk Lock Co agt Home Fox Co & Saml Barkin (242). 350.00

**3D av, es, 175 s 171st, 50x100;** I W & C Horn Co agt Wendover Bronx Co & Abr Silverson (243). 225.00

**Eastchester rd, es, 75 n Chester, 30x97.5 x36x97.4;** Michele Alfano agt Herman H Isch (244). 127.00

**105TH st, 112-38 W;** Jno H Buscall agt Mary A Loeffler, Louis Burghardt, Wm R Coney, Lillian A Coney, Chas T Miller, Maude C Miller & Wm H Heddendorf (245). 2,000.00

**Hughes av, ws, 15.11 n Crescent av, 50x 87.5;** Hudson Wood Working Co agt European Constn Co & Angelo Di Benedetto (246). 875.00

**SIST st, 203-11 W;** Chas Katz agt S B Constn Co (247). 4,755.52

DEC. 30.

**Market st, 72;** Raffaele Constantine agt Morean Delano, W B Reed & C E Wickham Co (248). 120.00

**Freeman st, ns, Longfellow av to West Farms rd, 88x54x56;** Jos Shanske agt Gattano Zingalero & Jno Narro (249). 45.00

**142D st, 537 W;** Jacob Armbrust agt Wm Gamble & Henry Roth (250). (R) 194.00

**Bathgate av, 2325-7;** Title Guar & Trust Co agt Jno Berry (251). 80.00

**Hughes av, ws, 40.11 n Crescent av, 50x 87.6;** Hudson Wood Working Co agt European Constn Co & Angelo Di Benedetto (252). 875.00

**SIST st, 203-11 W;** Gurney Elevator Co agt S B Constn Co (253). 1,300.00

**Stebbins av, 1272-50;** Lazarus Bergman agt Stebbins Holding Co (254). 54.57

**216TH st, ns, 125 w Laconia av, 25x114;** Angelo Geraci agt Maria Pappilo Dalo & Domenico Dalo (255). 1,763.00

**216TH st, ns, 125 w Laconia av, 25x109;** National Plumbing Supply Co agt Mario P Dalo & Angelo Geraci (256). 122.00

**Fordham rd, sec Grand blvd & concourse, 102x222x irreg;** Contractors Equipment Co agt Jno A Keil, Kramer Contracting Co, Borough Fire Proof & Concreting Co (257). 78.96

**SIST st, 203-11 W;** Chas Katz agt S B Constn Co (258). 4,755.57

DEC. 31.

**Eastchester rd, es, 75 n Chester, 30x97.5 x36x97.4;** Silvius Federici agt Herman H Isch (259). 325.00

**Hughes av, ws, 15.11 n Crescent av, 75x 87.6;** G B Raymond & Co agt European Constn Co & Angelo Di Benedetto (260). 118.00

**Christopher st, nec Weehawken, 30.5x 65.11;** Berger Mfg Co agt Geo S O'Neil, Wm Burns, Max Siegel & Blight Overfield Co (261). 137.00

**6TH av, swc 28th, 49.3x77.11;** Berger Mfg Co agt Estate of Saloman Rich, Matilda Rich, Fannie M Kingsbury, Jos C Rich, Michl P Rich & Blight Overfield Co (262). 59.00

**120TH st, 239 E;** Jos Diamond agt Jack Vigarito (263). 35.00

**E Houston st, 115;** Power Bros agt Minsker Realty Co, Max D Steuer & Leslie Bros Engineering Co (264). 165.00

**146TH st, 237 E;** Nicola Pizzani agt Jos Isaoifano (265). 417.60

**14TH st, 52 W;** Knickerbocker Metal Ceiling Co agt R Smith & Co & S Kandel (266). 43.00

**Greenwich st, nwc Fulton, 20x50;** Interborough Marble Co agt Jno Doe, Richd Roe & Edw Murphy (267). 60.00

**128TH st, ns, bet St Nicholas & Convent avs, —x100;** G B Raymond & Co agt Louis Golde & O'Shea & McClennan (268). 105.70

**5TH av, nec 116th, 100x110;** Geo H Reed Inc agt Ancient Order of Hibernians, Patk Gallagher & Geo A Amos (269). 1,598.94

**127TH st, 611 W;** Robt Griffin Co agt Faultless Constn Co (270). 361.31

**Pinehurst av, ws, whole front bet 179th & 180th, 200x100;** Mandel Stern agt Rountree Realty Constn Co (renewal) (271). 225.40

**216TH st, ns, 125 w Laconia av, 25x114;** Saml Schaner agt Maria P Dalo & Angelo Geraci (272). 40.00

**57TH st, 106 W;** Hyman Zerman agt Wm M Leslie Jr & Christian H Lang (273). 59.00

**Decatur av, 3155;** Morris Rothberg et al agt Chas Hulzman & Kaffenberg & Ter-nan (274). 35.00

**21ST st, 433 W;** Jos Goldberg et al agt Jas C Thomson & Jno J Reilly, agent (275). 16.00

**Prospect av, nec 179th, 50x100;** Alberene Stone Co agt O'Rourke Bros Co & T J Loughlin (276). 199.50

**11TH av, nwc 37th, 50x100;** Rufus Darrows' Sons agt Peter McGirr & Payne Constn Co (277). 424.00

**207TH st, ns, 249.3 w Perry av, 50x50;** E Magaldi Co Inc agt Walter & Kate Williams (278). 1,300.00

**Belmont av, ws, 100 n 187th, 75x100;** American Iron Supply Co agt Church of Our Lady of Mt Carmel, M Di Menna Constn Co & North Side Iron Works (279). 422.56

JAN. 2.

**Jerome av, 2639-45;** Iroquois Door Co agt Magda Operating Co & Westchester Wood Working Co (1). 700.00

**Giles pl, 3409;** J. P. Knowles agt Estate of Emily D Martin, Lillian M N Stevens & Anna A Gordon & Anders J G Wittlock (2). 276.00

**Park st, 103;** Colwell Lead Co agt Bertolmo Gauzza & Louis Macousey (3). 226.29

**96TH st, 200 W;** John H Scheier agt Abr Holdberg (4). 3,962.30

**Marion av, swc 198th, 50x101;** Jacob Peter agt Theo Riehl & Latham Realty Co (renewal) (5). 674.65

**5TH av, 1425;** Herringbone Metal Lath Co agt Ancient Order of Hibernians, Geo A Amos & Geo H Reed, Inc (6). 498.60

**96TH st, 200 W;** American Luxfer Prism Co agt Abr Goldberg & John H Scheier (7). 250.00

**34TH st, 228 W;** Baumgarten & Fuchs agt Pennsylvania R R Co & Walz & Morton (8). 30.00

JAN. 3.

**Purdy st, es, 196 n Westchester av, 50x 108;** Richmond Radiator Co agt Eliz C Fonda & Thos E J Moffett (9). 262.08

**204TH st, 225 E;** Uzzi & Sinno agt Rachela De Fino & Constantino Avallone (10). 467.00

**Canal st, 73;** Morris Nassau agt Abr Siff & Victor & Fagan (11). 75.00

**Borough of Brooklyn.**

DEC. 26.

**Hopkinson av, ws, 100.3 s Livonia av, 100x150;** Phillippo Lopreste & ano agt Michl Isaacs. 415.00

**Hopkinson av, es, 125.3 s Sutter av, 50x 100;** Morris Epstein agt Adelson Rosenstein Realty Co, Wolf Rosenson & Saml Adelstein as Pres & Sec. 125.00

**Columbia st, 418;** Sam Bassewitz agt Fulton Land & Mtg Co & Vincenzo Polito. 50.00

DEC. 27.

**SIST st, 1640-4 & 1648-62;** Edw M Rich-ard agt Rocella Realty Co & Sidoti Bros. 83.08

**Vanderveer pl, nec E 23d, 253x108.1;** Smyth-Donagan Co agt Jaret Constn Co & Saml H Morris. 329.07

**Bay 14TH st, ses, 90 se Benson av, 160x 108.1;** Smyth-Donagan Co agt Alvin Constn Co & Saml H Morris. 72.15

**Blake av, swc Grafton, 100x100;** Geller Floor & Wall Tile Co agt Kay Bldg Co. 40.20

**S 3D st, ss, 22.6 w Havemeyer, 57.6x95;** Thos Parker Co agt J & W G Murphy. 250.00

**Bergen st, ns, 95 w Ralph av, 106.9x 113.5x107.2x113.5;** Bernhard Goetz & ano agt Cordova Realty Co & M & M Realty & Constn Co. 38.09

**Blake av, swc Grafton, 100x100.3;** Bernhard Goetz & ano agt Kay Bldg Co. 35.45

DEC. 28.

**Withers st, 30;** Harry Levin agt Michele Cannizzaro & Vito Corriglio & Salvatore Benielle. 100.00

**Nassau st, sec Jay, 176.1x100;** Ridgewood Iron Works agt Cary Mfg Co & Hennebique Constn Co. 126.22

**Utica av, 173;** Fred C S Tengzelius agt Maximilian Mosson & Isaac E Juselius. 244.00

**Troy av, swc Pacific, 100x107.6;** North-western Cornice & Roofing Co agt Troy Pacific (Inc). 375.00

**Bergen st, ns, 180 w New York av, 120x 114.5;** Northwestern Cornice & Roofing Co agt New York Bergen Co & Salvatore Squillaci. 650.00

**Alabama av, es, 70 n Glenmore av, 80x 100;** Breen Plumbing Co agt F & J Realty Co & Jacob R Schiff. 835.00

**Same prop;** Barnet Ginsberg & ano agt F & J Realty Co & Jacob M Schiff. 151.35

**Hopkinson av, 482-6;** Michl J Rush agt Sam Howe Amusement Co, J Marinelli Co & Wm Henderson (Inc). 275.00

DEC. 30.

**Pacific st, S52-4;** Jos Schanen agt St Joseph's Catholic Church & United Water Proofing Co. 30.00

**Union st, ss, 225 w Ralph av, 146.5x104.2 x123.10x102.3;** Aaron Klinafsky agt Reese F Alsop & Jimmie Polido. 225.00



**Neptune av.**, ns, 88.8 e E 3d, —x—; Sig-mund Seiden agt Jacob Sommer Inc & Jacob Sommer. 83.00

**Lincoln pl. 977;** Conrad S Johansen agt Henry Gerhardt & "Mary" Kollmer, 90.00

**Bergen st.**, ns, 95 w Ralph av, 106x109; East N Y Mason Material Co agt Cordova Realty Co Inc & M & M Realty & Constn Co. 191.30

**Gravesend av.**, ws, 240 n Av C, 240x100; Building & Construction Corp of Louis Principe Co agt G C Inc. 1,600.00

**81ST st.**, ss, 325 w 17 av, 153x100; Edwin A Hayward agt Sadoti Bros. 45.00

**2D pl. 35;** Louis Tow agt Nellie Weinstein & Jacob Goldstone. 150.00

**Classon av. 740, & Park pl. 530;** Michl Penna agt Frank Vigdante. 1,951.00

**Withers st.**, ss, 325 w Lorimer, 25x100; Construction, Material & Coal Co agt Mike Cannissaro, Vincenzo Chiza & Salvatore Bonniello. 1,776.22

**Bergen st.**, nwc Saratoga av, 95x107.2; Parselsky Bros agt Palace Bldg Co & Max Neufeld. 2,500.00

**Madison st. 308;** Robt C Vernes agt Garrett & Margt Moore. 225.00

DEC. 31.

**Blake av.**, sec Hinsdale, 100x100; Schwartz & Cohn agt Allwin Constn Co, Wm Lemberg, Adolph Krandler & Bath Beach Cornice & Roofing Co. 135.00

**7TH av. 294;** Godol Kramer agt Jno Otterstedt & Eliz Dowitt. 80.00

**DeKalb av.**, ss, 175 e March av, 75x100; Michl Ingrisano agt Harry Ratner & Rutland Constn Co. 127.00

**Nevins st. 174;** Acme Metal Ceiling Co agt Jas J McGarry. 75.00

**Johnson st.**, ss, 225 e E 8th, 50x100; Gowanus Wrecking Co agt P & S Constn Co. 281.12

**Nevins st. 18;** Isser Siegel agt Caroline Cristadoro & Jas Rocioppo, Wm Mussman & Louis Cohen. 100.00

**SATISFIED MECHANIC'S LIENS.**  
Manhattan and Bronx.

DEC. 28.

**Davidson av. 2349-53;** Fred Degenhardt agt Davidson Ave Realty Co et al; Aug 10'12. 42.00

**3D av. 102;** Wolf Rabinowitz et al agt Isaac Blynn et al; Sept28'12. 153.00

DEC. 30.

**27TH st. 10-14 E & 26TH st. 15-19 E;** Sexauer & Lemke agt Kroywen Realty Co et al; May24'12. 11,815.00

**22D st. 132-4 W;** Louis Greenberg agt Victoria Bldg & Contracting Co Inc et al; Dec13'12. 314.00

**34TH st. 11 W;** Max Bloehner et al agt R S S Co et al; July31'12. 80.00

**Same prop;** Partheymueller & Gloekler agt Jane Harris et al; Aug21'12. 220.00

DEC. 31.

**Church st. 315-17;** also LISPENARD ST, 38; Aug H Hillers agt Ess Eff Realty Co et al; Oct7'11. 1,500.00

**4TH st. 313 E;** Max Friedman agt Jos Hoffman et al; Apr10'12. 114.80

**143D st. 519 W;** Robt Griffin Co agt Lloyd Constn Co et al; Dec5'12. 189.12

**72D st. 172 W;** Expanded Metal Engineering Co agt Henry R Mygatt et al; Nov29'12. 56.15

JAN. 2.

**125TH st. 161 E;** Hurwitz & Finkelstein Iron Works agt Emma L Harris et al; Oct25'09. 600.00

**Same prop;** Harry A Berger agt same; Oct25'09. 165.00

**Same prop;** Isidor Lerner agt same; Oct25'09. 125.00

**Same prop;** New York Prism Co agt same; Oct25'09. 102.00

**Same prop;** Lieberman & Henken agt same; Oct26'09. 841.90

**Same prop;** Jacques Basinger & Co agt same; Oct27'09. 259.50

**Same prop;** Max Belinsky agt same; Oct28'09. 205.00

**Same prop;** Fort Hamilton Fireproof Sash & Door Co agt same; Dec21'09. 141.50

**48TH st. 220-28 W;** Harris Silvers Baker Co agt Frazee Realty Co et al; Nov29'12. 2,600.00

**Same prop;** Henry Maurer & Son agt same; Nov29'12. 858.00

**Same prop;** Hoffman & Elias agt same; Nov29'12. 1,301.62

**Same prop;** E E Dey & Sons Co agt Frazee Realty Co; Dec29'12. 548.12

**Same prop;** Federal Terra Cotta Co agt same; Nov29'12. 4,880.00

**Same prop;** Standard Sand & Gravel Co agt same; Dec12'12. 444.24

**Same prop;** David Brown agt same; Dec 3'12. 6,200.00

**Same prop;** B Mason & Co Inc agt same; Dec2'12. 8,347.72

**Same prop;** Lewis Harding & Co agt same; Nov29'12. 7,445.00

**Same prop;** Candee, Smith & Howland Co agt same; Nov27'12. 10,240.99

**Same prop;** Edw H Nevins agt same; Nov30'12. 600.00

**Same prop;** Herringbone Metal Lath Co agt same; Dec2'12. 87.50

**Same prop;** Wm Henderson Inc agt same; Nov29'12. 84,809.00

**96TH st. 734 W;** American Luxfer Prism Co agt Abr Goldberg et al; Dec27'12. 250.00

**1ST av. 1107;** Water Supervision Co agt Louis Sepersky et al; Oct10'12. 85.70

**93D st. 161-65 W;** Frank Pearson agt Nippon Club et al; Dec24'12. 915.00

**179TH st.**, ns, 100 e Clinton av; Christian Vorndran & Sons agt Antonio Galliani et al; Feb20'12. 150.00

JAN. 3.

**44TH st. 408-10;** Harry Zudek agt Schanhaut & Root et al; Nov13'12. 200.00

**48TH st. 220-28 W;** A Schwoerer & Sons Inc agt Frazee Realty Co et al; Nov29'12. 1,700.00

**3D av. 1953;** Victor Iron Works Inc agt Morris Prowler et al; Aug24'12. 47.00

**Essex st. 126;** Herman Hutter agt Rubin Auerbach et al; June25'12. 85.00

**57TH st. 205-9 E;** B Maser & Co Inc agt Two Hundred & Five & Two Hundred & Nine East Fifty-Seventh St Co et al; Dec 24'12. 1,215.00

**Borough of Brooklyn.**

DEC. 26.

**Brooklyn av.**, sec St Johns pl, 200x120.7; Meserole Masons Material Co agt Kings & Westchester Land Co & Kinko Builders (Inc); Nov20'12. 264.49

**Rockaway av.**, nwc McDougal, 100x100; National Fireproofing Sash & Door Co agt Beckie Shoefeld; Dec2'12. 330.00

**Williams av.**, es, 200 s Blake av, —x—; Julius Grodin agt Grant Bldg Co; Oct30'12. 425.00

**Same prop;** Simon Holland agt same; Oct25'12. 600.00

**Same prop;** Jos Errante agt same; Oct 30'12. 525.00

**72D st.**, ns, 200 e 8 av, 100x100; Pasquale Sanese agt Grove Constn Co & Jos De Felice; Nov19'10. 29.10

**Same prop;** Genaro Giorello agt same; Nov19'10. 16.90

**Same prop;** Tony Light agt same; Nov 19'10. 72.00

**Same prop;** Emilio De Siderio agt same; Nov19'10. 59.00

**72D st.**, ns, 200 e 8 av, 100x100; Tony Vitale agt Grove Constn Co & Jos De Felice; Nov19'10. 64.46

**Same prop;** Rocco Bonnone agt same; Nov19'10. 72.06

**Same prop;** Vincenzo Vitale agt same; Nov19'10. 72.00

**Same prop;** Construction Material & Coal Co & ano agt Grove Constn Co & Wm L Dowling; Jan31'12. 3,898.64

**Albemarle rd. 150;** Dayton & Montgomery (Inc) agt Anna S D Wreck & J Lehrenkrauss & Sons; Dec18'12. 33.00

DEC. 27.

**Fulton st.**, ss, 130 e Kingston av, —x—; Jas O'Connor agt Costos Stamatis, Mathew Chrystmos & Saml Berghoffen; Aug1'12. 105.00

**Vienna av.**, ss, 100 e Crescent, —x—; Geo Porth agt Stanislaw Wermkowsky & Hopper; Oct28'12. 20.60

**Hooper st.**, ns, 100 w Bedford av, 89.4x 100; Kayfetz Bros (Inc) agt Eastern District Constn Co; Dec3'12. 3,600.00

**Sterling pl.**, ns, 100 e Bklyn av, 100x115; Saml Malafsky agt Novelty Bldg Co; Dec 17'12. 400.00

DEC. 28.

**39TH st. 1812;** Isaac Horowitz agt Peoples Union Realty Co & S B Blounstein & Sons; Nov8'12. 277.50

**Myrtle av. 885;** Adolph Rutka agt Wm Francis & Jas Cinque; July9'12. 27.00

**Church av.**, ss, 138 w E 18th, 50x100; Geller Floor & Wall Tile Co agt Albt Edwards Realty Co; Nov25'12. 286.50

**West st.**, nwc 35th, 100x100; Harry Ratner agt Humphries Constn Co; July31'12. 740.00

DEC. 30.

**Prospect pl.**, ns, — w Ralph av, —x—; Bklyn Union Cornice & Roofing Co agt Miller Bldg Co; Dec24'12. 472.00

**Prospect pl.**, ns, 100 w Ralph av, 320x 100; Sam Zitowsky agt same; Dec26'12. 4,650.00

**Prospect pl.**, ns, 264 w Ralph av, 164x 127.9; Curtis Bros Lumber Co agt same; Dec23'12. 1,000.00

**Prospect pl.**, ns, 100 w Ralph av, 328x 127.9x328x120; Carlo Rosso agt Miller Bldg Co & Isaac Muller; Dec11'12. 2,605.66

**Bedford av.**, es, from President to Carroll, 260.7x115; Max H Steinhardt agt Ontario Bldg Co; June7'12. 639.50

**50TH st.**, ns, 90 e 5 av, 45.7x100.2; Saml Kahn & ano agt P & G Theatre Co (Inc); Dec12'12. 11,480.00

DEC. 31.

**8TH av.**, nec 8th 100x100; Audley Clarke Co agt Martella Realty Co & David Binder; Dec11'12. 1390.83

**8TH av.**, nec 8th, —x—; same agt same; 1912. 1,000.00

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

**ORDERS.**

DEC. 26.  
No Orders filed this day.

DEC. 27.

**56TH st.**, ss, 270 e 16 av, —x—; C Pasqual F Moyeson on Home Title Ins Co to pay C I Constn Supply Co. 330.11

DEC. 28.

**Johnson st.**, ss, 122 w Coney Island av, 50x100; P & S Constn Co on Title Guar & Trust Co to pay Fisher & Voorhies. 724.11

**Sterling pl.**, ns, 100 w Howard av, 125x 127.9; S & I Holding Co on Title Ins Co N Y to pay Saml Gorelick. 478.00

DEC. 30.

**New Lotts rd.**, swc Williams av, —x—; Vermont Bldg Co on Title Ins Co to pay Colwell Lead Co. 750.00

DEC. 31.

**W 17TH st.**, es, 180 n Mermaid av, 40x 118; S Aspromonti on Michl De Bittetto to pay C I Constn Supply Co. 2,000.00

**Hooper st.**, ns, 100 w Bedford av, 89.4x 100; Eastern Dist Constn Co on Title Guar & Trust Co to pay Kayfetz Bros. 2,000.00

**January Motor Truck Show in New York.**

Seventy or more different makes of motor trucks and delivery wagons will be exhibited in the commercial vehicle section of the thirteenth National Automobile Show to be held in New York City from January 11 to 25. The second week of the show has been set aside for the exclusive display of motor cars for industrial, commercial, municipal and federal service, and of motor car parts, equipment and supplies. There will be about 200 exhibitors of accessories.

To house this great exhibition it was necessary to secure the use of the new Grand Central Palace in addition to Madison Square Garden. All of the exhibition space on the three levels in both buildings will be completely filled, making this show more than twice as large as any other industrial exhibition held anywhere in America except in the automobile industry.

The tremendous development of the motor truck industry within the last two or three years is revealed by the fact that the truck show will be fully as large this winter as the passenger car show, which will be held in the same buildings the preceding week. The two sections constitute one continuous exhibition, held by the Automobile Board of Trade.

**Concrete Work in Low Temperatures.**

\* At this season of the year the greatest care must be exercised in using reinforced concrete. Cool weather, with its attending atmospheric conditions, even though not freezing, has a bad effect on concrete. The following points are recommended by a firm of concrete contractors:

During cool weather, even though not freezing, the setting of cement is delayed. Sometimes two weeks or more after placing, it is possible to drive a nail into the concrete, which indicates how serious is this delay in the setting. The only sure way of knowing when the cement is fully set and the concrete properly hardened, is to actually test it with a hammer for hardness. To do this it is necessary to remove small portions of the form work in each section of the structure to be certain that there are no soft spots. Bear in mind, this delay and indefiniteness in the setting of cement is not due to freezing, but merely to medium cold weather and attending atmospheric conditions.

Be careful to avoid freezing of the concrete. While the days may not be particularly cold, the nights are often below freezing temperature. Therefore protect all freshly laid concrete by covering it with some material that will prevent freezing. Be especially careful to protect this concrete during the nights. It is said, and may be true, that frozen concrete will reset under certain conditions, but it is not advisable to depend upon such an uncertainty. The safest plan is to entirely avoid freezing.



## WORLD'S LARGEST HOTEL.

### Has the Most Imposing Lobby and Other Halls of Great Beauty.

The McAlpine, whose opening to the public was a notable occurrence of the week, is easily the last word in modern scientific hotel construction. Modernity sets limits which hotels of other days were not required to conform to, and therefore before there can be an intelligent comparison there must be an intelligent classification under which New York city hotels would probably be classified by themselves because of their having to overcome peculiar difficulties of construction and somehow obtain compensation for the limitations of ground area.

In point of size, mechanical equipment, labor and time-saving devices and fire protection, the McAlpine is the best hotel construction New York city has yet produced. Proof of its superiority in one particular is presented in the fact that it has the lowest insurance rate given any hotel structure in New York. Of course doors and trim of steel are plain in appearance compared with the rich carvings of other days, but they are safer. Interior corridors where the sunlight cannot well penetrate are scarcely an improvement in planning over the bright hallways of the hotels in other cities, but we are in New York where sunlight is definitely quoted on the real estate exchange.

The exterior of the McAlpine has been publicly pictured and admired for a year, and it is the interior which interests us now. First, it is important to note one feature which largely influences the plan and arrangement of the first and second stories, an arrangement which marks a distinct departure from the established New York type of hostelry. This consists in utilizing the valuable retail store-renting space facing three streets and the location of the dining-room and restaurant service of the house one story above street level, all of which has been accomplished while still retaining sufficient space on the ground floor to provide the hotel with the largest lobby in the city.

#### The Lobby.

Entering from 34th street one encounters a broad one-storied corridor, which leads to a spacious one-storied aisle surrounding the central lobby that rises three stories in height above the pavement, perhaps the most imposing apartment of its kind in the city. It is designed in severe and simple Italian Renaissance, executed in marble and caen stone, and consists of a series of arched openings supporting a vaulted ceiling; the arched openings are decorated with broche violet marble columns supporting a cornice and balustrade at the second-story level, where openings give a general view of the lobby below from the Tapestry Gallery. The remaining space within the arched openings form lunettes which are exquisitely decorated by mural paintings by T. Gilbert White.

Three chandeliers suspended from the ceiling of the central lobby are a striking feature of its decorative effect, executed in carved wood, colored deep red and dull gold, while the accessory lighting effect is secured by bronze side brackets affixed to each of the lobby piers and by bronze torchers mounted on marble pedestals in each corner of the apartment.

The ceilings of the surrounding corridors both on the first floor and the Tapestry Gallery on the second form a part of the general picture presented to the observer's eye from the ground

floor, these ceilings being decorated in a general ground work of dull gold, relieved by touches of dull blue and red in the background of the ornament, forming a rich contrast to the general light gray effect of the central lobby.

On the second floor one of the principal points of interest is the "Tapestry Gallery," so called because of its wall decoration of Herter tapestry, woven on order for this apartment. This gallery, which is broad and spacious, extends entirely around the central lobby and overlooking it. It is especially created for the use of the guests of the house and separated from the traffic and turmoil of the main floor.

#### A Louis-Seize Dining-Room.

The Tapestry Gallery leads direct to the main dining-room, along the entire 34th street frontage of the building. This room is decorated in the Louis-Seize period in light natural oak, all ornament gilded, with side walls hung with an old gold silk damask. The windows are draped with the same gold damask with embroidered valances, with filet laces at the windows. The treatment of the columns and pilasters of this room with mirrors produces one of the most unique effects ever accomplished in this country in a room of this kind. The decorations of the ceiling are in monotonous of cream and gold, which not only diffuse the light in the room, but lend to it an imposing effect of height, breadth and length, with its crystal chandeliers and bronze and crystal side brackets. The lighting effect of this room reflected in myriads of directions by the mirrors together with the monotonous of cream and gold, the hand-tufted rugs on the floor, the specially-designed oak chairs with cushions of velvet produce an effect which no other dining-room in New York can parallel.

Directly to the west of the Tapestry Gallery along the Broadway front is the banquet-room, with groined vaulted ceiling carried out in the French style adapted from the Italian. The walls are in green and gold, divided into panels by pilasters and cornice and the panels draped with green damask reproduced from antique fabric by special order. The lunette panels on the sidewalls produced by the cross vaulting of the ceilings are decorated with beautiful paintings in antique tones harmonizing with the room.

The ladies' parlor is in the most charming color of gray. The woodwork has been glazed to the antique in the monotonous of antique grays and the side walls are hung with a broche reproduced from an antique original used in Versailles. Hangings and laces are all made in harmony with the decoration in gunmetal blue blended with chintz colors, which give an effect quite new to the New York public. A savonnerie rug covers the floor and the furnishings harmonize with the rooms.

Beyond the ladies' parlor on 33d street is the general writing room, decorated after the manner of the French Renaissance, with walnut woodwork, above which is the artificial process stone for the walls, and ceiling decorated with paintings by well known artists.

With reference to the bedroom floors, it may be generally stated that the hotel offers a variety both in size, price, decoration and furnishing, with corresponding rates, ranging from \$1.50 to \$5 per

day. The bedroom floors, beginning at the third, are arranged with two open light courts facing Broadway, so that all rooms have access to outside light and air. The twenty-sixth floor contains the large ballroom and convention hall, Turkish bath and roof gardens. Below the curb level are four basements.

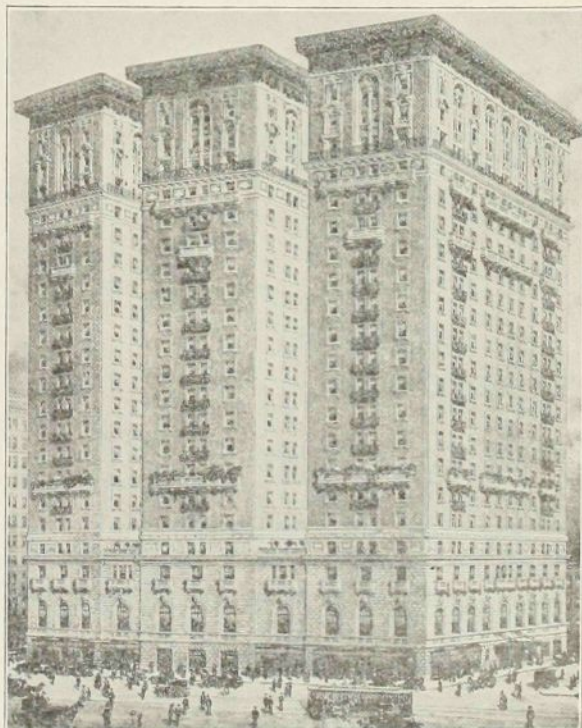
#### East Tremont Taxpayers.

