## THE TRANSIT SITUATION IN GREATER NEW YORK



# Local Influences, Not Operative in the Same Degree in Other Cities, Will Induce 

 a Suburban Movement of Exceptional Proportions Here in the Next Ten Years.By WILLIAM HERBERT.

IN the first article of this series there were pointed out some of the reasons which are making for more rapid suburban development in and around all the large cities of the United States and Great Britain. In the present article the conditions which are making for rapid suburban development in the neighborhood of New York will be discussed in some detail. More than any of the large cities of the world, New Yor needs to transfer part of its population to the cheaper land by which it is surrounded; and the greatness of the need has given zest to an enormous, sustained and costly effort to break through the physical obstacles which have prevented the expansion hitherto, and consequently to give the population of the city access to the unoccupied areas on its margin.

Flat Life Unnatural.
The people of New York have become so much accustomed to living in tenements and flats that they have almost forgotten that such a method of life is contrary to the ordinary habits and most deeply-rooted instincts of their forebears It seems natural for people of Latin descent, as the French or Italians, to live in multiple dwellings; but Eaglish-speaking peoples have always preferred the detached house, and they do so still. All over England and the United States the popular type of residence for the urban inhabitant is the individual house
Only the poor and a certain class of the well-to-do who want to live in a central location prefer the tenement and apartment house. New York is, of course, so much a cosmopolitan city that many of its residents accept a life in tenements or apartments without any sense of its undesirable aspects; but there can be no doubt that the larger part of the New York families who are paying a rent of $\$ 40$ a month and over to the owner of a flat would, in case they were able, be living in a suburban or semi-suburban house. It is necessity, or what they conceive to be necessity, rather than choice which determines their manner of life.

## Causes of Congestion.

The physical conditions which have caused the congestion of the population of New York are too obvious to require


MYRTLE BOULEVARD, LARCHMONT
GARDENs.
The present series of articles is the first systematic attempt to collect and discuss the trade experience of the several producing and selling branches of the business of suburban developing in and adjacent to Greater New York. Only through a comprehensive study of that experience is it possible to ascer= tain what are the prevailing tastes and financial requirements of suburban home buyers. Information for use in these articles, which will be generously illustrated with photographs and diagrams, has been obtained from nearly one hundred of the more active suburban companies operating in the local market. The current article is the second in the series, which contains ten more articles by William Herbert, author of "Houses for Town and Country," and two by A. F. Brinckerhoff, landscape architect.
more than a mention. The original city of New York was located on an island, separated on three sides from space to expand by broad bodies of water. These waters were not impassable, and large numbers of New Yorkers have always crossed the East and Hudson Rivers every day. Nevertheless, the easiest outlet was toward the north, and until recently the land to the north claimed the larger proportion of the increase in population. But the inevitable result was that the New Yorker had to travel further on the average in getting to and from his business than the inhabitant of any other big city. Because of the pressure of population on space residential land values waxed very high, so high that in Manhattan the private house became a rare type of improvement. Manhattan became a city of apartment houses and tenements, and even in the outer boroughs a large and increasing proportion of the population were forced to live in multiple dwellings.

## Results of Consolidation.

From the very start unusually costly and energetic attempts were made to meet this strain upon the city's means of transit. The surface cars and the ferries ceased to be anywhere near satisfactory in the seventies, and before 1885 the elevated road and the first Brooklyn Bridge had been built. A few years later the need for a subway with an express service and more bridges had already appeared, and agitation for their construction was begun. For many years, however, this agitation was fruitless. The various plans put forward failed chiefly because the engineering, financial and other obstacles were so considerable that they could not be immediately overcome.
The consolidation of the old City of New York with the counties of Kings, Queens and Richmond was the result chiefly of a widely prevailing opinion that administrative unity was a condition of the ultimate construction of an efficient transit system covering the whole metropolitan area. The first fruits of consolidation was the building of three new bridges, although no arrangements were made to lay out a comprehensive transit system, of which these bridges


LARCHMONT GARDENS CLUBHOUSE
would be connecting links. The first subway followed soon thereafter, and then the Brooklyn subway. All these new means of transit did not, however, do more than meet an actually existing need. They were outgrown within a year after they were completed. It became evident that the only way in which New York City could burst its bonds and reach the cheaper land on its outskirts was by making a really herculean effort to construct a new and an adequate transit system.

## Transit Betterments.

That effort is now being made. New York City is about to spend over $\$ 250$,000,000 in an attempt to create a series of forced draughts of transit, which will rapidly bear its citizens through the densely populated area into the region of open land. These new transit lines will radiate in every direction, and will afford access to a larger supply cheaper land than its inhabitants have known for a generation. Moreover, the railroad companies are co-operating with the city in this attempt to improve the means of transit. All except one of the railroads which terminate on the New Jersey side of the Hudson River are having their passengers transported by rail to convenient terminals in Manhattan at a considerable saving of time over the old ferries.
Two of these roads have introduced improvements into their service which have reduced the running time and increased the comfort of their passengers. The Long Island Railroad is being electrified and practically reconstructed, with the result that within a few years a vast quantity of additional territory on that island will come within the zone of colonization. It is extraordinarily fortunate for the people who use the railroad that it is owned by a corporation which could afford to invest so much money in the improvement of its service at a time when the existing lines were not profitable. It is fortunate also that the new municipal subway system will be so intimately connected with the Long Island
terminals in Queens, Brooklyn and Manhattan.

Finally, an equally colossal effort has been made by the railroads terminating at the Grand Central Station to make their suburban service as efficient and as convenient as possible. In all these cases, except that of the New Jersey railroads,


Entrance gates to larchmont GARDENS.
New York has been benefited because it is served by wealthy corporations, which can afford to make investments with but small regard for immediate returns. Within a few years its transit equipment, instead of being as in the past, inadequate to its current needs, will be more than adequate. It will encourage expansion, instead of holding it back, and this fact will have an important bearing not only upon the future distribution of population, but upon that re-distribution of population which will take place within the next ten years.

Undoubtedly the greater accessibility of comparatively cheap land will revive the interest of the New Yorker in the idea of occupying a house of his own; and the kind of house he will want will not be the old brownstone or brick residence built in blocks, but the detached suburban house. In this respect New York will resemble those parts of the middle Western American cities which have grown up since the use of the electric trolley. In such cities the choice is coming to be one between the detached house and the apartment, and so it will be in New York.

## Passing of the Old Brownstone Rows.

The city house, massed in blocks, is likely to become an obsolete type. It will bebecome comparatively obsolete, not merely because enough land should be made available to give every family that wants it more room, but because a larger number of families will want more room. The families that decide to live in detached houses will do so in many cases because they want playgrounds and breathing space for the children, in which respect the city house is not much better than the apartment. Indeed, in this respect the city house is so good as certain types of semi-suburban apart-- ment houses which have been springing up in the middle West.

The accelerated growth of the New York suburbs does not mean merely that a much larger proportion of the future increase of population will seek suburban homes. It means that an increasing displacement of population now living in apartment houses is bound to take place. Among the apartment house inhabitants there is a considerable proportion who were partly forced into choosing that kind of residence, and who have been kept away from the suburbs only because of certain inconveniences of suburban life. Any change in condition which tends to make the suburbs more accessible or more pleasant as a place of residence forces a certain number of apartment house occupants into a condition of residential instability. They can be per-

suaded to move, provided they can be made to understand just what are the real advantages of suburban life under the new conditions. The great problem of suburban development companies is to get at these people, to track them dowa and then to make them understand in what respect conditions have changed. Of course, this knowledge will in any
event slowly spread. The conditions which are making in favor of an accelerated suburban movement are fundamental and all-powerful. But under moder.a methods business men do not wait for conditions to have effect. They seek to anticipate what the new conditions are, and then to take advantage of their appearance.

Individuals and companies interested in suburban property need above all some method of reaching this increasingly important source of business, just as they need about as much the ability to place before possible customers the class of suburban accommodation which will prove to be the most attrac-


## QUEENS LEADS IN INCREASES OF VALUES

During the Last Eight Years Its Real Estate Has Increased $258 \%$ In Value-As a Place For Investment

By JOHN W. PARIS

THE only excuse one can reasonably offer for assuming to prophesy, is that the laws of nature are immutable, and that the same cause or combination of causes will, under like circumstances, always produce the same effect. Any prediction, therefore, that we make of the future will be made with the past as the basis of judgment.

In the course of this review, where statistics are used, they will, as a rule, appear as percentages. Their meaning will thus be more easily comprehended. It is percentages in which we are all interested. The actual increase in New York City real estate during the last eight years has been 64 per cent., or an average of 8 per cent. per year. This is in addition to the rents collected for the use of the property.

Assuming that the rents would pay all taxes and repairs, and would leave a margin of 3 per cent. on the total value of the real estate, and you have an 11 per cent. investment; that is, Father Knickerbocker, averaging his entire real estate holdings, has an investment which has returned him 11 per cent per annum. While this is the average return, there are sections of the city which fall far below this percentage, and there are other sections of the city that far exceed it. As it is percentages in which we are interested, the shrewd investor will search carefully for those sections of the city wherein the greatest percentage of profit may be assured.

## Percentage of Increase in Values.

For the purpose of this article, we will consider only the borough divisions of the city. For a detailed systematic study, this should be carried to a much greater extent, even to a study of the various wards of each borough. The boroughs will have to suffice, however, in this instance.

From 1904 to 1912, or a period of


MR. JOHN W. PARIS.
eight years, the per cent. of increase in real estate values in the various boroughs was as follows:
 Queens
$32.25 \%$
$10.16 \%$
During the same period the increase in buildings erected on this real estate was as follows:
 Queens $\begin{aligned} & \text { Richmond } \\ & \\ & \\ & \\ & \\ & 616.3 \%\end{aligned}$
$\begin{array}{ll}3 & \% \\ 1 & \% \\ 4 & \% \\ 2\end{array}$
During the same period, the increase of population in each borough was as follows:


From the foregoing tables, it is seen that the Borough of Queens leads all the boroughs in increased real estate values by a very large margin.
It would hardly seem possible that real estate in that borough had increased 258 per cent. in eight years, or an average of $321 / 4$ per cent. per year, yet such is the fact.

## A Big Building Year.

During the past twelve months, building operations have been quite active in all boroughs of the city, both Manhattan and Bronx exceeding 1911 by a considerable margin. Queens enjoyed an unusual active building movement in 1911. It has not quite reached that same high water mark for 1912. A careful study of the building operations of the borough, however, reveals some interesting features. In the matter of manufacturing plants, we find an increase of 28 per cent. in number for 1912 as compared with 1911, and an increase in cost of 63 per cent. In office buildings, we find that the number of such buildings erected increased by 26 per cent. and the cost by 42 per cent. The industrial life of the borough, therefore, shows a healthy increase over that of 1911. This is highly gratifying, as it is placing our industrial and commercial life in a location where there is ample living room for employer and employee, and those who are sufficiently fortunate to find employment in these new plants require no further thought as to the congestion problem.

## Our Investing Status.

America is not recognized as a nation of investors to the extent that some European nations are. In France, Germany, Switzerland and other European countries, practically every individual is a saver and investor. In this country we are becoming known as a
nation of savers, but have not yet reached the stage of investors. As a result, our savings banks are numerous and well patronized. People at large, have not fully grasped the importance of making their savings work. They fully realize the importance of working hard for their savings, but they have not yet grasped the importance of making their savings work hard for them. Our lawmakers and legislative bodies have not awakened to the importance of protecting the saving public from the depredations of the stock gambler, the gold mine and the oil well schemers. Through these channels millions of dollars every year are lost by a savings public which is ambitious to make its savings work, but which is not in a position to analyze and judge the merits and demerits of the various propositions which are placed before it Legislation is bound to come, whereby investments, whether questionable or otherwise, must be scrutinized by some capable bureau or official before the promoter is permitted to offer same to the public. Legislation of this kind is bound to not only save this enormous loss following unwise investment, but will establish a confidence whereby thousands of savers who are at the present time permitting their funds to lie in savings banks at the very low rate of interest paid by these institutions, to invest their surplus in good, safe productive channels.

From the standpoint of safety alone, New York City real estate surpasses all other known security. Railroad stocks and bonds, industrial stocks and bonds, even government bonds depreciate in value in times of panic. During the panic of 1907, when every other security depreciated in value from 10 to 50 per cent., New York City real estate advanced in value over $\$ 100,000$. 000 . The inexperienced investor is 1 iable to become confused in determining where he may best place his savings. A few well established rules may aid very much in this determination.

## Rules for Investors.

First-It is population and population only which makes real estate values. Most people have the superficial idea that it is improvements, buildings, street pavings and subway lines which make up real estate values. All of this has no value whatever if there is no one to use them or occupy them.
Second-As population makes real estate values, transportation controls the distribution of this population.

Third-New York City must provide housings and commercial buildings for a population of at least 300,000 persons a year. The birth rate exceeds the death rate by 65,000 a year. The normal immigration into this country is about 800,000 a year. One hundred and fifty thousand of this immigration remains in New York City. Immigration
from the various sections of our own country will amount to 35,000 a year. We thus have an actual increase in population of 250,000 a year. The dispossessed population of this city, whose homes are torn down in order that way may be made for new commercial blocks, new school houses, parks, railroad yards, etc., will amount to from 50,000 to 75,000 more.
If it can, therefore, be determined with any degree of accuracy the bulk of this population will settle, each year it can be most certainly determined where the greatest percentage of profits are to be made. As it is transportation which controls the distribution of population, it therefore becomes purely a question of the study of the trend of transportation

## Lines of Least Resistance.

Bodies of people are like bodies of water which constantly follow the channels of least resistance. Resistance as to people is made up of three items only; namely, time, trouble and expense. Where population can travel, therefore, with the least expenditure of time, with the least expenditure of trouble, and with the least expenditure of money, is where they have and always will travel. The building of the subways into the northern parts of the city has been followed by an enormous inflow of population, which settled along these lines. The building of the Williamsburg Bridge was responsible for the building up of Brownsville, where a population of not less than two hundred thousand has congregated during the past six or seven years.

For the past two years the public officials of this city have been in constant negotiations with the transportation companies controlling the two transportation corporations in this city, with the end in view of constructing and putting in operation an enormous amount of additional and much needed transportation. New lines have been laid out and approved by the Public Service Commission, the construction and equipment of which will cost fully $\$ 325,000,000$, and will considerably more than double the rapid transit facilities of the city. Practically every rapid transit line leading to and from the great commercial center of the city is today carrying up to its maximum capacity and far beyond its humane capacity. It is no trifling task at the present time to enter a subway or elevated train during the rush hours and stand the buffeting, pushing and jamming which is ever present on any of these lines during these hours. The very minute that new lines, therefore, are opened into new territories, this uncomfortable travelling condition will turn large numbers of our population into these new channels of transit, and will immediately cause a rapid building
up of territories adjacent to such transit lines, and the consequent rise in values.

## New Transit Lines.

As to the sections of the city which are to be benefited by this wonderiul extension of the rapid transit systems, Manhattan gets the Lexington avenue iine extending up the East Side, and the Seventh avenue line extending down the West Side; Bronx gets the Jerome avenue line, the White Plains avenue line and the Southern Boulevard line, all extending to the outermost limits, of that borough; Brooklyn gets its line between 14th street, Manhattan, and Williamsburg and Cypress Hills; also a line linking Coney Island to Greenpoint; and the tunnel from Varick street, Manhattan, to Fulton street, Brooklyn; the Eastern Parkway line, the Fourth avenue line, and the Nostrand avenue line, all extending to the far outlying sections of that borough; Queens gets the Jamaica avenue extension to Jamaica, the Liberty avenue extension to South Jamaica, the Corona and Flushing extension and the Astoria extension. The Corona, Flushing and Astoria extensions are peculiar in that they are the only dual operating lines in the city. That is, over these lines will operate the trains of the Interborough subway system, the Manhattan elevated system, and the Brooklyn rapid transit subway and elevated systems, thus putting this territory in direct connection with every mile of rapid transit lines now existing or to be built.

## Where the Most Profit Can Be Made.

This territory likewise lies within from five to fifteen minutes of the city's great commercial heart, while to reach the unoccupied sections of Bronx, and the unoccupied sections of Brooklyn will take from forty to fifty minutes. It should not be difficult, therefore, when these facts are recognized, for the investor to determine where the greatest profits are to be made or for the family to decide as to the most economical and convenient place to live. The records show that Queens has far exceeded any other borough in physical improvements and profits during the last few years, and the transportation developments prove that it will likewise exceed any other borough in the city in profits and population during the next few years. Fortunate, therefore, is he who selects wisely and quickly.
-A syndicate of Flushing citizens are in conference with the object of building a suitable theatre. They have had plans prepared by Edward Richardson and are negotiating for a lot on Broadway near Murray Lane, now owned by John W. Crawford. The lot will cost $\$ 4,500$ and the building about $\$ 7,000$.


A GAteway to A queens borough development.

## STATEN ISLAND ON THE EDGE OF A BOOM

Small Houses Going Up Everywhere on Transit Lines, and Acre Plots in Most Demand

I N reviewing the activities in real es tate on Staten Island during the year now closed there are two distinguishing features forced upon the attention of the close observer in the Borough of Richmond.

In the first place, the activity in the section within walking distance of the ferry landing at St. George is apparent and in the second place, the large number of sales of small acreage plots, in the interior of the island, is a feature deserving attention.

The St. George development is mainly due to the fact that the conditions of a place of residence within twenty-five minutes of the downtown section of New York, and at a five-cent fare by means of one of the best systems of transportation in New York, are gradually being recognized by those who are engaged in professional and business pursuits in the lower part of Manhat$\tan$.

Another feature accounting for the activity is the fact of the selection of the new courthouse site adjoining the present Borough Hall. Not only have those who had their places of business and residences on the site selected been compelled to buy elsewhere, but the building of the courthouse at St. George will have a tendency to create more and more of a civic centre in that particular section of the island, and presumably property will advance in value as this improvement becomes more and more pronounced.

Whether the trend of business will go toward the southward in the direction of Tompkinsville or to the northward and westward towards New Brighton is problematical, and only the future will teach us what many would like to know now. In the meantime, the erection of apartment houses in that section is passing the experimental stages, and the erection of the "Castleton Apartments" and the "Beverly Apartments" has been accompanied by such eminently satisfactory financial results that the field would now appear to be open with assured prospects of success to those who are engaged in the erection of apartment houses.
The distance in time from the Battery to St. George over the bay being so short, and the residential features of the surroundings so sure, it is, indeed, a great wonder that the advantages of this section for apartment houses have not long ago been recognized.

## A Good Place to Own a Home.

The erection of one-family dwellings, varying in cost from $\$ 2,500$ to $\$ 7,500$, is continuing throughout the island. In fact, there is not a section of the island which is reached by the trolley or steam cars that is not improving by the erection of buildings of this kind.

In the industrial sections of the island, such as the North Shore, the section around Linoleumville and Bullshead, the two-family house still continues to be the popular dwelling-the one mostly in demand. Along the South Shore, particularly in the neighborhood


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of the beaches, there is a tremendous activity in small bungalows. This is the case at South Beach, at Midland Beach, at New Dorp Beach, at Giffords, at Eltingville and at other places. These structures, of course, are largely inexpensive ones with a sprinkling of more pretentious buildings, and they are mostly occupied for the summer only, but nevertheless they have the effect of drawing to Staten Island a great many people who, after a residence of one or two summers on the island, become permanent residents.

## Acre Plots.

As regards the acreage propositions, there has been comparatively little activity. Some of the larger operators, who have been buying farmland and subdividing it into small plots, have finally recognized the demand for larger plots and have very wisely placed on the market a number of subdivisions of farms, cutting them up into acre plots, which they have been selling with pronounced success and great rapidity to those who do not want their residence confined to one or two lots, but who would prefer to have a little elbow room.
Along the southern shore of the island, at Grassmere, Dongan Hills, New Dorp, Giffords, Annadale, Huguenot, and Prince's Bay, there has been a great deal of activity in the erection of houses. The conditions in this section are being more and more realized by the commuters. The industrial development is in a highly satisfactory condition. The existing concerns have been largely increasing their employees, and a number of new concerns have come to Staten Island within a year or two, such as, for instance, a large, new linoleum plant, established at Elm Park in the neighborhood of the Standard Var nish Works, and the American Linseed Oil Co., the factory of Charles D. Durkee at Grasmere, the new bread machinery plant at Stapleton, the veneering mill at Arlington and a number of other smaller concerns, all of which, of course, contribute to the prosperity of the sections in which they are built and aid in the increase of property values.

The Transit Facilities.
The ferry service between Staten Island and New York shows a great

The New Courthouse Will
Advance St. George As a Civic Center-Summer Residents Multiplying.
increase, and the ferry service which was maintained during the summer between Staten Island and Brooklyn has been encouraged to the extent which warrants the running of another ferry during the spring, and this summer business will probably result in a steady all-the-year-round ferry service between Staten Island and Brooklyn.
The statistics of the number of passengers carried on the steam cars and electric cars for the last year are very interesting, the number of passenger carried on the steam cars being approximately six and one-half millions and those carried on the trolley cars about thirteen millions. Both the steam cars and the trolley system are attempting to improve their service; the steam cars by double-tracking the road to Tottenville, and the trolley cars by increasing their equipment and double-tracking some of their branches wherever this can be done.

## The Waterfront.

As regards the waterfront development, of course everybody familiar with Staten Island affairs realizes that the waterfrontage forms the most valuable commercial asset of the borough, and consequently the public authorities, as well as those interested in the material development of the island, such as the Staten Island Chamber of Commerce, are giving a great deal of their time and energy to the proper development of the twenty-five miles of waterfront of the borough, but the plans so far studied and discussed have not yet taken any concrete form.
In conclusion, it can be stated that the year just closed has been one of average activity and progress, and it is firmly expected, from the indications at the present time apparent, that the year 1913 will be one of more pronounced progress.

## SUBWAY ROUTE APPROVED BY COMMISSIONERS.

The Public Service Commission for the First District has received the report of the commissioners appointed by the Appellate Division approving the Whitehall street-East River-Montague street rapid transit one and the order of the court confirming the report. This is the route selected by the commission for the Brooklyn Rapid Transit Company's tunnel to connect the proposed Broadway subway in Manhattan with the Fourth avenue subway in Brooklyn. Commissioners were appointed by the court on the application of the commission because it had been impossible to obtain, as required by law, the consent of property owners to the extent of a majority in value of the property along the route for the construction of a rapid transit railroad thereon.

The estimated population of Richmond in 1912 was 89,573 , a growth of 3,604 since the Federal census of 1910.

# LONG ISLAND COUNTIES BEYOND CITY LIMITS 

Nassau and Suffolk, Which Comprise the Territory, Are Changing Rapidly in Char-acter-Eastern Suffolk County to Be An Area of Landed Estates as Well as Farms.

By D. MAUJER McLAUGHLIN

THE growth of Long Island, east of the city limits of Brooklyn and Queens boroughs, has been so pronounced within the last half decade that the Long Island Railroad Company has found it worth while to greatly enlarge its terminal facilities at Jamaica, which latter point is the clearing house for trains bound to and from all parts of Long Island east of Jamaica. The main purpose of this enlarged terminal is to handle the steadily increasing commutation and general passenger traffic; for Long Island is growing in population and structural improvements daily.
It is this steady influx of people that is causing the remaking of real estate values at every point on Long Island easily accessible to a railroad station, and
within a radius of a mile from the station, is now an all-year home town of importance; and it looks now as if it were only a matter of time when other large country estates at Great Neck would yield to the invasion of home colonies and become sub-divided. Many of these estates belong to wealthy families, but the desirability of the properties for estate purposes is becoming abridged by contact with land developments.

Only last month a syndicate of land developers bought the beautiful country estate of the late Miss Mary Rhinelander King, which forms a promontory known as "Hewlett's" or "King's Point," jutting into Long Island Sound, at Great Neck. It will probably be developed
other five years is going to show prodigious results. There is room for millions of population in Queens and Nassau counties alone, and there are no sections so close to Manhattan as these counties, except Richmond County, where there is so much room for exfansion of population and the amelioration of congested conditions in Manhattan.