At the regular monthly meeting of the East Tremont Taxpayers Association which was held at Prospect Hall, Tremont and Prospect avenues, on Friday evening, December 27, the principal topic discussed related to the question of the site for the proposed Bronx County Building. In respect thereto the association through its president, endorsed the recommendation of the Taxpayers' Alliance "That the section of Crotona Park, bounded on the north by Tremont avenue, east by Arthur avenue, south by East 175th street, and West by Third avenue, be set aside as a civic centre for the Borough of the Bronx, and that all municipal, county and borough buildings to be erected in the future in this borough, be located within these boundaries when possible."

This selection is because, it was said, this section is desirably situated in the centre of the Bronx, geographically speaking, and because of the many transit advantages with which it is endowed. Many other considerations favorable to the selection of this location for a civic centre were advanced, but the above-mentioned features are regarded as being the most salient to be brought forward for the consideration of the public.

A committee composed of Henry Boschen, J. J. Hess, Chris. McRae, H. Rattner and J. Koehm, appointed at a previous meeting to make arrangements for the annual banquet, reported that the banquet will be held at the Bronx Casino at Boston Road, between 181st and 182d streets, and that the following had been expressly invited: Borough President Miller, Congressman Goulden, Commissioner Eustis, Commissioner Higgins, Commissioner Niles, Senator Griffin, and Assemblyman McMahan.

Borough President Miller's letter in regards to the new Industrial Railroad, as well as to other matters, was read. The association appreciated his remarks and voted that a letter of thanks be sent.



F. M. Andrews & Co., Architects.  
HOTEL McALPIN.



# Classified List of Advertisers

**Blue Prints**

Rellance Blue Print Co., 105 West 40th st.

**Brick**

Carter, Black & Ayers, 1182 Broadway.  
Empire Brick & Supply Co., 103 Park ave.  
Greater N. Y. Brick Co., 103 Park ave.  
Houghtaling & Wittpenn, 44 East 23d st.  
Kreischer Brick Mfg. Co., 119 E. 23d st.  
Potenbauer-Nesbit Co., 1133 Broadway.  
Sayre & Fisher Co., 261 Broadway.

**Building Material (Masons')**

Brooklyn Builders Supply Co., 6th st. Basin  
and Gowanus Canal, Brooklyn.  
Candee, Smith & Howland Co., Foot E. 26th.  
Heaney Co., P. J., 172d st. & West Farms rd.  
Kane Co., J. P., 103 Park ave.  
Peck Co., N. & W. J., 103 Park ave.

**Building Reports**

Dodge Co., F. W., 11 East 24th st.

**Cement**

Alsen's Am. Por. Cement Wks., 45 Bway.  
Atlas Portland Cement Co., 30 Broad st.  
Consolidated Rosendale Cement Co., 50  
Church st.  
King & Co., J. B., 17 State st.  
Lawrence Cement Co., The, 1 Broadway.  
Thele, E., 99 John st.  
Vulcanite Port. Cement Co., 5th Ave. Bldg.

**Cement Work**

Harrison & Meyer, 16 East 18th st.  
Taylor, Ronald, 520 East 20th st.

**Contractors' Bonds**

Ritch-Hughes Co., 1123 Broadway.

**Contractors (General)**

Cauldwell-Wingate Co., 381 4th ave.  
Corning Co., E., 100 William st.  
Egan, J. F., 162 West 20th st.  
Fuller Co., G. A., 111 Broadway.  
Guidone, A. L., & Co., 162 E. 23d st.  
Robinson Co., A. J., 123 East 23d st.  
Steen Co., Thos. J., 30 Church st.  
Schlesinger, J., 1265 Broadway.  
Vogel Cabinet Co., 535 E. 79th st.  
Whitney Co., The, 1 Liberty st.

**Consulting Engineers**

Mallou, C. O.-Knox, C. E., 90 West st.

**Cornices and Skylights**

Hayes, Geo., 71 8th ave.

**Cypress**

Southern Cypress Mfr. Assoc., 1213 Hibernia  
Bank Bldg., New Orleans, La.

**Doors and Sashes**

Macaulay, C. R., 18th st. & 5th ave., Bklyn.  
Welsberg-Baer Co., Astoria, L. I. City.

**Dumb Waiters**

Murtaugh Elevator Co., 237 E. 41st st.

**Electrical Contractors**

Brussel, D. G., 39 W. 38th st.

**Electrical Service**

N. Y. Edison Co., 55 Duane st.

**Elevators (Passenger and Freight)**

Burwak Elevator Co., 216 Fulton st.  
Murtaugh Elevator Co., 237 East 41st st.  
Otis Elevator Co., 26th st. and 11th ave.  
Welsh Machine Works, 276 West st.

**Elevator Repairs**

Lord Electric Co., 103 W. 40th st.

**Fire Extinguishers**

The Safety Fire Extinguisher Co., 291 7th  
ave.

**Fireproofing**

Eastern F. P. Sash, Door & Cornice Co., 109  
Cook st., Brooklyn.  
Maurer & Son, H., 420 East 23d st.  
Rapp Construction Co., 300 W. 110th st.

**Flooring**

Metropolitan Floor. Co., Flatiron Bldg., N. Y.

**Flooring (Composition).**

General Kompolite Co., 516 Fifth ave.

**Glass**

Werbelovsky, J. H., 93 Meserole st., Bklyn.

**Granite**

Woodbury Granite Co., Hardwick, Vt.

**House Mover and Shorer.**

Vorndran's Sons, C., 412 E. 147th st.

**Insurance**

Ritch-Hughes Co., 1123 Broadway.

**Interior Woodwork**

Empire City-Gerard Co., 40 E. 22d st.

**Iron Grille Work**

Batalle & Co., A., 587 Hudson st.

**Iron Work (Arch. and Struc.)**

Grand Central Iron Works, 212 E. 52d st.  
Grant & Ruhling Co., Inc., 373 4th ave.  
Hecla Iron Works, N. 10th st., Brooklyn.  
Perlman Iron Works, 1735 West Farms rd.  
Schwenn, Wm., 822 Lexington ave., Bklyn.  
Wells Arch. Iron Co., River ave. & E. 151st.

**Lime**

Farnam Cheshire Lime Co., 39 Cortlandt st.

**Lumber**

Collins, Lavery & Co., 50 Church st.  
Finch & Co., Chas. H., Coney Island ave.  
& Ave. H, Brooklyn.  
Johnson Bros., 45 Classon ave., Brooklyn.  
Orr Co., J. C., India st. & East River, Bklyn.

**Marble**

Klaber & Son, A., 211 Vernon ave., L. I. City

**Metal Ceilings**

Berger Mfg. Co., 11th ave. & 22d st.  
Northrop, Coburn & Dodge Co., 40 Cherry st.

**Metal and Metal Covered Work**

Manhattan Fireproof Door Co., Winfield, L. I.  
Pomeroy Co., Inc., S. H., 427 W. 13th st.

**Mortgages**

Buchanan, H. W., 49 Wall st.  
Darling, Remsen, 170 Broadway.  
Eagle Savings & Loan Co., 186 Remsen st.,  
Brooklyn.  
Lawyers' Mortgage Co., 59 Liberty st.  
McMahon, J. T., 188 Montague st., Bklyn.

**Paint**

Childs & Co., C. M., 99 John st.  
Lucas & Co., John, 521 Washington st.  
Toch Bros., 320 6th ave.

**Painting**

Oliver, W. H., 104 University pl.

**Plaster**

King & Co., J. B., 17 State st.

**Pumps (Electric)**

George & Co., E., 194 Front st.  
Rider-Ericsson Engine Co., 20 Murray st.

**Real Estate (Manhattan and The Bronx)**

American Real Estate Co., 537 5th ave.  
Ames & Co., 26 W. 31st st.  
Amy & Co., A. V., 7th ave., cor. 115th st.  
Appell, J., 271 W. 23d st.  
Archibald, Wm. H., 316 W. 23d st.  
Armstrong, J., 1984 3d ave.  
Ashforth, A. B., 10 E. 33d st.  
Axelrod Co., W. & L., Inc., 547 W. 110th st.  
Bailey, F. S., 162 E. 23d st.  
Bechmann, A. G., 1055 S. Boulevard.  
Boylan, J. J., 402 W. 51st st.  
Braude-Papae Co., Broadway & 142d st.  
Brown Co., J. R., 105 W. 40th st.  
Brown, Inc., W. E. & W. L., 3422 3d ave.  
Buerman & Co., C., 507 Grand st.  
Cammann, Voorhees & Floyd, 84 William st.  
Carpenter, Firm of L. J., 25 Liberty st.  
Cokeley, W. A., Grand Central Term., Man.  
Cole, M. H., 500 5th ave.  
Cruikshank Co., 141 Broadway.  
Cruikshank's Sons, W., 31 Liberty st.  
Cudner R. E. Co., A. M., 254 W. 23d st.  
Davies, J. C., 149th st. and 3d ave.  
Day, J. P., 31 Nassau st.  
De Selding Bros., 128 Broadway.  
De Walltearss & Hull, 135 Broadway.  
Dowd, J. A., 874 6th ave.  
Doyle & Sons, J. E., 45 William st.  
Duross Company, 155 W. 14th st.  
Eckerson, J. C. R., 35 W. 30th st.  
Edgar, Herman L. R., 81 Nassau st.  
Elliman & Co., D. L., 421 Madison ave.  
Ely & Co., H. S., 21 Liberty st.  
Finegan, A., 35 Nassau st.  
Fischer, J. A., 690 6th ave.  
Fitzsimons, T. P., 751 6th ave.  
Fox & Co., F., 14 W. 40th st.  
Frost, Palmer & Co., 1133 Broadway.  
Geoghegan, P. A., 464 8th ave.  
Golding, J. N., 9 Pine st.  
Goodwin & Goodwin, Lenox ave. & 128a ...  
Harft, Chas., 58 E. 8th st.  
How & Co., Hall J., 141 Broadway.  
Kennelly, B. L., 156 Broadway.  
Kirwan, J. P., 138 W. 42d st.  
Kohler, C. S., 901 Columbus ave.  
Kyle & Sons, J., 721 Lexington ave.  
Leavy, Benjamin, 35 Nassau st.  
Leayeraft & Co., J. E., 17 W. 42d st.  
Lummis, B. R., 25 W. 33d st.  
McLaughlin, T. F., 1238 3d ave.  
McNally, G. V., 47 W. 34th st.  
Mable & Co., W. R., 1478 Broadway.  
Manning, E. A., 489 5th ave.  
Muhlfelder, L. J., 681 Broadway.  
Noyes Co., C. F., 92 William st.  
O'Donohue, L. V., 25 W. 42d st.  
Ogden & Clarkson, 17 W. 30th st.  
O'Hara Bros., Webster ave. & 200th st.  
Palmer, E. D., 179 Columbus ave.

Payton, Jr., P. A., 67 W. 134th st.  
Pease & Elliman, 340 Madison ave.  
Polak, E., 149th st. and 3d ave.  
Pollizzi & Co., 192 Bowery.  
Porter & Co., 159 W. 125th st.  
Price, George, 138th st. and 3d ave.  
Roome & Co., W. J., 177 Madison ave.  
Royal, Jno. M., 21 West 134th st.  
Ruland & Whiting Co., 5 Beekman st.  
Schindler & Liebler, 1361 3d ave.  
Schmuck, A. J. C., 47 W. 34th st.  
Schrag, L., 142 W. 23d st.  
Sheeran, Jas. A., 1250 Lexington ave.  
Simmons, E. de Forest, 2 E. 58th st.  
Smith, F. E., 3 Madison ave.  
Smyth & Sons, B., 149 Broadway.  
Steinmetz, J. A., 1009 E. 180th st.  
Tucker, Speyers & Co., 435 5th ave.  
Tyng, Jr., & Co., 41 Union Square West.  
Ullman, C. L., 3221 White Plains ave.  
Varian, Wilbur L., 2777 Webster ave.  
Ware, Wm. R., Bway. s w cor 86th st.  
Watson & Son, T., 200 9th ave.  
Weill Co., H. M., 264 West 34th st.  
Wells' Sons, J. N., 191 9th ave.  
White & Sons, W. A., 62 Cedar st.  
Whiting & Co., W. H., 41 Park Row.  
Willard & Co., E. S., 45 Pine st.  
Wissman, F. De R., 149 Broadway.  
Zittel & Sons, F., Broadway & 79th st.

**(Brooklyn)**

Brumley, James L., 189 Montague st.  
Bulky & Horton Co., Myrtle & Clinton aves  
Cederstrom, Sig., 201 Montague st.  
Chauncey Real Estate Co., 187 Montague st.  
Clark, Inc., Noah, 837 Manhattan ave.  
Corwith Bros., 851 Manhattan ave.  
Henry, John E., 1251 Bedford ave.  
James & Sons, John F., 193 Montague st.  
Ketcham Bros., 129 Ralph ave.  
Morrisey, Wm. G., 189 Montague st.  
Porter, David, 189 Montague st.  
Pyle Co., H. C., 199 Montague st.  
Rae Co., Wm. P., 180 Montague st.  
Realty Associates, 176 Remsen st.  
Small, Fenwick B., 939 Broadway.  
Smith, Clarence B., 1424 Fulton st.  
Smith, Wm. H., 189 Montague st.  
Tyler, Frank H., 1183 Fulton st.  
Welsch, S., 207 Montague st.

**(Queens)**

Rickert-Finlay Realty Co., 45 W. 34th st.

**Real Estate Operators**

Alliance Realty Co., 115 Broadway.  
City Investing Co., 165 Broadway.  
Cohen, Elias A., 198 Broadway.  
Jackson & Stern, 31 Nassau st.  
Kempner, I. H., 17 W. 42d st.  
Lewine, F. & I., 135 Broadway.  
Lowsfeld & Prager, 149 Broadway.  
Mandelbaum, H. & M., 135 Broadway.  
Wallach Co., R., 68 William st.

**Red Gum**

Anderson-Tully Co., Memphis, Tennessee.  
Carrier Lumber & Mfg. Co., Sardis, Miss.  
Himmelberger-Harrison Lumber Co., Cape  
Girardeau, Mo.  
Lamb-Fish Lumber Co., Charleston, Miss.  
Luehrmann Hardwood Lumber Co., Chas. F.  
St. Louis, Mo.  
Paepeke-Leicht Lumber Co., Chicago, Ill.

**Reports (Building)**

Dodge Co., F. W., 11 East 24th st.

**Rock Blasting**

John Coombs, 253 W. 126th st.

**Salamanders**

House Drying Co., 2999 3d ave.

**Slate**

Johnson, E. J., 38 Park Row.

**Sprinklers.**

Automatic Sprinkler Co., 123 Willam st.

**Stone Renovating**

Fordham Stone Renovating Co., 1123 Bway.

**Terra Cotta**

Atlantic Terra Cotta Co., 1170 Broadway.  
New Jersey Terra Cotta Co., 149 Broadway.

**Title Insurance**

Lawyers' Title Ins. & Trust Co., 160 Bway.  
Title Guarantee & Trust Co., 176 Broadway.  
Title Insurance Co. of N. Y., 135 Broadway.

**Trucking**

Atlanta Contracting Co., 230 E. 42d st.

**Vacuum Cleaners**

Santo Electric Appliance Co., Inc., 168 Mad-  
ison ave.

**Vault Lights**

Berger Mfg. Co., 11th ave. & 22d st.  
Brooklyn Vault Light Co., 270 Monitor st.,  
Brooklyn.



# 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. XCI

No. 2338

New York, January 4, 1913

(1) PRICE 20 CENTS

## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

Broome st, 15	22d st, 136-8 W.	87th st, 314-20 W.	129th st, 163 W.	Prescott av (ss), 2248-
Canal st, 255.	24th st, 13-15 W.	89th st, 315, 321 W.	130th st, 513-15 W.	53, 57 & 117.
Catherine st, 65.	26th st, 15-9 E.	91st st, 330 E.	131st st, 26 E.	Riverside dr, 420.
Charles st, 1.	27th st, 232 W.	97th st, 52 W.	131st st, 4-6 W.	St Nicholas av, 945-9,
Christopher st, 75, 100-4.	28th st, 322 E.	100th st, 63 E.	133d st, 24 W.	1291-7.
Duane st, 172-4.	29th st, 145 E.	101st st, 327 W.	141st st, 212-14 W.	St Nicholas av (ws),
Front st, 3.	29th st, 355 W.	102d st, 16 W.	142d st, 315 W.	2144-pt Lt 61.
Hester st, 57.	30th st, 305 E.	103d st, 105 E.	144th st W (ss), 1741-51-	53.
Irving pl, 24-30.	30th st, 529-31 & 654-	103d st, 144, 239, 253 W.	150th st, 536 W.	Wadsworth av, 41.
Leroy st, 19, 55-7.	658 W.	104th st, 220-2 W.	160th st W, ns (S:2137-	West End av, 267.
Mott or Striker la, 4:-	45th st, 56-8, 66 W.	105th st, 72-4 E.	Lt 46.	1st av, 856-8, 1945-7.
1241-pt Lt 63 1/4.	55th st, 39-41, 140-2, 255	109TH st, 213 E.	162d st W, ss (S:2137-pt	2d av, 961.
Pearl st, 59-61.	W.	110th st, 112 E.	pt Lt 11.	3d av, 1096.
Pine st, 83.	56th st, 443 W.	111th st, 12 E.	176th st, 500 W.	5th av, 252.
Ridge st, 26.	64th st, 114 E.	112th st, 116, 120, 163 E.	178th st, 604-10 W.	5th av (es), 1507-67-72.
St Marks pl, 11.	67th st, 205-17 E.	113th st, 7-9 E.	184th st, 511 W.	6th av, 144-6.
Walker st, 81-81 1/2.	70th st, 178-82 E.	113th st, 250 W.	Av A, 1413.	7th av, 2204.
3d st, 81 W.	72d st, 35 E.	115th st, 50 W.	Av C, 215.	8th av, 2797.
6th st, 721 E.	73d st, 122 E.	116th st, 314 E.	Av D, 49-51.	
8th st, 365-7 E.	74th st, 24 E.	118th st, 6 E.	Amsterdam av, 40.	<b>WILLS.</b>
8th st, 55 W.	75th st, 237-9 E.	119th st, 414-16 E.	Amsterdam av (es),	32d st, 11-3 W.
10th st, 424 E.	78th st, 179 E.	120th st, 118-20 E.	2203-1-5.	38th st, 8 E.
11th st, 327 E.	79th st, 416 E.	121st st, 225 E.	Broadway, 1981-7, 1991,	60th st, 229 E.
13th st, 624 E.	79th st, 222, 316 W.	123d st, 108, 528 W.	3675-7, 3890-4.	88th st, 317 W.
18th st, 320-2 W.	81st st, 350 E.	124th st, 11 E.	Broadway (es), 1987-1	103d st, 314 W.
20th st, 148 E.	83d st, 110, 315 E.	126th st, 14 W.	Broadway (es), 1988-1.	Amsterdam av, 590-2,
22d st, 116 E.	83d st, 121 W.	129th st, 130 E.	Central Park W, 374, 390	975.
	86th st, 151 E.		Convent av, 317.	8th av, 2730-40.
	87th st, 150 E.		Park av, 1071, 1199.	
			Park Row, 130-8.	

### 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.  
 admtrix—administratrix.  
 agmt—agreement.  
 A—assessed value.  
 abt—about.  
 adj—adjoining.  
 apt—apartment.  
 assign—assignment.  
 asn—assign.  
 atty—attorney.  
 bk—brick.  
 B & S—Bargain and Sale.  
 bldg—building.  
 b—basement.  
 blk—block.  
 Co—County.  
 C a G—covenant against grantor.  
 Co—Company.  
 constn—construction.  
 con omitted—consideration omitted.  
 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.  
 (o)—office.  
 pt—part.  
 pl—place.  
 PM—Purchase Money Mortgage.  
 QC—Quit Claim.  
 R T & I—Right, Title & Interest.  
 (R)—referee.  
 R—room.  
 rd—road.  
 re mtg—release mtg.  
 ref—referee.  
 sobrn—subordination.  
 sl—slip.  
 sq—square.  
 s—south.  
 s—side.  
 sty—story.  
 sub—subject.  
 str—stores.  
 stn—stone.  
 st—street.  
 TS—Torrens System.  
 tnnts—tenements.  
 w—west.  
 y—years.  
 O C & 100—other consideration and \$100.



CONVEYANCES.

Borough of Manhattan.

The name and address of the owner has been verified in each of the following conveyances not marked with an \*.

DEC. 27, 28, 30, 31, JAN. 2.

Broome st, 15 (2:321-34), ss, 25.9 e Mangin, 25.9x75, 4-sty bk tnt & str; Bertha F Reichert, individ & EXTRX & Richd Kelland, to Margt Kelland, 173 Lafayette av, Bklyn; Dec21; Dec27'12; A\$7,500-11,500.

Broome st, 15; Bertha F Reichert to same; QC; Dec21; Dec27'12.

Canal st, 255 (1:209-25), ns, 31 w Lafayette, 25x71.3x25.3x75, 5-sty stn loft & str bldg; Edw A Hannan to City Real Estate Co, 176 Bway; mtg \$27,000; July 10; Dec30'12; A\$30,000-43,000.

Catherine st, 65 (79) (1:253-109), es, 39.1 s Monroe, 14x79.8x13.10x79.9, 3-sty bk tnt & str; Wm Lustgarten to Realty Redemption Co of NY, a corp, 68 Wm; Dec 26; Dec27'12; A\$10,000-13,000.

Charles st, 1 (2:621-61), nwc 4th, 20x 79.4x20x79.3, 3-sty & b bk dwg; Wilber C Goodale to Pauline H Drew, 1969 Bway, & Elena E, wife Wilber C Goodale, 511 W 112; each 1/2 pt; mtg \$11,000 & AL; Dec 23; Dec28'12; A\$13,500-16,500.

Christopher st, 75 (2:619-75), ns, 101 w 4th, 25x106.2x25x106.1, 6-sty bk tnt & str; Arthur M Levy, ref, to Harris Hartford, (o) 271 W 125; mtg \$27,000 & AL; FORECLOSED, drawn & recorded Dec30'12; A \$15,550-37,000.

Christopher st, 100-4 (2:588-54-56), ss, 123 w Bleeker, 69.6x82.4x69x69.3, 6-sty bk tnt & str; Jacob Kottek to Chas I Weinstein Realty Co, a corp, 17 W 120; B&S & correction deed; mtg \$17,000; Mar7; Dec27'12; A\$34,500-35,500.

Duane st, 172-4 (1:141-27-28), ss, 100.2 w Hudson, runs s127.4xw25xn12.8xw25xn 114.10 to st xe50 to beg, 2-sty bk str & 4-sty bk loft & str bldg; Edw S Avery et al ADMRS Mary E Brinckerhoff to Wm O Saxton, (o) 174 Duane; B&S; Dec21; Dec 27'12; A\$54,500-71,000.

Front st, 3 (1:4-16), ss, abt 70 e Whitehall, 33.3x80x36x80, 2-sty bk str; Jno Bittner to Stock Quotation Telegraph Co, a corp, 26 Beaver; mtg \$22,000 & AL; Dec23; Dec27'12; A\$24,000-30,500.

Hester st, 57 (1:310-37), ns, 63.6 e Ludlow, 24x75, 5-sty bk tnt & str; Agnes wife Pennington Whitehead to Chas Schimmer, (o) 10 Wall; QC; Dec23; Dec 27'12; A\$22,000-30,000.

Irving pl, 24-30 (3:871-60), sec 16th (Nos 122-4), 103.3x80, 12-sty bk loft & str bldg; August Eimer to Edw Rothschild, (o) Spring & Crosby; mtg \$545,000 & AL; Jan2'13; A\$182,000-P265,000.

Leroy st, 19 (2:586-78), ns, abt 150 e Bedford, 25x90, 3-sty bk tnt & 3-sty bk rear tnt; Maurice Mandelbaum to Stephen H Jackson, (o) 106 Lex av; mtg \$11,500; Dec19; Dec31'12; A\$11,000-13,000.

Leroy st, 55-7 (2:583-42-43), ns, abt 200 w Bedford, 66.2x60.4x53.4x61.6, 2-5-sty bk tnts; Harris Mandelbaum to Phoebe L De Bold, 1091 Gates av, Bklyn; B&S; Dec31'12; Jan2'13; A\$23,000-35,000.

Mott or Striker la (4:1241-pt lot 63 1/4), pt bounded e by line 240 w Bway, s by cl said lane (closed), n by ns said old lane & w by line 255 w Bway; Ezra O McDowell et al to Judson G Wells, 32 E 26, & Saml H Burr, 88 Monroe, Bklyn, EXRS, & Andw J Phillips; QC; Dec23'12; Jan2'13; A\$—\$—\$—.

Pearl st, 59 (1:29), ns, abt 45 e Broad, 23.5x112.1 to ss Stone (No 24), x17.9x112.2; also PEARL ST, 61 (1:29-23 & above lot 3), ns, abt 70 e Broad, 22.7x— to ss Stone (No 26) x19.6x—, 18-sty bk office & str bldg; Wm G Pigueron to Importers & Traders Bldg Co, Inc, a corp, 59 Pearl; mtg \$461,685; Dec31'12; A\$93,500-460,000.

Pearl st, 61 see, Pearl, 59.

Pine st, 83 (1:39-11), svs, 47.4 w Water, 20.4x40.2x20.2x40.2, 5-sty bk loft & str bldg; Isidor Cohn, ref, to Morris Weinstein, (o) 141 Bway; FORECLOS Dec17; Dec24; Dec28'12; A\$13,000-18,000.

Ridge st, 26 (2:341-38), es, 125 s Broome, 25x72, 3-sty bk synagogue; Harris Rosenblum et al to Congregation Shebat Achim, a corp, 26 Ridge; AL; Dec17; Dec31'12; A \$15,000-19,000.

St Marks pl 11 (24), (2:464-54), ns, 178 e 3 av, 26x112.10, 5-sty bk tnt; Jno Kreuzer to Hannah C Maschman, 154 N 15, East Orange, NJ; B&S & C a G; AL; Dec 30'12; A\$22,000-38,000.

St Marks pl, 11 (24); Hannah C Maschman to Jno Kreuzer, 108 Archer av, Mt Vernon, NY; B&S & C a G; AL; Dec30'12.

Stone st, 24, see Pearl, 59.

Stone st, 26, see Pearl, 59.

Thompson st, 235-9, see 3d, 81, on map 79 W.

Walker st, 81 & 81 1/2 on map 81 (1:195-11), ss, 36 e Cortlandt alley, 36x100, 6-sty stn loft & str bldg; Robt Gibson to Henry W Ellison, 615 Prospect pl, Bklyn; B&S & C a G, mtg \$45,000 & AL; Dec30'12; A\$39,000-73,000.

Walker st, 81 & 81 1/2 on map 81; Henry W Ellison to Sarah L McC Marsh, widow, 327 Park av, Paterson, NJ; mtg \$45,000 & AL; Dec30'12.

3D st, 81 on map 79 W (2:541-26), nwc Thompson (Nos 235-9), 25.3x109.4x26.9x 109.3, 2-sty bk church bldg; Edw Judson to Corporation of the Memorial Baptist Church of Christ in N Y, 81 W 3; mtg \$25,000 & AL; Jan20'00; Dec30'12; A\$27,000-33,000.

4TH st W, nwc Charles, see Charles, 1.

6TH st, 721 E (2:376-53), ns, 278.10 e Av C, 25.4x90.10, 5-sty bk tnt; Rachel Selinger to Max Selinger, 721 E 6; mtg \$28,500; Dec28; Dec30'12; A\$15,000-27,000.

8TH st, 365 E (2:378-58), ns, 183 e Av C, 25x93.11, 4-sty bk tnt & str & 2-sty bk rear shop; Ignatz Gluck to Fanny Cohen, 229 E 12; mtg \$15,000; Dec27; Dec28'12; A\$16,000-20,000.

8TH st, 367 E (2:378-57), ns, 208 e Av C, 25x93.11, 4-sty bk tnt & str; Ignatz Gluck to Bella Gluck, 228 E 7; mtg \$15,000; Dec27; Dec28'12; A\$16,000-19,000.

8TH st, 55 W (2:572-71), ns, 152.7 e 6 av, 24.11x93.11, 6-sty bk loft & str bldg; Rose Judson to Arlington Estate (Inc), a corp, 149 Bway, R 408; mtg \$30,000; Dec30'12; Jan2'13; A\$22,000-42,000.

10TH st, 424 E (2:379-21), ss, 346.4 w Av D, 24.6x92.3, 5-sty stn tnt & str; Ignatz Gluck to Anna Gluck, 319 E 10; mtg \$18,000 & AL; Dec27; Dec28'12; A\$13,000-22,500.

11TH st, 327 E (2:453-55), ns, 275.5 w 1 av, runs n107.4 to cl Stuyvesant xw7.5 & 7.5x6.1xw19.3xsw53.1xs34.3 to ns 11th xe21.3 to beg, 6-sty bk tnt & str; Filippo Cassola to Antonio Scaturro, 264 W 71; 1/2 pt; AT; correction deed; mtg \$28,500 & AL; Dec31'12; Jan2'13; A\$14,000-29,000.

11TH st, 327 E; Pancrazio G Galgano & Antonio Scaturro to Jos Anastasio, 671 2 av; mtg \$28,500 & AL; Dec31'12; JaJn2'13.

11TH st, 78-80 W, see 6 av, 144-6.

13TH st, 624 E (2:395-18), ss, 318 e Av B, 30x103.3, 7-sty bk loft & str bldg; Hamilton Holding Co to Rosie Markel, 27 Himrod, Bklyn; mtg \$16,000 & AL; Dec31'12; A\$11,000-P\$26,000.

16TH st, 122-4 E, see Irving pl, 24-30.

18TH st, 320-2 W (3:741-46), ss, 242.1 w 8 av, 47.11x92, 6-sty bk tnt; Harry Maurer to Jacob Kurtz, 244-6 E 13; 1/2 pt; mtg \$65,000 & AL; Dec30; Dec31'12; A\$25,000-65,000.

20TH st, 148 E (3:875-48), ss, 100 w 3 av, 25x108; also all title to strip 1 ft wide in rear, with rights to park or square, 4-sty stn office bldg; Luola M Sprunt et al to Kenneth M Murchinson, 49 E 63; 3-5 pts; AL; June10'12; Jan2'13; A\$33,000-37,500.

22D st, 116 E (3:877-81), ss, 195 w Lex av, 20x98.9, 3-sty & b bk dwg, 1-sty ext; Bertha H, wife Robt S Minturn, to Susanna S Minturn, 109 E 21; mtg \$20,000; Dec26; Dec28'12; A\$28,000-31,500.

22D st, 136-8 W (3:797-63), ss, 362.6 e 7 av, 41.8x98.9, 7-sty bk loft bldg; Carvert Holding Co (Inc) to Lowell Realty Co, a corp, 505 5 av; mtg \$85,000 & AL; Jan2'13; A\$59,000-125,000.

24TH st, 13-5 W (3:826-29), ns, 551.6 e 6 av, 52x98.9, 11-sty bk loft & str bldg; Brunswick Realty Co to Wilmore itearty Co, a corp, (R) 1217, 115 Bway; AL; Dec 27; Dec28'12; A\$137,000-268,000.

26TH st, 15-9 E (3:856-11), ns, 216 e 5 av, 84x197.6 to ss 27th (Nos 10-4), 20-sty bk loft, office & str bldg; Kroywen Realty Co to Jacob Ruppert, a corp, 1639 3 av; mtg \$1,300,000 & AL; Dec30; Dec31'12; A\$700,000-1,640,000.

27TH st, 10-4 E, see 26th, 15-9 E.

27TH st, 232 (3:776-57), ss, 334.9 e 8 av, 24.10x98.9, 3 & 4-sty bk loft & str bldg; Edw A Kohn to Ira L Kohn, 253 W 95; mtg \$27,500 & AL; Dec20; Dec27'12; A \$15,500-19,000.

28TH st, 322 E (3:933-44), ss, 275 e 2 av, 25x98.9, 4-sty bk tnt & 2-sty bk rear tnt; Pietrina Battaglini to Jas & Thos McElroy, 320 E 28; mtg \$9,500; Dec30; Dec 31'12; A\$10,000-11,500.

29TH st, 145 E (3:885-37), ns, 164.9 w 3 av, 19.11x98.9x19.7x98.9, 3-sty & b bk dwg; Mary & Ellen Welstead to John J Welstead, (o) 141 E 27; mtg \$9,500; June 12'07; Dec31'12; A\$18,000-20,000.

29TH st, 355 W (3:753-8), ns, 110 e 9 av, 22x98.9, 4-sty & b bk dwg; Alanson J Prime to Wm L & Louis E Olms, 341 W 29; C a G; mtg \$13,000; Apr15'11; Jan2'13; A\$12,500-25,000.

30TH st, 305 E (3:936-7), ns, 80 e 2 av, 20x90, 3-sty & b stn dwg; Mary & Ellen Welstead to Jno J Welstead (o) 141 E 27; mtg \$6,500; Sept14'07; Dec31'12; A\$8,000-11,500.

30TH st, 529-31 W (3:702-19-21), ns, 400 w 10 av, 62x31.6x62x32.10, 2 3-sty bk tnts; Mulchay Realty Co to N Y State Realty & Terminal Co, a corp, 452 Lex av; mtg \$15,000 & AL; Dec27; Dec28'12; A\$8,000-10,000.

30TH st, 654-8 W (3:675-63), ss, 700.6 w 11 av, 99.6 to es 12 av x49.4, 6-sty bk storage & str bldg; John Jordan to Louis Ferguson, 305 W 93; mtg \$45,000; Dec30; Dec31'12; A\$25,000-50,000.

30TH st W, sec 12 av, see 30th, 654-8 W.

45TH st, 56-8 W (5:1260-63 1/2-64), ss, 240 e 6 av, 40x100.5, 2 3-sty stn bldgs; Herald Square Holding Co to 56 & 58 West 45th St Realty Co, Inc, a corp, 128 Bway; mtg \$125,000; Dec31'12; A\$123,000-134,000.

O C & 100

45TH st, 66 W (5:1260-68), ss, 160 e 6 av, 20x100.5, 3-sty & b stn dwg; Margt B Mackin, widow & EXTRX Wm J Mackin, to Alex R Boyd, 206 S 13, Phila, Pa; Jan 2'13; A\$60,000-66,000.

48TH st, 400 E, see 1 av, 856-8.

51ST st, 252 E, see 2 av, 961.

55TH st, 39-41 W (5:1271-17-18), ns, 475 w 5 av, runs n100.5xw25xn0.5xw25x100.10 to st xe50 to beg, 2 & 3-sty bk garage; Herald Square Holding Co to 39 & 41 West 55th St Realty Co, Inc, a corp, R 1505-6, 128 Bway; mtg \$100,000; Dec31'12; A\$125,000-148,000.

55TH st, 140-2 W (4:1007-51-52), ss, 303.1 e 7 av, 46.10x100.5, 9-sty bk tnt; Geo Backer et al to David Banks, 829 Park av; B&S; mtg \$165,000; Dec30'12; A\$95,500-\$—.

55TH st, 255 W (4:1027-1 1/2), ns, 81.6 e 8 av, 18.6x75, 4-sty & b stn dwg; Fisher Lewine to Luke Blake, (o) 959 6 av; mtg \$19,000; Dec20; Dec30'12; A\$23,000-25,000.

O C & 100

56TH st, 443 W (4:1066-9), ns, 200 e 10 av, 25x100.5, 5-sty bk tnt; Lena Fishgal to Georgiana Reeves, 122 W 135; mtg \$17,000; Dec24; Dec27'12; A\$11,000-22,000.

61ST st, 201 W, see Ams av, 40.

64TH st, 114 E (5:1398-67), ss, 132.6 e Park av, 17.6x100.5, 4-sty & b stn dwg; Henrietta M Parker to Brixton Constr Co, a corp, 314 W 87; Dec30; Dec31'12; A\$21,000-28,000.

64TH st, 114 E; Brixton Constr Co to Lawyers Realty Co, a corp, 160 Bway; Dec31'12.

67TH st, 205-17 E (5:1422-pt lot 5), ns, 100 e 3 av, 225x100.5, 1 & 5-sty Central Opera House; Jacob Ruppert to Kroywen Realty Co, a corp, 39 W 32; mtg \$130,000; Dec27; Dec31'12; A\$—\$—.

O C & 100

67TH st, 121-7 W, see Bway, 1981-7.

70TH st, 178-82 E (5:1404-40 1/2-41 1/2), ss, 75 w 3 av, 52x100.5, 3 3-sty & b stn dwgs; Henrietta M Parker to Brixton Constr Co, a corp, 314 W 87; Dec30; Dec31'12; A\$43,000-53,000.

70TH st, 178-82 E; Brixton Constr Co to Lawyers Realty Co, a corp, 160 Bway; Dec31'12.

72D st, 35 E (5:1387-23), ns, 56 e Mad av, 22x102.2, 4-sty & b bk dwg, 3-sty ext; Lucetta B Makepeace to David Banks, 829 Park av; 1/2 pt; B&S; mtg \$45,000 & AL; Dec27; Dec30'12; A\$60,000-77,000.

O C & 100

72D st, 35 E; David Banks to Alice G D'Oench at Plandome, Manhasset, LI, all of; B&S; mtg \$45,000 & AL; Dec30'12.

O C & 100

73D st, 122 E (5:1407-64), ss, 193.9 e Park av, 18.9x102.2, 3 & 4-sty & b stn dwg; Nanine I wife Edgar M Smith to Eugene O Beyer, (o) 43 White; mtg \$33,000; Dec31'12; A\$28,000-40,000.

O C & 100

74TH st, 24 E (5:1388-58), ss, 54.6 w Mad av, 20x80, 4-sty & b stn dwg; Geo M Clarke to Annie T L Clarke, his wife, 24 E 74; mtg \$40,000 & AL; June3'12; Jan 2'13; A\$50,000-55,000.

75TH st, 237-9 E (5:1430-18-19), ns, 125 w 2 av, 53.4x101.7, with all R, T & I to strip in rear 0.7x—, 2-4-sty stn tnts, str in 239; Girolamo Meli to Antonino Caltabellotta, 311 E 39; B&S; AL; Dec20; Dec27'12; A\$23,000-38,000.

O C & 100

78TH st, 179 E (5:1413-32), ns, abt 100 w 3 av, —, 5-sty bk tnt; A\$15,000-22,000; also 3D AV, 1096 (5:1399-35 1/2), ws, abt 60 n 64th, —, 5-sty bk tnt & str; A\$15,000-21,000; Abr E Schwartz to Sarah Schwartz, his wife, 494 E 139 or care Abr E Schwartz (o) 234 Canal; AT; B&S; Dec 27; Dec28'12.

79TH st, 416 E (5:1473-40), ss, 244 e 1 av, 25x102.2, 5-sty bk tnt; Hannah Steiner to Bessie Hershfield, 1202 Clay av; mtg \$25,000 & AL; Dec30; Dec31'12; A \$10,000-\$25,000.

O C & 100

79TH st, 222 W (4:1170-43), ss, 247 w Ams av, 18x102.2, 3 & 4-sty & b stn dwg; Alexis M Leon to Florence M Stewart, 14 W 126; mtg \$21,000; Dec30; Dec31'12; A \$16,000-24,000.

O C & 100

79TH st, 316 W (4:1186-91), ss, 235 w West End av, 65x102.2, 12-sty bk tnt; E A L Holding Co to Lowell Realty Co, a corp, 505 5 av; B&S; mtg \$250,000; Dec 19'12; Jan2'13; A\$65,000-300,000.

O C & 100

81ST st, 350 E (5:1543-32), ss, 125 w 1 av, 24.4x102.2, 3-sty bk theatre; Malvine Schwarz to Elias Rosenbaum, 953 Prospect av; mtg \$14,000; Dec30'12; Jan2'13; A \$9,000-\$—.

83D st, 110 E (5:1511-67), ss, 125 e Park av, 25x102.2, 5-sty stn tnt; Lawrence A Powers to Remington P Fairlamb, 342 E 43, Bayonne, NJ; mtg \$28,000 & AL; Dec 31; Jan2'13; A\$16,000-30,000.

83D st, 110 E (5:1511-67), ss, 125 e Park av, 25x102.2, 5-sty stn tnt; A\$16,000-30,000; also 87TH ST, 150 E (5:1515-52), see Lex av (No 1291), 35.2x100.8, with all title to strip on s 0 1/2x—, 5-sty bk tnt & str; A \$46,000-75,000; Moses Gluck to Frank J Moore, 1295 Mad av; QC; AL; Dec30; Dec 31'12.

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom

nom



**83D st, 110 E;** mtg \$28,000 & AL; also 87TH ST, 150 E; mtg \$78,000 & AL; Frank J Moore to Lawrence A Powers, 1613 E 12, Bklyn; Dec30; Dec31'12. O C & 750

**83D st, 315 E (5:1546-11),** ns, 250 e 2 av, 25x102.2, 1 2 & 3-sty bk & fr stable; Rudolph Langfelder to Fred Langfelder, 626 W 136; 1/2 pt; AL; Dec31'12; A\$9,000-14,000. O C & 100

**83D st, 121 W (4:1214-24),** ns, 198.8 w Col av, 16.4x102.2, 3-sty & b stn dwg; Henrietta M Parker to Brixton Constn Co, a corpn, 314 W 87; Dec30; Dec31'12; A\$9,500-13,000. O C & 100

**83D st, 121 W;** Brixton Constn Co to Lawyers Realty Co, a corpn, 160 Bway; 001 1/2 O O 71,120 1/2

**86TH st, 151 E (5:1515-23),** ns, 62.2 e Lex av, 25.6x100.8, 5-sty bk tnt & str; Gustav Hirschberg & ano, EXRS & Mathilda Hirschberg, to Yonkers Holding Co, a corpn, 229 Fulton; mtg \$27,000; Dec 31'12; Jan2'13; A\$19,500-34,000. 45,040

**87TH st, 150 E,** see 83d, 110 E.

**87TH st, 314-20 W (4:1248-41-43),** ss, 200 w West End av, runs s100x8 1/2 xw40xn 0 1/2 xw40xn100.8 to st xe80 to beg, 9-sty bk tnt; Brixton Constn Co to Lawyers Realty Co, a corpn, 160 Bway; mtg \$260,000; Dec31'12; A\$60,000-P\$60,000. O C & 100

**89TH st, 315 W (4:1250-83),** ns, 230 w West End av, 20x100, 3-sty & b stn dwg; Jacob Hertzberg to Herald Square Holding Co, a corpn, 62 W 45; mtg \$21,000; Dec30; Dec31'12; A\$16,000-26,000. nom

**89TH st, 315 W (4:1250-83),** ns, 230 w West End av, 20x100, 3-sty & b stn dwg; J Cleveland Cady to Jacob Hertzberg, 223 W 121; mtg \$15,000; Dec27; Dec30'12; A \$16,000-26,000. nqm

**89TH st, 321 W (4:1250-80),** ns, 290 w West End av, runs n100xw100x24.3xw7xs 75.8 to st xe17 to beg, 5-sty & b bk dwg; Sarah E Jordan to Jas Ward, 522 W 143, & Loretta A Early, 316 W 20; mtg \$13,000 & AL; Dec31'12; Jan2'13; A\$13,000-27,000. O C & 100

**91ST st, 330 E (5:1553-35),** ns, 200 w 1 av, 25x100.8, 5-sty stn tnt; Morris Gottseggen to Isidore M Prerau & Tillie his wife, 1211 1 av, tenants by entirety; 1/2 pt; AT; AL; Dec30; Dec31'12; A\$8,500-22,000. O C & 100

**94TH st, 101 E,** see Park av, 1199.

**96TH st E, sec 5 av,** see 5 av, sec 96th.

**97TH st, 52 W (7:1832-52),** ss, 480 w Central Park W, 20x100, 4-sty & b bk dwg; Fredk H Reed to Wm B E Lockwood, Sandviev av, White Plains, NY; Dec30; Dec31'12; A\$12,000-20,000. O C & 100

**99TH st, 2 W,** see Central Park W, 390.

**100TH st, 63 E (6:1606-31),** ns, 120 w Park av, 30x100.11, 5-sty bk tnt; Melvin G Palliser, ref, to Anna E Donald, at Ossining, NY; FORECLOS Dec23; Dec31'12; Jan2'13; A\$12,000-29,000. 20,000

**101ST st, 327 W (7:1889-48),** ns, 230 w West End av, 20x100.11, 3-sty & b stn dwg; Fred R Wickwire to Adeline Molyneux, 454 Fort Washington av; mtg \$18,000; Dec23; Dec27'12; A\$17,000-21,000. O C & 100

**102D st, 16 W (7:1837-43),** ss, 100 e Manhattan av, 26.11x100.11, 5-sty bk tnt; Albt H Ladner Jr to Wm B Upperman, 431 Riverside dr; mtg \$32,000; Dec17'12; Jan2'13; A\$16,200-31,000. nom

**103D st, 105 E (6:1631-2),** ns, 32 e Park av, 16x100.11, 3-sty & b stn dwg; Equitable Life Assur Soc of U S to Minnie Witte, 309 Floyd, Bklyn; CaG; Dec31'12; A\$7,000-7,500. nom

**103D st, 105 E;** Minnie Witte to Jeshevah Taros Chaim of Harlem, meaning "Hebrew Living Log Talmudical Academy," a corpn, 62 E 104; mtg \$6,000 & AL; Dec31'12. O C & 100

**103D st, 144 W (7:1857-56),** ns, 209.5 e Ams av, 27x104.9, 5-sty bk tnt; Henry Michaelis to Leonard Weill, (o) 128 Bway; mtg \$27,500 & AL; Dec31; Jan2'13; A\$17,000-29,000. O C & 100

**103D st, 239 W (7:1875-9),** ns, 200 e West End av, 40x100.11, 6-sty bk tnt; Jas Ward & ano to Sarah E Jordan, 1730 Bway; mtg \$62,500; Dec30'12; Jan2'13; A \$36,000-75,000. O C & 100

**103D st, 253 W (7:1875-4 1/2),** ns, 80 e West End av, 18x80.11, 3-sty & b stn dwg; Mary E Cooley to Jas A Lynch, 333 W 78; mtg \$9,000 & AL; Jan2'13; A\$13,500-19,000. O C & 100

**104TH st, 220-2 W (7:1875-42),** ss, 100.10 e Bway, 32.7x70.2, 4-sty bk tnt & str; Geo B Hayes to Geo W Walker, 351 Gregory av, West Orange, NJ; mtg \$25,000 & AL; FORECLOSED & drawn; Dec26; Dec31'12; A\$20,500-30,000. 15,000

**105TH st, 72-4 E (6:1610-42-43),** ss, 80 w Park av, 50x100.11, 2 5-sty bk tnts & str; Jakob Herskovitz to Fennie Holzhafel, 644 E 9; mtg \$46,000; Dec26'12; Jan 2'13; A\$22,000-44,000. O C & 100

**109TH st, 213 E (6:1659-8),** ns, 187.10 e 3 av, 19.4x100.11, 4-sty bk tnt; Lillian L, wife Danl Vossler, to Danl Vossler, 109 E 112 & Wm C Breed (o) 32 Liberty, EXRS Chas H Heimburg; C a G; mtg \$8,000; Dec30'12; Jan2'13; \$7,000-11,000. nom

**110TH st, 112 E (6:1637-66),** ss, 130 e Park av, 25x75, with all title to strip in rear, 25x0.11, 3-sty bk synagogue; Eliot-Melville Co to Roger Foster, (o) Liberty Tower; AL; Dec26; Dec31'12; A\$10,500-13,000. nom

**111TH st, 12 E (6:1616-67),** ss, 119 e 5 av, 18x100.11, 5-sty stn tnt; Smada Realty Co to Frances A Langworthy at Bloomfield, NJ; mtg \$12,000; Dec27; Dec30'12; A \$9,000-16,500. O C & 100

**112TH st, 116 E (6:1639-66),** ss, 136.8 e Park av, 17.1x100.11, 3-sty & b stn dwg; A\$7,500-8,500; also 112TH ST, 120 E (6:1639-64 1/2), ss, 170.10 e Park av, 17.1x100.11, 3-sty & b stn dwg; A\$7,500-8,500; also 112TH ST, 163 E (6:1640-28), ns, 220 w 3 av, 25x100.11, 4-sty bk tnt; A\$10,000-14,500; Eva Baumgart to Henry Baumgart, 116 E 112; Dec31'12; Jan2'13. O C & 100

**112TH st, 120 E,** see 112th, 116 E.

**112TH st, 163 E,** see 112th, 116 E.

**113TH st, 7 E (6:1619-7),** ns, 150 e 5 av, 25x100.11, 5-sty bk tnt; David Hershfield to Lillian Hershfield, 65 E 114; mtg \$20,500; Dec31'12; A\$13,000-24,000. O C & 100

**113TH st, 9 E (6:1619-8),** ns, 175 e 5 av, 25x100.11, 5-sty bk tnt; David Hershfield EXR Rachel Hershfield to Lillian Hershfield, 65 E 114; mtg \$19,000; Dec31'12; A \$13,000-24,000. O C & 100

**113TH st, 250 W (7:1828-49),** ns, 383 w 7 av, 16x100.11, 3-sty & b stn dwg; John Walsh to Ellen M Walsh, 250 W 113; Dec 28; Dec30'12; A\$8,900-13,000. nom

**114TH st W, nec Riverside dr,** see Riverside dr, 420.

**115TH st, 50 W (6:1598-59),** ss, 308 e Lenox av, 17x100.11, 5-sty bk tnt; Rachael Freund et al to Basonio Constn Co, a corpn, 98 Bway, & Morris Berney, 800 E 168; mtg \$18,000 & AL; Dec21; Dec27'12; A\$10,000-19,500. nom

**116TH st, 314 E (6:1687-43 1/2),** ss, 211.6 e 2 av, 21x100.11, 5-sty stn tnt; Chas E Lydecker, ref to Jno G Coyle, 226 E 31; FORECLOS Nov20; Dec26; Dec27'12; A \$8,500-18,500. 18,500

**118TH st 6 E (6:1623-68),** ss, 110 e 5 av, 25x100.11, 5-sty bk tnt; Nellie R wife of & Edw D Birkholz to Herman Timberger, 35 Ft Washington av; B&S & C a G; mtg \$23,000 & AL; Dec28; Dec30'12; A\$13,000-26,000. O C & 100

**119TH st, 414-16 E (6:1806-41-42),** ss, 145 e 1 av, 50x100.10, 2-5-sty bk tnts; Louis Fuhs to Chauncey G Cozine, 364 Macon, Bklyn; mtg \$26,000; Dec31'12; A\$14,000-29,000. O C & 35,000

**120TH st, 118 E (6:1768-63),** ss, 215 e Park av, 25x100.10, 5-sty bk tnt; Louis H Kopp to Katherina Elias, 404 E 52; mtg \$24,000; Dec27; Dec30'12; A\$11,000-21,000. nom

**120TH st, 120 E (6:1768-62),** ss, 240 e Park av, 25x100.10, 5-sty bk tnt; Louis H Kopp to Kath Elias, 404 E 52; mtg \$24,000; Dec27; Dec30'12; A\$11,000-21,000. nom

**121ST st, 225 E (6:1786-12),** ns, 275 e 3 av, 25x100.10, 4-sty stn tnt & str & 3-sty bk rear tnt; Phoenix Ingraham, ref, to Archdeaconry of N Y, a corpn, 419 Lafayette; FORECLOS Dec17; Dec24; Dec 30'12; A\$10,000-17,000. 10,000

**123D st, 108 W (7:1907-39 1/2),** ss, 139.10 w Lenox av, 20.1x100.11, 4-sty & b stn dwg; Raymond & Anna Scholze to Anna E Frey, 1737 Carter av; mtg \$18,500 & AL; Dec17; Dec28'12; A\$12,000-19,000. O C & 100

**123D st, 108 W;** Anna E Frey to Lillian B Koepke, 1522 Pacific, Bklyn; mtg \$18,500; Dec27; Dec28'12. nom

**123D st, 528 W (7:1977-46),** ss, 333.2 w Ams av, 33.4x100.11, 5-sty bk tnt; Dennis McEvoy to Delia Zinke, 129 W 97; mtg \$36,000; Sept1'05; Dec31'12; A\$20,000-35,000. nom

**124TH st, 11 E (6:1749-8),** ns, 180 e 5 av, 20x100.11, 3-sty & b stn dwg; Florence Eils to Agnes E Kingsbury, 2004 5 av; Dec27; Dec30'12; A\$14,000-18,500. nom

**124TH st, 11 E;** Agnes E Kingsbury to Bette E J Eils & Florence N his wife, 11 E 124, tenants by entirety; Dec27; Dec30 '12. nom

**126TH st, 14 W (6:1723-44),** ss, 178.9 w 5 av, 18.9x99.11, 3-sty & b stn dwg; Wm H Stewart to Alexis M Leon, 79 E 56; Dec30'12; A\$11,000-16,000. O C & 100

**126TH st, 14 W;** Alexis M Leon to Young Men's Christian Assocn of NY, a corpn, 215 W 23; AL; Dec30'12. O C & 100

**129TH st, 130 E (6:1777-57),** ss, 25 w Lex av, 20x99.11, 2-sty bk storage bldg; Margt C Meurer to Jacob Meurer, 266 Lincoln pl, Bklyn; AL; Dec31'12; Jan2'13; A \$6,000-7,500. O C & 100

**129TH st, 163 W (7:1914-7),** ns, 123 e 7 av, 27x99.11, 5-sty bk tnt; Ida Hvams to Geo Latour, (o) 898 8 av; mtg \$28,500 & AL; Dec27; Dec28'12; A\$14,000-26,000. nom

**130TH st, 513-5 W (7:1985-20),** ns, 279.4 w Ams av, runs ne 64.10xnw55xne121xse25 xne12xse—xs54.7xw55x99.11 to 130th at pt 205 w Ams av xw74.4 to beg, 2-sty fr rear bldg & 1-sty fr stable; Nestor Holding Co to Jos Rosenberg, 210 W 110; mtg \$12,000; Dec27; Dec28'12; A\$23,000-23,000. O C & 109

**131ST st, 26 E (6:1755-61),** ss, 291.9 e 5 av, 18.3x99.11, 3-sty & b stn dwg; Maria T Higgins to Jno H Bussall Co, a corpn, 1825 Anthony av; Dec26; Dec27'12; A\$7,500-9,000. O C & 100

**131ST st, 4 W (6:1728),** ss, 145.4 w 5 av, runs w17.9xs94.11xe3.8xs5xe14.2xn99.11 to beg, 3-sty & b stn dwg; also 131ST ST, 6 W (6:1728-this & above plot 42), ss, 163.2 w 5 av, 17.9x94.11, 3-sty & b stn dwg; Dora Eichler to Thos Johnson, 208 W 133; mtr \$18,000; Dec24; Dec30'12; A \$14,000-24,000. nom

**131ST st, 6 W,** see 131st, 4 W.

**133D st, 24 W (6:1720-49),** ss, 316.3 w 5 av, 18.9x99.11, 3-sty & b stn dwg; Edw T Murphy et al heirs Jas Murphy to Julius Wolford, 50 W 129; mtg \$5,000; Dec30; Dec 31'12; A\$7,000-8,500. O C & 100

**133D st W, nec Bway,** see Bway, nec 133d.

**134TH st W, nec Bway,** see Bway, nec 133d.

**134TH st W, see Bway,** see Bway, nec 133d.

**135TH st W, see Bway,** see Bway, nec 133d.

**141ST st, 212-14 W (7:2026-43),** ss, 225 w 7 av, 50x99.11, 5-sty bk tnt; Millard Veit et al to South Bensonhurst Bldg Co, a corpn, 215 Montague, Bklyn; mtg \$58,000 & AL; Dec21; Dec27'12; A\$25,000-73,000. nom

**142D st, 315 W (7:2043-32),** ns, 225 w 8 av, 25x 1/2 blk, 1-sty fr bldg & 1-sty fr rear shop; Karl S Deitz, ref, to Anna Norz, 507 Main, East Orange, NJ; FORECLOS Nov 22; Dec30'12; A\$8,500-9,000. 8,350

**144TH st W (6:1741-51-53),** ss, 460 e Lenox av, 75x99.11; vacant; Jno C Thatcher to Eliz F Fay, 237 W 132; QC; Jan17'10; Jan 2'13; A\$9,000-9,000. 5,000

**150TH st, 536 W (7:2081-46),** ss, 340 w Ams av, 15x99.11, 3-sty & b bk dwg; Jno Rasche to Chrystine M & Terence C Rasche, 536 W 150; mtg \$10,000 & AL; Dec 28; Dec31'12; A\$7,200-11,500. nom

**152D st, 601 W,** see Bway, 3675-7.

**160TH st W (8:2137-pt lot 11),** ns, 125 w Bway, runs n199.10 to ss 161st, xw145.10 to es Ft Washington av xs194.3xse— to 160th, xe— to beg, 2 fr greenhouses & vacant; A\$—\$—; also 161ST ST W (8:2137-46 & 52), ns, 175 w Bway, runs n 199.10 to ss 162d, xw151.11 to es Ft Washington av xs204.5 to 161st, xe108.10 to beg, 2-sty fr dwg & vacant; A\$115,500-116,000; J Romaine Brown & ano EXRS Loyal L Smith to Gertrude A Vanderbeck, 149 W 126; Nov30; Dec30'12. O C & 100

**160TH st W (8:2137-65),** nec Fort Washington av, runs n10.2xe38.6 to ns of st xw 35 to beg, gore, vacant; City Real Estate Co to Gertrude A Vanderbeck, 149 W 126; B&S; Dec30'12; A\$500-500. O C & 100

**160TH st W (8:2137-65 & pt lot 11),** nec Ft Washington av, 102.8x99.11x124.3x102.2, 2 fr greenhouses & vacant; Gertrude A Vanderbeck to Mark Ash, 316 W 103; B&S; Dec30'12; A\$—\$—. O C & 100

**160TH st W (8:2137-65 & pt lot 11),** nec Ft Washington av, 102.8x99.11x124.3x102.2, 2 fr greenhouses & vacant; Mark Ash to M J B Constn Co, a corpn, 691 Bway; B&S; Dec30'12; A\$—\$—. O C & 100

**161ST st W, ns, 175 w Bway,** see 160th W ns, 125 w Bway.

**161ST st W, swe Ft Washington av,** see 160th W, ns, 125 w Bway.

**162D st W, see Ft Washington av,** see 162d W, ns, 175 w Bway.

**162D st W, see Ft Washington av,** see 160th W, ns, 125 w Bway.

**162D st W (8:2137-pt lot 46),** ss, 175 w Bway, runs 99.11xw130.4 to es Ft Washington av xn102.2 to st xe151.11 to beg, vacant; Gertrude A Vanderbeck to Friedman Constn Co, a corpn, 171 Bway; B&S; Dec30'12; \$—\$—. O C & 100

**163D st W, see Bway,** see Bway, 3890-4.

**175TH st, 600-4 W,** see St Nich av, 1291-1297.

**175TH st W, nec Wadsworth av,** see Wadsworth av, 41.

**176TH st, 500 W (8:2132-58),** swe Ams av (Nos 2324-38), 100x119.10, 6-sty bk tnt & str; Greystone Holding Co to Edw Fagan, 949 Ams av; mtg \$180,000; Dec24; Dec28'12; A\$65,000-P92,000. O C & 100

**178TH st, 604-10 W (8:2144-38-40),** ss, 100 w St Nicholas av, 100x99.10, 2 5-sty bk tnts; Ellen A Stewart & ano to Monaton Realty Investing Corpn, Times Bldg, 11 E 902; mtg \$132,000; Dec26; Dec30'12; A\$34,000-102,000. omitted

**184TH st, 511 W (8:2156-25),** ns, 150 w Ams av, 50x99.11, 5-sty bk tnt; De Ruyter Van Orden Inc a corpn, to Rufus L Weaver, (o) 115 Bway; mtg \$55,000; Dec27; Dec30'12; A\$15,000-48,000. O C & 100

**206TH st W, nes at ses Ams (10th) av,** see Ams (10th) av, ses, at nes 206th.

**Av A, 1413 (5:1470-24),** ws, 51.1 n 75th, 25.6x100x25.4x100, 6-sty bk tnt & str; Ernest N Adler to Elias Rosenbaum, 953 Prospect av; mtg \$28,000; Dec31'12; Jan2 '13; A\$9,000-30,000. nom

**Av D, 49-51 (2:374-37),** ws, 63 s 5th, 44x 80, 6-sty bk tnt & str; Bertha Halpron to Public Square Realty Co, a corpn, 320 Bway, R 1108; AL; Dec26'12; Jan2'13; A \$30,000-55,000. O C & 100