## Solves the Housing Problem.

Long Island is the solution of the bousing problem for the 200,000 newcomers to New York annually.
There are 82,560 acres or 129 square miles in Queens Borough. Of this acreage 25,000 acres are utilized for residential purposes; there are 25,000 acres given over to land developments; about 3,000 acres are occupied by private es-

the map on this and the opposite page shows all of long island and the purposes to which the various parts of it are devoted.
values are steadily advancing in the extreme interior, where large estates have superseded ancient farms. These estates are from three to four miles from the railroad, but the use of the automobile has made them easily available for country home purposes for the wealthy, while improved highways have made riding attractive.

The All-Year Home Area.
During the last two years the all-year home area of Long Island has been greatly improved, especially in Nassau County, which is just east of the city boundary. The North Shore has been completely transformed. At Great Neck several of the prominent land companies have acquired large country estates fronting on Little Neck Bay and have developed them into substantial and attractive all-year home colonies. Other companies have bought acreage remote from the water, but accessible to the station and have transformed their holdings so completely that Great Neck,
along fine lines; but, the significant thing about the property is that it is remote from the railroad and in a section that abounds in fine country estates.

## Changes in Landed Estates.

This would seem to exemplify the prophecy that landed estates on Long Island must eventually find their abode in eastern and central Suffolk, which county comprises the eastern half of Long Island. New transportation facilities to the part of the North Shore of Nassau County adjacent to the city line is the primary cause of the change that is herein described. In addition to the double-tracking and electrification of the North Shore division from Woodside to Port Washington, a new trolley road has been built from Flushing to Port Washington with a branch extending into the hill country at Old Westbury and its environs. Long Island is now growing along the lines of least resistance to new population; and it is evident that an-
tates; country and golf clubs occupy a total of 2,000 acres; cemeteries and public parks cover 4,000 acres; cultivated farms comprise 10,000 acres; and 13,560 acres comprise uncultivated land.

Nassau County embraces 252 square miles or 161,280 acres. Villages and towns occupy 25,000 acres; 15,000 acres are under development by land companies, which means a similar reduction in the amount of tillable land; private estates occupy about 35,000 acres; country clubs use 8,000 acres; about 1,000 acres are utilized for cemeteries and parks; 20,000 are given over to agriculture and 57,280 acres lie dormant, some of which is woodland.
Suffolk County, covering 918 square miles and comprising a total of 587,520 acres, is witnessing only the inception of a suburban home movement. Its most important land development for all year purposes is Brightwaters, on the south side, near Bayshore; while Belle Terre, a 1,300 acre tract overlooking Port Jefferson Harbor, on the north
side, is the most important country home colony in the country.

## Along the Cross-Island Trolley.

During the last year there has been a remarkable stride of growth at West Hills, and at Fair Ground, south of Huntington and along the line of the Cross-Island trolley road from Huntington to Amityville. More than one hundred houses have been built at Fair Ground, while new houses are very rumerous at West Hills, the latter place being a rural community three miles from a railroad station. Many new bouses have also been erected in the hill section of Huntington just north of the railroad station. A significant circumstance in connection with the structural improvements at and near Huntington is that the major part of them are along the line of the trolley road, whereas in Amityville, at the south end of the same trolley road and on the most important division of the Long Island Railroad, improvements are few and sporadic.

## A Real Estate Prodigy.

Farmingdale, four miles north of Amityville and served by the same trolley road, has grown so rapidly during the last four years that it is recognized as a real estate prodigy. It is on the main line of the Long Island Railroad; but, it is understood that the Cross-Island trolley road has been the main-

There are no important communities on the main line of the railroad east of Farmingdale until Riverhead, which is the county seat, is reached. The railroad between these two points runs through a dense pine belt for many miles. Intervening are Brentwood and Lake Ronkonkoma. The former is a beautiful residential place amid the quietude of the pines with the odor of which the air is laden; while the latter place is chiefly attractive for its picturesque lake. It was recently proposed to have the State of New York buy Lake Ronkonkoma and the contiguous territory and transform it into a state park; and a bill is to be introduced in the Legislature to that effect, some time during the present session.

## The Vegetable Gardens.

The agricultural utility of land on eastern Long Island is well known. There are raised the potatoes and cabbages that have made the island famous. In late years the Long Island Railroad Company has been emulating some of the far Western railroads by setting forth the agricultural possibilities of the area it penetrates. The company has established two experimental farms, one at Medford and another at Wading River; and on each the company has shown conclusively that the
wealthy men who have created large landed estates in the territories; and many of them are too remote from the railroad to be on the line of resistance. But it is apparent that all of Nassau County that is easily accessible to the railroad will be covered with thousands of all-year homes within the next decade. It is not large landed estates that greatly increase the business of a railroad; and the Long Island Railroad is fast making the bulk of Nassau County one of the most accessible areas adjacent to New York City, an area that, by its position, must necessarily draw population to it as the magnet draws metal objects to itself.

## The North Side.

While most of the important residential communities for commuters have been on the South Side of Long Island in the past, the North Side is becoming a keen rival in the race for growth and improvement; and the double tracking and electrification of the North Shore division of the railroad will accentuate the rivalry. Garden City, Hempstead, Mineola and Hicksville are communities along the western part of the main line of the railroad that have grown remarkably in the last five years. Garden City is exclusive in tone. Hempstead is becoming a busy residential and

spring of growth in Farmingdale. At least 300 detached dwellings have been erected in Farmingdale, primarily in its east and northeast parts, and adjacent to the trolley road. Through the instrumentality of Benjamin F. Yoakum, who has a large country estate in Bethpage Hills-north of Farmingdale-the latter place is witnessing the coming of several important industrial enterprises, among which is a large factory for the manufacture of the Remington automobile; while a factory for the manufacture of paper cups and boxes is already in operation. A large picture frame factory is situated near the railroad in Farmingdale. No community along the main line of the Long Island Railroad has a better future than Farmingdale. Its population in the past was principally agricultural, but henceforth it will be industrial primarily. A number of new industries are projected for this enterprising inland village. As a result, property is in good demand and it is planned to build homes on an extensive scale that will be suitable for men earning good wages and their families.
so-called scrub oak land on the island can be reclaimed and made fertile and tillable. The company has waged a great campaign of education in this regard and it is bearing fruit. Hundreds of small farms have been established in eastern Suffolk County during the last decade.

## The South Side.

The greater part of the south side of Long Island east of Patchogue is gradually being acquired for country estate purposes. Each year witnesses new additions to each summer colony, especially those adjacent to the Great South and contiguous bays and the ocean. It is to the north and south shores of eastern Suffolk that the wealthy seekers for landed estates on Long Island must go henceforth for their quarry. Nassau County, for a distance of 25 miles from New York, is fast being occupied by the great middle class seeking all-year homes in the suburbs. The Wheatley Hills section and the North Shore at Locust Valley, Glen Cove, Oyster Bay and vicinity have not yet surrendered to the general occupancy because they have long been owned by
shopping center with a tendency to spread out.

## Summer Hotels Fading.

Summer hotels on Long Island within 50 miles of New York do not appear to be any longer a profitable investment. The extensive use of the automobile and the easy accessibility it affords to many nearby places has, it is believed, done much to make summer hotel life unattractive. It is a striking fact that hotels in the eastern part of Long Island do a far better summer business than hotels within easy run of the city.

The southern coast of the eastern part of the island must ever be a paradise for the summer sojourner. The views of the sea, the invigorating air and the prevailing south breezes, together with steadily improving train service, are irresistible attractions. The North Shore with its rugged front and undulating topography will more and more appeal to the lover of the hills and the sky. The eastern end of Long Island is being brought nearer to New York by the process of municipal growth on the western end.
-The past year in the County Clerk's office of Queens County was the largest that the office has ever experienced. During that time 35,198 deeds, mortgages, releases, assignments, etc, were recorded.

# CENTRALIZING THE SILK MARKET 

The Uptown Movement Left Vacancies Yet Unfilled-Need of Modern Business Buildings in the Old Silk District

WTHIN the last twelve months the exodus of silk firms located in the downtown silk district, in and about Broome, Mercer and Greene streets, has been quite general toward the new commercial center in Fourth and Madison avenues. But there are influences at work which, the trade believes, tend to create a demand for new building construction in the older center.

The new silk district is mostly established on Fourth avenue between 17th and 32 d streets; during the last year and a half, however, it has run over into new commercial buildings erected on Madison avenue lying between 23 d street north to the 34 th street retail shops. Into these new business buildings the silk interests are spreading out, frequently into twice the floor space they formerly occupied; but a good portion of the firms remaining downtown have closed leases for quarters in the uptown section, and will occupy them by the end of February. Many of them are moving in January. The amount of vacant floor space in these new buildings is more than sufficient to house the remainder of the silk concerns still in the old district, and including those who are in the cotton goods section at and about Worth street. The latter, the trade understands, have virtually pledged themselves not to join the uptown movement.
It was not until quite a number of the silk firms in the old silk district had signed leases and thereby declared their
intention of moving uptown, that there was any disposition shown on the part of the owners of the old buildings downtown to modernize them in order to retain their silk firm tenants. Inasmuch, however, as the march uptown had begun, it would not have been good business policy to have the silk market divided into two such widely separated sections as the old district downtown and the new one at Fourth avenue.
This fact was made clear during the last two seasons, when the firms still downtown found that fewer visiting buyers came into the old district than visited the new, so it was conceded to be better for all concerned to centralize the market uptown, a thing that is rapidly being accomplished. There still remain downtown a number of concerns that have as yet not closed leases for new quarters, but who will undoubtedly sooner or later signify their intention of moving to this locality. As many of the new commercial buildings still afford ample accommodations for such prospective tenants, it would seem as if tenants for any more new buildings to be erected in the new commercial center would have to come from other lines of business, as, for instance, the dressgoods people, laces and embroideries, cotton goods and kindred lines, still remaining downtown.
Vacancies in the Former Silk District.
The fact that there has been little, if any, change made in the old buildings in
the silk district downtown, and that many of the buildings stand empty and unaltered, as they were left by the silk concerns vacating them, would seem to indicate no disposition on the part of the owners to erect modern structures there. The views of old tenants are that this old silk district, judging from the nature of the trades occupying spaces formerly held by silk firms, is becoming devoted to small manufacturing concerns, and that therefore the old silk district has degenerated and is no longer anything like its former commercial center. Light manufacturing buildings of modern construction are, therefore, needed downtown.
As the new commercial buildings in Fourth and Madison avenues seem ample in every particular for the needs of the silk trade, and inasmuch as the northern boundary does not extend farther than about 32 d street, it does not seem at all likely that this trade will go into the 42 d street zone, at least, for some time to come.
The silk trade has expanded considerably during the last twelve months, a condition, however, that is not so much due to the occupation of new and more modern quarters in more elegantly equipped offices and salesrooms, as it is the direct result of fashions strongly favoring silk goods. With the silk trade going into the more expensive quarters they now occupy, there must be commensurate trade expansion in order to offset the higher rentals and more expensive office and salesroom equipment.

# WHAT THEY SAY ABOUT THE COMING YEAR 

Comments of the Daily Press on the Real Estate SituationThe Prospects Reported as Bright-An End to Pessimism.

THE Record and Guide has brought together on this page a number of brief extracts of the editorial comments and personal views which have appeared in the annual real estate reviews of the daily press. Admitting that the influences affecting the market for real property and shaping the intentions of business men in respect thereto are not in every particular satisfactory, there are yet, it is said, good reasons for expecting a resumption of at least normal activity in the private sales market during the year just begun. The remarkable revival which the past year brought to the construction departments of real estate development, the return of normal conditions in manufacturing and merchandising, and the certainty of great improvements in local rapid transit facilities, are among the reasons given. The city is growing in population, general business is again thriving, why should real estate longer be held back? It seems to be agreed among the eminent authorities quoted that the only remaining serious obstacle to widespread
investment in income property is a very general belief that real property is being required to carry more than its fair share of the burden of taxation; but this is an objection which cannot govern in every case. Therefore, a confidence is everywhere expressed that 1913 will be a year of steady improvement for the real estate market.

Not Far From a Business Expansion. (The Globe.)
The year 1913 promises to be one of considerably greater activity than 1912. In Manhattan, as well as in the outlying boroughs, the plans for new transit are very comprehensive, and must sooner or later create speculative trading in anticipation of actual housing and business needs. The demand for residences and sites and for business properties brought under the new transit influences should be very considerable.