**Av C, 215 (2:396-36),** ws, 23 n 13th, 22.10x 63, 5-sty bk tnt & str; Geo B Hayes, ref to Olga R Bayne, 2013 Q st, Washington, D C; FORECLOSED & drawn Dec31 '12; A\$8,000-13,000. 10,000

**Amsterdam av, 40 (4:1153-29),** nwe 61st (No 201), 25.5x92, 5-sty stn tnt & str; Jno Rasche to Chrystine M & Therese C Rasche, 536 W 150; mtg \$25,000; Dec28; Dec31'12; A\$25,000-40,000. nom

**Amsterdam av, 2324-38,** see 176th, 500 W.

**Amsterdam av (10th) (8:2203-1-5),** ses, at nes 206th, 124.11x100, vacant; Edwin S Townsend to J Allen Townsend (o) 10 Wall; 1/2 pt; B&S; July18; Dec31'12; A \$39,500-39,500. O C & 100

**Broadway, 1981-7 (4:1139-14-16),** nwe 67th (Nos 121-7), 84.9x93x75.5x131.8, 3-4-sty & b stn dwgs & 4-4-sty bk tnts & str; A\$212,000-237,000; also BROADWAY, 1991 (4:1139-51), ws, 84.9 s 68th, 28.1x130.2x25x 117.4; 1 & 2-sty bk str & stable; A\$70,000-72,000; Eliza J Arkenburgh to Robt McGill at Hoboken, NJ; 1-24 pt; party 1st pt retains life interest; AL; Dec31'12. O C & 100

**Broadway, 1991,** see Bway, 1981-7.



**Broadway** (7:1987-1), nec 133d, 199.10 to ss 134th x90; vacant; A\$155,000-155,000; also **BROADWAY** (7:1988-1), nec 134th, 199.10 to ss 135th x90; vacant; A\$170,000-170,000; Rebecca Mayer to Riverside Drive Realty Co, a corp, 2789 Bway; Dec 31'12; Jan2'13. O C & 100

**Broadway, nec 134th**, see Bway, nec 133d.

**Broadway, see 134th**, see Bway, nec 133d.

**Broadway, see 135th**, see Bway, nec 133d.

**Broadway, 3675-7** (7:2099-29), nwc 152d (No 601), 99.11x150, 6-sty bk tnt; J Sidney Bernstein, ref, to Herbert R Limburg, (o) 160 Bway; mtg \$250,000 & AL; FORECLOS Dec24; Dec30; Dec31'12; A\$121,000-315,000. O C & 100

**Broadway, 3890-4** (8:2122-52), sec 163d, 99.11x100, 6-sty bk tnt; Rosbert Realty Co to Eliz Hafner, 348 Central Park W; AL; Dec27'12; A\$92,000-215,000. O C & 100

**Central Park W, 374** (7:1833-32), ws, 75.11 n 97th, 25x100, 5-sty bk tnt; Georgina T Reeve to Geo W Meyer (o) 453 5 av; AL; Dec16; Dec31'12; A\$30,000-40,000. O C & 100

**Central Park W, 390** (7:1834-36), swc 99th (No 2), 25.2x100, 5-sty bk tnt & str; Georgina T Reeve to Geo W Meyer (o) 453 5 av; AL; Dec16; Dec31'12; A\$42,000-60,000. O C & 100

**Convent av, 317** (7:2050-22), es, 479.6 n 141st, 20x100, 3 & 4-sty & b bk dwg; Katie Stecker to Chas A Moran, (o) 34 Pine; TRSTE for Emily Lutyens; B&S; mtg \$18,000 & AL; Oct10; Dec28'12; A\$9,500-19,000. O C & 300

**Ft Washington av, sec 161st**, see 160th W, ns, 125 w B way.

**Ft Washington av, sec 162d**, see 162d W, ss, 175 w Bway.

**Ft Washington av, sec 162d**, see 160th W, ns, 125 w Bway.

**Lexington av, 1291**, see 83d, 110 E.

**Park row, 130-4** (1:159-47-49 & pt lot 46) ws, 158.11 s Pearl, 56.6x108.10x56.6x111.5, 3-3-sty bk tnts & str, 1-sty ext; also **PARK ROW, 136-8** (1:159-pt Lot 46), ws, 139.11 s Pearl, 19x111.5x17.9x112.7, 3-sty bk tnt & str, 1-sty ext, with strip, —x—, bet 1st & 2d parcels; Jno Callahan to Julia Callahan, his wife, 257 W 132; AL; Nov 20'07; Dec31'12; A\$110,000-120,000. gift O C & 300

**Park row, 136-8**, see Park row, 130-4.

**Park av, 1071** (5:1516-71), es, 50.4 s 88th, 25.2x82.2, 1-sty bk str; Real Property Mtg Co to Sophie H Salomon, Wild Acre av, Lawrence, LI; mtg \$21,000; Dec 28'12; Jan2'13; A\$20,000-21,000. O C & 100

**Park av, 1199** (5:1523-13), nec 94th (No 101), 17.8x66, 3-sty & b bk dwg; Charter Realty Co to Gertrude M Bain, 107 E 94; mtg \$17,000 & AL; Dec26; Dec31'12; A\$11,000-14,000. O C & 100

**Prescott av** (8:2248-53, 57 & 117), ss, 614.2 e Bolton rd, runs e207.10x814.4xw 151.9x8160.7 to ns Seaman av xw50x1158.11 & 158.5 to Prescott av at beg, vacant; Ernest C Hinck to Laura Bayles, 1458 Dean, Bklyn; mtg \$25,000; Dec27'12; A \$15,200-15,200. O C & 100

**Riverside dr, 420** (7:1896-1), nec 114th, runs n76.1xe99.7xn25xe100x100.11 to ns 114th xw194.4 to beg, 12-sty bk tnt; Riverside Drive Realty Co to Rebecca Mayer, 45 E 82; mtg \$800,000; Dec31'12; Jan2'13; A \$235,000-\$. O C & 100

**Seaman av, ns, 625 w Emerson pl**, see Prescott av, ss, 614.2 e Bolton rd.

**St Nicholas av, 945-9** (8:2108-65), ws, 51.9 s 158th, 77.8x82.7x74.10x61.11, 5-sty bk tnt; Thos H Baskerville to Emilie W Reichow wid, 215 W 116; mtg \$—; FORECLOS Dec26; Dec27'12; A\$35,000-78,000. 10,000

**St Nicholas av, 1291-7** (8:2143-55), swc 175th (Nos 600-4), 65x75, 5-sty bk tnt; Herbt Dongan Constn Co to Realty Co of America, a corp, 2 Wall; mtg \$82,000; Dec 30; Dec31'12; A\$29,000-P40,000. O C & 100

**St Nicholas av** (8:2144-pt lot 61) ws, 100.5 n 175th, runs w100xn9.1xse100.6 to beg, gore, vacant; R Blecker Rathbone to Robt C Rathbone, 4 W 31; QC; Dec7; Dec30'12; A\$—\$. nom

**St Nicholas av** (8:2144-pt lt 61), ws, 100.5 n 175th, runs w100xn9.1xse100.6 to beg, gore, vacant; Robt C Rathbone to Thos Smith, 2391 Walton av; Dec9; Dec 30'12; A\$—\$. O C & 100

**Wadsworth av, 41** (8:2144-1), nec 175th, 50x100, 5-sty bk tnt & str; Herbt Dongan Constn Co to Realty Co of America, a corp, 2 Wall; mtg \$77,500; Dec30; Dec31'12; A\$22,500-65,000. O C & 100

**West End av, 267** (4:1184-13), ws, 61 n 72d, 19.6x115, 4-sty & b stn dwg, 2-sty ext; Geo P Brett to Gramercy Investing Co, a corp, 64 Irving pl; mtg \$30,000; Dec30'12; A\$23,500-49,000. O C & 100

**1ST av, 856-8** (5:1359-47-48), sec 48th (No 400), 50.4x75, 2 5-sty bk tnts & str; Dennis McEvoy to Caroline Z Laubheim & Ella Zinke, both at 129 W 97; mtg \$26,500; Dec31'12; Jan2'13; A\$25,000-40,000. O C & 100

**1ST av, 1945-7** (6:1671-28), ws, 40.11 s 100th, 40x100, 6-sty bk tnt & str; Isham Henderson, ref, to Metropolitan Trust Co of NY, a corp, 49 Wall; FORECLOS Nov14; Dec30'12; A\$17,500-39,000. 33,500

**2D av, 961** (5:1324-29), swc 51st (No 252), 20.5x80, 4-sty stn tnt & str; Jos Anastasio to Pancrazio G Galgano, 225 E 28, & Filippo Cassola, 264 W 71; mtg \$17,500 & AL; Dec31'12; Jan2'13; A\$13,500-21,600. O C & 100

**3D av, 1096**, see 78th, 179 E.

**5TH av, 252** (3:830-39), ws, 38.1 n 28th, 17x100, 5-sty stn bldg & str; Irving Judis Bldg & Constn Co to Second National Bank of NY, a corp, 250 5 av; mtg \$145,000; Dec30'12; A\$170,000-180,000. O C & 100

**5TH av** (5:1507-67 to 72), sec 96th, 100.8x 150, vacant; Jno E Marsh EXR & c of Rolph Marsh to Sumner Gerard, (o) 69 Bway; AL; Dec11; Dec31'12; A\$335,000-335,000 (True consideration \$250,000), nom

**6TH av, 144-6** (2:574-7), sec 11th (Nos 78-80), 34.6x117x59x70.1, 2-sty bk & fr tnt & str; Alex McClelland to Wm R Bedell, 100 W 106; Dec30'12; A\$45,000-47,000. O C & 100

**6TH av, 144-6**; Wm R Bedell to Leonard Weill (o) 128 Bway; mtg \$38,000; Dec 30'12. O C & 100

**7TH av, 2204** (7:1936-31), ws, 58.1 n 130th, 25.10x74.10, 5-sty bk tnt & str; Thos F Varley et al, heirs & c Michl Varley, to Louis H Rose, 201 Mad; mtg \$17,000; Jul-2'12; Jan2'13; A\$17,000-25,000. O C & 100

**7TH av, 2204**; David Blitzer, GDN Frances C Varley, to same; 1-5 pt; AT; July31'12; Jan2'13. 1,450

**8TH av, 2797** (7:2045-74), ws, 50 s 149th, 25x100, 5-sty bk tnt & str; Chas Petroll to Henry J Beck, (o) 4208 Bway; mtg \$27,000; Dec28; Dec30'12; A\$12,000-27,000. O C & 100

**12TH av, sec 30th**, see 30th, 654-8 W.

**MISCELLANEOUS CONVEYANCES.**  
Borough of Manhattan.

**Houston st, 65-7 W** (2:515-23), swc Wooster (Nos 159-61), 50x95, 12-sty bldg loft & str bldg; re mtg; John Whalen et al TRSTES to 65 W Houston St, a corp, R 904, 60 Wall; Oct31; Dec30'12; A\$70,000-P\$72,000 (re-recorded from Dec5'12). O C & 100

**Ludlow st, 151** (2:411-23), ws, 125.4 s Stanton, 25.1x87.6, 5-sty bk tnt & str, 4-sty bk rear tnt; notice of an application for registration of title by plaintiff; Saml Ershowsky, plff, vs. Stuyvesant F Morris, (o) 175 E Houston et al, defts; Dec30 '12; A\$23,000-28,000. Torrens system

**Mott or Striker la** (4:1241-pt lot 63 1/2); plot bounded e by line 240 w Bway, s by cl said old lane (closed), n by ns said old la & w by line 255 w Bway; Wm S Champ to Judson G Wells, 32 E 26, & Saml H Burr, 88 Monroe, Bklyn, EXRS & Andw J Phillips; rel tax lien & QC; Dec21; Jan2'13. nom

**Rivington st, 109**; the business; power of atty; Morris Projansky to Meyer Zieckernick, 109 Rivington; Dec31; Jan 2'13.

**Waverly pl, 135**, see 6 av, 77.

**Wooster st, 159-61**, see Houston, 65-7 W.

**50TH st, 158 W** (misc), the business of the Bargain Auto Supply Co; Jos Moeller to Chas Moeller (o) 158 W 50; Dec 18; Dec30'12.

**67TH st, 219** (5:1432-pt lot 5), ns, 325 e 3 av, 25x100, vacant; re mtg; Mutual Life Ins Co of NY to Jacob Ruppert (o) 3 av & 90; Dec30; Dec31'12; A\$—\$. 20,000

**143D st, 245 W** (misc); general re, especially as to chattel mtg dated Aug5'12; Dick Soutanian to Horen Shahbazian, care F Bernard, 275 W 23; Dec27; Dec31 '12. 1,800

**160TH st** (8:2137-65), nec Ft Washington av, runs n10.2xe38.6 to ns of st xw35, vacant; re mtg; Yale University Corp to City Real Estate Co, a corp, 176 Bway; QC; Dec12; Dec30'12; A\$500-500. nom

**Ft Washington av, nec 160th**, see 160th W, nec Ft Washington av.

**Northern av** (8:2179), land in bed of av, bet a line 760 n 181st & Fort Washington av, —x—; re mtg; Jas G Bennett TRSTE Jas G Bennett, decd, to City NY; QC; July 27'10; Dec31'12. nom

**Northern av** (8:2179), same prop; re mtg; same to same; QC; July27'10; Dec31'12. nom

**6TH av, 77** (misc); also WAVERLY PL, 135; power of atty; Ellen A & Teresa I O'Reilly to Jos D O'Reilly, 31 W 96.

**Court order** (misc) appointing Allen W Everts as substituted trustee in matter of application of Lillian L Swann for her benefit under trust executed by Chas E Butler in place of Prescott H Butler, decd; June9'02; Dec31'12.

**General re of legacy** (misc); David E Warner, heir Adeline Warner, to Smith Williamson, at White Plains, NY, or 364 Alex av, EXR Adeline Warner; Dec31; Jan2'13. 1,245.12

**General re of legacy** (misc); Nellie Warner, heir of same, to same; Dec31; Jan2'13. 742.56

**General re of legacy** (misc); Sol S Warner, heir of same, to same; Dec31; Jan2'13. 562.56

**General re of legacy** (misc); Milnes L Warner, heir of same, to same; Dec31; Jan2'13. nom

**General assn** (misc) of all R. T & I to extent of \$3,000 in estate of P A Fogarty decd; Amie Davis to Geo Schuchman, 142 W 49; Nov26; Dec27'12. nom

**Power of attorney** (PA); Hugo McD Pollock to Jas C Foley; Dec11; Dec31'12.

**Renunciation** (misc) of appointment as TRSTE in matter of estate of Henry F Dimock (dec'd); Lewis C Ledyard to whom it may concern; Dec14; Jan2'13.

**WILLS.**

**Borough of Manhattan.**

**32D st, 11-3 W** (3:834-33), ns, 300 w 5 av, 50x98.9, 11-sty bk loft bldg & str; A \$225,000-473,000; also 88TH ST, 317 W (4:1250-22 1/2), ns, 195 w West End av, 20 x100.8, 4-sty bk dwg; A\$15,000-32,000; Eva Deutsch Est, Alex Deutsch, EXR, 317 W 88; attys, James, Schell & Elkus, 170 Bway; Will filed Dec30'12.

**38TH st, 8 E** (3:867-66), ss, 175 e 5 av, 25x98.9, 4-sty bk dwg; Mary B Wendell Est, Evert J Wendell, EXR, 8 E 38; atty, Henry W Hayden, 16 Exch pl; A\$87,500-102,500; Will filed Dec27'12.

**60TH st, 229 E** (5:1415-14), ns, 255 w 2 av, 20x100.5, 4-sty bk dwg; Albt F Mando Est; Eliza Mando, EXTRX, 2105 Mad av; atty, Saml A Pease, 4 Court sq, Bklyn; A\$12,000-17,000; Will filed Dec20 '12.

**88TH st, 317 W**, see 32d, 11-3 W.

**103D st, 314 W** (7:1890-33), ss, 150 e Riverside dr, 17x100.11, 3-sty bk dwg; Margt J Lenane Est, Eleanor B Lenane, EXTRX, 314 W 103; atty, Frank Fitzgerald, 87 Nassau; A\$14,400-20,000; Will filed Dec27'12.

**108TH st**, see Ams av, see Ams av, 975.

**145TH st W, nec 8 av**, see Ams av, 975.

**Amsterdam av, 590-2** (4:1236-34-35), ws, 25.8 s 89th, 50x100, 2 5-sty bk tnts (1/2 int); Adam Dengler Est, Julia G Sievers, EXTRX, 494 8 av; atty, Otto J Kalt, 29 Bway; A\$42,000-68,000; Will filed Dec30'12.

**Amsterdam av, 975** (7:1862-61), sec 108th (No 196), runs s25.5xe82.6xn26.6xw 75.3 to beg, 5-sty bk tnt & str; A\$26,000-38,000; also 8TH AV, 2730-40 (7:2031-1-3), nec 145th, 119.10x100, 3 6-sty bk tnts & str; A\$92,000-201,000; Christian Buckman Est, Fred Horling EXR, 275 W 145; atty, Herbert Cracauer, 271 Bway; Will filed Dec30'12.

**8TH av, 2730-40**, see Amsterdam av, 975.

**CONVEYANCES.**

**Borough of The Bronx.**

**Belmont st, nwc Eastburn av**, see Eastburn av, 1649.

**Coster st, 665** (10:2764), ws, 125 s Spofford av, 25x82.5x25.3x86.3, 2-sty bk dwg; Coster Realty Co to Pasquale Mungoli, 615 E 189; mtg \$5,000; Dec31'12; Jan2'13. O C & 100

**Forster pl** (13:3423), ns, 125 w Bway, 50x100; vacant; John Whalen, TRSTE for creditors of Chas J Schmitt to David H Rosenberg, 1565 1 av, & Israel Spark, 1563 1 av; Dec13; Dec27'12. 2,550

**Forster pl** (13:3423), ss, 150 w Bway, 25x 100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Wm Kaestle, 376 Himrod, Bklyn; Dec13; Dec17'12. 1,100

**Forster pl** (13:3423), ss, 100 w Bway, 50x100; John Whalen trustee for creditors of Chas J Schmitt to Frank Meehan, 96 Kensington av, Jersey City, NJ; Dec12; Dec31'12. 2,600

**Forster pl** (13:3428), ss, 59.2 e Huxley av, 50x100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Wm D Grant, 540 W 122; Dec24; Dec27'12. 8,100

**Forster pl, see Huxley av**, see Huxley av, sec Forster pl.

**Forster pl, nec Huxley av**, see Huxley av, nec Forster pl.

**Fox st, es, 100.7 n 163d**, see Simpson, ws, 100.7 n 163d.

**Freeman st, nwc West Farms rd**, see West Farms rd, 1301-3.

**Hoffman st, 2360** (11:3065), ses, 309.10 ne 184th, 90x119.1, except pt for st, 1-sty fr dwg, 2-sty fr rear bldg & vacant; Wilmore Realty Co to Brunswick Realty Co, 118 E 28; mtg \$5,000 & AL; Dec27; Dec 28'12. O C & 100

**Kelly st, 887** (10:2702), nws, 106.4 sw from ws Intervale av, 33.4x100, 4-sty bk tnt; Henry Hornstein to Wm Greenberger, 72 W 98; mtg \$19,500 & AL; Dec27; Dec31'12. O C & 100

**Kelly st, 1044** (10:2716), es, 230.3 n 165th, 25x100, 4-sty bk tnt; Henry C Scheer to Eliz Inselmann, 1134 Union av; mgt \$15,000; Dec16; Dec28'12. O C & 100

**Parkside pl** (12:3354), ns, 143.1 sw 207th, 75.1x106.8x75x102.2, vacant; Millard F Johnson to Bessie T Houghton at South Orange, NJ; B&S; AL; Dec30; Dec31'12. O C & 100

**Reservoir Oval E, es, abt 522 n Holt pl**, see Perry av, 3323.

**Rogers pl, 982** (10:2699-), es or ses, 642.4 n & ne from nws Westchester av, 30x78.11 x23.1x81.8, 2-sty fr dwg; Fanny R Ross to Jacob O Pedersen, 829 Freeman; Dec26; Dec27'12. O C & 100

**Simpson st** (10:2724), ws, 100.7 n 163d, runs w223.7 to es Fox x120xe110.5xn25.5xe 110.5 to Simpson xsl28.1 to beg, 2 2-sty fr bldgs & vacant; American Real Estate Co to Podgur Realty Co, a corp, 931 Southern blvd; AL; Dec30; Dec31'12. O C & 100

**Unnamed st (\*)**, nws, 220 from rd from Whitestone Ferry, runs e25xn150xw25x— 150 to beg, lot 55, map S F Myers; Margt L Callaghan & ano to Henry A Wood, 73 Carlton, East Orange, NJ; AL; Dec20; Dec 31'12. nom



**Van Buren st (\*)**, es, 350 s Van Nest av, 50x100; Vito Valentino to Giuseppe Pugliese & Elvira V his wife, 1608 Van Buren, tenants by entirety; AL; Nov7; Dec27'12. O C & 100

**Whalen st, swc Bway**, see Bway, swc Whalen.

**Whalen st (13:3423)**, ns, 125 w Bway, 25x100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Morris Lewkowicz, 24 E 120; Dec24; Dec27'12. **1,000**

**Whalen st (13:3423)**, ss, 100 w Bway, 50 x100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Otto Wehrenberg, 550 W 153; Dec24; Dec27'12. **2,100**

**Whalen st (13:3423)**, ns, 150 w Bway, 25.6x95x25x100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Albt E C Fuchs, 608 St Nicholas av; Dec 24; Dec27'12. **950**

**Whalen st (13:3423)**, ns, 100 w Bway, 25 x100; John Whalen trste for creditors of Chas J Schmitt to Frank Meehan, 96 Kensington av, Jersey City, NJ; Dec12; Dec31'12. **1,150**

**Whalen st, nec Huxley av**, see Huxley av, nec Whalen.

**134TH st, 340-2 E (9:2296)**, ss, 89.6 e Alex av, 42x100, 2-4-sty bk tnts; Herbt L Griggs & ano TRSTES in U S for Sun Ins Office of London, Eng, to Bernhard Seymann, 1232 45th, Bklyn; CaG; Dec20; Dec27'12. **nom**

**135TH st, 617 E (10:2548)**, ns, 504.6 e St Anns av, 40x100, 5-sty bk tnt; Louis Sander to Benenson Realty Co, a corpn, 407 E 153; mtg \$33,500; Dec26; Dec28'12. **nom**

**136TH st E, swc Southern blvd**, see Southern blvd, swc 136th.

**141ST st, 490 E (9:2285)**, ss, 859 e Willis av, 37.6x100, 5-sty bk tnt; Frank Fischer to Robt J Moorehead, 415 E 140; mtg \$31,000; Dec16; Dec30'12. O C & 100

**156TH st, 298-300 E (9:2415)**, ss, 474.7 w Cortlandt av, 50x98.7x50x98.8, 2-sty fr dwg; Benj Benenson to Benenson Realty Co, a corpn, 407 E 153; AL; Dec26; Dec 28'12. O C & 100

**166TH st E, swc Franklin av**, see Franklin av, swc 166th.

**169TH st, 480-8 E**, see Washington av, 1286-92.

**169TH st (10:2718)**, sws, 63.5 nw Fox, runs sw63.11x51.5xw26.2x30xne67.2 to st x se30 to beg, vacant; Mason Constn Co to 152d St Constn Co, a corpn, 661 Tinton av; mtg \$2,200 & AL; Dec24; Dec27'12. O C & 100

**170TH st, 815 E (11:2963)**, ns, 39.9 w Bristow, 16.4x86x19.9x88, 3-sty fr tnt; Hattie Seligsberger to Rose Lopard, 883 Trinity av; mtg \$5,500; Dec31'12; Jan2'13. O C & 100

**176TH st, 630 E (11:2945)**, sec Arthur av, 100x100, except pt for Arthur av & 176th, vacant; Henry M Stevenson ref to Northern Bank of NY, a corpn, 60 Bway; FORECLOS Dec19; Dec30'12. **20,500**

**178TH st, 457 E (11:3035)**, nes, 150 se Park av, 16.8x108, 2-sty fr dwg; Edw A Woodman to Martha L Woodman, his wife, 457 E 178; mtg \$2,500; Dec30'12. **nom**

**179TH st, 370 E**, see Webster av, 1995-2001.

**179TH st E, swc Lafontaine av**, see Lafontaine av, swc 179.

**187TH st, 731 E**, see Crotona av, 2400.

**187TH st, 731-9 E**, see Crotona av, 2400.

**198TH st, 114 E (12:3315)**, ss, 43.6 w Grand blvd & Concourse, 25x98, 2-sty fr dwg; Leighton Lobdell, ref, to Central Mtg Co, a corpn, 60 Wall; FORECLOS Dec 24; Dec30; Dec31'12. **6,000**

**201ST st, 381 E**, see Decatur av, swc Mosholu pkway S.

**204TH st, 252 E**, see 204th, 256-60 E.

**204TH st, 256-60 E (12:3309)**, ss, 150.5 w Mosholu pkway S, 50x38.9 to land Jerome Park R R x50x38.10, 3-2-sty fr dwgs & str; also 204TH ST, 252 E (12:3309), ss, 112.4 e Valentine av, 23x38.8 to said R R x22.1x38.8, 3-sty bk tnt & str; Josephine Weymann, widow, to Edw Reegenhard, 443 Gregory av, Weehawken, NJ; AL; Jan2'13. O C & 150

**217TH st E (\*)**, ns, 60 e Paulding av, 20x95; Max S Levine, ref, to Vincenzo Laporta, 586 Morris av; FORECLOS; Dec11, Dec24; Dec30'12. **580**

**217TH st E (\*)**, ns, 40 e Paulding av, 20 x95; Max S Levine, ref, to Vincenzo Laporta, 586 Morris av; FORECLOS Dec11; Dec24; Dec30'12. **580**

**217TH st E (\*)**, nec Paulding av, 20x95; Isidor Cohn, ref, to Vincenzo Laporta, 586 Morris av; FORECLOS Dec11; Dec24; Dec 30'12. **900**

**225TH st E (\*)**, ss, 286.3 w Paulding av, 50x109.6; Benj G Hebe to Louis Sander, 3135 Bway; mtg \$4,450; Dec17; Dec27'12. **nom**

**236TH st E (Opdyke av) (12:3384)**, swc Verio av, runs s82.7xw117.7x25xw20x100 to ss 236th xel77.3 to beg, fr church & vacant; St Paul's Reformed Episcopal Church of Woodlawn to Trustees of the Sustentation Fund of the Reformed Episcopal Church, a corpn, 214 Bway; mtg \$3,500 & AL; Dec19; Dec28'12. **nom**

**238TH st W (13:3406 & 3414)**, swc Kingsbridge av, runs nw725 to es Spuyten Duyvil rd xn60 to ns st xse725 to av xsw— to beg, being land in bed of 238th; Louisa Dash to City NY; AT; Mar23; Dec28'12. **nom**

**256TH st W (13:3425)**, swc Arlington av, runs n across 256th —x—xs to ss st xw across av — to beg, being land in bed of st; Burghard Steiner to City NY; Jan 27; Dec28'12. **nom**

**256TH st W (13:3421)**, ss, 63.10 e Valles av, 50.3x96.6x50.6x91.10; vacant; Jas S Segrave to Thos W O'Keefe, 1722 Sansom, Phila, Pa; Dec26; Dec27'12. **nom**

**256TH st W (13:3421)**, same prop; Thos W O'Keefe to Jas S Segrave, 713 Eagle av; Dec24; Dec27'12. **nom**

**259TH st W (13:3423)**, ns, 24.11 e Huxley av, 49.10x100.4x44.4x100; Henry Forster to Thos Fagan, 217 E 57; Dec19; Dec30'12. O C & 100

**260TH st W, nwc Bway**, see Bway, nwc 260th.

**260TH st W (13:3423)**, ns, 175 w Bway, 52x122.2x51.3x110; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Bertha Tzschtschler, 175 6 av; Dec24; Dec27'12. **3,300**

**260TH st W (13:3423)**, ns, 100 w Bway, 75x108x75x107.4; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Fidelio S Carter, at Mound City, Ill; Dec 12; Dec27'12. **6,100**

**260TH st W (13:3423)**, ns, 225 w Bway, 34.7x125x7.5x122.2; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Lena Clark, 109 W 129; Dec24; Dec27'12. **1,125**

**260TH st W (13:3423)**, nwc Huxley av, runs w80xn100xw25xn25xe105 to Huxley av xsl25 to beg; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Geo W Simmons, 1061 St Nicholas av; Dec24; Dec27'12. **6,000**

**260TH st W (13:3423)**, ns, 30 e Spencer av, 100x100; John Whalen trste for creditors of Chas J Schmitt to Thos Fagan, 217 E 57; Dec26; Dec31'12. **3,600**

**260TH st W (13:3423)**, nec Spencer av, 30x100; John Whalen trste for creditors of Chas J Schmitt to Thos Fagan, 217 E 57; Dec26; Dec31'12. **1,550**

**261ST st W (13:3423)**, swc Huxley av, 27.7x100x5.6x102.4; Henry Forster to Frank De Caro, 725 Greenwood av, Bklyn; Dec16; Dec30'12. O C & 100

**262D st W, swc Fieldston rd**, see Fieldston rd, swc 262d.

**Anthony av, 1727 (11:2890 & 2891)**, ws, 67.9 n 174th, 22.7x78.5x22x73.3, 2-sty bk dwg; Blume Rubinowitz to Legation Realty Corp, a corpn, 320 Bway; mtg \$6,000; Dec26; Dec27'12. O C & 100

**Av St John, 907 (10:2686)**, es, 51.11 s Prospect av, 20.3x99.11x20.2x96.6, 4-sty bk tnt; Smada Realty Co to Jos Resnik, 743 Forest av; mtg \$6,700; Dec31'12. O C & 100

**Av Von Humboldt (13:3423)**, ws, 200 n 261st, 26x49.7x33.6x21.1; vacant; Henry Forster to Conburgton Constn Co, a corpn, 85 Miller av, Bklyn; Dec17; Dec28 '12. O C & 100

**Amundson av (\*)**, ws, 425 s Nelson av, 25x100; Timothy F Giles to Inga C Giles, 996 Simpson; B&S; Dec31'12. **nom**

**Arlington av, swc 256th**, see 256th W, swc Arlington av.

**Arthur av, 2329 (11:3065)**, ws, 219 n Belmont pl, late Kingsbridge & West Farms rd, 25x120, 3-sty fr tnt & str, 1-sty ext; Jos Cademartori to Herman Schrank, 2306 Arthur av; mtg \$3,500; Jan2'13. O C & 100

**Arthur av, sec 176th**, see, 176th, 630 E.

**Barker av, sec Mace av**, see Mace av, sec Barker av.

**Barnes av (\*)**, es, 64 n 230th, 50x105, Wakefield; Henry M Stevenson, ref, to Hugo C Cook, 2311 St Raymonds av; mtg \$—; FORECLOS Dec16; Dec27; Dec28'12. **2,375 over & above 1st mtg**

**Bathgate av, 2182 (11:3048)**, es, 173.3 s 182d, 16x110.7, 2-sty fr dwg; Arthur Willis to Anna A Hunter, 2186 Bathgate av; mtg \$3,600; Dec21; Dec31'12. **nom**

**Bathgate av, 2186 (11:3048)**, es, 141.3 s 182d, 16x110.7, 2-sty fr dwg; Fredk C Hunter to Wm E McReynolds, 109 W 88; mtg \$4,000; Feb28'10; Dec27'12. **nom**

**Blackrock av (\*)**, ns, 205 w Castle Hill av, 100x108, Unionport, except pt for Blackrock av; Anna T Hoffmann to Roman Catholic Church of the Holy Family, a corpn, 1071 Castle Hill av; mtg \$5,000; Dec27'12. O C & 100

**Blackrock av (\*)**, ns, 279.9 w Castle Hill av, 99.11x108, except pt for av; Anna T Hoffmann to Martha C Bergman, 319 E 156; AL; Dec27; Dec30'12. O C & 100

**Blackrock av (\*)**, same prop; Martha C Bergman to Emil R Hoffmann & Anna T his wife, 2159 Blackrock av, tenants by entirety; AL; Dec27; Dec30'12. O C & 100

**Bogart av (\*)**, es, 400 s Neil av, 50x100; Grace A Harrison, heir & Jennie Hunter, to Edwin H Dixon, 37 Barker av, White Plains, NY; AT; B&S; AL; Dec18; Dec28'12. **500**

**Broadway (13:3423)**, swc Whalen, 25 x100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Edw F Jackman, 1468 51st, Bklyn; Dec13; Dec27 '12. **4,700**

**Broadway (13:3423)**, nwc 260th, 30.6x 100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Francis R Core, 898 St Johns pl, Bklyn; Dec26; Dec 27'12. **6,100**

**Broadway (13:3423)**, ws, 30.6 n 260th, 25x100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Sadie Sanders, 961 Tiffany; Dec13; Dec27'12. **3,300**

**Broadway (13:3423)**, ws, 50 s Whalen, 50x100; vacant; Jno Whalen, as TRSTE for creditors of Chas J Schmitt, to Ernest McNeill, 611 W 113; Dec13; Dec27'12. **5,800**

**Broadway (13:3423)**, ws, 25 s Whalen, 25x100; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Wm Wiese, 234 W 55; Dec24; Dec27'12. **3,000**

**Brook av, 197-9 (9:2264)**, ws, 40 n 136th, 40x100, 6-sty bk tnt & str; Cream City Holding Co to Katie Opp, 1985 Ams av; mtg \$39,000; Dec30; Jan2'13. O C & 100

**Brook av, 2158-60 (9:2395)**, es, abt 213 s 169th, 45x100.6 to N Y & H R R, except strip conveyed by party 1st pt to Kath A Mahoney by deed recorded Sept6'12, 5-sty bk tnt; Jno H Buscall Co to Maria T Higgins, 2038 Mad av; mtg \$28,000; Dec25; Dec27'12. O C & 100

**Central av, sec Main av**, see Main av, sec Central av.

**Central av, sec St Agnes av**, see Main av, sec Central av.

**Central av, nwc Seaview av**, see Main av, sec Central av.

**City Island av (\*)**, es, 100 n Cross, 75x 100; Lydia A Scofield to Fletcher P Scofield, 1447 Pacific, Bklyn; AL; Sept12; Jan 2'13. **nom**

**Clason Point rd (\*)**, es, abt 255 s 150th, 50x100; Aug20'03; Alice L Beach to Willard P Beach, her husband, on Patterson av, ns, near Taylor st; Dec31; Jan 2'13. **nom**

**Crotona av, 2400 (11:3104)**, nec 187th (No 731-9), 200x100, 2-5-sty bk tnts with str on cor & vacant; Michele Bolognese to Nista Constn Co, Inc, a corpn, 655 E 189; mtg \$21,625; May31; Dec30'12. O C & 100

**Crotona av, 2400 (11:3104)**, nec 187th (No 731), 100x50, 5-sty bk tnt & str; Nista Constn Co Inc to Antonio Esposito, 155 W 83; mtg \$39,000; Dec30; Dec31'12. O C & 100

**Decatur av, sec, at nes 201st**, see Decatur av, swc Mosholu pkway S.

**Decatur av (12:3281)**, swc Mosholu pkway S, 51.4x74.9x12.2x87.3; vacant; also DECATUR AV (12:3281), sec, at nes 201st (No 381), 105x74.9x120.2x46.7, 2-sty fr dwg; Wm W Lyon, EXR Wm J Winghart, to Martha A Winghart, 3505 Bway; Dec27 '12; Jan2'13. **19,000**

**Dudley av (\*)**, ss, 75 e Mapes av, 75x100; also ZEREGA AV (\*), es, 139 s Maclay av, 19x100; Frank Gass to Wm Reichelt, 1654 Zerega av; ½ pt; AL; Dec9; Dec30'12. O C & 100

**Eastburn av, 1649 (11:2794)**, nwc Belmont, 50x100, except part for av, 2-sty fr dwg & str; Minnie Diedrich to Rudolph Kanze, 441 E 170; Dec28; Dec31'12. O C & 100

**Eastern blvd, es, 275 nw Fairmount av**, see Harrington av, ss, 120.6 e Ft Schuyler rd.

**Elton av, 781-3 (9:2379)**, ws, 50 n 157th, 50x100, 2-sty & b bk dwg & 3-sty fr dwg; Rosie Ried to Julius Heiderman & Marie his wife as joint tenants, 783 Elton av; C a G; Dec19; Dec31'12. O C & 100

**Fairmount av (\*)**, ns, 25 e Vincent av, 25x100; Margt Tracey to Annie Curran, 301 W 154; Dec16; Dec31'12. **nom**

**Ferris av, swc St Agnes av**, see Main av, sec Central av.

**Fieldston rd (13:3423)**, swc 262d, runs s 262xe60 to es of rd xn262.11 to ss 262d xw 60 to beg, being land in bed of rd; American Real Estate Co to City NY; Apr22; Dec28'12. **nom**

**Findlay av (11:2783)**, ws, 402.8 n 169th, 75x100, vacant; Max Block to Rosie Markel, 27 Himrod, Bklyn; mtg \$3,600; Dec30; Dec31'12. **nom**

**Findlay av (11:2783)**, ws, 402.8 n 169th, 225x100; Rosie Markel to Hamilton Holding Co, a corpn, 149 Bway; mtg \$10,800; Dec30; Dec31'12. **nom**

**Forest av, 853 (10:2647)**, nws, 172.6 s 161st, 25x100, 4-sty bk tnt; Jas A Foley, ref to Saml Friedmann, 16 W 117; FORECLOS Dec20; Dec30'12. **50**

**Forest av, 1129 (10:2651)**, ws, 190 s Home 20x87.6, 3-sty bk dwg; Robt J Moorehead to Frank Fischer, 2184 Valentine av; mtg \$7,500; Dec21; Dec30'12. O C & 100

**Franklin av, 1205 (10:2611)**, ws, abt 145 s 168th, 17.9x83.6x16.8x80, with strip in front bet old & new lines of av, 2-sty fr dwg; Rebecca Tarbes to Morris Wattenberg, 3500 3 av; QC; Dec24; Dec27'12. O C & 100

**Franklin av, 1205**; Morris Davidson to same; mtg \$4,450; Dec24; Dec27'12. O C & 100

**Franklin av (10:2608)**, swc 166th, old lines 110x89x100x136, ruins of a 2-sty fr dwg & vacant; Howard Campbell to Jas S Lawson, 7207 Shore rd, Bklyn; 1-24 pt; QC; AL; Dec28; Dec31'12. **nom**

**Franklin av (10:2608)**, swc 166th, old lines, 110x89x100x136, ruins 2-sty fr dwg & vacant; Saml Campbell to Howard Campbell, Sr, 1718 E 17, Bklyn; ½ pt; B&S; AL; Aug9; Dec31'12. **nom**

**Grand blvd & concourse (12:3309-3310)**, ws, abt 200 s 204th, 25x113.10x25x115.1; vacant; Concourse Bldg Co to Otto Nauss, 2045 Valentine av; QC & correction deed; Dec24; Dec26'12; reprinted from last issue, when property was given as lot 116.

**Harrington av (\*)**, ss, 126.6 e Ft Schuyler rd, 25x105; also EASTERN BLVD (\*), es, 275 nw Fairmount av, runs w39.1xn 52.7 still along blvd xel100x39.2xse25.9x sw100 to beg; also TREMONT AV (11:2869), nws, 366.2 on curve from es Harrison av, runs nw151.4xne61.1xse153.3xsw on curve of av 125 to beg; Alphonse J Simendinger to Marie C Simendinger, 268 W 84; B&S; Nov25'12; Jan2'13. **nom**



- Hoe av, 1171** (10:2745), ws, 147.3 s Home, 25x100, 2-sty fr dwg; Wm R Helbig to Dwyer & Carey Constn Co, a corpn, 906 E 176; mtg \$3,000; Dec31; Jan2'13. O C & 100
- Hoe av** (10:2742), ws, 84 s Aldus, runs wlllx21xw39x83x150 to av xn84 to beg, vacant; American Real Estate Co to Mack Constn Co, Inc, a corpn, 931 Southern Blvd; AL; Dec24; Dec27'12. O C & 100
- Hughes av, 2475** (11:3077), ws, 245 n 188th, 50x87.6, 4-sty bk tnt; Sole Realty & Constn Co to Rosina Rescigno, 2475 Hughes av; mtg \$30,000; Dec31; Jan2'13. nom
- Huxley av** (13:3423), ws, 325 n 260th, 50x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Wm L Thompson, 45 Pinehurst av; Dec24; Dec27'12. 1,700
- Huxley av** (13:3423), es, 100 n 260th, 100x95x irreg x109; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Jno F Cavanagh, 1140 St Lawrence av; Dec24; Dec27'12. 3,600
- Huxley av** (13:3423), ws, 150 n 260th, 25 x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Michl A Cavanagh, 257 W 128; Dec12; Dec27'12. 800
- Huxley av** (13:3423), ws, 125 n 260th, 25x105; vacant; Jno Whalen, TRSTE for creditors Chas J Schmitt, to Grant F Chase, 319 W 57; Dec13; Dec27'12. 900
- Huxley av** (13:3423), ws, 175 n 260th, 25x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Anthony B Cavanagh, 257 W 128; Dec12; Dec27'12. 800
- Huxley av** (13:3423), ws, 375 n 260th, 50x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Wm L Thompson, 45 Pinehurst av; Dec24; Dec27'12. 1,700
- Huxley av, nwc 260th**, see 260th W, nwc Huxley av.
- Huxley av** (13:3423), ws, 144.4 s 261st, 125x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Andrea Scalvini, 445 W 153; Dec24; Dec27'12. 4,750
- Huxley av** (13:3423), ws, 369.4 s 261st, 50x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Emil & Eugene Philipp, 506 Ams av; Dec24; Dec27'12. 1,800
- Huxley av** (13:3423), ws, 102.4 s 261st, 42x105x18.7x107.6; Jno Whalen TRSTE for creditors of Chas J Schmitt to Frank De Caro, 725 Greenwood av, Bklyn; Dec24; Dec31'12. 1,400
- Huxley av, swe 261st**, see 261st W, swe Huxley av.
- Huxley av** (13:3423), es, 16.7 s Forster pl, 50x75.6x51.3x64.3; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to David H Rosenberg, 1565 1 av, & Israel Spark, 1563 1 av. 1,050
- Huxley av** (13:3423), see Forster pl, 16.7 x59.2x30.2x64.3; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to David H Rosenberg, 1565 1 av; Dec13; Dec27'12. 500
- Huxley av** (13:3423), nec Forster pl, 25.7x91.3x25x96.10; vacant; Jno Whalen TRSTE for creditors of Chas J Schmitt, to Michl G Byrne, 444 W 50; Dec12; Dec27'12. 1,600
- Huxley av** (13:3423), nec Whalen, runs n100xe75.6xs—xe50xs95 to Whalen xw149 to beg; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Edith T Bates, 71 W 11; Dec24; Dec27'12. 4,600
- Inwood av, 1376** (11:2856), es, 145 s 170th, 25x100, 3-sty fr tnt; Lillian Tannenbaum to Geo Schweppenhauser, 2417 Jerome av; mtg \$9,500 & AL; Dec31; Jan2'13. O C & 100
- Kingsbridge av, swe 238th**, see 238th W, swe Kingsbridge av.
- Lafontaine av** (11:3061), swe 179th, 97.5 x100x112.9x101.1, vacant; Geo P Breckenridge, ref, to Mutual Life Ins Co of N Y, a corpn, 34 Nassau; FORECLOS Dec24; Dec27; Dec30'12. 11,500
- Lawrence av, es, 25 n Central av**, see Main av, ws, 125 n Railroad av.
- Lawrence av, es, 75 & 100 n Central av**, see Main av, sec Central av.
- Lawrence av, nec Westchester av**, see Main av, sec Central av.
- Longfellow av, 1400**, see West Farms rd, 1301-3.
- Mace av** (\*), see Barker av, 50x100; Ralph L Sachs to Maxwell C Lewis, 452 Ft Washington av; Dec28; Dec30'12. O C & 100
- Main av, ws, 125 & 225 n Central av**, see Main av, sec Central av.
- Main av** (\*), see Central av, 50x100; also SEAVIEW AV (\*), ws, 175 n Railroad av, 25x100; also ST. AGNES AV (\*), sec Central av, 100x100; also SEAVIEW AV (\*), es, 25 s Central av, 25x100; also WESTERN AV (\*), sec Westchester av, 125x100; also LAWRENCE AV (\*), es, 75 n Central av, 25x100; also MAIN AV (\*), ws, 125 n Central av, 50x100; also MAIN AV (\*), ws, 225 n Central av, 25x100; also LAWRENCE AV (\*), es, 100 n Central av, 75x100; also ST AGNES AV (\*), es, 25 n Central av, 25x100; also SEAVIEW AV (\*), nwc Central av, 50x100; also LAWRENCE AV (\*), nec Westchester av, 25x100; also MAIN AV (\*), nwc Westchester av, 50x100; also ST AGNES AV (\*), swe Ferris av, 375x200 to St Marys av x375 to Ferris av x200; also FERRIS AV (\*), nwc St Agnes av, 200 to St Marys av x280 to Pelham River xirreg to St Agnes av x190, except parts for Baychester & Briggs av; also all R T & I as follows: MAIN AV (\*), ws, 75 n Central av, 50x100; & also in & to any other lots on said map now owned by party 1st part & to land under water, etc; Walter W Taylor to Wm R Nash, 378 Montgomery, Bklyn; mtg \$27,000 & AL; Dec27; Dec30'12. O C & 100
- Main av** (\*), ws, 125 n Railroad av, 25x200 to Lawrence av; also LAWRENCE AV (\*), es, 25 n Central av, 25x100, except parts for Baychester & Briggs av; Walter W Taylor to Wm R Nash, 378 Montgomery, Bklyn; mtg \$1,200 & AL; Dec27; Dec30'12. nom
- Monaghan av** (\*), ws, 300 n Jefferson av, 25x100; Bengt Nelson to Lillie A Thomas, 213 W 53; mtg \$500 & AL; Dec6; Dec31'12. nom
- Morris av, 2306** (11:3172), es, 115.9 n 183d, 18.9x117.6, 3-sty bk dwg; Robt F Wagner ref to Augusta Duer, 107 E 64th; Eliz S Hamilton, 520 Park av, & Emily G Hadden at Hempstead, NY, as EXRS Mary W Hamilton; FORECLOS Dec3; Dec27'12. 8,000
- Moshulu pkwy S, swe Decatur av**, see Decatur av, swe Moshulu pkwy S.
- Mulliner av** (\*), es, 207.2 s Neil av, 26.1x84.5x25x74.9; Thos G Sinclair to Lester A Blackford, 131 Ogden av, Jersey City, NJ; AL; Dec31; Jan2'13. O C & 100
- Netherland av** (13:3426), cl 100 s 259th, runs s111.9xel177.9x110.8xw165.6 to beg; vacant; Jno H Thorn to Danl S Morrison, 5695 Riverdale av; AL; Jan2'13. O C & 100
- Newport av** (\*), land in bed of st, 60x500, extending from land formerly of Theo Wilkins on s to land of Westchester Heights West, formerly of Robt J Turnbull on n; deed of session; Sophia K Miller to City NY; B&S; Aug28; Dec28'12. nom
- Old Boston rd** (\*), ws, 250.8 n Elizabeth, 50.1x139x50x141, with all RT&I to a highway adj, except pt for White Plains rd; Jas H Macwilliam & Eliz, his wife, to Eliz M Macwilliam, 3327 White Plains rd; AL; Dec28; Jan2'13. nom
- Paulding av** (\*), es, 95 n 217th, 19.4x100; Isidor Cohn, ref, to Vincenzo Laporta, 586 Morris av; FORECLOS; Dec11; Dec30'12. 625
- Paulding av, nec 217th**, see 217th E, nec Paulding av.
- Perry av, 3323** (12:3343), ws, 522 n Holt pl, 22x85.2 to es of the Drive or Reserve Oval E, 22x84.5, 2-sty fr dwg; Robt J Moorehead to Frank Fischer, 2184 Valentine av; mtg \$5,500 Dec21; Dec30'12. O C & 100
- Prospect av** (\*), ns, at line bet said lands & land Mary A Booth, runs n150xe16 to land Joshua Banta xs50 to land Wm N Baxter xe24 to land Wm P Cook xs100 to st xw40 to beg, City Island; Wm E Slevin, ref, to Geo P Koehler, 435 E 155, GDN Florence Koehler will Phillip Koehler; FORECLOS Dec19; Dec24; Dec30'12. 3,500
- Proposed rd 50 ft wide** (13:3406), nws, 350 ne of another 33 ft rd 50x150, being ne part lot 76 map Mary C P Macomb; also PROPOSED RD 50 ft wide, nws, 300 ne of another 33 ft rd, runs nw327xne100xse177xsw50xse150xsw50 to beg; also PROPOSED RD 33 ft wide, nws, 300 ne of another 33 ft rd 100x— to creek, including rd in front of above & lot 76 on said map, lots 77 to 79 & letter E, including rd extending bet lots 77 to 79 & letter E & ½ of said rd adj that part of letter E not opposite lots 77 to 79, excepting out of letter E that part & rd in front lying bet lot 76 & the creek bounding lot E on w; Chas A Singer to Caroline H Singer, his wife, Larchmont, NY; 1-3 pt; AT & CaG; AL; Dec27; Jan2'13. gift & 100
- Rosedale av** (\*), es, 75 n Merrill, 25x100, except 5 ft strip taken for Rosedale av; Annie wife & Wm Balkin to John Neilson, 1468 Rosedale av; mtg \$3,000; Dec30; Dec31'12. O C & 100
- St Ann's av, 150** (10:2547), es, 80 s 135th, 20x80, 4-sty bk tnt & str; Micke Berg to D Clinton Mackey, 25 8 av, Bklyn; AL; Dec28; Dec30'12. nom
- St Agnes av, es, 25 n Central av**, see Main av, sec Central av.
- St Agnes av, sec Central av**, see Main av, sec Central av.
- St Agnes av, swe Ferris av**, see Main av, sec Central av.
- St Lawrence av** (\*), ws, 175 n Gleason av, 25x100; August A Hoglund to Eliz D Hassard, 16 E 62; B&S; mtg \$5,350; Dec27; Dec28'12. O C & 100
- St Raymond's av** (\*), ss, 88.10 w St Peters av, runs w49.8xn30 to cl of av xe49.8xs30 to beg, being land in bed of av; Cath Murray et al to City NY; Oct15; Dec28'12. nom
- Seaview av, ws, 175 n Railroad av**, see Main av, sec Central av.
- Seaview av, nwc Central av**, see Main av, sec Central av.
- Southern Blvd, 347-9** (9:2296), ns, 171.6 e Alex av, 40x100, 2-4-sty bk tnts & str; Herbt L Griggs & ano TRSTES in U S for Sun Ins Office of London, Eng, to Bernhard Seymann, 1232 45th, Bklyn; Dec25; Dec27'12. nom
- Southern Blvd, 353-9** (9:2296), ns, 231.6 e Alex av, 80x100, 2-4-sty bk tnts & str; Herbt L Griggs & ano TRSTES in U S for Sun Ins Office of London, Eng, to Bernhard Seymann, 1232 45th, Bklyn; CaG; Dec26; Dec27'12. nom
- Southern Blvd** (10:2564), swe 136th, 36.11 x119.2x32x137.8, 5-sty bk tnt & str; Selina Rosner to Robt Henderson, 468 W 24; mtg \$47,000; Dec10; Dec31'12. nom
- Southern Blvd, 1831-3** (11:2958), ws, 53.10 s 176th, runs w85.11x25x15x25xe87.9 to st xn52.9 to beg, 5-sty bk tnt & str; Dwyer & Carey Constn Co to Wm R Helbig, 1171 Hoe av; mtg \$34,687.09; Dec31; Jan2'13. nom
- Spencer av** (13:3423), es, 300 n 260th, 50x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Geo Stein, Jr, 989 E 167; Dec24; Dec27'12. 1,650
- Spencer av** (13:3423), es, 100 n 260th, 25 x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Eugene O & Anna M F Krings, both at 50 Myrtle av, Bklyn; Dec24; Dec27'12. 825
- Spencer av** (13:3423), es, 125 n 260th, 50x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Jno G Beck, 6009 Bway; Dec26; Dec27'12. 1,500
- Spencer av** (13:3423), es, 350 n 260th, 50x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Emile Brunel, 285 W 261; Dec24; Dec27'12. 1,700
- Spencer av** (13:3423), es, 500 n 260th, 25 x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Margery Pugh, 133 E 50; Dec24; Dec27'12. 775
- Spencer av** (13:3423), es, 525 n 260th, 20.4x107.6x43.7x105; vacant; Jno Whalen, TRSTE for creditors of Chas J Schmitt, to Jos Zilli, 270 W 261; Dec24; Dec27'12. 1,025
- Spencer av, nec 260th**, see 260th W, nec Spencer av.
- Stebbins av, 1302** (10:2973), es, 250.11 s Freeman, 25x110, 4-sty bk tnt & str; Eva Hackel to Frank Baumann, 1302 Stebbins av; mtg \$14,000 & AL; Nov2'11; Dec27'12. O C & 100
- Tenbroeck av** (\*), land in bed of av, 60x475, extending from land formerly of Theo Wilkins on s to land of Westchester Heights on w land formerly of Robt J Turnbull on n; deed of session; Sophia K Miller to City NY; B&S; July29; Dec28'12. nom
- Tinton av, 527** (10:2581), ws, abt 150 s 149th, 25x100, 2-sty fr dwg; Sheriff sale under execution July2'11; Julius Harburger, Sheriff, to Josephine I Charleton, 527 Tinton av; all R T & I of Casper E Charleton, deft; Oct30; Dec30'12. 3,656
- Tinton av, 591-7** (10:2653), ws, 100 n 150th, 75x95.2x75x94.11, 2 5-sty bk tnts; Maurice Meyer, ref, to Fulsion Realty Co, a corpn, 261 Bway; mtg \$—; FORECLOS Dec30'10; Jan3'11; Dec30'12. 2,000 over & above all liens
- Tremont av, nws, 366.2 on curve fr es Harrison av**, see Harrington av, ss, 120.6 e Ft Schuyler rd.
- Verio av, swe 236th**, see 236th E, swe Verio av.
- Villa av, 3098** (12:3310), es, 585.3 n Bedford Park Blvd, 25x82.4x25x83.8, 3-sty fr bk tnt & str; Battista Tucci to Biagio Giugliano, 3090 Villa av; mtg \$4,500; Dec20; Dec30'12. O C & 100
- Vyse av, 1904** (11:3005), ses, abt 140 e Boston rd, 72x77x72x92.6, except pt for av, 2-sty fr dwg; Wm R Helbig to Dwyer & Carey Constn Co, a corpn, 906 E 176; Dec31; Jan2'13. O C & 100
- Wales av, 429** (10:2577), nws, 100 ne 144th, 50x100, 2-sty & b bk dwg; Estate of I A Lustgarten, a corpn, to Realty Redemption Co of N Y, a corpn, 68 Wm; Dec28; Dec30'12. nom
- Washington av, 1256-92** (9:2373), see 169th (Nos 480-8), runs e 113.7x50.9xel.3 xs50.9xw116 to av xn101.6 to beg, except part for av, also except land lying e of line 100.7 e of av, —x—, 3-sty bk & f factory, 1-sty fr factory & 2 & 3-sty fr dwg; Louisa R Houchin to L & S Constn Co, a corpn, 1834 Clinton av; mtg \$28,865 & AL; Dec2; Dec28'12. O C & 100
- Washington av, 2459**, see Washington av, 2461.
- Washington av, 2461** (11:3042), ws, 213 n 188th, 25x110, 2-sty fr dwg; also WASHINGTON AV, 2459 (11:3042), ws, 188 n 188th, 25x110, 2-sty fr dwg; Jos F Sanford to Laura M Nelson, 2164 or 2461 Washington av; QC; Nov26; Dec27'12. nom
- Washington av, 2461 & 2459**; Florence Powell to same; QC; Dec2; Dec27'12. nom
- Washington av, 2461 & 2459**; Stephen C Powell et al to same; QC; Dec4; Dec27'12. nom
- Washington av, 2461 & 2459**; Walter E Sanford to same; QC Nov29; Dec27'12. nom
- Webster av, 1995-2001** (11:2815), swe 179th (No 370), 100.7x99.4x99.9x102.8, 2 6-sty bk tnts & str; Palmer Heights Realty Co to Fanny Roseff, 11 Park av, Mt Vernon, NY; mtg \$72,500 & AL; Dec28'12. O C & 100
- Webster av, 4300** (12:3401), es, 90.1 n 236th, 59.5x100.3x50x120.11, 2-sty fr dwg; Geo H Engelhard, ref, to Wm H Mullen, 458 Mott av; PARTITION; Sept28; Dec31'12. 2,825
- Western av, sec Westchester av**, see Main av, sec Central av.
- West Farms rd, 1301-3** (11:3007), nwc Freeman, 56.5x137.1 to Longfellow av (No 1400), x54.8x88.10, except part for rd, 5-sty bk tnt & str; Maria M Rubino to Jos Henschel, 288 E 161; mtg \$62,350; Dec30; Dec31'12. O C & 100
- Westchester av, nec Lawrence av**, see Main av, sec Central av.
- Westchester av, sec Western av**, see Main st, sec Central av.
- Willis av, 461** (9:2307), ws, 25 s 146th, 25x106.6, 5-sty bk tnt & str; Margarete Rasche to Chrystine M & Therese C Rasche, 536 W 150; mtg \$12,000; Dec28; Dec31'12. nom



Zerega av, es, 139 s Maclay av, see Dudley av, ss, 75 e Mapez av.

Zerega av (\*), es, 100 n Westchester av, 125x100; Frank M Clendenin to Bronx County Constn Co, a corpn, 2720 3 av; A L; Dec30; Jan2'13. nom

Lots 77 to 79 & Letter E map Mary C P Ma-omb, see proposed rd 50 ft wide.

Plot (\*), begins 990 e White Plains rd at point 295 n along same from Morris Park av, runs e 97.4xw25.5xw92.5xs25 to beg, with right of way over strip to Morris Park av; Agnes Schano to Carrie Conkel, 541 W 50; 1/2 pt; mtg \$4,000; Dec27; Dec28'12. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of The Bronx.

238TH st W (13:3406 & 3414), swc Kingsbridge av, runs nw725 to es Spuyten Duyvil rd xn60 to ns of st xse 725 to av xsw—to beg, being land in bed of 238th; re mtg; Anzoretta B Bininger to City NY; AT; QC; Apr12; Dec28'12. nom

256TH st W (13:3425), land in bed of st described in mtg dated May16'05 & recorded in l 6 p 374, being land n of ss of 256th & bounded w by es of Independence av; re mtg; Troy Savgs Bank to Burghard Steiner, on es Independence av, 350 n 254th; QC; May6'09; Dec28'12. nom

Boynton av, nec Westchester av, see Westchester av, nec Boynton av.

Broadway (13:3423), 261st st, &c; permit to lay gas mains, etc., on property as shown on map of 463 lots of Forster & Schmitt; John Whalen TRSTE for creditors of Chas J Schmitt to Westchester Lighting Co, a corpn, cor 1st & 1 av, Mt Vernon, NY; Dec27; Dec31'12. nom

Broadway (13:3423), 261st st, &c, same prop; similar permit; Chas J Schmitt to same; Dec27; Dec31'12. nom

Kingsbridge av, swc 238th, see 238th W, swc Kingsbridge av.

Newport av (\*), land in bed of av described in mtg recorded Mar12'09 l 103 p 159; re mtg; Union Dime Savgs Bank to City NY; QC; July19; Dec28'12. nom

Summit av, 914 (9:2524), es, 175 s 162d, 25x100, 2-sty bk dws; re judgt; Gants & Reynolds, a co-partnership to Geo F Bache, 914 Summit av; Dec27; Dec31'12. O C & 100

Tenbroeck av (\*), land in bed of av described in mtg recorded Mar12'09 in l 103 p 159; re mtg; Union Dime Savgs Bank to City NY; QC; July19; Dec28'12. nom

Westchester av (\*), nec Boynton av, 50.1x99.5x50x95.11; re mtg; Henry R C Watson EXR & Wm Watson to American Real Estate Co, a corpn, 527 5 av; QC; May22; Dec27'12. 7,000

3D av, 2507-9, see 3 av, 2505.

3D av, 2505 (9:2320), nws, 175.6 ne 136th, 25x100, owned by Isaac Boehm; also 3D AV, 2507-9, ws, adj above on n, owned by J A Murray; boundary line & party wall agmt; J Archibald Murray, 57 E 66, with Isaac Boehm, 981 Mad av; Dec 23; Dec28'12. nom

LEASES.