There seems every prospect also that we are not far from a business expansion which will create a demand for real
property. There is now a preponderance of opinion that our commerce and trade have reached a point where they must soon break through the narrow limits set by the caution and conservatism of the past couple of years. Capital should be plentiful enough for the legitimate needs of even an active market.

## Expansion Looked For.

(From the Evening Post.)
With the splendid strength of the market even during a Presidential year, the fact that the dual subway system after ten years of waiting is actually under construction, and the generally low range of valuations throughout the city, there is reason to concur in the belief that 1913 should prove to be a good year. There are, of course, some things which may prove an upset in these calculations, such as high prices of building materials and inability to procure steel as rapidly as required, but under ordinary circumstances the outlook is decidedly favorable toward a
broadening. The generally bright prospect of the business world upon which so much depends for activity in real estate is such at the moment as to make appear certain these expressions.

## No Great Optimism.

(The Morning Sun.)
Concerning the coming year there is no great optimism, though some matters already have so shaped themselves as to give promise of at least better business activity during the next twelve months. To overcome conditions which have obtained for a number of years is not the task of a day or month. In every period of the city's growth there were just such obstacles as are encountered today; sometimes they retarded the progress of the city for a short period, but eventually they were forgotten in the remarkable growth and ex pansion which has been one of the wonders of modern times.

## More Consideration for Taxpayers. (From the American.)

The same optimism that characterized the beginning of 1912 is noted at the opening of 1913. But in contrast with last year, this year already shows prospects for the betterment of conditions that were lacking in the twelve months that have just passed into his tory.
hose who take a wider view than the boundaries of Manhattan are gratified by the stand that Governor Sulzer appears to have taken. Economy in management of state affairs is as grateful a word to the overburdened owner of New York City real estate as would be the assurance of cheaper administrative methods in the city itself.

## Good Times Ahead.

(The Tribune.)
The year 1912 has not been a prosperous one in real estate. Several causes may be assigned for this. The income from rents of all classes of property with few exceptions, has been less than normal, while expense has been increased in many ways-higher taxes higher insurance rates, higher mortgage rates, higher cost of repairs, owing to a constant fire of orders from every conceivable governmental department.

But these trials of the real estate owners in course of time will be overcome. The owners of property have had difficulties and burdens in other times, and they have been surmounted and forgotten in the flush of prosperity and rising prices. Many things point to good times ahead.

## Better Rented

(From the Evening Mail.)
Both as to business properties and apartment houses the city is "better rented" than it was a year ago. There have been happenings within the year to cause a decided slow-up in the building of new lofts. Both on the west side and on the heights the builders of apartments have been far from idle, but, with possibly a few exceptions, their new operations have been handled with some regard to existing conditions and the volume of current demand.

## Conditions in The Bronx Particularly

 Good.(By E. B. Boynton, President American Real Estate Co.)
The year 1913 ought to be a good year for real estate, with a broadening market, and after February first mortgage money is likely to be plentiful again.
Conditions in The Bronx are especially good. The renting season there has been better than last year. There has been a large volume of building construction work and new space has been rapidly occupied.

## NEW ERA OF RAPID TRANSIT AT HAND

Hearings Next Week on Terms and Conditions of Proposed<br>Operating Contracts-The New Elevated Extensions.

THE Public Service Commission for the First District has ended the series of conferences with the Interborough Rapid Transit Company and the Brooklyn Rapid Transit Company over the terms and conditions of the proposed operating contracts for the Dual System of rapid transit, which is to cost more than $\$ 300,000,000$. The law requires that public hearings shall be held on such contracts before they are executed. Accordingly the commission has called for public hearings as follows:

On January 14, at 10 a. m., on the proposed contract with the Brooklyn Rapid Transit Company for the construction by the city, with a contribution by the company, of the Broadway and Centre Street Loop subways in Manhattan, a tunnel under the East River and the Fourth avenue subway and its extensions, and the Eastern District subway in Brooklyn, and for the operation of such lines in conjunction with the existing elevated railroad system of the Brooklyn Rapid Transit Company.

## Dates for the Hearings.

January 14, at $2 \mathrm{p} . \mathrm{m}$., on the proposed contract with the Interborough Rapid Transit Company for the construction by the city, with a contribution by the company, of the Lexington avenue and Seventh avenue subways in Manhattan, the Steinway Tunnel, a new tunnel under the East River to Brooklyn, and the Eastern Parkway and its extensions in Brooklyn; also for the construction by the city of the Corona and Astoria rapid transit lines in Queens, for operation by both companies.
January 17, at $10 \mathrm{a} . \mathrm{m}$. , on the proposed certificates to the Interborough Rapid Transit Company and the Manhattan Railway Company for the right to construct and operate certain extensions to and third track upon existing elevated railroads in Manhattan and The Bronx.
January 17, at 2 p. m., on the proposed certificate to the New York Municipal Railway Corporation (Brooklyn Rapid Transit) for the right to construct and operate third tracks upon exsiting elevated railroads in Brooklyn and Queens.

January 18 , at $10 \mathrm{a} . \mathrm{m}$., on the proposed certificate to the New York Municipal Railway Corporation (Brooklyn Rapid Transit) for the right to construct and operate certain extensions of existing elevated railroads in Brooklyn and Queens.

After these hearings are held the contracts and certificates will be put in permanent form, adopted by the commission and transmitted for approval to the Board of Estimate and Apportionment, after which they will go to the companies concerned for acceptance and execution.

The contemplated improvements to the Manhattan-Bronx elevated lines are noted as follows;

Diverging from the existing structure of the Ninth avenue elevated line of the Manhattan Railroad near West 157th street and Eighth avenue, and thence running northerly over private property and public streets to the Harlem River, thence crossing the Harlem River and the Putnam Bridge and crossing over the property and right of way of the New York Central \& Hudson River Railroad Company to Sedgwick avenue at a point north of 161 st street, thence under Sedgwick avenue, private property and public streets to a point near the intersection of 162 d street and Ogden avenue, thence under 162 d street to a point at or near Anderson avenue, thence curving southerly and easterly through private property and public streets to the intersection of 162 d street and Jerome avenue; thence easterly over and along 162 d street to a point near River avenue; thence curving northeasterly through private property into River avenue to a point where a connection can conveniently be made with a municipal railroad on River avenue.

## Webster Avenue Line.

Diverging from the existing structures of the Third avenue line of the Manhattan Railroad, at or near the intersection of Pelham avenue and Third avenue, thence running northwesterly and crossing over the private right of way of the New York \& Harlem Railroad to Webster avenue; thence northerly along and over Webster avenue to, at or near Gun Hill road; thence curving northeasterly along and over streets and private property and the private right of way of the New York \& Harlem Railroad to Gun Hill road, thence easterly over and along Gun Hill road to a point at or near White Plains road, where a connection can conveniently be made with a municipal railroad on White Plains road.

## West Farms Subway Connection.

Diverging from the existing Third Avenue Elevated Railroad at about 143d street; thence extending through private property and Willis and Bergen avenues to a point near 149th street; thence northeasterly crossing 149 th street over a public place, Gerard street, the right of way of the existing Manhattan-Bronx Rapid Transit Railroad constructed under the contract of February 21, 1900, and private property to a point near the intersection of Brook and Westchester avenues, where a connection can conveniently be made with the West Farms Division of the said Manhattan-Bronx Rapid Transit Railroad.

## Widens Central Park West.

The Board of Estimate has voted to widen the roadway of Central Park West by cutting seven feet from the east sidewalk. The ordering of the removal of the street car tracks to the center of the roadway has been deferred.

# BUILDING MANAGEMENT 

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

The engine or boiler room of any large building should be a subject of earnest consideration on the part of the building manager. It is not necessary to have a technical knowledge of electricity or mechanics, but a good general idea of the underground workings of his uildings will always prove of inestimable benefit if he wishes to conduct the operations under his charge in an efficient and economical manner. Knowledge of this kind will enable a manager to work in harmony with his engineers if they are of the right sort, or will help him to check up against them, if they are inclined to be inefficient or lazy. As a general rule, engineers and firemen are a hardworking, intelligent lot of men, and if properly handled will give more than full value for the salaries they receive. The engine room hours are long, and much of the work is exceedingly laborious, and the manager, wherever possible, should endeavor to lighten his employees' burde is without interfering with the efficiency of the plant.

There are many little wrinkles that may be adopted in an engine room that will make the necessary manual labor easier, and wherever possible these should be adopted. One such simple idea was called to he attention of the writer recently by the engineer of a large building.
One of the hardest duties of a fireman is drawing ashes from the pit after the fires have been cleaned. In most engine rooms a very long bar of solid iron with a heavy hoe-shaped end is used for this work. The short leverage which the fireman has in using this bar makes the work of drawing ashes very heavy. The engineer in question has solved this difficulty by fastening the head of a large steel mortar hoe on a short length of one-inch pipe. The end of the pipe is threaded and other lengths can then be added as desired. The whole makes a drawbar about onethird the weight of the one in common use and will last for four or five months. The total cost is not over a dollar and a half, and the little additional expenditure is fully warranted by the physical wear saved to the fireman. He will undoubtedly show his appreciation by a little extra work in other directions.

Readers of this department are invited to ask questions. If we cannot answer the questions ourselves, we will do our best to get the required information from authoritative sources. In order that the information may be available to the inquirer at the time it is wanted, questions will be answered as promptly as possible by mail. If the inquiry appears to us to be of general interest, it will also be answered at our convenience in this department, so that all our readers may have the benefit of the work expended in looking up answers. However, all communications will be treated as confidential, and no names will be appended to such inquiries as may be published. Requests for information should be addressed to The Record and Guide, 11 East 24th street.

## EXECUTIVE FUNCTIONS OF MANAGERS

## Some Statistics Relating to Commercial Buildings in the Metropolitan District-Making the Investment Pay.

## By allen E. BEals

OF the 21,031 elevator buildings in the metropolitan district 75 per cent., 15,773, are devoted to commercial uses, and each of these buildings has a manager of some sort, whether agent, superintendent, engineer or janitor. For the purpose of estimating, let us say that $\$ 100,000$ is the average cost of commercial buildings in the metropolitan district. The investment in commercial construction, exclusive of real estate, will then reach a minimum of $\$ 1,577,300,000$. Taking as an average 5,000 square feet of rentable space on each floor and counting eight stories as the average height of commercial buildings, with $\$ 2$ as the average square foot rental, these building managers collect for owners $\$ 1,261,840,000$ a year, of which they spend $\$ 481,841,241$ for supplies.
The building manager has charge of an army of "help"-a corps of firemen, stationary engineers, painters, plasterers, masons, carpenters, machinists, riggers, cleaners, window washers, clerks and stenographers-big enough to populate the city of Yonkers with its 75,000 souls. He must be sufficiently familiar with the technique of all the trades represented by his "help" to know whether he is receiving full value for every dollar of the building owners' money he expends, and to know at once which is the quickest and cheapest way to accomplish certain results, whether it be the installation of a new cylinder head on a giant pump and still keep his tenants supplied with all the water they need, whether it be the installation of new elevator ropes and at the same time keep his tenants ignorant of any discrepancy in the service, or whether it be the removal of a busy tenant from a small to a larger office without interrupting the regular daily routine of the tenants' business.

## Flirting in the Elevator.

So much for generalship. But there is another side to the profession, and that is the consideration of the whims and criticisms of tenants. The building manager's business is to keep tenants satisfied and buildings filled. Upon the excellence of the service supplied to tenants depends the degree of profit or loss at which a building is earried.
When the elevator boy holds imprisoned in his car a tenant who is rushing for a train to Chicago while the bebuttoned rope yanker stops and goes back three stories to pick up a pretty stenographer who wants to travel one story, and then lingers at the gate while he makes a date for that night, the building manager is liable to hear about it in the form of a pretty curt note or phone call.

Now, it happens that no matter how rigorous the rules against loss of time on the elevator cars may be, flirting cannot be legislated out of existence; but the irate tenant cannot understand it. He wants quick service or he'll move as soon as his lease expires. So the building manager promises to discipline the boy. Then the human side of the irate tenant asserts itself. He considers that perhaps the elevator boy has some other relative dependent upon him, and he hates to be responsible for making that boy one discredit mark nearer discharge, so he pleads that he doesn't want to make trouble for the boy, but adds that the service is rotten. Then he makes the manager promise to give Buttons another chance and the incident is closed. The manager's personal call and evident interest in his case saves a tenant.