Borough of Manhattan.

DEC. 27, 28, 30, 31, JAN. 2.

Hester st, 182, see Mulberry, 127.

Hudson st, 114 (1:189), all; Max Ullmann to Henry D Luhmann, 1125 Tinton av; 9 4-12yf Dec14; Dec31'12. 2,100

Hudson st, 114 (1:189), asn Ls; Henry D Luhmann to Dietrich Degenhardt, 473 E 134, & Fredk Degenhardt, 17 2d, Bklyn; Dec16; Dec31'12. nom

Ludlow st, 75 (2:408), 6-sty bldg; Geo. Hassler to Philip Wolff, 19 Lewis av, Bklyn; 10yf July1'11; Dec27'12. 3,300 & 3,400

Ludlow st, 75 (2:408); asn Ls; Philip Wolff to Herman Tolk, 334 Grand; Dec26; Dec27'12. nom

Madison st, 40 (1:116), all; Rebecca O'Brien to Geo Contos, 40 Madison & ano; 8yf May1'14; Dec31'12. 1,800

Manhattan st, 19 (7:1966), 25x100, all; L & K Ungrich to Otto Rupp, 39-41 Manhattan; 5yf Nov1; Dec30'12. 2,700

Mulberry st, 127; also HESTER ST, 182 (1:206), str & c; Katie Pittelli to Jos Russo, 5 Baxter; 5yf Dec1; Dec30'12. 1,500

Rivington st, 228 (2:339); asn Ls; Jacob Holzman et al TRSTE to David Levine, 5211 15 av, Bklyn; Nov11; Dec31'12. nom

Spring st, 17 (2:493), str & b; Pietro Alvino to Antonino Montana, 20 Spring; 5yf Nov1; Dec31'12. 780

Thompson st, 59-61 (2:489); all; Selig A Kors to Nicola De Alia, 215 Sullivan; 3yf Jan1; 2 y ren; Jan2'13. 5,000

11TH st, 327 E (2:453); sur Ls; Domenico Venezia to Pancrazio G Galgano, 225 E 28, & Filippo Cassola, 264 W 71; Dec13; Jan2'13.

14TH st E, sec Av A, see Av A, sec 14.

17TH st E, nwc 3 av, see 3 av, 188.

23D st, 67 W (3:825); asn Ls; Haaren & Gerdes Co to Peter J Groll, 147 E 53; Dec 23; Jan2'13. nom

126TH st W (3:827), ss, from 5 av to Bway, store "D" & part b & part sub b in new bldg in course of erection; 5th Av & 26th St Co, 220 5 av to Exchange Buffet Corpn, 3 Broad; 20 11-12yf Sept1'13; Dec 31'12. 14,000 & 16,000

129TH st W, nec 6 av, see 6 av, 482.

130TH st, 521 W (3:702); agmt as to sur Ls; Udell Mfg Co to N Y State Realty & Terminal Co, a corpn, swc Lex av & 45th; Aug27; Jan2'13. nom

130TH st W, sec 13 av, see 13 av, sec 30th.

133D st, 308-14 E (3:938), all; Minnie Stern with Wolf Morgenrath & Max Blumenrich, 172 Rivington; 3yf Jan1'13; Dec 31'12. 9,502

144TH st W, nec 11 av see 11 av, 592.

147TH st W, swc 8 av, see 8 av, swc 47th.

153D st, 160 E (5:1307), west str; Emily Cooke to Vincenzo Volpe, 160 E 53; 4 10-12yf May1'11; Dec31'12. 384 & 420

186TH st, 429 E (5:1566), asn two leases; Edw Levinsohn to Henry Salzman, 1028 Anna, Elizabeth, NJ; AL; Dec26; Dec30 '12. nom

196TH st, 330 W (4:1253); asn Ls; Henry Becke to Fredk Wahl, 401 E 156; mtg \$—; Dec27; Dec30'12. nom

106TH st, 312 & 312 1/2 E (6:1677); all; Rubin Schlegman to Salvatore Vennagalio, 330 E 106 & ano; 5yf Jan1'13; Dec27'12. 3,600

108TH st E, nec 1 av, see 1 av, 2106.

112TH st, 116-18 W (7:1821); all; Julius Blauner to Jos Shenk, 62 W 107; 5yf Jan 1; Jan2'13. 6,750

112TH st, 120-2 W (7:1821); all; Isidore Blauner to Jos Shenk, 62 W 107; 5yf Jan 1; Jan2'13. 6,750

1125TH st E, nwc 3 av, see 3 av, nwc 125th.

163D st W, nec Ams av, see Ams av, nec 163.

Av A (2:407), sec 14th, str & pt b; Salvatore Catalano to Jacob S Ganeless, 224 Av A; from Jan1'11 to May1'16; Dec27'12. 1,200 to 1,320

Av B, 224-6 (2:407), all; Jacob Selig to Leon Kranz, 406 Madison; 2yf Jan1'13; Dec31'12. 4,500

Amsterdam av, 861 (7:1857), str; Louise Specht & ano EXRS & Jno Brueggemann to Peter J Little, 501 W 170; 5yf May1'15; Dec28'12. 2,400 & 2,500

Amsterdam av, 861; asn Ls, recorded Jan3'10; Jno E Driscoll to same; Dec19; Dec28'12. nom

Amsterdam av (8:2110), nec 163d; str & pt b; Jacob Ruppert, a corpn, to Siegfried Appel, 2087 Ams av; 4-4-12y & 19 days f Dec12; Dec27'12. 2,000 & 2,100

Broadway, sec 26th, see 26th W, ss, fr 5 av to Bway.

Broadway, 1741 (4:1027), all; Jane E Faitoute to American Auto Supply Co Inc, 1697 Bway; 10yf Feb1'13; Dec28'12. 8,000 to 8,500

Broadway, 2848 (7:1882), sur Ls; Oscar B Abbott & ano to American Purchasing Assn, 910 Col av; Dec24; Dec28'12. nom

Lexington av, 495 (5:1301), all; Ferd T Hopkins to Geo Day, 495 Lex av; 14yf Nov1; Dec30'12. 3,000 to 5,000

Madison av, 112-6 (3:859), str & b; Lee Holstein Constn Co to A S Rosenthal Co, a corpn, 45 Greene; 5yf Feb1'13; Dec31'12. 12,000

West End av, 114 (4:1156), es, 25 s 65th, 25x100, 2-sty bk bldg; Louis Richard to Adolph Schwartz, 197 Ams av; 3yf Jan1 '13; Dec27'12. 2,000 & 2,100

W Broadway, 177 (1:176); str, b & 2 upper flrs; Alma Schmults to Martin Mayer, 177 W Bway; 3yf Dec1'12; Jan2'13. 1,680

1ST av, 141 (2:450), str & b & 4 rooms on 3d fl; S Kraus & Bro to Adolf Freund, 141 Av C; 13-12yf Feb1'13; 3y ren; Jan2'13. 1,416

1ST av, 2106 (6:1702), nec 108th; cor str; Teresa Vigorito to Vincenzo Marinelli, 331 E 108 & Carmine Liberti, 336 E 114; 2 9-12yf May1'12; Jan2'13. 960

2D av, 101 (2:461), cor str & b; Wm Rosenthal to Wm Levine, 225 Rivington; from Jan1'13 to Apr30'18; Dec28'12. 1,800

3D av, 188 (3:873), nwc 17th; asn Ls; Lina Hoberg to Herman F Schaer, 217 E 82; AL; Dec28; Dec30'12. nom

3D av, 188 (3:873); str & c; Stephen C Barnum, TRSTE Ann C Morton, to Herman F Schaer, 217 E 82; 3yf May1'14; Jan 2'13. 2,500

3D av (6:1774), nwc 125th; rear portion 2d fl, 18x23; Wieben Bros (Inc) to Henry Storck, 206 E 119; 5yf May1'11; Jan2'13. 600

5TH av, swc 26th, see 26th W, ss, from 5 av to Bway.

6TH av, 384-6 (3:825), es, 61.8 s 24th; asn three leases; Gus Zimmermann to Geo T Zimmermann, 240 E Tremont av; Dec 27; Dec28'12. nom

6TH av, 482 (3:831), nec 29th, all; Philip J Kearny to Geo J Kehoe, 435 Spruce, Richmond Hill, B of Q, & ano 10yf May 1'12; Dec30'12. 6,000 to 7,000

7TH av, 360 (3:779), two str's & c; Coleman Constn Co to Edw Levinsohn, 544 E 86; 8 4-12yf Jan1'13; Dec30'12. 4,000 to 6,000

7TH av, 823 (4:1006), str & part b; Bernhard Seymann to Geo W Reynolds, 169 Manhattan av & ano; 3yf Jan1'13. Dec30'12. 3,000

8TH av (4:1037), swc 47th, —x—; asn Ls; Jas P Shields to Jno B Zeller, 1649 Ams av; mtg \$12,000; Dec16; Dec30'12. O C & 100

18TH av, 2055 (7:1846), str fl & bake shop in b; Marvel Baking Co to Geo Hinrichs, 2055 8 av & ano; 10yf Dec1; Dec30 '12. 2,400 & 2,700

11TH av, 592 (4:1073), nec 44th, str fl; Jane Connor to Philip Stipisich, 600 11 av; 5yf Sept1; Dec31'12. 1,200

13TH av (3:675), sec 30th; sur ls; Theo Kilian & ano to Jno Jordan, 19 W 85; Dec 12; Dec31'12. nom

LEASES.

Borough of The Bronx.

Halperin st, see Williamsbridge rd, see Williamsbridge rd, 1424.

138TH st, 624 E (10:2550), all; Bernard Treptow to Isidore Zimmer, 981 Union av; 5yf Jan1'13; Dec31'12. 1,950

146TH st, 680 E, see Willis av, 463, av, 463.

176TH st, 670 E (11:2945); all; Checchina Carucci to Leo Stark, 221 W 120 et al; 5yf Jan1'13; Dec28'12. 5,625

187TH st E, nec Crotona av, see Crotona av, nec 187th.

Bathgate av, 1598 (11:2919), sec 160 sw 172d, 50x56.6, except part for Bathgate av, all; Regina Tape to Harry Waizer, 1598 Bathgate av; 13 5-12yf Dec1; Dec 30'12. 780 to 1,800

Crotona av, 1843 (11:2945); all; Checchina Carucci to Leo Stark, 221 W 120 et al; 5yf Jan1'13; Dec28'12. 4,125

Crotona av (11:3104), nec 187th; asn Ls; Raffaele Bolognese to Ebling Brewing Co, 760 St Anns av; Dec13; Dec31'12. nom

Crotona av (11:3104), nec 187th, cor str; Nista Constn Co to Raffaele Bolognese, 2434 Cambreling av; 10yf Nov1; Dec31'12. 780 to 900

Southern Blvd, 959 (10:2725); str; Kellwood Realty Co to Geo Plevretes, 852 Westchester av; 5yf Jan1; 5 y ren at \$3,300 & \$3,600; Jan2'13. 2,700 & 3,000

Union av, 844 (10:2677), additional portion of basement; Adam A Koenig to Pasquale Tedesco, 851 Tinton av & ano; 10yf Mar1; Dec27'12. 36

Wilkins av, 1469 (11:2965); asn Ls; Isaac Broslawsky to Henry Knieriem, 1218 Hoe av & ano; AT; Nov16; Dec31'12. nom

Wilkins av, 1469; asn Ls; Henry Knieriem & ano to Frank P Herrick, 160 Bleeker; Dec13; Dec31'12. nom

Wilkins av, 1469; asn Ls; Frank P Herrick to Henry Knieriem, 1218 Hoe av & ano; AT; Dec31'12. nom

Williamsbridge rd, 1424 (\*), sec Halperin; asn Ls & consent to same by Mary McGurl; Fredk J Haas to Vincenzo Manzella, 2230 1 av; AT; Dec6; Dec30'12. nom

Williamsbridge rd, 1424, or Main st (\*), sec Halperin, Westchester, all, with shed in rear; Mary McGurl to Fredk J Haas, 2402 Butler pl; 5yf Nov1'11; Dec30'12. 780

Willis av, 463 (9:2307); asn Ls; Wm Sudbrink to Ebling Brewing Co, 760 St Anns av; Dec5; Dec31'12. nom

Willis av, 463 (9:2307), swc 146th (No 680), str; Kanter Co to Wm Sudbrink, 760 St Ann's av; 5 5-12yf May1'13; Dec31'12. 1,380

MORTGAGES.

Borough of Manhattan.

DEC. 27, 28, 30, 31, JAN. 2.

Attorney st, 17-9 (1:314), swc Grand (No 433), 100x20; pr mtg \$45,000; Dec30 '12; due, Jan1'16, 6%; Rebecca Harris, 231 Rodney, Bklyn, to Morris L Harris, same address. 5,000

Baxter st, 125-7 (1:206), sec Hester (Nos 194-6), runs s100xe75xn25xw25xn75 to Hester xw50 to beg; pr mtg \$—; Dec26; Dec27'12; 5y5%; Otto Lorence & Jacob Lazarowitz to Susan R Kendall, 10 W 55 et al & Isaac C Kendall. 10,000

Baxter st, 125-7; sobrn agmt; Dec26; Dec 27'12; same & Camilla E & Rose M Helmle with same. nom

Baxter st, 125-7, see Hester, 194-6.

Beaver st, 85-91, see Wall, 67-9.

Bond st, 21 (2:529), ss, abt 426.3 e Bway, 25x114.4 to ns of 15 ft alley, with rights to alley; pr mtg \$40,000; Dec24; Dec27'12; due, &c, as per bond; Leon Tanenbaum to Wilhelmina Kellner, 5713 Michigan av, Chicago, Ill. 24,000

Broome st, 15 (2:321), ss, 25.9 e Mangin, 25.9x75; PM; Dec26; Dec27'12; 3y5%; Margt Kelland, Bklyn, to Elsworth Realty Co, 44 Court, Bklyn. 4,000

Charles st, 10 (2:621), ns, 202.1 e Bleeker, 20x94.10; Jan2'13; due &c as per bond; Addie S Browne to N Y Savings Bank, 81 8 av. 1,500

Christopher st, 100-4 (2:588), ss, 123 w Bleeker, 69.6x82.4x69x69.3; PM; pr mtg \$17,000; Mar7; Dec28'12; 1y6%; Chas I Weinstein Realty Co, 17 W 120, to Jacob Kottek, 17 W 70; re-recorded from Mar 11'12. 20,000

Christopher st, 100-4 (2:588), ss, 123 w Bleeker, 69.6x82.4x69x69.3; Dec27'12; 5y 5%; Chas I Weinstein Realty Co to Amos W Wright, 46 Stanhope Gardens, London, Eng, et al, trstes Mary W Wright. 63,000

Christopher st, 100-4; consent & certf to above mtg; Dec27'12; same to same.

Christopher st, 100-4; sobrn agmt; Dec 27'12; Jacob Kottek with same. —



- Duane st, 172-4** (1:141), ss, 100.2 w Hudson, runs s127.4xw25x12.8xw25x11.4 to st xe50 to beg; PM; Dec26; Dec27'12; due &c as per bond; Wm O Saxton to Title Guar & Trust Co. 30,000
- Frankfort st, 36** (1:120), nwc Rose (No 2), 26.11x46.4x26.5x42.5; Dec27'12; 3y5%; John V Black to Cath Paris, Charlestown, NH. 25,000
- Front st, 8** (1:8); **Moore st, 11-17, & Water st, 7**; ext of mtg for \$30,000 to Jan 9'16, 4½%; Dec18; Dec31'12; Bankers Trust Co, a corp, & ano trstes Moses G Baldwin with Fredk B Jennings, 15 Broad. nom
- Grand st, 264** (2:418), ns, 62.6 w Forsyth, 18.9x75; Jan2'13; due, &c, as per bond; Theo Simon, 201 W 117 to Chas H Young, 31 Poplar pl, New Rochelle, NY, & ano trstes Geo Bell. 15,000
- Grand st, 433**, see Attorney, 17-9.
- Greenwich st, 318** (1:139), ws, 25 s Duane, 25x60; ext of \$10,000 mtg to Jan1'16 at 5%; Nov4'12; Jan2'13; Harold M Sill & Thos H Dougherty, trste Amelia W Dougherty with David R Morison. nom
- Hester st, 182**, see Mulberry, 127.
- Hester st, 194-6**; also BAXTER ST, 125-7 (1:206); agmt changing due date from June20'18 to Dec27'17; Dec26; Dec31'12; Otto Lorence & Jacob Lazarowitz with Susan R Kendall et al, trste Isaac C Kendall. nom
- Hester st, 194-6**, see Baxter, 125-7.
- Houston st, 90-4 E**, see Bowery, 281.
- Houston st, 288-90 E** (2:397), ns, 45 w Av B, 40.5x80; Dec27'12; due &c as per bond; Saml Bonis to New York Savgs Bank, 81 8 av. 42,000
- Leroy st, 55-7** (2:583), ns, abt 200 w Bedford, 66x60.4x53.4x61.6; Jan2'13; 3y 4½%; Phoebe L DeBold, 1091 Gates av, Bklyn to Havens Relief Fund Society, 49 Wall. 21,000
- Lewis st, 76** (2:329), es, 100 s Rivington, 25x100; pr mtg \$32,000; Jan1; Jan2'13; due July1'15, 6%; Peter & Adolph Sandrowitz to Herman Rickman, 67 2d. 1,000
- Madison st, 162** (1:272), ss, abt 45 e Pike, 23x100; additional mtg; Aug21'12; Jan2'13; due Aug21'16, 6%; Emil & Barnet Reibstein to Jacob Karp, 25 E 99. 4,500
- Maiden la, 25** (1:65), asn Ls by way of mtg to secure performance of contract; Nov15; Dec31'12; Isaac Westervelt to Pabst Brewing Co, 606 W 49. nom
- Manhattan st, 19** (7:1966); sal Ls; Dec 23; Dec30'12; demand, 6%; Otto Rupp to Lion Brewery, 104 W 108. 3,975
- Monroe st, 81-3** (1:272), asn rents to secure \$1,000; Dec27; Dec30'12; installs, 6%; Sol Insky to Abe Axler & Co, 165 East Bway. 1,000
- Moore st, 11-17**, see Front, 8.
- Mulberry st, 127**; also HESTER ST, 182 (1:206); sal Ls; Dec27; Dec30'12; demand, 6%; Jos Russo to Lion Brewery, 104 W 108. 1,268
- Rivington st, 228** (2:339); leasehold; Dec16; Dec31'12; due, &c, as per bond; David Levine, 5211 5 av, Bklyn, to Jacob Holzman, 309 W 99 et al trstes under deed of trust. 13,500
- Rivington st, 228**; participation agmt; Dec16; Dec31'12; Isaac Marks, 1342 51st, Bklyn, with same. nom
- Rose st, 2**, see Frankfort, 36.
- Stuyvesant st, 23** (2:465), ns, 124.11 e 9th, 15.11x59.3x16x62.8; Nov4; Dec31'12; 5y 6%; Antonie wife Ludwig Lievendag to Hans Lass, Hamburg, Germany. 3,400
- University pl, 72** (2:568), nws, abt 25 s 11th, 23x93.2x23x91.5, sws; Dec27'12; 5y 5%; Isabella B Jones to Fanny G Van Wyck, 107 Joralemon, Bklyn. 2,000
- Wall st, 67-9** (1:27), ns, 70.5 w Pearl, runs s60.6xse18.4 to ns Beaver (Nos 85-91) xsw9.1xw48.9xne15.8xw92.2 to Wall xe73.7 to beg; ext of \$500,000 mtg to Sept 7'13, 5%; Sept6; Jan2'13; New York Life Ins Co with U S Realty & Impt Co, 111 Bway. nom
- Water st, 7**, see Front, 8.
- Waverly pl, 118** (2:552), ss, 159.3 e 6 av, runs se22xsw104xw33xne7xse11xne97 to beg; Dec28; Dec30'12; 1y5%; Helen A Roache, 1332 Lex av to Emigrant Industrial Savings Bank, 51 Chambers. 1,500
- 5TH st, 217 E** (2:461), ns, 230 e Cooper sq, 25x97; Dec27'12; due &c as per bond; Albt L Adams to Title Guar & Trust Co. 16,000
- 9TH st, 422 E** (2:436), ss, 300.7 w Av A, 18.8x90.3; Dec21; Dec28'12; 5y4½%; Laura M & Helen E Stoiber of Denver, Col, to Bowery Savings Bank, 128 Bowery. 9,000
- 9TH st, 635 E** (2:392); ext of \$2,500 mtg to Jan1'16 at 6%; Dec30'12; Jan2'13; Arthur M Mundt with Barnet Appel, 322 E 4. nom
- 9th st, 635 E** (2:392); ext of mtg for \$4,000 to July1'16 at 6%; Dec30'12; Jan2'13; Arthur M Mundt, 11 W 120 with Barnet Appel, 322 E 4. nom
- 9TH st, 27 W** (2:573); ext of \$15,000 mtg to Junel'18 at 5%; Dec8; Dec28'12; National Savgs Bank of City of Albany with Stella W Brouner, 27 W 9. nom
- 11TH st, 327 E** (2:453), ns, 275.5 w 1 av, runs n107.4xw7.5xw7.6xse1.1xw19.3xsw53.1x s34.3 to st xe21.3 to beg; pr mtg \$28,500; Dec31'12; Jan2'13; due Sept1'15; 6%; Jos Anastasio to Pancrazio G Galgano, 225 E 28. 500
- 11TH st, 78-80 W**, see 6 av, 144-6.
- 17TH st, 240-2 W** (3:766), ss, 293 e 8 av, 35x84; pr mtg \$17,000; Dec26; Dec27'12; due &c as per bond; Thos Hinton, 240 W 17 to Jno Sonn, 570 2 av. 2,000
- 20TH st, 148 E** (3:875), ss, 100 w 3 av, 25x109; ext of \$23,600 mtg to Jan2'16 at 4½%; Dec1'12; Jan2'13; Harold M Sill & ano trstes Amelia W Dougherty with Kenneth M Murchison et al trste &c Katharine Murchison. nom
- 21ST st, 64 W** (3:822), asn Ls by way of mtg as collateral security for payment of \$1,500; Dec23; Dec27'12; Jas Maloney to Pabst Brewing Co, 606 W 49. nom
- 22D st, 328 W** (3:745), sws, 341.6 nw 8 av, 21x98.6; Dec30'12; due Sept21'15, % as per bond; Anna C Goodwin to Farmers' Loan & Trust Co, 22 Wm. 3,000
- 23D st, 115-7 E** (3:879), ns, 156 e 4 av, 56.6x110; bldg loan; Dec31'12; due Oct11'16; 5½%; No 115 E 23d Street, a corp to Metropolitan Life Ins Co, 1 Mad av. 25,000
- 23D st, 115-7 E**; certf as to above mtg; Dec31'12; same to same.
- 25TH st, 207-17 W** (3:775), ns, 102 w 7 av, 126x98.9; pr mtg \$375,000; July1; Dec 30'12; due July1'31, 6%; Graphie Arts Realty Co of NY as trste to Equitable Trust Co of NY, 37 Wall. gold bonds \$350,000
- 25TH st, 207-17 W**; certf as to above mtg; June25; Dec30'12; same to same.
- 26TH st, 301 E**, see 2 av, 462.
- 26TH st, 506 W** (3:697), ss, 125 w 10 av, 25x98.9; Dec26; Dec27'12; 3y5%; Griffin Roofing Co, 506 W 26 to Wm W Johnson, 612 N Broadway, Yonkers, NY & ano trstes Oliver J Johnson. 11,000
- 26TH st, 506 W**; certf as to above mtg; Dec26; Dec27'12; same to same.
- 26TH st, 506 W**; sobrn agmt; Dec26; Dec 27'12; same & Barrett Mfg Co with same. nom
- 26TH st, 506 W**; pr mtg \$11,000; Dec26; Dec27'12; 3y6%; Griffin Roofing Co, 506 W 26 to Mary E Rooney, 562 W 113. 2,500
- 26TH st, 506 W**; certf as to above mtg; Dec26; Dec27'12; same to same.
- 27TH st, 133 E**, see Lex av, 100.
- 27TH st, 232 W** (3:776), ss 334.9 e 8 av, 24.10x98.9; PM; pr mtg \$27,500; Dec23; Dec27'12; 3y6%; Ira L Kohn to Edw A Kohn, 51 W 81. 20,000
- 33D st, 60-6 W**, see Bway, 1270-80.
- 33D st, 137 W** (3:809); sal Ls; Dec26; Dec30'12; demand, 6%; Morris Reiss to Lion Brewery 104 W 108. 1,500
- 35TH st, 109 E** (3:891); ext \$25,000 mtg to Dec27'17 at 4½%; Dec27; Dec30'12; Lawyers Title Ins & Trust Co with Noble F Hoggson. nom
- 37TH st, 307 E** (3:943), ns, 147 e 2 av, runs n98.9xw10.4xsw49.11xw1.0xw24.8 xw 1.10 to cl Eliza xsw24.11 to st xe25.8 to beg; ext of \$7,000 mtg to Apr5'13 at 5%; Oct31'12; Jan2'13; Thos H Dougherty Jr with Mary Busby. nom
- 37TH st, 516 W** (3:708), ss, 250 w 10 av, 25x98.9; pr mtg \$4,000; Apr2'08; Dec31 '12; due Apr15'13; 6%; Peter White to Wm J Fitzgerald, 547 W 45. 5,000
- 44TH st W, nec 11 av**, see 11 av, 592.
- 45TH st, 66 W** (5:1260), ss, 160 e 6 av, 20x100.5; given to secure note for \$13,500; Jan2'13; 1y6%; Alex R Boyd, Phila, Pa to Margt B Mackin, 66 W 45. 13,500
- 47TH st, 21 E** (5:1283), ns, 44.9 w Mad av, 16.6x100.5; pr mtg \$45,000; Dec27'12; 5y4½%; Margt E McCormick to Bowery Savgs Bank, 128 Bowery. 5,000
- 47TH st, 326 W** (4:1037), ss, 397 e 9 av, 28x100.5; ext of \$15,000 mtg to Oct5'17 at 5%; Oct6'12; Jan2'13; Harold M Sill & ano trstes Amelia W Dougherty with Wm Ries & Emma Cochrane. nom
- 49TH st, 43 E** (5:1285); ext of \$46,000 mtg to Jan1'16 at 5%; Nov19'12; Jan2'13; NY Life Ins Co with Charlotte D M Cardeza, Phila, Pa. nom
- 49TH st, 150 E** (5:1303); ext of mtg for \$20,000 to Jan1'16, 4½%; Dec24'12; Jan2'13; Bankers Trust Co, a corp, 16 Wall, trste Oliver S Carter for benefit Lucy E Pelton with Maze Realty Co, 2650 Bway. nom
- 50TH st, 341 E** (5:1343); ext of mtg for \$6,000 to Jan1'16, 5%; Dec19; Dec31'12; Bankers Trust Co, a corp, as trste, 16 Wall, with Morris & Saml Friedman & Ida Garten & Fanny Klein, 108 E 81. nom
- 55TH st, 140-2 W** (4:1007), ss, 303.1 e 7 av, 46.10x100.5; PM; pr mtg \$165,000; Dec30'12; due &c as per bond; David Banks, 829 Park av, to Geo Backer, 51 Hamilton ter, & ano. 25,000
- 56TH st, 443 W** (4:1066), ns, 200 e 10 av, 25x100.5; pr mtg \$—; Dec24; Dec27'12; 3y6%; Georgiana Reeves to Lena Fishgal, 33 Moore, Bklyn. 3,500
- 58TH st, 438 W** (4:1067), ext of mtg for \$14,000 to Jan1'16; 5%; Dec23; Dec27'12; Bankers Trust Co, a corp, 16 Wall, as trste with Katharina E Niemeyer, 442 W 44. nom
- 60TH st, 11 E**, see 5 av, 790.
- 67TH st, 121-7 W**, see Bway, 1981-7.
- 70TH st, 134 E** (5:1404), ext of \$5,000 mtg to Nov8'15 at 4½%; Nov8; Dec27'12; Allan Marquand et al trstes Henry Marquand with A Leo Everett, 134 E 70. nom
- 73D st, 310 W** (4:1184); ext of \$45,000 mtg to Dec1'17 at 4½%; Dec18; Dec31'12; Henry Zuckerman with Union Trust Co, 80 Bway. nom
- 74TH st E** (5:1389), ns, 220 e 5 av, 20x 102.2; Dec30; Dec31'12; 5y4½%; Henne Metzger widow to Guaranty Trust Co of N Y, 30 Nassau & ano as trste Duncan E Mackenzie for benefit Jno Mackenzie. 25,000
- 75TH st 339 E** (5:1450); sal Ls; Dec26; Dec31'12; demand, 6%; Morris Cohen to Central Brewing Co, 533 E 68. 500
- 78TH st, 41 E** (5:1593); ext of mtg for \$60,000 to Jan4'16; 5%; Dec23'12; Jan2'13; Maria L Vanderpoel with Jno B White. nom
- 79TH st, 316 W** (4:1186), ss, 235 w West End av, 65x102.2; PM; pr mtg \$—; Jan 2'13; 3y6%; Carvert Holding Co, Inc, a corp to Lowell Realty Co, 505 5 av. 30,000
- 82D st, 503-5 E** (5:1579), ns, 78 e Av A, runs n81.5xe4xn20.9xe36xsl02.2 to st xw40 to beg; Dec23; Dec31'12; 1y6%; Fredk Heims of N Y & John F Peters, B of R, NY, to Frank Herwig, 408 E 82. 3,415
- 83D st, 242 E** (5:1528), ss, 177.11 e 3 av, 25.5x102.2; Jan2'13; 5y4½%; Simon Adler to Geo T Strong, 4 Ru du Midi, Lausanne, Switzerland. 3,000
- 83D st, 612 E** (5:1590), ss, 198 e Av B, 25x90x25.2x87.2; Dec30'12, 5y5%; Leon Sobel to Union Trust Co, 80 Bway. 6,000
- 83D st, 612 E**; sobrn agmt; Dec30'12; Max Weil with same. nom
- 86TH st, 151 E** (5:1515), ns, 62.2 e Lex av, 25.6x100.8; pr mtg \$27,000; Jan2'13; due Jan1'16, 6%; Yonkers Holding Co to Edwin M Stern, 531 W 112 et al exrs Mathilda Hirschberg. 8,000
- 89TH st, 315 W** (4:1250), ns, 230 w West End av, 20x100; PM; pr mtg \$15,000; Dec30'12; 3y6%; Jacob Hertzberg to J Cleveland Cady, Alpine, Bergen Co, NJ. 6,000
- 91ST st, 73 E** (5:1503); ext of \$18,000 mtg to Dec10'17 at 4½%; Dec30; Dec31'12; N Y Life Ins & Trust Co with Julius Ballin, 73 E 91. nom
- 91ST st, 22 W** (4:1204); ext of \$14,500 mtg to Jan2'18 at 4½%; Jan2'13; U S Trust Co of N Y with Eliz A wife Patk J Cuskey, 22 W 91. nom
- 94TH st, 101 E**, see Park av, 1199.
- 96TH st E, sec 5 av**, see 5 av, sec 96th.
- 96TH st, 200 E**, see 3 av, 1709.
- 97TH st, 52 W** (7:1832), ss, 480 w Central Park W, 20x100; PM; Dec30; Dec31 '12; due, &c, as per bond; Wm B E Lockwood, White Plains, NY, to Title Guar & Trust Co. 12,500
- 102D st, 16 W** (7:1837), ss, 126.11 e Manhattan av, 26.11x100.11; PM; pr mtg \$32,000; Dec17'12; Jan2'13; 2y5½%; Wm B Upperman with Albt H Ladner Jr, 5000 Chestnut, Phila, Pa. 3,000
- 103D st, 105 E** (6:1631), ns, 32 e Park av, 16x100.11; PM; Dec31'12; 3y5%; Minnie Witte to Bronx Investment Co, 100 Bway. 5,000
- 103D st, 105 E**, same prop; pr mtg \$5,000; Dec31'12; 2y6%; same to Frieda Thorn, 154 Lefferts av, Bklyn. 1,000
- 103D st, 105 E**, see 103d, 107 E.
- 103D st, 107 E** (6:1631), ns, 48 e Park av, 16x100.11; also 103D ST, 105 E (6:1631), ns, 32 e Park av, 16x100.11; PM; pr mtg \$6,000; Dec29'12; Jan2'13; 1y6%; Jeshevah Taros Chaim of Harlem, Meaning Hebrew Living Law Talmudical Academy, a corp, to Harris Goldstein, 16 E 106 et al. 2,500
- 105TH st, 312 W** (7:1891), ss, 196 w West End av, 20x100.11; pr mtg \$9,000; Dec19; Dec27'12; due &c as per bond; Ella P de Cordova to St Marys Free Hospital for Children, 405 W 34. 6,000
- 110TH st, 112 E** (6:1737), ss, 130 e Park av, 25x75; PM; Dec31'12; 2y5¼%; Roger Foster to Title Ins Co of N Y. 7,000
- 111TH st, 12 E** (6:1616), ss, 119 e 5 av, 18x100.11; PM; pr mtg \$—; Dec27; Dec 30'12, 2y6%; Frances A Langworthy, Bloomfield, NJ, to Smada Realty Co, 391 E 149. 3,500
- 112TH st, 125 W** (7:1822), ext of mtg for \$24,000; due Dec1'17; 4½%; Dec21; Dec 27'12; Fred B Stix wid of Chas L Stix, 216 W 100 with An Assoc for the Relief of Respectable Aged Indigent Females NY, 891 Ams av. nom
- 113TH st, 117-19 E** (6:1641), ns, 121.4 e Park av, 42.8x100.11; also 109TH ST, 123-5 E (6:1637), ns, 205 e Park av, 50x100.11; pr mtg \$—; Dec20; Dec27'12; due June 20'13; 6%; Acadia Realty Co, 25 W 21 to Estates Mtg Securities Co, 160 Bway. (Corrects error in last issue when property was 131st st, 48 & 50 W.) 1,200
- 113TH st, 333 E** (6:1685); sal Ls; Dec26; Dec27'12; demand, 6%; Pasquale Magliari & Guiseppa De Simone to Henry Elias Brewing Co, 403 E 54. 1,440
- 115TH st, 113 W** (7:1825), ns, 150 w Lenox av, 25x100.11; ext of \$5,500 mtg to Dec15'15 at 6%; Dec30; Dec31'12; Jos Jacobs with Rachel Goldstein, 275 Central Park West & Abr Loewenstein, 238 E 82. nom
- 115TH st, 200 W**, see 7 av, swc 115.
- 116TH st, 314 E** (6:1687), ss, 211.6 e 2 av, 21x100.11; PM; Dec26; Dec27'12; 5y5%; Jno G Coyle to Saml Frankenheim, 54 Cathedral Parkway. 12,000
- 118TH st, 6 E** (6:1623), ss, 110 e 5 av, 25 x100.11; agmt changing terms of mtg; Dec 31'12; Jan2'13; Herman Timberger with Wilson M Powell, 324 W 58. nom
- 122D st E, nec Lex av**, see Lex av, 2007-9.
- 124TH st, 426 W** (7:1964), ss, 350 e Ams av, 25x100.11; pr mtg \$22,000; Dec 11; Dec30'12, 3y6%; Port Jervis Land Impt Co (Inc), a corp, to Harry D Gellenter, 342 E 15. 5,000
- 124TH st, 426 W**; certf as to above mtg; Dec24; Dec30'12; same to same.
- 127TH st, 132 E** (6:1775), ss, 65 w Lex av, 35.7x99.11; ext of mtg for \$32,000 to Dec30'17, 5%; Dec30; Jan2'13; Bertha Seligman with Sol Wiener. nom



**129TH st W** (7:1995), ss, 125 e Riverside dr, runs s95xse3.6xw79.3 to es Riverside dr xs50xne2.1xwn1x115 to 129th xw50 to beg; Dec30; Dec31'12; 1y5%; London Constn Co to Comity Mort Co, 40 Wall. 60,000

**129TH st W** (7:1995); same prop; certf as to above mtg; Dec30; Dec31'12; same to same.

**129TH st W** (7:1995); same prop; sobrn agmt; Dec27; Dec31'12; Same & Israel Lewis with same. nom

**137TH st, 305 W** (7:2041); ext of \$8,000 mtg to May24'14 at 5%; May15; Dec27'12; Danl J Quinlan, 20 E 130 with Rose Levere, 303 W 137. nom

**141ST st, 212-4 W** (7:2026), ss, 225 w 7 av, 50x99.11; PM; pr mtg \$58,000; Dec27'12; due July15'15, 6%; South Bensonhurst Bldg Co, 215 Montague, Bklyn, to Valentine Gumprecht, 230 W 97. 3,500

**142D st, 315 W** (7:2043), ns, 225 w 8 av, 25x 1/2 blk; PM; Dec26; Dec30'12; due Jan1'18, 5%; Anna Norz, E Orange, NJ, to Lawyers Mtg Co, 59 Liberty. 7,000

**145TH st, 346-8 W** (7:2051), ss, 52.9 w Edgecombe av, 32.5x104.2x31.10x98.9; Dec26; Dec27'12; due, &c, as per bond; Glover Constn Co to Lucy Drexel Dahlgren, 103 Madison av. 20,000

**145TH st, 346-8 W**; certf as to above mtg; Dec26; Dec27'12; same to same.

**149TH st, 303 W** (7:2045), ns, 80 w 8 av, 20x99.11; ext of \$11,000 mtg to Jan21'18 at 5%; Jan2'13; Metropolitan Savings Bank, 59 Cooper Sq E, with Morris Philip, 508 E 140. nom

**160TH st W, nec Ft Wash av**, see Ft Wash av, nec 160th.

**161ST st W, nec Ft Wash av**, see Ft Wash av, nec 161st.

**161ST st W, sec Ft Wash av**, see Ft Wash av, sec 161st.

**162D st W** (8:2137), ss, 175 w Bway, 152 to Ft Wash av x102.2x130x99.11; bldg loan; Dec10; Dec30'12, 1y6%; Friedman Constn Co to Montrose Realty Co, 135 Bway. 220,000

**162D st W** (8:2137), same prop; certf as to above mtg; Dec10; Dec30'12; same to same.

**162D st W** (8:2137); same prop; PM; pr mtg \$220,000; Dec30'12; due &c as per bond; same to Gertrude A Vanderbeck, 14 W 126. 22,500

**178TH st, 604-10 W** (8:2144), ss, 100 w St Nicholas av, 100x99.10; PM; pr mtg \$104,000; Dec26; Dec30'12, installs, 6%; Monaton Realty Investing Corpn, 317 W 43, to Ellen A Stewart, 444 Col av, & ano. 28,000

**184TH st, 510-16 W** (8:2155), ss, 100 w Ams av, two lots each 80x99.11; two mtgs each \$7,500; two pr mtgs \$— each; Jan 1; Jan2'13; 3y6%; West 184th St Constn Co, 516 W 184 to Jacob Marx, 170 W 74. 15,000

**187TH st, 541-3 W**, see Audubon av, 450.

**187TH st, 541-3 W**, see Audubon av, 450.

**188TH st W, swc Audubon av**, see Audubon av, 450.

**188TH st W, swc Audubon av**, see Audubon av, 450.

**Av B, 28** (2:398), ws, 115.5 n 2d, 24.2x80; pr mtg \$28,000; Dec31'12; Jan2'13; 1y6%; Morris Green to Alfred Jaretzki, 121 E 73. 3,500

**Amsterdam av, 861** (7:1857); sal Ls; Dec19; Dec28'12; demand, 6%; Peter J Little to Lion Brewery, 104 W 108. 8,000

**Amsterdam av, 955** (7:1861); sal Ls; Dec23; Dec30'12, demand, 6%; David Geraghty to Lion Brewery, 104 W 108. 2,000

**Amsterdam av, 1528-30** (7:1988); ext of mtg for \$48,000 to June30'16, 5%; June9 '11; Jan2'13; Lawyers Title Ins & Trust Co, 160 Bway with Jno Kafka. nom

**Audubon av, 450** (8:2158), nwc 187th (Nos 541-3), 189.9 to 188th x75; certf as to mtg for \$20,000; Dec26; Dec28'12; Audubon Block Front Co to Saul Oliner & ano. nom

**Audubon av, 450** (8:2158), nwc 187th (Nos 541-3), 189.9 to 188th x75; Jan2'13; due Marl'18, 5 1/2%; Audubon Block Front Co to Metropolitan Life Ins Co, 1 Mad av. 175,000

**Audubon av, 450**; certf as to above mtg; Jan2'13; same to same.

**Audubon av, swc 188th**, see Audubon av, 450.

**Audubon av, swc 188th**, see Audubon av, 450.

**Bowery, 281** (2:456), nec Houston (No 90-4), 23x70.1; Dec30'12; due &c as per bond; Howard Cooper to Title Guar & Trust Co. 35,000

**Broadway, 198** (1:79); ext of \$240,000 mtg to Jan1'16 at 4 1/2%; Dec6'12; Jan2'13; Bankers Trust Co with Isaac H Clothier, 801 Market, Phila, Pa. nom

**Broadway, 1981-7** (4:1139), nwc 67th (Nos 121-7), 84.9x93x75.5x131.8; also BROADWAY, 1991 (4:1139), ws, 84.9 s 68th, 28.1x130.2x25x117.4; 1-24 part; PM; Dec31'12; due, &c, as per bond; Robt McGill, Hoboken, NJ, to Eliza J Arkenburgh, 777 West End av. 10,000

**Broadway, 1991**, see Bway, 1981-7.

**Broadway, 1270-80** (3:834), sec 33d (Nos 60-6), runs s118.7x85.9x117.6xw27.7x75.9 to 33d xw98 to beg; pr mtg \$—; Dec31'12; due Apr1'21, 5 1/2% until Apr1'16 & 5% thereafter; Edna, Geo B Jr, Graham L & Geo S Wilson indiv & as exrs & heirs Geo B Wilson, & Florence W Martens, heir Geo B Wilson & Fredk W Martens her husband to Metropolitan Life Ins Co, 1 Mad av. 250,000

**Ft Washington av** (8:2137), nec 160th, 102.2x124.3x99.11x102.1; PM; Dec30'12, 3y 6%; M J B Constn Co to Lawyers Title Ins & Trust Co, 160 Bway. 45,000

**Ft Washington av** (8:2137); same prop; certf as to above mtg; Dec30'12; same to same.

**Ft Washington av** (8:2137); same prop; PM; pr mtr \$45,000; Dec30'12, 1y6%; same to Mark Ash, 316 W 103. 16,250

**Ft Washington av** (8:2137); same prop; certf as to above mtg; Dec30'12; same to same.

**Ft Washington av** (8:2137), sec 161st, 102.2x124.4x99.11x145.11; Dec30'12, 1y6%; Gertrude A Vanderbeck to Lawyers Title Ins & Trust Co. 40,000

**Ft Washington av** (8:2137), nec 161st, 102.2x130.4x99.11x108.10; PM; Dec17; Dec 30'12; due &c as per bond; Gertrude A Vanderbeck to Title Guar & Trust Co. 25,000

**Fort Washington av** (8:2136), ws, at pt where a line distant 150 w Bway would intersect said ws Fort Wash av, said pt being abt 157.4 w Bway measured along ws Ft Wash av as same curves, runs s 115.9xw75x114.10xw100x60xve103.6 to av xs93.1 to beg; all title to a small gore on ws Fort Wash av adj above premises on east; pr mtg \$180,000; Dec27; Dec28'12; due Feb26'13, 6%; Saranac Constn Co to Emily M Roemer, 494 Greene av, Bklyn. 15,000

**Fort Washington av** (8:2136), same prop; certf as to above mtg; Dec27; Dec 28'12; same to same.

**Lenox av, 568-70** (6:1736); str ls; Dec6; Jan2'13; due &c as per bond; Max Granitz to W Irving Nathan, 729 9 av. 2,500

**Lexington av, 100** (3:883), nwc 27th (No 133), 19.9x80; Dec30'12, 5y4 1/2%; Jno J Welstead to Bowery Savgs Bank, 128 Bowery. 7,000

**Lexington av, 1061** (5:1410), es, 42.2 n 75th, 20x94.9; pr mtg \$16,000; Jan2'13; due &c as per bond; Max Jakobson to Edw Hirschhorn, 1025 Lex av. 4,000

**Lexington av, 2007-9** (6:1771), nec 122d, 28.10x60; pr mtg \$16,000; Dec31'12; due &c as per bond; Henry Bierhoff to Clifford V Smith, 85 W 181. 3,500

**Mt Morris av, 13** (6:1720), ws, 50.11 n 121st, 25x78; ext of \$24,000 mtg to Nov1'17 at 5%; Dec16; Jan2'13; N Y Life Ins Co with Laura A Dayton, 13 Mt Morris Park W. nom

**Park av, 1199** (5:1523), nec 94th (No 101), 17.8x66; PM; pr mtg \$17,000; Dec26; Dec31'12; due Jan1'16, 5 1/2%; Gertrude M Bain to Charter Realty Co, 100 Wm. 11,500

**Pleasant av, 367-9** (6:1807), ws, 40.11 n 119th, 40x75; Dec23; Dec27'12; 3y5%; Gherardo Ferrante to Robt W Cooper, 438 Gates av, Bklyn. 5,000

**Riverside dr, es, abt 185 s 129th**, see 129th W, ss, 125 e Riverside dr.

**West End av, 267** (4:1184), ws, 61 n 72d, 19.6x115; PM; pr mtg \$30,000; Dec 30'12; due &c as per bond; Gramercy Investing Co, 64 Irving pl, to Geo P Brett, 267 West End av. 15,000

**1ST av, 2106** (6:1702), sal Ls; Dec19'12; Jan2'13; demand, 6%; Carmine Liberti & Vincenzo Marinelli to Lion Brewery. 4,496.82

**1ST av, 2251** (6:1687); ext of \$1,750 mtg to July2'15 at 6%; Jan2'13; Pasqualina Farris with Salvatore De Maio. nom

**2D av, 462** (3:932), nec 26th (No 301), 24.9x70.6; Dec30'12; due Nov15'17, 4 1/2%; Henry Meyer to Citizens Savgs Bank, 56 Bowery. 16,000

**2D av, 1494** (5:1452), es, 26.2 s 78th, 25x 80; ext of \$16,500 mtg to Jan3'16 at 5%; Dec10'12; Jan2'13; Harold M Sill & ano trstes Amelia W Dougherty with Bertha Levy, Mt Vernon, NY. nom

**3D av, 178** (3:872), ws, 54.10 s 17th, 18.4 x59x18.8x59.3; also 3D AV, 3044-6 (9:2362), es, 49.4 n 152d (as now laid out), 24.6x100; also 3D AV (9:2364), es, 25 n 156th, 50x96; also WILLIS AV (9:2289), nec 142d, 25x 100; also 3D AV, 2980 (9:2363), es, 50 n 153d, 35x85; 1-6 part; AT; Oct6; Jan2'13; due &c as per bond; Gertrude J Luhs to Jos S Auerbach, 542 W 112 et al. 7,500

**3D av, 1709, & 96th st, 200** (5:1541); sal Ls; Dec21; Dec30'12, demand, 6%; Mary Keary to Jacob Ruppert, a corpn, 1639 3 av. 3,799.83

**3D av, 1722** (6:1624), ws, 25.11 s 97th, 25x100; Dec31'12; due, &c, as per bond; Helen M O'Brien to Title Guar & Trust Co. 5,000

**5TH av, 252** (3:803); certf as to payment of \$5,000 on a/c of \$22,000; Dec6; Dec31'12; E Dicon Bird, Robt Connor, Singleton H Bird & Mary S Porter to Irving Judis Bldg Co, 2865 Bway. nom

**5TH av, 550** (5:1261); ext of \$200,000 mtg to Dec15'17, at 4%; Dec26; Dec27'12; New Rochelle Trust Co & ano gdn Dorothy S. Bostwick et al with Max Kaskel, 2 W 59. nom

**5TH av, 584** (5:1263), ws, 50.5 n 47th, 27x100; leasehold, given to secure deposit of \$30,000 as security for payment of rent under said lease; Dec6; Dec28'12; due, &c, as per bond; Federal Estate Corpn to Lichtenstein Millinery Co, 538 5 av, 30,000

**5TH av, 790** (5:1375), nec 60th (No 11), 100.5x225; pr mtg \$900,000; Dec23; Dec27'12; 3y4 1/2%; Chas Lanier, J Pierpont Morgan & John L Cadwalader trste Metropolitan Club to Helvetia Realty Co, New Rochelle, NY. 25,000

**5TH av** (5:1507), sec 96th, 100.8x150; PM; Dec31'12; 3y4 1/2%; Sumner Gerard to Jno E Marsh trste Rolph Marsh, Rahway, NJ. 210,000

**6TH av, 144-6** (2:574), sec 11th (78-80), 34.6x117x59x70.1; PM; Dec30'12, 5y5%; Wm R Bedell to American Mtg Co, 31 Nassau. 35,000

**6TH av, 144-6**; pr mtg \$35,000; Dec30'12, 1y5 1/2% until maturity, & thereafter at 6%; same to same. 3,000

**7TH av, 823** (4:1006); sal Ls; Dec18; Dec30'12, demand, 6%; Geo W Reynolds & Benj T Cullen to Jacob Ruppert, a corpn, 1639 3 av. 4,592.27

**7TH av, 2204** (7:1936), ws, 58.1 n 130th, 25.10x74.10; PM; pr mtg \$17,000; Dec31'12; Jan2'13; 3y6%; Louis H Rose, 201 Madison to Josephine K Anderson, 61 Spring av, Ridgewood, NJ. 4,000

**7TH av, 2204**; PM; pr mtg \$21,000; Dec 1'12; Jan2'13; due Jan1'15 (6%); Louis H Rose to oRsanna M Varley et al, 2207 7 av. 2,300

**7TH av** (7:1830), swc 115th (No 200), 100.11x100; pr mtg \$98,000; Dec26; Dec27'12; 1y6%; Oak Constn Co to Estate Sender Jarmulowicz, 54 Canal. 85,000

**7TH av** (7:1830), same prop; certf as to above mtg; Dec26; Dec27'12; same to same.

**9TH av, 246** (3:749); sal Ls; Dec19; Dec 30'12, demand, 6%; Patk McManus to Clausen-Flanagan Brewery, a corpn, 441 W 25. 6,000

**11TH av, 592** (4:1073), nec 44th; sal Ls; Dec26; Dec31'12; demand, 6%; Philip Stipisch to Geo Ehret, 1197 Park av. 2,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

**Agmt** (miscel) of conditional sale & gen mtg for railroad equipment of locomotives, cars, etc; Blair & Co of N Y, vendors, & The Grand Trunk Railway Co of Canada with Bankers Trust Co of N Y as trste; Nov1; Dec27'12; 10y4 1/2%; cash \$460,750.47 & 20 installs of \$168,000 each; total 3,820,750.47

**Certf** (miscel) as to mtg covering land in Island of Cuba; Dec23; Dec30'12; Guedes Sugar Co to Bankers Trust Co of NY, trstes.

**Consent** (miscel) to mtg for \$408,000 dated Oct31'12; Nov7; Dec28'12; F M Lupton Publisher, a corpn, to Annie E Lupton & ano exrs, &c, Frank M Lupton.

**Certf** (miscel) as to mtg for \$408,000 dated Oct31'12; Nov7; Dec28'12; same to same.

**Consent** (miscel) to mtg for \$275,000; mtg dated Nov7'12; Dec28'12; F M Lupton Publisher, a corpn, to West Virginia Pulp & Paper Co.

**Certf** (miscel) as to mtg for \$275,000 dated Nov7'12; Dec28'12; same to same.

**Certf** (miscel) as to chattel mtg for \$2,000; Dec21; Dec31'12; Metal & Machine Mfg Co to J Gelb & Co, Inc.

**Certf** (miscel) as to chattel mtg for \$7,322.27; Dec31'12; Hudson Terminal Market, a corpn, to Juliana & Wm Minder.

**Chattel mtg** (miscel); certf as to note or chattel for \$2,500 on one motor moving van; Dec26; Dec27'12; M H Powers Co to Mary E Powers.

**Land in Arverne, LI** (miscel); certf as to mtg for \$3,250; Dec24; Dec28'12; Almeda Realty Co to Home Mtg Investment Co of NY, 383 Jay, Bklyn.

**Land at Arverne, LI** (miscel); certf as to mtg for \$2,000; Dec23; Dec28'12; same to Watson & Pittinger.

**Land in Queens** (misc); certf as to mtg for \$5,500; Dec26'12; Jan2'13; Laurelton Land Co to Riverhead Savings Bank.

**Mt Vernon, NY** (miscel); certf as to mtg for \$145,000 on property at Mt Vernon, N Y; Dec26; Dec27'12; F F Proctor Mount Vernon Realty Co to Lawyers Title Ins & Trust Co, 160 Bway.

MORTGAGES.

Borough of The Bronx.

**Beck st** (10:2684), ss, 100 w Av St John, 200x125; certf as to mtg for \$15,000; July 15; Dec30'12; Ostro Constn Co to Jno H Stoutenberg.

**Belmont st, nwc Eastburn av**, see Eastburn av, 1649.

**Evelyn pl** (11:3197), ss, 175 w Jerome av, 40x100; Dec30'12, 3y5%; Amelia Schramm, Ridgewood, NJ, to Henrietta S W Archer, 1219 Mad av. 6,000

**Forster pl** (13:3423), ns, 125 w Bway, 50 x100; PM; Dec13; Dec27'12; 3y5%; David H Rosenberg, 1565 1 av & Israel Spark, 1563 1 av to Jno Whalen, trste, 458 W 155. 1,775

**Forster pl** (13:3423), ss, 150 w Bway, 25 x100; PM; Dec13; Dec27'12; 3y5%; Wm Kaestle, 376 Himrod, Bklyn to Jno Whalen, trste, 458 W 155. 770

**Forster pl** (13:3423), ss, 100 w Bway, 50x100; PM; Dec12; Dec31'12, 3y 5%; Frank Meehan, 96 Kensington av, Jersey City, NJ, to Jno Whalen, 458 W 155, trste, 1,800

**Forster pl** (13:3423), ss, 59.2 e Huxley av, 50x100; PM; Dec24; Dec27'12; 3y5%; Wm D Grant, 540 W 122 to Jno Whalen, trste, 458 W 155. 5,670