## "Those Window Cleaners."

When the building manager returns to his desk, the 'phone bell may ring to call him up to 409 . Up there he is greeted by a man with a raucous voice who complains that he caught cold while "those window cleaners" let loose a bunch of cold draughts a day or two ago. The manager may wonder whether the tenant expects him to cage all the draughts in the four winds of heaven; but he must nevertheless do something, so he leaves his regrets and a promise to have the windows in his office cleaned after business hours.
The thermostat has been the greatesi time saver in the office of the building manager that has been introduced in recent years. This is the thermometerlike instrument that is stuck on the plastered wall and automatically shuts off the heat or lets more steam through the radiator, according to how hot or cold the tenant wishes his office.

## Trouble From Below, Too.

Then there are the cavernous depths of the building. The engineer, who may or may not be the recipient of a retainer from an interested outsider, declares by all the powers that the coal is getting worse and worse, and urgently recommends a larger size, or a different kind so as to get better results. The refrigerating plant gets out of kelter, or the tenants complain that they are not getting enough steam, or the freight elevator service is monopolized by other tenants (if they are manufacturers), or the roof leaks or the electric pump needs new packing or the boiler has scaled and needs more compound and a thousand and one other things that effectually removes from the role of mere chair
warmer.

A good building manager is born; not made. No college can turn out a finished building manager any more than it can turn out a good business man, although probably most building managers having control of skyscraper investments are college graduates, plus a season of experience in a high-class real estate office.

## How the Successful Ones Manage.

The good building manager has no set formulas for meeting contingencies. He measures the degree of his concession or compliance by the value he sets upon that particular tenant. He judges the tenant by the nature of his business, and whether it will grow so as to need larger space. He considers the manner in which the complaint is made, whether it is made in a moment of impetuous anger or is the result of long suffering in silence and hope of improvement. He considers the number of complaints that he has received from other tenants from the same cause and, if necessary, he removes that cause. But first, last and always the building manager is diplomacy itself, because every amicable settlement with a profitable tenant helps him to a share of the $\$ 1,261,840,000$ annual space tribute collected by the commercial building barons of the metropolitan district.

## Helpful Hints on Water Service.

Payments of current water bills are to be made at the Bureau of Water Register in each borough. The cashier is the duly authorized agent of the Water Registrar and the only person empowered to receive payments.
Frontage. Rate bills are due and payable annually in advance on the first day of May in each year and are rendered either personally or by letter by the bureau of Water Register.

Bills for water measured by meter are due and payable when rendered. Water may be shut off if meter bills remain unpaid thirty days after the time they are rendered.
Postage is required for the return of receipted bills, otherwise they will be held subject to order. Addressed and stamped envelopes should accompany checks.

Money will be received by the cashier of the Bureau of Water Register from $9 \mathrm{a} . \mathrm{m}$. to 2 p . m. daily; Saturday, $9 \mathrm{a} . \mathrm{m}$. to 12 m . Payments tendered in person other than at the hours specified will not be accepted.

The official designation of property is by section or ward, block and lot number (district and plot, Borough of Richmond). Consumers should examine their bills carefully to see that they are paying on the right property by comparing section, block and lot on the water bill with the tax maps.
Section 476 of the New York Charter states: "The annual rates which are not paid to the Department of Water Supply, Gas and Electricity, before the first day of August in each year shall be subject to an additional charge of five per centum and those rates not paid before the first day of November in each year shall be subject to a further additional charge of ten (10) per centum." Payments must be received during the hours for collection on or before the last business day of July and October, or interest will be charged as provided in the charter.
Use of hose is prohibited except when the supply of water is fully metered and permits have been issued by the department.

## NEW THINGS

Uninfluenced by advertising considerations, this information is offered on it s,merits for the benefit of building managers.

## Bores Holes Around Corners.

Every building manager is up against the proposition of boring holes through beams and girders in making alterations to offices and suites. Of course, there is always a way to run wires, pipes, etc., through floorbeams by ripping up the ceiling or the floor below, but the Ford Auger Bit Co., of Holyoke, Mass., has a device which actually bores holes

around corners. The apparatus is a very simple one, as well as inexpensive, and consists of a series of cogs on a long pole or on an angular bit which permits of back-handed boring without damaging either floors or ceilings. The accompanying illustration shows one application of the device in boring through a floorbeam upward. This device can be used in almost any combination of angles.

## Outlet Box for Concrete Buildings.

In wiring concrete buildings special problems are frequently met. To obviate most of them the Appleton Electric Company, of 22 North Jefferson street, Chicago, is putting on the market a new outlet box. This box is of octagonal form $4 \times 4$ inches across and 3.5 inches deep, which eliminates the need for an extension ring. By the old method the cement runs between the box and the ring and thereby causes the box to fill up with cement. The tank outlets are from $21 / 4$ to $21 / 2$ inches from the edge of the box, which gives ample room for reinforcement and eliminates the necessity for bending the conduit. By using this box the contractor saves considerable time and money.

## Quick Hose Repairs.

Building managers are frequently up against the problem of hose repairs, due to careless handling on the part of cleaners about the building and in the engine room. It is very desirable under those circumstances to make prompt and inexpensive repairs, and for that reason a new device which is simplicity itself seems to have unusual merit. The repairing is done with a hammer and a new form of metal joiner. The hose is cut where the break occurs and the two ends are slipped over the hose mender and a hammer forces metal fig-
ures down over the two ends, thus holding them securely even under heavy pressure. Further information regarding this device may be obtained by addressing J. M. Sherwood, 168 Church street, New York.

## Standardized Pipe.

Spellerizing is a new method of treating metal which has just been applied to the manufacture of pipe. It consists of subjecting the heated bloom to the action of rolls having regularly shaped projections on their working surface, then subjecting the bloom while still hot to the action of smooth faced rolls and repeating the operation, whereby the surface of the metal is worked so as to produce a uniformly dense texture better adapted to resist corrosion, especially in the form of pitting.

Inasmuch as this process is entirely mechanical and does not in any way depend upon skilled labor beyond keeping up the machinery involved, uniform treatment is assured.
The Spellerizing process is applicable to the smaller sizes of pipe, viz., 4 inches and under, although it is possible in special cases to Spellerize pipe a few sizes larger than 4 inches. This process is, of course, most desirable in the sma'ler sizes on account of the thinner wa'ls. The larger sizes, owing to their thicker walls, do not require so much extra work of this character; but by other means in blooming and rolling this company aims to produce these thicker plates of such uniform quality that the pipe made from them will show decided superiority over pipe made from ordinary steel skelp.

This process has been adopted by the National Tube Co. in all its products and for the protection of architects and owners it is now rolling at regular intervals on every length of welded tubular product it manufactures, the name "National" (except on the smaller buttweld sizes where this is not mechanically feasible).
-The main factor tending to render the air of confined places harmful aside from the special problems presented by dust and fumes, is overheating. Here is where the efficient building manager can co-operate with his tenant in giving him satisfaction. Pristers and other trades where rapid finger work is necessary to require a uniform temperature around between sixty and seventy degrees. In rooms where much physical exercise is required, as in looms and mirror polishing, etc., the temperature should be nearer sixty degrees. In offices, the temperature should be maintained close up to 70 degrees. When the room becomes too hot, inertia and "three o'clock fag" makes the workers inefficient. When it is too cold both tenant and his employes are apt to berate the manager of the building. Temperatures running over seventy degrees make for tuberculosis and other serious diseases, according to Professor C. E. A. Winslow of the College of the City of New York.
-According to the statistics compiled by the United States Fidelity and Guarranty Co., there are 17,850 elevators in use in New York City. As the average height of elevator buildings in this city is 8 stories and thirteen feet represents the height of the average story, all these shafts placed in one shaft would reach 332 miles into the air. Travelling at the rate of forty-eight feet a minute, it would take 26 hours for the elevator to make the trip.

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In authorizing on Thursday of this week the extension of Seventh avenue from Greenwich avenue to Carmine street and the widening of Varick street from Carmine to Franklin and its extension to West Broadway, the Board of Estimate adhered to its arrangemen: for the area of assessment. The improvement will cost $\$ 7,000,000$, divided so that the Borough of Manhattan will pay 40 per cent., Brooklyn 11 per cent., The Bronx 4 per cent., the property on the immediate frontage of Varick street 12 per cent., and the secondary area directly benefited 30 per cent.

Register Grifenhagen, in his annual report, announces that he is about to submit to the Legislature a bill authorizing him to photograph documents on the pages of the present libers. This method of recording would not only do away with possible errors of transcription, but would insure a saving that ought to go far toward making the Register's office self-supporting. It would also expedite the return of original documents, besides affording valuable evidence in case of disputes over the genuineness of such originals if lost.

Free transfers are now given between the subway and the elevated road, both belonging to the Interborough, at Third avenue and 149 th street. Not long ago the Real Estate Board of Brokers passed a resolution urging that similar transfers at Broadway, Columbus avenue and Sixty-sixth street, at Brooklyn Bridge, at South Ferry, and at other points where subways and elevated roads converge should be made a condition of the rapid transit contracts about to be closed with the Interborough and the B. R. T. As noted elsewhere, final hearings will be held on the contracts this week before the Public Service Commission. If real estate men want such transfers, they will have to speak for them at these hearings.

Not long ago an afternoon paper quoted the president of a lending institution as saying that office buildings were poor investments and that his company was not taking mortgages on such buildings. Well, the best of experts have their pet crotchets, and the Record and Guide knows some pretty big men who refuse to believe there is anything in apartment houses, and others who will not have anything to do with mercantile buildings. As their whims have not stood in the way of successful careers, we long ago came to the conclusion that there are a number of specialties in real estate, of which few men really become familiar with more than one. We know of no person better qualified to tell the facts concerning the investment quality of office buildings as a class than William H . Chesebrough, whose discriminating article in last week's Record and Guide was a contribution of genuine value to the discussion of that live topic of the day in downtown real estate.