**Forster pl, sec Huxley av**, see Huxley av, sec Forster pl.

**Forster pl, nec Huxley av**, see Huxley av, nec Forster pl.



- Fox st, 663** (10:2684), ns, 353.9 e Av St John, 40.7x125; Dec30; Dec31'12; due Jan1 '15; 6%; Maze Realty Co of NY to Viola S Powers, 57 W 75. 6,000
- Fox st, 663**; certf as to above mtg; Dec 30; Dec31'12; same to same.
- Fox st, es, 100.7 n 163d**, see Simpson, ws, 100.7 n 163d.
- Fox st** (10:2724), es, 100.6 n 163d, 40x 111.4x41.8x111.9; PM; pr mtg \$—; Dec30; Dec31'12; 3y6%; Podgur Realty Co to American Real Estate Co, 527 5 av. 6,000
- Fox st** (10:2724), es, 140.6 n 163, 40x110.11 x40x111.4; PM; pr mtg \$—; Dec30; Dec 31'12; 3y6%; Podgur Realty Co to American Real Estate Co, 527 5 av. 6,000
- Fox st** (10:2724), es, 180.6 n 163d, 40x 110.5x40x110.11; PM; pr mtg \$—; Dec30; Dec31'12; 3y6%; Podgur Realty Co to American Real Estate Co, 527 5 av. 6,000
- Freeman st, swc Prospect av**, see Prospect av, swc Freeman.
- Kelly st, 1044** (10:2716), es, 230.3 n 165th, 25x100; pr mtg \$15,000; Dec16; Dec28'12; 3y6%; Eliz Inselman to Henry C Scheer, 517 E 146. 1,000
- Loring pl** (11:3225), es, 395.11 n 183d, 75 x103.11x75.1x99.2; ext of \$21,000 mtg to Dec19'15 at 5%; Dec19; Dec27'12; Title Guar & Trust Co with Onawin Constn Co, 2322 Crotona av. nom
- Lorillard pl** (11:3056), ws, 47.11 s 188th, 32.8x90; pr mtg \$—; Dec31'12; due Mar 31'13; 6%; Flavius Impt Co, 663 Crescent av, to Gussie Morgenstern, 53 Lenox av. 2,000
- Lorillard pl** (11:3056), same prop; certf as to above mtg; Dec31'12; same to same.
- Lorillard pl** (11:3056), ws, 47.11 s 188th, 32.8x90; certf that there is advanced \$12,200 on mtg for \$18,000; Dec30; Dec31'12; Prospect Investing Co to Flavius Impt Co.
- Mianna st (\*)**, ss, abt 3 White Plains av, 75x100x— to av, x—, except pt for White Plains rd; Dec23; Dec28'12; due & as per bond; Anton Landgrebe, 1724 Barnes av, to Eureka L Clocke, Pasadena, Cal. 1,500
- Rogers pl, 982** (10:2699), es, or ses, 642.4 n & ne from nws Westchester av, 30x 78.11x23.1x81.8; PM; Dec26; Dec27'12; 1y 5%; Jacob O Pedersen to Fanny R Ross, 968 Rogers pl. 2,000
- St Pauls pl 4** (11:2896); ext of \$30,000 mtg to Dec23'15 at 5%; Dec23; Dec31'12; Robt G Mead, Jr, trste Gertrude Mead with Emily A Loughman, Englewood, N.J. nom
- Simpson st** (10:2724), ws, 100.7 n 163d, runs w223.7 to Fox xn120x110.5xn2.5ve 110.5 to Simpson xsl28.1 to beg; bldg loan; Dec30; Dec31'12; demand; 6%; Podgur Realty Co to City Mtg Co, 15 Wall. 180,000
- Simpson st** (10:2724), same prop; certf as to above mtg; Dec30; Dec31'12; same to same.
- Simpson st** (10:2724), same prop; sobrn agmt; Dec30; Dec31'12; American Real Estate Co with City Mtg Co. nom
- Simpson st** (10:2724), ws, 100.7 n 163d, 44.1x111.4x40.1x111.10; PM; pr mtg \$—; Dec30; Dec31'12; 3y6%; Podgur Realty Co to American Real Estate Co, 527 5 av. 6,000
- Simpson st** (10:2724), ws, 144.8 n 163d, 42x110.11x42x111.4; PM; pr mtg \$—; Dec 30; Dec31'12; 3y6%; Podgur Realty Co to American Real Estate Co, 527 5 av. 6,000
- Simpson st** (10:2724), ws, 186.8 n 163d, 42 x110.5x42x110.11; PM; pr mtg \$—; Dec30; Dec31'12; 3y6%; Podgur Realty Co to American Real Estate Co, 527 5 av. 6,000
- Whalen st** (13:3423), ns, 100 w Bway, 25 x100; PM; Dec12; Dec31'12; 3y5%; Frank Meehan, 96 Kensington av, Jersey City, NJ to Jno Whalen, trste. 800
- Whalen st, swc Bway**, see Bway, swc Whalen.
- Whittier st** (10:2762-2765), ws, 100 s Seneca av, 167.2x49.11x irreg x100; also WHITTIER ST (10:2762), es, 100 s Seneca av, 185.1x60.11x219.7x160; also EDGEWATER RD (10:2762), ws, 100 s Garrison av, 426.9x100x425x83.3; also EDGEWATER RD (10:2761), nec Seneca av, 175 x150x191.9x155.6; agmt amending description in mtg so as to read as above; Dec 23; Dec28'12; Hunts Point Realty Co with Emma W Cone, 2350 Bway. nom
- Whittier st**, es, 100 s Seneca av, see Whittier, ws, 100 s Seneca av.
- Whittier st & Edgewater rd** (10:2762-2765); same prop; certf as to above agmt; Dec27; Dec28'12; same to same.
- 134TH st, 340-2 E** (9:2296), ss, 89.6 e Alex av, 42x100; PM; pr mtg \$13,000; Dec26; Dec27'12; 1y6%; Bernhard Seymann, Bklyn to Wm Goldstone, 2 W 89. 750
- 134TH st, 340-2 E**; asn rents to secure above mtg; Dec26; Dec27'12; same to same. nom
- 134TH st, 340-2 E**; two PM mtgs, each \$6,500; Dec26; Dec27'12; due & as per bond; Bernhard Seymann, 1232 45th, Bklyn to Sol S Marx, 301 W 108. 13,000
- 135TH st E** (9:2279), ss, 170 e Willis av, 20x100; pr mtg \$—; Dec30; Dec31'12; installs; 6%; Mary Conahan, 414 E 135 to Thos J O'Neill, 153 West Kingsbridge rd. 225
- 137TH st, 524-G E** (10:2549), agmt as to share ownership in mtg; Dec26; Dec31'12; Mary Altieri with Adrian H Jackson, 134 W 131. nom
- 137TH st E** (10:2566), ns, 240.8 e Southern blvd, 50x100; Dec26; Dec27'12; 5y 5½%; Columbia Wax Products Co to Emma M Levy, 57 W 75. 20,000
- 137TH st E** (10:2566), same prop; certf as to above mtg; Dec26; Dec27'12; same to same.
- 137TH st E** (10:2566), same prop; sobrn agmt; Dec23; Dec27'12; Sigmund Levy & Henry Hollerith with Emma M Levy, 57 W 75. nom
- 142D st E, nec Willis av**, see 3 av, 178, Manhattan.
- 156TH st E** (9:2415), ss, 399.7 w Cortlandt av, 100x98.8x100x98.9; Dec26; Dec28'12; demand, 6%; Benenson Realty Co to Rockland Realty Co, 509 Willis av, 40,000
- 156TH st E** (9:2415); same prop; certf as to above mtg; Dec26; Dec28'12; same to same.
- 159TH st E, nec Mott av**, see Mott av, nec 159th.
- 165TH st E** (10:2690), ss, 18.11 w Stebbins av, 18.3x91; ext of \$5,000 mtg to Jan 3'16 at — as per bond; Dec6; Dec27'12; Francis J & Jas V McGarry with Moses & Sigmund Mendelsohn. nom
- 169TH st, 480-S E**, see Washington av, 1286-92.
- 169TH st E, nwc Prospect av**, see prospect av, nwc 169.
- 179TH st E, see Vyse av**, see Vyse av, see 179th.
- 187TH st, 731 E**, see Crotona av, 2400.
- 187TH st E, nec Crotona av**, see Crotona av, 2400.
- 204TH st (Potter pl) E** (12:3311), ns, 400 w Cadiz pl, 50x100, except pt for Transverse rd or 204th; pr mtg \$8,000; Dec28; Dec31'12; due & as per bond; Rachel Dehna to Estates Settlement Co, 200 Bway. 1,000
- 217TH st E (\*)**, ns, 105 w Barnes av, 100x228 to 218th, Wakefield, except from above the following: 217TH ST E (\*), ns, at line bet lots 469 & 503, runs n 114.3xw25xsl14.3 to st x25 to beg; Dec 27; Dec28'12; due & as per bond; Mary Coyne to Title Guar & Trust Co. 5,500
- 217TH st E, ns, at line bet lots 469 & 503**, see 217th E, ns, 105 w Barnes av.
- 218TH st E, ss, 105 w Barnes av**, see 217th E, ns, 105 w Barnes av.
- 224TH st E (\*)**, ss, 230 w of w ½ of Barnes av, 25x114; pr mtg \$4,500; Dec27; Jan2'13, installs, 5%; Jacob C Cantey to Jas B Kilsheimer, 251 W 92. 500
- 259TH st W** (13:3423), ns, 24.11 e Huxley av, 49.10x124x44.4x100; PM; Dec19; Dec 30'12, 1y4½%; Thos Fagan to Henry Forster, 138 E 40. 1,500
- 260TH st W** (13:3423), ns, 100 w Bway, 75x110x75x107.4; PM; Dec12; Dec27'12; 3y 5%; Fidelio S Carter, Mound City, Ill to Jno Whalen, trste, 458 W 155. 4,270
- 260TH st W** (13:3423), ns, 225 w Bway, 34.7x125x75.5x122.3; PM; Dec24; Dec27'12; 3y5%; Lena Clark, 109 W 129 to Jno Whalen, trste, 458 W 155. 775
- 260TH st W** (13:3423), nwc Huxley av, runs w80xnl100xw25xn25x105 to Huxley av xsl25 to beg; PM; Dec24; Dec27'12; 3y 5%; Geo W Simmons, 1061 St Nicholas av to Jno Whalen, trste, 458 W 155. 4,200
- 260TH st W** (13:3423), nec Spencer av, 30x100; PM; Dec26; Dec31'12; 1y5%; Thos Eagan, 217 E 57 to Jno Whalen, 458 W 155, trste. 1,000
- 260TH st W** (13:3423), ns, 30 e Spencer av, 100x100; PM; Dec26; Dec31'12; 3y5%; Thos Fagan, 217 E 57 to Jno Whalen, trste. 2,500
- 261ST st W** (13:3423), swc Huxley av, 27.7x100x5.6x102.4; PM; Dec16; Dec30'12, 3y4½%; Frank De Caro to Henry Forster. 900
- Av St John, 907** (10:2686), es, 51.11 s Prospect av, 20.3x94.11x20.2x96.6; PM; pr mtg \$8,700; Dec31'12; 5y6%; Jos Resnik, 743 Forest av to Smada Realty Co, 391 E 149. 2,300
- Arthur av** (11:3065), ws, 219 n West Farms rd, 25x100; PM; pr mtg \$—; Jan 2'13, 3y5½%; Herman Schrank, 2306 Arthur av, to Jos Cademartori, 76 Macdougall. 1,400
- Babcock av** (13:3426), cl being plot 28 map Villa Sites, at Riverdale, belonging to Jos Rosenthal, 100x106.6x100x132.5; pr mtg \$2,000; Dec31'12; Jan2'13; 1y6%; Jas & Cath Devaney, 300 W 51, to Geo F Liginger, 765 9 av. 2,800
- Barkley av, see Edison av**, see Edison av, see Barkley av.
- Barker av, see Mace av**, see Mace av, see Barker av.
- Barnes av (\*)**, es, 64 n 230th, 50x105, Wakefield; PM; pr mtg \$2,000; Dec27; Dec 28'12; due & as per bond; Hugo C Cook, 2311 St Raymond av to Adam Vorndram, 412 E 147. 2,500
- Belmont av** (11:2945), es, 195.6 n 175th, 25x100; pr mtg \$2,500; Dec28; Dec30'12; due & as per bond; Alice Titus, 1831 Crotona av to Bertha Levy, 1956 Crotona pkwy. 500
- Blackrock av, ns, 100 w Castle Hill av**, see Castle Hill av, ws, extends fr Blackstone to Watson avs.
- Blackrock av, nwc Castle Hill av**, see Castle Hill av, ws, extends fr Blackrock to Watson avs.
- Boynnton av (\*)**, nec Westchester av, 95.11x41.6x98.10x41.7; Dec27'12; 3y5%; American Real Estate Co to McVickar Gaillard Realty Co, 42 Bway. 33,000
- Broadway** (13:3423), ws, 30.6 n 260th, 25 x100; PM; Dec13; Dec27'12; 2y5%; Sadie Sanders, 961 Tiffany to Jno Whalen, trste, 458 W 155. 2,000
- Broadway** (13:3423), ws, 50 s Whalen, 50x100; PM; Dec13; Dec27'12; 3y5%; Ernest McNeill, 611 W 113 to Jno Whalen, trste, 458 W 155. 3,300
- Broadway** (13:3423), swc Whalen 25x 100; PM; Dec13; Dec27'12; 3y5%; Edw F Jackman, 1463 51st, Bklyn to Jno Whalen, trste, 458 W 155. 3,200
- Brook av, 344** (9:2268), receipt for payment of \$1,000 on account of mtg of \$10,000; Dec31'12; Chas L Jones exr Horace J Parmelee to Ella R Dale, 566 Walton av. 5,000
- Brook av** (9:2264), ws, 120 s 137th, 40x 100; ext of \$5,500 mtg to Dec30'15 at 6%; Dec30; Jan2'13; Sophie H Cohen with Cream City Holding Co, 60 Liberty. nom
- Brook av, 2158-60** (9:2395), es, abt 213 s 169th, 45x100.6 to es N Y & Harlem R R; PM; Dec26; Dec27'12; due Jan1'16; 6%; Maria T Higgins, 2038 Mad av to Jno H Buscall Co, a corpn, 1825 Anthony av. 5,000
- Castle Hill av, nwc Blackrock av**, see Castle Hill av, ws, extends fr Blackrock to Watson avs.
- Castle Hill av, swc Watson av**, see Castle Hill av, ws, extends fr Blackrock to Watson avs.
- Castle Hill av (\*)**, ws, extends from Blackrock av to Watson av, 216x205, except pt for Castle Hill, Blackrock & Watson avs, Unionport; also BLACKROCK AV ns, 100 w Castle Hill av, 100x108; Dec27'12; 5y4½%; Roman Catholic Church of the Holy Family, a corpn, to Emigrant Indust Savgs Bank. 32,000
- Central av, see St Agnes av**, see Main av, see Central av.
- Central av, see Main av**, see Main av, see Central av.
- Central av, nwc Seaview av**, see Main av, see Central av.
- Coddington av (\*)**, ss, 100 e Ft Schuyler rd, 75x91.7x75x88.7; Dec24'12; Jan2'13; due & as per bond; Jas O'Hern to Margt Elgar, White Plains, NY, et al. 2,500
- Crotona av, 2400** (11:3104), nec 187th (No 731), 100x50; participation agmt; Dec30; Dec31'12; Chelsea Realty Co with Abr Leipzig, 50 W 77. nom
- Crotona av, 2400**; PM; Dec30; Dec31'12; due & as per bond; Antonio Esposito to Nista Constn Co, Inc, 655 E 189. 9,000
- Crotona av, 2400** (11:3104), nec 187th, 100x50; Dec30'12, 5y5½%; Nista Constn Co to Chelsea Realty Co, 135 Bway. 39,000
- Crotona av, 2400**; certf as to above mtg; Dec30'12; same to same.
- Eastburn av, 1649** (11:2794), swc Belmont, 50x100, except pt for av; PM; Dec 28; Dec31'12; due Jan1'15; 4½%; Rudolph Kanze to Minnie Diedrich, 703 Genesee. 7,800
- Eastchester rd (\*)**, es, 75 n Chester av, 30.3x97.4x40x97.5; Dec10; Dec30'12, 1y6%; Hermann H Isch, 3350 Eastchester rd, to Jacob Lotter, 2127 Baychester av. 1,400
- Edgewater rd, ws, 100 s Garrison av**, see Whittier, ws, 100 s Seneca av.
- Edgewater rd, nec Seneca av**, see Whittier, ws, 100 s Seneca av.
- Edison av (\*)**, see Barkley av, 100x100; Dec20; Dec28'12; due & as per bond; Otto G Hupfel at New Rochelle, NY to North Side Savings Bank, 3230 3 av. 3,300
- Ferris av, swc St Agnes av**, see Main av, see Central av.
- Ferris av (\*)**, ws, at e end of stone wall at ss lands St Joseph's Institute, runs s 303.5xsw104.5 to Westchester Creek xnw 234.1xne627.10xne147.6xne138.5xne71.11 to beg; pr mtg \$—; Jan1; Jan2'13, 3y% as per bond; Albt L Lowenstein to Jas H Donald, 578 W Fairfax av, Norfolk, Va. 10,000
- Forest av, 1129** (10:2651), ws, 190 s Home, 20x87.6; pr mtg \$7,500; Dec21; Dec 30'12; due & as per bond; Frank Fischer, 2184 Valentine av, to Robt J Moorehead, 415 E 140. 1,000
- Grant av, 1056** (9:2448), es, 182.8 n 165th 25x101.7x25x101.9; pr mtg \$7,500; Feb15; Dec27'12; 2y6%; Johanna R Ernst, 1056 Grant av to Bertha Buschatzke, Terminal Hotel on Ehret av, North Beach, B of Q. 1,500
- Grand blvd & concourse** (9:2462), es, 76.9 n 165th, runs e66.2xn0.3xe24.7xn25.9xw12xn 0.3xw79.11 to Grand blvd & concourse xs 26 to beg, except pt for Grand blvd & concourse; Dec31'12; 5y5%; Mary Kelly to Emigrant Indust Savgs Bank, 51 Chambers. 5,500
- Hoe av** (10:2742), ws, 84 s Aldus, runs w100.11xw21xw39xsl150 to av xn42 to beg; bldg loan; Dec26; Dec27'12; demand; 6%; Mack Constn Co, Inc, to City Mtg Co, 15 Wall. 55,000
- Hoe av** (10:2742), same prop; certf as to above mtg; Dec26; Dec27'12; same to same.
- Hoe av** (10:2742), same prop; PM; pr mtg \$55,000; Dec24; Dec27'12; 3y6%; same to American Real Estate Co, 527 5 av. 6,000
- Hoe av** (10:2742), ws, 126 s Aldus, 42x 150; bldg loan; Dec26; Dec27'12; demand; 6%; Mack Constn Co, Inc, to City Mtg Co, 15 Wall. 35,000
- Hoe av** (10:2742), same prop; certf as to above mtg; Dec26; Dec27'12; same to same.
- Hoe av** (10:2742), same prop; PM; pr mtg \$35,000; Dec24; Dec27'12; 3y6%; same to American Real Estate Co, 527 5 av. 6,000
- Hughes av** (11:3077), ws, 245 n 188th, 50x87.6; PM; Dec31'12; Jan2'13; installs; 6%; Rosina Rescigno to Checchina Carucci, 641 E 183. 5,000
- Huxley av** (13:3423), es, 16.7 s Forster pl, 50x75.6x51.3x64.3; PM; Dec13; Dec27'12; 3y5%; David H Rosenberg, 1565 1 av & Israel Spark, 1563 1 av to Jno Whalen, trste 458 W 155. 735



**Huxley av** (13:3423), sec Forster pl, 16.7 x59.2x30.2x64.3; PM; Dec24; Dec27'12; 3y 5%; David H Rosenberg, 1565 1 av to Jno Whalen, trste, 458 W 155. 350

**Huxley av** (13:3423), nec Forster pl, 25.7 x91.3x25x96.10; PM; Dec12; Dec27'12; 3y 5%; Michl G Byrne to Jno Whalen, trste, 458 W 155. 1,120

**Huxley av** (13:3423), es, 100 n 260th, 100 x95x irreg x100; PM; Dec24; Dec27'12; 3y 5%; Jno F Cavanagh to Jno Whalen, trste, 458 W 155. 1,500

**Huxley av** (13:3423), ws, 325 n 260th, 50 x105; PM; Dec24; Dec27'12; 3y5%; Wm L Thompson, 45 Pinehurst av to Jno Whalen, trste, 458 W 155. 1,190

**Huxley av** (13:3423), ws, 125 n 260th, 25 x105; PM; Dec13; Dec27'12; 3y5%; Grant F Chase, 318 W 57 to Jno Whalen, trste, 458 W 155. 630

**Huxley av** (12:3423), ws, 150 n 260th, 25 x105; PM; Dec24; Dec27'12; 3y5%; Michl A Cavanagh, 257 W 188 to Jno Whalen, trste, 458 W 155. 560

**Huxley av** (13:3423), ws, 375 n 260th, 50 x105; PM; Dec24; Dec27'12; 3y5%; Wm L Thompson, 45 Pinehurst av to Jno Whalen, trste, 458 W 155. 1,190

**Huxley av** (13:3423), ws, 175 n 260th, 25 x105; PM; Dec14; Dec27'12; 3y5%; Anthony B Cavanagh, 257 W 128 to Jno Whalen, trste, 458 W 155. 560

**Huxley av, nwc 260th**, see 260th W, nwc Huxley av.

**Huxley av** (13:3423), ws, 144.4 s 261st, 125x105; PM; Dec24; Dec27'12; 3y5%; Andrea Scalvini, 445 W 153 to Jno Whalen, trste, 458 W 155. 3,000

**Huxley av** (13:3423), ws, 369.4 s 261st, 50x105; PM; Dec24; Dec27'12; 3y5%; Emil & Eugene Philipp, 506 Ams av to Jno Whalen, trste, 458 W 155. 1,250

**Huxley av** (13:3423), ws, 102.4 s 261st, 42x105x18.7x107.6; PM; Dec24; Dec31'12; 3y 5%; Frank De Caro, 725 Greenwood av, Bklyn to Jno Whalen trste. 950

**Huxley av, swc 261st**, see 261st W, swc Huxley av.

**Katonah av, 4323** (12:3378), ws, 25 s 238th, 25x85; PM; pr mtg \$5,000; Dec14'12; Jan2'13; due April'14, 6%; Kath Le Brun, 300 Northern av, to C N Shurman Investing Co, 43 Exch pl. 2,300

**Lawrence av, es, 25 n Central av**, see Main av, ws, 125 n Railroad av.

**Lawrence av, es, 75 & 100 n Central av**, see Main av, sec Central av.

**Lawrence av, nec Westchester av**, see Main av, sec Central av.

**Lincoln av** (9:2317), ws, 50 s 134th, 50x 100; Dec27'12; 3y5%; Patk Goodman to Mary McAdam, 344 E 58. 10,000

**Ludlow av, (\*)**, ss, 205, 25x100; Dec27'12; due Dec1'15. —; Simeon Winterbottom, 322 31st, Woodcliff, NJ, to Helena Schwartz, Av C & 13th, College Pt, LI. 350

**Mace av, (\*)**, sec Barker av, 50x100; PM; Dec30'12; due &c as per bond; Maxwell C Lewis, 452 Ft Wash av, to Ralph L Sachs, 216 W 100. 3,000

**McGraw av (old rd, \*)**, ss, 150 e Storrow, 25x82.7; pr mtg \$ —; Dec30'12; due July'13, 6%; Gidale Lion to Esther Laufer, 118 Columbia. 485

**Main av, ws, 125 & 225 n Central av**, see Main av, sec Central av.

**Main av, (\*)**, sec Central av, 50x100; also SEAVIEW AV (\*), ws, 175 n Railroad av, 25x100; also ST AGNES AV (\*), sec Central av, 100x100; also SEAVIEW AV (\*), es, 25 s Central av, 25x100; also WESTERN AV (\*), sec Westchester av, 125x100; also LAWRENCE AV (\*), es, 75 n Central av, 25x100; also MAIN AV (\*), ws, 125 n Central av, 50x100; also MAIN AV (\*), ws, 225 n Central av, 25x100; also LAWRENCE AV (\*), es, 100 n Central av, 75x100; also ST AGNES AV (\*), es, 25 n Central av, 25 x100; also SEAVIEW AV (\*), nwc Central av, 50x100; also LAWRENCE AV (\*), nec Westchester av, 25x100; also MAIN AV, nwc Westchester av, 50x100; also ST AGNES AV (\*), swc Ferris av, 375x200 to St Marys av, x375 to Ferris av x200; also FERRIS AV (\*), nwc St Agnes av, 200 to St Marys av x280 to Pelham River irreg to St Agnes av x190, except pt taken for Baychester & Briggs avs; also A T to Main av (\*), ws, 75 n Central av, 50x100;

and also in & to any other lots on said map now owned by party 1st pt; PM; Dec 27; Dec30'12; 3y5%; Wm R Nash, Bklyn to Walter W Taylor, 428 Tecumseh av, Mt Vernon, NY. 27,000

**Main av, (\*)**, ws, 125 n Railroad av, 25x 200 to Lawrence av; also LAWRENCE AV (\*), es, 25 n Central av, 25x100; except pt for Baychester & Briggs avs; PM; Dec27; Dec30'12; 3y5%; Wm R Nash to Walter W Taylor, 428 Tecumseh av, Mt Vernon, NY. 1,200

**Main av, nwc Westchester av**, see Main av, sec Central av.

**Mott av** (9:2459), nec 159th, runs n100 xe219.7xs23.5xs27xw10xs49.7 to 159th wx 210 to beg; Dec28; Dec30'12, 3y5%; Jno H J Ronner, Henry H Sherman & Louis A Risse to Marion D Risse, 599 Mott av. 18,000

**Netherland av** (13:3426), cl 100 s 259th, runs s111.9xe177.9xn110.8xw165.6 to beg; PM; Jan2'13; 3y5%; Danl S Morrison, 5695 Riverdale av, to Jno H Thorn, on ss 239th, e Blackstone av. 1,000

**Prospect av** (11:2968), nwc 169th, 70.3x 79.11x40x84.6; bldg loan; Dec26; Dec27'12; demand; 6%; Freeminstreet Co, Inc, a corpn, to City Mtg Co, 15 Wall. 65,000

**Prospect av** (11:2968), same prop; certf as to above mtg; Dec26; Dec27'12; same to same.

**Prospect av** (11:2968), swc Freeman, 75.4x79.11x38x88.3; bldg loan; Dec26; Dec 27'12; demand; 6%; Freeminstreet Co, Inc, a corpn, to City Mtg Co, 15 Wall. 65,000

**Prospect av** (11:2968), same prop; certf as to above mtg; Dec26; Dec27'12; same to same.

**Prospect av** (11:2968), ws, 75.4 s Freeman, two lots each 50x79.11, two bldg loan mtgs each \$40,000; Dec26; Dec27'12; demand; 6%; Freeminstreet Co, Inc, a corpn, to City Mtr Co, 15 Wall. 80,000

**Prospect av** (11:2968), same prop; two certfs as to above mtgs; Dec26; Dec27'12; same to same.

**Rosedale av, (\*)**, es, 75 n Merrill, 25x 100, except strip 5 ft in depth taken by City NY; PM; pr mtg \$3,000; Dec30; Dec31 '12; due June30'15; 5%; Jno Neilson to Annie Balkin, 455 E 182. 1,700

**St Agnes av, es, 25 n Central av**, see Main av, sec Central av.

**St Agnes av, sec Central av**, see Main av, sec Central av.

**St Agnes av, swc Ferris av**, see Main av, sec Central av.

**St Lawrence av, (\*)**, ws, 125 s Mansion, 25x95; except part for av; Dec27; Dec28'12; due Jan1'16 at 5 1/2%; Mary E. Aikin, 1489 St Lawrence av to Eleanor S Byrt, 1057 E 2d, Bklyn. 3,500

**St Lawrence av, (\*)**, ws; same prop; pr mtg \$3,500; Dec27; Dec28'12; due Jan1'16, 5 1/2%; same to Ellen A Halsted, 174 Prospect pl, Bklyn. 800

**Seaview av, es, 25 s Central av**, see Main av, sec Central av.

**Seaview av, ws, 175 n Railroad av**, see Main av, sec Central av.

**Seaview av, nwc Central av**, see Main av, sec Central av.

**Seneca av, nec Edgewater rd**, see Whittier, ws, 100 s Seneca av.

**Seton av, (\*)**, ws, 450 s Randall av, 25x 100; Edenwald; Dec28; Dec31'12; due Jan 1'16; 5 1/2%; Julius Heiderman to Maria Moritz, 455 E 16. 2,000

**Southern blvd, 347-9** (9:2296), ns, 171.6 e Alex av, 40x100; PM; Dec26; Dec27'12; due Jan1'17; 5%; Bernhard Seymann, 1232 45th, Bklyn, to Alice Cleaveland, 96 St James pl, Bklyn. 12,000

**Southern blvd, 355-9 E** (9:2296), ns, 251.6 e Alex av, 60x100; PM; Dec26; Dec 27'12; due &c as per bond; Bernhard Seymann, 1232 45th, Bklyn to Kath L Barbour, 130 E 67. 18,000

**Southern blvd, 355-9 E** (9:2296), PM; pr mtg \$18,000; Dec26; Dec27'12; 1y6%; same to Wm Goldstone, 2 W 89. 1,000

**Southern blvd** (9:2296), same prop; asn rents to secure above mtg; Dec26; Dec 27'12; same to same. nom

**Southern blvd** (9:2296), ns, 231.6 e Alex av, 20x100; PM; Dec26; Dec27'12; 3y5%; Bernhard Seymann, 1232 45th, Bklyn, to Sarah D Thomson, 269 N Grove, East Orange, NJ. 6,000

**Spencer av** (13:3423), es, 100 n 260th, 25 x105; PM; Dec24; Dec27'12; 3y5%; Eugene O Krings, 50 Myrtle av, Bklyn to Jno Whalen, trste, 458 W 155. 500

**Spencer av** (13:3423), es, 350 n 260th, 50 x105; PM; Dec24; Dec27'12; 3y5%; Emile Brunel, 285 W 261 to Jno Whalen, trste, 458 W 155. 700

**Spencer av** (13:3423), es, 125 n 260th, 50 x105; PM; Dec26; Dec27'12; 3y5%; Jno G Beck, 6009 Bway to Jno Whalen, trste, 458 W 155. 750

**Spencer av, nec 260th**, see 260th W, nec Spencer av.

**Teller av, 1055-7** (9:2428 & 2433), ws, 139.6 n 165th, 40x100; Jan2'13; due May2 '13 6%; Andw Komorowski, of L I City, to Lamont Realty Co, 198 Bway. 500

**Tinton av, 527** (10:2581), ws, abt 150 s 149th, 25x100; Nov26; Dec30'12; due &c, as per bond; Josephine I Charleton to Louis O Van Doren, 299 Alexander av. 630

**Tinton av, 985** (10:2659); ext of \$3,500 mtg to Dec10'15 at 5%; Nov25; Dec30'12; Lawyers Title Ins & Trust Co with Matilda Schmitt. nom

**Vyse av** (11:3127), sec 179th, 39.11x100x 36x99.11; ext of \$3,000 mtg to Jan8'16 at % as per bond; Dec26; Dec30'12; Geo G & Emma L Davis with Louise McCarren, 428 College av, & Dora Baumeister, 428 College av. nom

**Washington av, 1286-92** (9:2373), sec 169th (Nos 480-8), runs e113.7xs50.9xe1.4xs 50.9xw116 to av xn101.6 to beg except part for av; also except so much of above as lies to east of a line distant 100.7 e from es Wash av as now laid out; PM; pr mtg \$17,000; Dec2; Dec28'12; due &c as per bond; L & S Constr Co, 1834 Clinton av to Louisa R. Houchin, 1292 Wash av. 11,865

**Washington av, 1690-8** (11:2915), ext of two mtgs for \$35,000 each to Dec24'17 at 5%; Dec24; Dec27'12; Lawyers Title Ins & Trust Co with Morris Silverman, Isaac Leader & Jacob Bloom. nom

**Watson av, swc Castle Hill av**, see Castle Hill av, ws, extends fr Blackrock to Watson av.

**Webster av, 4300** (12:3401), es, 90.1 n 236th, 59.9x100.3x50x120.11; PM; Dec31'12; due &c as per bond; Wm H Mullen, 458 Mott av to Fredk C Hardy, 82 Decatur, Bklyn. 2,200

**Western av**, see Westchester av, see Main av, sec Central av.

**Westchester av, nec Boynton av**, see Boynton av, nec Westchester av.

**Westchester av, nec Lawrence av**, see Main av, sec Central av.

**Westchester av, nwc Main av**, see Main av, sec Central av.

**Westchester av, sec Western av**, see Main av, sec Central av.

**Williamsbridge rd, 1424** (\*), sal Ls; Dec23; Dec30'12, demand, 6%; Vincenzo Manzella to Lion Brewery, 104 W 108. 2,250

**Willis av, nec 142d**, see 3 av, 178, Manhattan.

**Zerega av, (\*)**, es, 100 n Westchester av, 125x100; PM; Dec30'12; Jan2'13; due &c as per bond; Bronx County Constn Co to Frank M Clendenin, 2244 Westchester av. 6,500

**Zerega av, (\*)**; same prop; certf as to above mtg; Dec31'12; Jan2'13; same to same.

**3d av, 2505** (9:2320), nws, 175.6 ne 136th, runs nw100 xne— to pt 69.4 s 137th xe100 to av xs24.5 to beg; Dec24; Dec28'12; due &c as per bond; Isaac Boehm to Title Guar & Trust Co. 18,000

**3d av, 2505**; pr mtg \$18,000; Dec27; Dec 28'12; due &c as per bond; same to Mathias Haffen, 652 Courtlandt av. 3,000

**3D av** (11:2927), es, 175 s 171st, 50x100; pr mte \$39,500; Dec30'12; Jan2'13; due &c as per bond; Wendover-Bronx Co to Moses Cowen, 40 E 83. 3,000

**3D av** (11:2927); same prop; certf as to above mtg; Dec30'12; Jan2'13; same to same.

**3D av, 2980**, see 3 av, 178, Manhattan.

**3D av, 3044-6**, see 3 av, 178, Manhattan.

**3D av, es, 25 n 156th**, see 3 av, 178, Manhattan.

The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.



# IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the



## Architectural Record

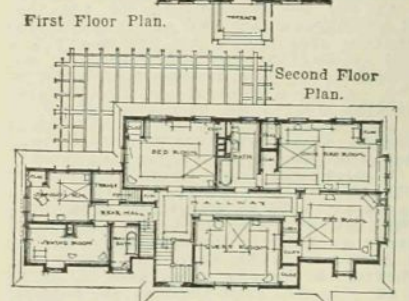
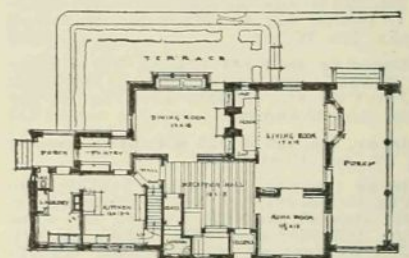
The National Magazine for Architects, Owners and Builders

A Powerful Business Producer for those firms whose products are used in Building Construction, Equipment or Furnishing  
GUARANTEED CIRCULATION EXCEEDS 11,000 MONTHLY.

In these six numbers are **also** illustrated and described the numerous building-specialties that add very much to the comfort, convenience and value of the modern home, without materially increasing the initial cost; and **this** information **may** mean the **saving** of many dollars to **you**.

### Our Special Offer

We have a limited supply of these sets of six (including the October COUNTRY HOUSE NUMBER), which are invaluable to those who expect to build or make alterations. Although the **regular** price is \$1.50, we make **you** a **special** offer of \$1.00 for the six, while the sets last, if you will mention *Record and Guide*. They will soon be sold. Send us your order today, tomorrow may be too late.



FIRST AND SECOND FLOOR PLANS GREATLY REDUCED

**THIS \$1.00 SHOULD SAVE YOU HUNDREDS**

THE ARCHITECTURAL RECORD

224 Metropolitan Annex, New York City

Enclosed is \$1.00, for which please mail your last six numbers (including the October COUNTRY HOUSE NUMBER), according to special offer in *Record and Guide*.

Name \_\_\_\_\_

Address \_\_\_\_\_