## Where the Next Outbreak of Specuiation Will Occur.

Those readers of the Record and Guide who falled to scan with some care the interview with Mr. Henry Morgenthau, which appeared in our issue of last week, would do well immediately to repair the omission. In that interview Mr. Morgenthau ventures upon a definite prediction as to the locality in which the next outbreak of speculative activity, accompanied by a substantial rise in prices, will take place, and a definite prediction, coming from such a source, is bound to have a great deal of weight. Mr. Morgenthau has proved himself to be one of the shrewdest judges of real estate values in New York City. In making this prediction he has no axe to grind, and he testifies it by reasons which will, we believe, on reflection commend themselves to everybody who is capable of making a close comparative estimate of the several economic forces, which may make in favor of an increase in real estate values.
Mr. Morgenthau's prediction is that the next substantial speculative movement will take place in the middle district of Manhattan-that part of the borough in which is being concentrated the retail, the hotel, amusement, restaurant and a large part of the wholesale business. This prediction may seem to be dangerous in view of the fact that during the past five years this very district has been obtaining the benefit of a large part of whatever activity and increase of value that has actually taken place; but we believe, nevertheless, that Mr . Morgenthau is justified in picking it out as the section which is next likely to be favored by those conditions which still make for an increase in real estate values in New York City.
It is hard to see, for instance, that any considerable amount of money is to be made by the purchase of residential property or unimproved residential land in any part of New York. In this particular class of real estate everything will depend upon the effect of the new subway systems. The new subways will undoubtedly increase the values of vast tracts of unimproved real estate in the outlying parts of the outer boroughs; but they will make accessible such an enormous additional acreage, all at once, that the increase in value will be spread very thin. Furthermore, those owners, who seek to obtain the benefit of a speculative increase without improving their property, will fare ill, because the benefit will soon be absorbed by the higher rate of taxation. On the other hand, the increase in value of those districts which will be made accessible by the new subways will come partly out of the pockets of those owners of residential real estate who benefit from the existing lack of sufficient means of communication. The older residential districts of Manhattan and The Bronx, for instance, may hold their own, but it is difficult to understand how they can be expected to improve.
Neither can any substantial increase in values be expected in the financial district. This part of the city was on the whole the greatest beneficiary of the last period of successful real estate speculation. From 1900 to 1907 the demand for rentable space south of the City Hall increased enormously, owing to the concentration of the financial interest of the country in lower Manhattan, and to the gigantic series of stock speculations which were being engineered. But these causes have ceased to be effective. The process of financial concentration has been checked. For many reasons speculative operations in stock have ceased to be as interesting and possibly remunerative as they
used to be. New York has been losing rather than gaining ground as the financial ceatre of the United States. At the same time the continuation of high assessed valuations with high taxes has continued to stimulate improvements. At present a much larger amount of new construction is being undertaken south of the City Hall than is warranted by the increased demand for rentable space; and under the circumstances no shrewd broker would be justified in advising a speculative purchase based on any betterment of conditions, which is likely to take place during the next five years.
Leaving aside the old wholesale district, which may for various reasons be dismissed from consideration, there remains only the section whose extreme limits are 23 d street on the south, 59 th street on the north, Lexington avenue on the east and Eighth avenue on the west. That is the only section in which local conditions may still favor a resumption of speculative activity and an advance in values. In this section are concentrated the peculiarly metropolitan commercial activities of New York-the best retail stores, the largest hotels, the most popular restaurants and theatres, and those manufacturing wholesale houses which cater to the fashionable trade. Are there any reasons to believe that this neighborhood, in spite of the large amount of building of the past few years, still possesses certain substantial undeveloped possibilities of business employment?
Mr. Morgenthau urges, we believe, some extremely good reasons for believing that the business of this particular district will be even more brilliant than its past. He urges with great force that all those conditions which operate in favor of higher standards of taste in dress and in all objects of consumption serve to emphasize the position of New York as the commercial metropolis of the country. It is in New York that fashions for the most part are determined, that skilled laborers congregate, and that much of the work which is determined by standards of taste must be performed. That is the reason why New York is becoming more than ever the centre of the vast clothing and drygoods trade of the country. Its proportion of the wholesale and light manufacturing business seems to be increasing rather than standing still-which explains the ability of the city to find tenants for the enormous increase in the number of mercantile buildings which has taken place of recent years. Thus it is that what the city loses in one respect it gains in another. If the process of financial concentration which was making it the national financial metropolis has been checked, the process of commercial concentration has continued at an increasing speed. Of all the forces which make for concentration there is none which operates so powerfully as improved standards of taste and increasing skill in the practical arts. It is the national standards of taste, quite as much as the fact that it is the seat of the national government, which gives Paris its dominant place in the business as well as the social life of France.
Mr. Morgenthau might have added that the new subway system, ven though it tends to equalize rather than increase the level of residential land values, will keep to concentrated business in the middle section of Manhartan. It will enable the population of the huge metropolitan district to increase the amount of money which they spend in the theatres, shops and restaurants of Manhattan. It will enable the workshops and offices of Manhattan to draw their supply of labor from a constantly
increasing area. It will enable the people working in those shops and offices to live under pleasanter and more wholesome conditions and at a smaller average expense for rent. It will, in short, increase the efficiency of New York as a piece of business mechanism; and such an increase of efficiency is favorable to intensive rather than extensive development, at the very time when New York is becoming more than ever the commercial metropolis of the country; it will be equalizing itself for the job by a substantial improvement in its own internal organization and equipment.

There is nothing in the local conditions prevailing in this district which should prevent the predicted increase in value from taking place. There has been a little over-building, but it is of small importance. When the activity in this section took a sudden jump, five years ago, there were large areas of unimproved real estate within its limits; and the consequence was that excluding certain small neighborhoods, a considerable amount of building did not bring with it any correspondingly considerable increase in prices. But during the intervening years a large proportion of the most desirable lots have been sold, improved and advantageously rented. That which remains will soon take on something more like a scarcity value. Before long the New York real estate fraternity will wake up some morning and discover that a general increase and partial readjustment of value has suddenly taken place throughout the whole district. In no other part of Manhat$\tan$ will there be such a pressure of business on a comparatively small area; and it will be learned that this business can afford to pay higher rents than any which have yet been exacted. The advantages of a good location in this favored district are bound to increase and to possess a larger cash value.

## New Jersey and Westchester.

The present number of the Record and Guide is devoted largely to a review of the real estate situation in Richmond, Queens and Long Island. It was the intention originally to cover in this number the entire suburban field, but the articles dealing with New Jersey and Westchester county proved to be too numerous for insertion along with the present contents of the current number In order to preserve the unity of interest in the territory which they deal with, they will be published together as the "feature" of the Record and Guide for January 25.

## THE WEEK IN REAL ESTATE.

The brokerage branch of the real estate market this week responded promptly to the influence of easier money, and if measured by the records of corresponding weeks for some years back made a fairly good showing. The improvement in the monetary situation, it is true, has hardly yet had time to react on new business, but it was responsible for the closing of not a few deals held open from last year and, what was of more importance, brought about a decided change of sentiment. The feeling gathered strength that investment buying is now in the way to be furthered, partly by the month's unusually heavy dividend and interest disbursement, partly by the exceptionally inviting rapid transit prospect.
The sales were widely distributed, but the demand was principally for business holdings and the better sorts of residence property. A good share of the dealing consisted of exchanges of equities by which new mercantile buildings or apartment houses passed into the hands of investors. The amount of
cash thus transferred was perhaps not very large, but it was enough to show that existing investment owners are not averse to increasing their holdings and to enable builders to release their capital or credit for new enterprises.

The tendency toward expansion of investment buying noted in the brokerage branch of the market was apparent also in the auction branch. The attendance at the sale of the holdings of the Danie! Cunningham estate from the stand of Joseph P. Day in the Vesey street auction room was large, and the bidding as a rule spirited. The offering consisted of seventeen parcels, mostly small downtown business buildings and tenements on the East Side, from Cherry street to 124 th street, together with two parcels on the middle West Side. The bulk of the properties are in neighborhoods which have not been recently active, yet all of them were disposed of, although in some cases the assessed valuations exceed the prices obtained. The total amount realized by the sale was $\$ 632,850$.
The confirmation by the Board of Estimate of the area of assessment for the Seventh avenue extension cleared the way for real estate activity on the lower West Side. Any one who buys there now will know for certain whether his purchase falls within the area of special assessment and, if so, just how much it will be taxed for the $\$ 7,000,000$ improvement. It will consequently be possible to figure with the necessary degree of accuracy on the indirect, as well as on the direct, cost of an operation. There cannot be much doubt that a good deal of buying and building will develop along the subway on the lower West Side, as property there is relatively cheaper than in most other parts of town, while local waterfront improvements are of a nature to stimulate the growth of trade and industry.

## Frontage Statistics Represented.

Editor of the Record and Guide:
In printing a summary of the number of new buildings erected in 1912 it seems to me that it would be very desirable if the Building Department would mention the amount of frontage used for building purposes obtained by the demolition of old buildings in one table, and in another table the amount of frontage built upon where the ground was previously vacant.

Then the above tables could be sub-divided according to the character of buildings, namely: Dwellings, Apartments, Theatres, Lofts, etc., it would give an excellent idea how fast the ground is gradually being taken up for building purposes, and also would show relative demand of frontage for the different classes of buildings erected.

I am aware that the Record and Guide has been in the habit of printing a summary as to projected buildings filed, and as to the estimated cost thereof, but if I am not mistaken no table has been heretofore furnished in the direction which I have tried to indicate above.
F. R. H

## Assessment Methods at Montreal.

## Editor of the Record and Guide

In your issue of December 28, 1912, your reply to a communication of the Carrick Limited of this city is evidently made on a statement which is misleading, although, I am satisfied, not intentionally so. They say, "If we were to purchase property today for $\$ 14,000$ it is probable the assessment commissioners would immediately change the assessment to, say $\$ 13,000$."

As the assessment roll of this city is homologated on the 20th day of Sep-
tember in each year, it is scarcely necessary to say that no change is or can be made in the assessed valuation of a property after the roll is closed, and such valuations as are found at that date must remain in force until the new roll is homologated, on the 20th of September of the year following.

The system in use by the Assessment Department of the City of Montreal, so far as real estate is concerned, is practically the same as that of New York, and the unit of value of land, which in our case is the square foot, and not the foot front, determined before the assessors go out on the field work, in the month of April each year.

HAMILTON FERNS,
Chairman Board of Assessors. City Hall, Montreal, Jan. 3.

Owners' Names on Tenements? Editor of the Record and Guide:
I have been greatly interested in the question which has been agitated in the columns of your paper by various civic organizations to secure the passage of an ordinance requiring all property owners to post their names and addresses in some conspicuous spot on the outside of the buildings they own. The idea is that landlords who have leased their holdings for immoral or illegal purposes would be more careful in the selection of their tenants, once they were subjected to the glare of publicity, and that on account of the fear of such publicity there would be a reduction in the number of resorts through inability to obtain leases. Representatives of the civic bodies endorsing this idea vie with each other in expounding its merits. May I by virtue of having had some years of experience as a real estate investigator in this city argue the other side?
The main reason why so many real estate owners place their properties in the hands of agents is to avoid the burdens and responsibilities that attend personal management. They desire to receive their incomes unhampered by petty annoyances that arise in the collection of rents, repairing, etc. The placing of their names and addresses on buildings would result in their mail box being flooded with business solicitations of a kind that they do not wish to entertain.

The majority of property owners comprise the best classes of the population of New York, the most respected and respectable, and the great mass are not leasing out properties for illegal purposes. It is not fair that such a num ber of decent people should be put to a lot of unwarranted and unnecessary inconvenience. The tiny fraction of unscrupulous landlords have reached such a state of mind that the placing of a tin plate on their doors will not lessen their activities or expose their already tarnished reputations to shame. For the latter kind there are many ways of "getting around" the ordinance.
The passing of this one will work as much real benefit as the law which went into effect October 1, 1910, requiring the grantee in a deed of New York City real estate to record his address on the day of the passing of title. This law was aimed at the great evil existing today in the real estate world, namely "the dummy." Has that law accomplished its purpose? Dummies flourish today as they have flourished before. The situation remains unchanged. I have ir the course of my work encountered countless instances where the address given in the deed was the residence for one day of the person who took title, and very often they cannot be located
at the given addresses. There is nothing to prevent the name of a dummy
with an address in Honolulu from being posted over the entrance to a disreputable house.

Since the name on the tin plate will have to be the name of the owner of record, take the case of a property which has been in the same family for generations and is owned by twenty-seven heirs? Shall twenty-seven names grace the tin plate?
All kinds of difficulties will arise when enforcement of this ordinance is atrempted. The only way to tell whether or not the information on the tin plate is correct is by a special investigation. There are at a rough estimate 60,000 real estate owners in New York City and about 200,000 pieces of property Hundreds of owners will neglect to post the tin plate, just as hundreds dodge taxes. The latter can be reached by a tax sale, but how can the former be reached. It will necessitate the establishment of a bureau for the investigation of tin plates, at considerable expense to the city.
My purpose in writing this letter will be accomplished if it will cause comment and discussion among the readers of your excellent paper, who have been reading about the other viewpoint. It is a big question and worthy of consideration.

> JACOB P. LOHMAN.

New York City, January 3, 1913.

## BROOKLYN BROKERS.

Real Estate Board Approves of a Boardwalk for Coney Island.
At a meeting of the Brooklyn Board of Real Estate Brokers on Tuesday, Walter E. Warner gave a brief resume of the conditions at Coney Island and the necessity of a boardwalk. William C. Canning, president of the West End Improvement League of Coney Island, also pointed out the advantages of a boardwalk. The members of the board plied the speakers with numerous questions concerning the boardwalk, after which the following resolution was unanimously adopted:
"Whereas, Coney Island should be developed along lines that will forever preserve the beach of the ocean for the use of the people of the city, state a.rd nation; therefore, be it
Resolved, That the Brooklyn Board of Real Estate Brokers heartily indorse the project of Coney Island as proposed by the West End Improvement League of Coney Island."

## Annual Banquet.

From the number of applications received by the Dinner Committee of the Brooklyn Board of Real Estate Brokers, it is plaia that the seventh annual banquet of the organization to be held at the Brooklyn Club, will be the largest ever given under the auspices of the board. The dinner is limited to two hundred, and will be held on Saturday evening, January 25 , at seven o'clock. Mr. F. B. Snow is chairman of the dinner committee.
-The use of red gumwood for interior trim in the United States has increased wonderfully during the past few years. The manner of cutting and seasoning is thoroughly u.derstood now by the leading red gum lumbermen and the matter of warping is therefore done entirely away with by these manufacturers.
-The northeast corner of Fourth avenue and 29 th street will be improved with a sixteen-story building, when present leases expire, next May. The corners on Fourth avenue remaining unimproved with modern business buildings are becoming few in number.

REAL ESTATE STATISTICS.
The following table is a resume of the gage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits, mond for the current week. The right hand column enables the reader to make a comparison
week of 1911 . With the the corresponding
Following the weekly tables is a resume from January 1,1912 ,



|  | Jan. 1 to 10 | Jan. 1 to 12 |
| :---: | :---: | :---: |
| Now buildings Cost | ${ }_{5732,150}^{26}$ | 8878.630 |
| Alterations. | \$84,235 | 861,350 |


|  |  | $\begin{gathered} 1912 \\ \text { Jan. } 4 \text { to } 10 \\ \hline \end{gathered}$ |
| :---: | :---: | :---: |
| Total No ............ | 589 | 6 |
| Consideration......... | 8508,982 | 8277,670 |
|  | Jan. 1 to 8 | Jan. 1 to 10 |
| Total No.... ${ }^{\text {No }}$......... | 589 | 645 |
| Consideration.. | \$508,98? | \$342,970 |


| MORT | $\begin{gathered} \$ 508,98 ? \\ \text { GAGES } \\ \text { Jan. } 2 \text { to } 8 \end{gathered}$ | $\$ 342,970$ Jan. 4 to 10 |
| :---: | :---: | :---: |
| Total No | 399 | 375 |
| Amount........... | \$1,259,308 | \$1,323,299 |
| Amount............ | 3426,550 | \$540,710 |
| No. at 6x | 8120,518 | 8570,710 |
| Amount | \$484,022 | \$607,277 |
| No. at $51 / 2 \mathrm{x}$ |  |  |
| Amount. | 8176,200 | \$170,155 |
| Amount. | 119 8501,976 |  |
| Unusual | 8501.97 | 8478,040 |
| Amount... | \$25,000 | \$3,000 |
| Interest not give |  | 16 |
|  | 872,200 | 27 |
|  | Jan. 1 to 8 | Jan. 1 to 10 |
| Total No. | 397 | 540 |
| Amount. | 81,259,398 | \$1,985,919 |
| To Banks \& Ins. Cos | $8^{83}$ | 115 |
| Amount ...l. BUILDING | 8426,550 | 8845.760 |
|  | PERMITS |  |
|  | Jan. 3 to 9 | Jan. 4 to 10 |
| New buildings Cost. Alterations. |  |  |
|  | 8527,000 | \$383,405 |
|  | \$61,133 | \$103,697 |
|  | Jan. 1 to 9 | Jan. 1 to 10 |
| New buildings Cost <br> Alterations | $\begin{array}{r} 64 \\ \$ 651,200 \\ \$ 78,698 \end{array}$ |  |
|  |  | \$791,370 |
|  |  | \$113,547 |
|  |  |  |
| Qu | eens |  |


|  | Jan. 3 to 9 | Jan. 5 to 11 |
| :---: | :---: | :---: |
| New buildings <br> Cost <br> Alterations. | 53 |  |
|  | $\begin{array}{r} \$ 165,400 \\ \$ 7,100 \end{array}$ | $\$ 127,730$ $\$ 6,140$ |
|  | Jan. 3 to 9 | Jan. 1 to 11 |
| New buildings. Cost......... | 53 8165.000 | 82 |
| Alterations. | \$185,100 | 8273,140 |

## Richmond

building permits
Jan. 3 to 9 Jan. 5 to 11


## Short Form Renewal.

Below we publish the renewal clause used by one of the large property owners of this city and in use for over 30 years. As a short form of renewal that fills its purpose exactly, the Bulletin has no knowledge of a better one:
"We, the parties aforesaid, mutually agree that for the rent reserved and upon the terms and provisions in the within instrument mentioned, the said term thereby demised, is hereby extended to 19 -. Dated, New York, -. Witness,

As this renewal clause can be placed upon a lease with a rubber stamp, it reduces the routine work of renewal to a minimum.-R. E. Board of Brokers' Bulletin.
-An incorporated realty company may be wholesome but usually it is a dummy corporation founded to carry on business and give bonds, without personal liability. If a straight mortgage loan could be made, directly on the property, without the futility of loaning on a bond, secured by a mortgage, possibly a quarter of the realty companies would dissolve, as having no reason for existence.-R. E. Board of Brokers' Bulletin.

## BUILDING MATERIALS

STATISTICAL REVIEW OF THE LOCAL MARKET OF 1912.

New Records in Many DepartmentsPrices Generally Higher Toward Year-End-Little Gain in Portland Cement Output-Linseed Oil Prices Sharply Fall-Sand and Crushed Stone Higher-Higher Cost of Raw Paint Materials a Feature-General Summary.

NEW records for building material consumption and generally higher prices characterize the year just closed. It was conspicuous for the bona fide nature of specifications, the speculative element having been almost entirely submerged in a market so tight with legitimate orders since last July that in some instances, notably in steel, restrictive measures were adopted so as to give the legitimate consumer an open and free market.

The Eastern building market also broke all records with an increase of building construction in the Metropoli$\tan$ district of approximately $\$ 50,000,000$, although the peculiar fact has developed that there has been a general decrease in the number of new building and alteration plans filed. In Manhattan there was a decrease of 83 in the number of new buildings, while the gain in new construction was $\$ 17,787,860$. In the Borough of The Bronx there was an increase in cost of $\$ 11,807,340$ with a decrease in the number of new buildings of 47. Queens showed a decrease in value of new building projects of only $\$ 2,570,033$ for so great a decrease in the number of new building plans filed of 553. Richmond, on the other hand, showed a gain in value of $\$ 897,185$ and of 97 in the number of new buildings. Brooklyn's gain in value of projected new buildings was $\$ 3,874,137$, but shows a decrease in number of new buildings of 183 .

The gain in new building construction in the five counties in East Jersey was $\$ 2,689,000$, with a decrease of 149 new building plans filed, while the building permits issued for New England up to December 24 totaled $\$ 198,027,000$, representing a 24 per cent. gain over last year's total. Boston alone reported new building permits amounting to $\$ 5,500,000$. Westchester County's gain is included in the New England total.
This is the clearest proof possible that the cost of building construction sharply advanced during 1912. That the stiffening in prices was not arbitrary, is shown by higher cost and scarcity of labor at producing centers, making the cost of raw materials higher, general advances in freight rates, and the impending increase in rates of interest for mortgage money, not to mention the general desire to complete projected buildings before the passage of a new and more exacting building code, all combining to create an abnormal demand for highgrade building materials at a time when the mills were caught short both as to reserve stocks and available labor.
That this prosperity is not local, but general, and, furthermore, is likely to remain with us for some time, is shown in the computation indicating that the world's international commerce established a new record with an aggregate of $\$ 35,000,000,000$, as against $\$ 31,000$, 000,000 in 1911. In 1890 the total was $\$ 17,500,000,000$, having just doubled in twenty years. These figures were obtained from the Statistical Division of the Bureau of Foreign and Domestic Commerce at Washington, and they are based upon official figures of trade of the various countries covering the first six months of 1912.

When world commerce is in a state of healthy prosperity the international security market is generally firm and above manipulation. And when money feels secure home business expands and a demand for new commercial housing in New York and vicinity always results. This accounts for the large quantity of building material orders carrying delivery specifications well into the begianing of 1914, which alone guarantees protracted prosperity for all building material interests.

## NORTH Rivemmon Brick.

New York market in January, 1912 gives a total production in this district of
$989.000,000$ common brick. The production in New Jersey brick-making districts for 1912 will approximate about $111,000,000$ brick, making the total production of common brick available for the metropolitan district market $1,100,000,000$. This, the volume this market, which would bring up the total to $50,000,000$ more
In October the total quantity of common brick available in the North River district for winter and early spring consumption was $340,000,000$. Since that time an active market has prevailed as a result of lower prices, and this reserve supply has been considerably lessened, owing to remarka open buing weather during he last rew months, and it is a matter of considerable and supply up-river is now sufficient to take care of the extraordinary demand which is or the extraordmary demand latter part of February, March and April or until the plants can resume manufacturing. Comparisons of production in recent years in the districts supplying this market follow

| 1905 | 1,207,000,000 |
| :---: | :---: |
| 1906 | 1,198,000,000 |
| 1907 | 1,064,000,000 |
|  | 875,000,000 |
| 1909 | 1,218,780,000 |
| 1910 | 1.102,265,000 |
| ${ }_{* 1912}^{1911}$ | $1,000,000,000$ $1,100,000000$ |

*Estimated.
Hudson Pital estimated production ensack and Raritan River districts, estimated $111,000,000$ brick.
Official transactions in the Hudson Riy er brick market with comparisons for th corresponding week in 1912 follow

1912-13.
Decem.



#### Abstract

Hudson $\$ 6.75$ to $\$ 7$. Raritan, $\$ 6.75$.


 (Wholesale dock, N. Y.) For dealer's price add profit and cartage, Left over, December 0 th (opened) $7 \%$. Total reserve Number of covered cargoes sold,

|  | rived. | Sold. | Covered. |
| :---: | :---: | :---: | :---: |
| Monday | 18 | 4 | 4 |
| Tuesday | 0 | 0 | 0 |
| Wednesday | 9 | 5 | 0 |
| Thursday | 11 | 4 | 3 |
| Friday | 4 | 1 | ${ }_{3}^{0}$ |
| saturday |  |  |  | to $\$ 7$.

ered, 81 . Raritan, no quotation. Total
Reserved January 6 th, 47 .

## Lime.

F OR the first time in building material history in the Metropolitan distric an authoritative lime market review is possible by reason of the fact that the Lime Manufacturers' Association of New York was organized. President O. F Perry in reviewing the situation write as follows

This Association has had nothing to do whatever in making prices, terms, discounts, credits or regulating the output of supply in any way. It is the purpose of our Assoctation to forward the interes mand that lime shall not be discriminated maninst, and we think this can be accom plished much better through our Association than by individual manufacturers. It is also the purpose of the Association to keep the standard of different material of the best.
breaker for the building department. am taking the liberty of using some
figures from the Record and Guide, which the Building Departments the records o York very accurately, Following are New of the figures from December ore som December 27, 1912.
The building permits in Greater New ations for the same time were $\$ 17,678,7-$ and the total number of buildings 1971 amounting to $\$ 220,877,524$.
"The building permits for New England as I understand it, beat all records. The total amount to December 24, 1912, were $\$ 198,027,000$, or 24 per cent. gain over the
year 1911. The permits for Boston alone in November last were $\$ 5,500,000$. In 1911 according to Government reports, there
were $3,392,915$ tons used for farming purwere $3,392,915$ tons used for farming pur-
poses, which you will note is an poses, which you
"Owing to the increased demand for lime some of our members have constructed structed new kilns that woul has conhis output of more than 50 per cent amounting to over a hundred tons of lime daily. The members of our tons of tion represent about 500 kilns with a capacity of nearly $10,000,000$ barrels of 300 pounds each annually, representing an investment of over $\$ 15,000,000$.
there is no question the above statistics there was more Eastern States in the year before. The outlook for 1912 than ever promising as there is an immense amount of excavating and many buildings partly enclosed."
officers elected for 1913 are H. A. Broeas, president; H. W. Huke, vice-president: C. J. Curtin, secretary; and F. H. H. A. Brocas, H. Wirectors for 1913 are H. A. Brocas, H. W. Huke, C. J. Curtin,
F. H. Boyd, Hugh McDonald. Lowerl M, Falmer, Jr., S. R. Wright and Wowell M. Cable.
The output of kilns supplying the New York market during 1912 represented 10, put in tons for each year from. The as follows: ?

| 2 | 1,500,000 |
| :---: | :---: |
| 1911 | ,100,000 |
| 1910 | 900,000 |
| 1909 | 950,000 |
| 1908 | 900,000 |
| 1907 | 750,000 |
| 1906 | 600,000 |

The evidence of the gain in use of lime in this market during the last year is shown in the fact that in 1911 about oneime n the or $1,125,000$ barrels, were consumed extra million one-seventh, or $1,448,571$ barrels, were consumed in the Metropolitan district. In 1910 the total consumption was $1,002,000$ New York City only) ; 1909-987,000 barels (New York only) ; 1908-796,000 bar els (New York only); 1907-784,000 (New York only); 1906-721,000 (New York Hydrated lime shipped into the market during 1911 totaled 4,700 tons, or 31,333 barrels, allowing 300 pounds per barrel, although standard size barrels were not then in vogue. In 1912, with are in this as barrel standard, the tonnage in this lime was 5,200 tons, or 34,666 barrels.

## Sand.

HEAVY concrete construction work re quired an extra large quantity of sand during the last year. The total con
sumption in this market ran to about 3 ,
 tured by the stiffening in the price of high grade sand, principally because of heavy building requirements.

## Stone.

THE crushed stone market during the last year has been conspicuous for 90 cents per Prices have advanced from 90 cents per cubic yard for the $11 / 2$-inch to $\$ 1.25$ per cubic yard on the sinch size the $\$ 1.25$ per cubic yard on the 4 -inch size els and the prospects of present lev vance during 1913 are very remote adquantities delivered into this city by scow and rail during 1911 and ruling prices are approximately $2,225,000$ cubic yards. The following gradations from 1880 to 1912 covering price per cubic yard and quantities follow:


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## REAL ESTATE NEWS.

THE WEEK'S BROKERAGE SALES, LEASES AND PUBLIC AUCTIONS.

Market's First Full Week of the Year Was Buoyant.
The private sales in Manhattan reported this week show some increase of activity, compared with those of last week and with the corresponding week a year ago. The increase was for the most part south of 59 th street. The dealing was largely in new mercantile buildings and apartment houses and in small business buildings.
The Manhattan sales totaled 26, against 24 last week and 33 a year ago. The number below 59 th street was 12 , against 6 last week and 14 a year ago. The sales north of 59 th street aggregated 14, compared with 18 last week and 19 a year ago.

From the Bronx 14 sales at private contract were reported, against 16 last week and 13 a year ago.

The amount involved in the Manhat$\tan$ and Bronx auction sales this week was $71,652,191$, compared with $\$ 190,509$ last week, making a total since January 1 of $\$ 44,450,125$. The figure for the corresponding week last year was $\$ 386,452$, making the total from Jan. 1, 1911, \$2,057,961.

## PRIVATE REALTY SALES.

## Manhattan-South of 59th Street.

DOWNING ST.-E. Sharum sold 45 and 47 Downing st, a vacant plot, $29.71 / 2 \times 90$.
PRINCE ST.-Leo M. Mosauer \& Co. have sold for Sonn Bros. 96 to 100 Prince st, two 5 -ety loft buildings, on plot 74.7x101x irreg., adjoining the southwest corner of Mercer st. The buyer is the Usona Construction Co., which takes the property in part payment for the between Fox and Tiffany sts.
WASHINGTON ST.-Samuel D. Kilpatrick WASHINGTON ST.-Samuel D. Kipatrick of the St. John's Park Realty Co., the property at 706 Washington st, a ${ }^{\text {a }}$ i-sty oned dwelling on a lot 23 ft , wide and 88 ft . long. It is just north of Perry st and abuts a plot on that street owned by the St. John's Park Realty Co. and bought some time ago for improvement with an 8 -sty building. This $65.5 \times 92$ in size and adjoins the 12 -sty loft building erected recently by the same company at 161 to 165 Perry st. The Washington st lot will be incorporated in the new structure, plans for which were filed last May. The WaahingMary Ryan, which has owned the property since 1889. The deal was negotiated by the Duross

WEST HOUSTON ST.-Pepe \& Bro. sold for F. Castellani, 92 West Houston st, a a 3-sty building on lot $19 \times 100$ to Joseph Personelli, ; the about one month ago for Wm. Buchan, Jr.
13TH ST.-Lowenfeld \& Prager sold to Rose Markel for investment the 7 -sty $\begin{aligned} & \text { Ioft building }\end{aligned}$ at 624 East 13 th st, on a lot $20 \times 103.3$. In part payment the buyer gives 9 lots forming a plot $225 \times 100$ on the west side of Findley av 402.8 ft north of 169th st. Jacob Sado was the broker in the trade.
18 TH ST. - Henry Brady sold for the estate of Elizabeth Moneghan, the 5 -sty double tenement on lot $25 \times 92$ at 417 West 18th st to Mrs. 19 TH ST.-Florence D. White sold 312 West 19 th st, a 4 -sty dwelling, on lot $19.6 \times 100.8$, between West End av and Riverside Drive.
20 TH ST.-Albert Feldheim sold for M. L. \& c. Ernst represented by Clifford N. Schurman. to the Intercity Realty and Security Co, 11 West 20th st, a 9 -sty fireproof store and loft building on plot $28.6 \times 92$. The property has been held at 000 at $41 / 2 \%$. and has been acquired by the buyer for investment.
${ }^{26 T H}$ ST.-Adam A. Schopp sold for the estate of Helen K. Sumner 226 East 26 th st, a 5 -sty tenement, on lot $25 \times 103$
29 TH ST. - Heil \& Stern sold to I. Randolph Jacobs \& Everett Jacobs, the property at 130 and 132 West 29 th st, on plot $40 x 98.9$, together with the abutting property at 129 West 28 th
st, on lot $25 \times 989.9$, covering a plot of 6,500 sq. ft . The seller is Gustav Baumann, formerly of the Holland House. The Messrs. Jacobs propose to erect on the entire plot at the expiration of the present leases a 12 -sty store and loft building ready for occupancy in the Fall of 1913.
38TH ST.-The Edith B. Hicks estate (Henry Sth st, a 4 -sty dwelling on ing the northwest 42D ST.-Felix Corner of Lexington av. owned by Mrs. Sarah Gardner McGill, being 129 West 42 d st and the three rear houses,

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126, 128 and 130 West 43 d st. The Forty-third Street housee are conducted as a family boarding house and hotel known as the Hotel Gard-
ner. The property is assessed at $\$ 333,000$ and Mr. Isman has paid close to $\$ 500,000$. The Forty-third Street frontage is $6 \$ .3 \mathrm{ft}$ and 20 it on 42 d st. Mr. Isman bought some time ago the building at 133 West 42 d st and title recently passed in another name. Mrs. Mcyears and she will give up possession in March. 48 TH ST.-Luigi Rapuzzi sold 328 East 48th st, a 5 -sty tenement, on lot $25 \times 100.5$, between 48 TH ST- He
48 Sth st, a , 3 -Helen C. Brown sold 233 East tween 2 d and 3 d ave, to Daniel Casey, Jr. It was formerly the residence of Judge Addison Brown and had not changed hands in
over a half century. ver a half century.
E. Stuckey. 159 The Beach estate sold to George E. Stuckey 159 East 49 th st, a 4 -sty single flat

55 TH ST.- The Herald Square Holdin $\mathrm{I}_{5}$ Co., composed of George Backer, Arnstein \& Levy, bought from Benjamin Stern of Stern Brothers the 6 table plot at 124 West 55 th st. It adjoins
No. 126, bought a short time aso, giving the buyers a combined frontage of 50 ft . The parcel will be at once improved with a 9 -sty apartment, divided into suites of three to four rooms with kitcnenettes. This type of house has been
popular in that locality. In connection with popular in that locality. In connection with
this deal the Herald Square Holding Co. gives to Mr. Stern the stable and studio building at 136 West 55 th st, in the same block, a plot 25 x 100. The deal, including the value of the exchanged parcelle and the cost of the proposed apartment, represents about $\$ 350,000$.
Only a few days ago the Herald Square Holding co. sold the new 9 -sty apartment recently
completed by them at 140 and 142 West $5 \overline{5}$ th st to David Banks, and about a year ago that bought 147 and 149 West 55 th st from the Barney estate and improved it with the Laurelton Hotel. This property was recently
sold to the Swetland Realty Co. sold to the Swetland Realty Co. The three deals
mentioned aggregate well over $\$ 1,000,000$, William J. Roome \& Co. were the brokers in the transaction.
2D AV.-Adam A. Schopp sold 186 2d av for the Kaughran Estate, a 5 -sty eingle flat, n lot $23 \times 100$.
4 TH AV.-Albert Feldheim sold to the C. N. Shurman Investing Co. for The Protective Reaity Co., the northeast corner of 4th av and 4-sty builuings known as 423 to are erected bringing in nominal rents of over $\$ 14,000$ year, $1 y$. The property carries a mortgage of $\$ 290$,000 and is held at $\$ 400,000$. The corner will be improved with a 16 -sty building with stores lofts and offices, on the expiration of leases, May 1, 1913, and negotiations are now under way to lease entire building to a downtown
wholesale millinery concern. Plans are now being drawn by a leading firm of architects. This is one of the few notable corners still unimproved.
6TH AV.-The Van Schaick Realty Co. sold 485 and 4876 th av and 103 and 105 West 29 th st, being the northwest corner of those thoroughfare6, four 4 -sty buildings on plot $49.4 \times 100 \mathrm{x}$ irreg, to Oestreicher Bros, the tenants of the the same space and hold the remainder of the property as an investment.

## Manhattan-North of 59th Street.

61ST ST.-Otto Wagner resold 239 West 61st st, a 5 -sty tenement on lot $25 \times 100.5$.
64TH ST.-Douglas L, Elliman \& Co sold for Dudley Olcott, 2 d vice-president of the Central Trust Co., 16 East 64 th st, a 6 -sty brick front American basement, on lot 20x100.5. One of the features of this house is a large laundry on the roof. The property was held at $\$ 150$, by Ernesto Fabbri to M. property recently sold intends to erect a fine house in the near future. 76TH ST.-Henry Goldman sold 26 West 76 th st, a 4 -sty dwelling on lot $25 \times 102.2$, between Central Park West and Columbus av. The buyer is Mrs. F. Arthur Ball; H. C. Senior \& Co. were the brokers.
79TH ST.-Douglas L. Elliman \& Co. sold for the Charles Buek Construction Co. to Dudley Olcott, second vice-pres, of the Central Trust Co., 20 East 79th st, a magnificent new 5 -sty English basement house, 42 ft wide. This
mansion is one of a group of three just completed by the selling company, at the southwest corner of 79th st and Madison av, and is the finest private house erected by a builder for purely speculative purposes in many years. It has an imposing front of white stone, and is like the
other two, of fireproof construction throughout The house was held at $\$ 250,000$ and the purchase price was close to this figure. The property forms part of the famous Cook block, which is unrivaled in the city for the uniformity of its improvements and with only the high-
est class of residences. Mr. Buek bought the three corner lots about 3 years ago from the Lawyers Title Insurance \& Trust Co., who had secured them through the foreclosure of a mortgage.
81ST ST.-Julius Sachs sold 149 West 81 st st, a 4 -sty dwelling, on lot $22.3 \times 102.2$, between

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sald to be a doctor．The adjoining house at
147 was reported sold by the Rogers estate to W．B．Harned．
91ST ST．－L J．Greenberger resold for Annle Sugarman to Minnie Kahn，
$5-$ sty
tenement on lot
$25 x 100$ ．M．East
\＆
L．Rosenthal a 5 －sty tenement on lot $25 x 100$. M．\＆L．Rosenthal
represented the buyer．The seller acquired the represented the buyer．The seller acquired the
property last week from Frederick E．Bauer． 93D ST．－Alfred Seton and Charles de Rham， Schmidt sold of the estate of Oscar Egerton－ Schmidt，sold 19 West 93 d st，a 4 －sty dwelling， and Columbus av．The premises adjoin Colum－ bia grammar school on the west．
$95 T H$
the 6 －sty
tenement the 6 －sty tenement on plot $35 \times 100.8$ ，at 333 East buyer gave in part payment a farm on Long Island located about a mile from Lynbrook． ${ }^{95 T H}$ ST，－Pease \＆Elliman sold for Gen－ side of 95th st，beginning 100 ft east of 5 th av and adjoining on the west the property recently sold by Pease $\&_{\text {E }}$ Elliman to Ernesto Fabbri．The buyer of this property is Mrs． Amory S．Carhart，of Tuxedo，${ }^{\text {N }}$ Y．An in－ Mrs．Carhart has agreed to build a 50 －ft dwell－
ing for her own occupancy immediately ing for her own occupancy immediately．The
negotiations were carried on with General Bryce by cable and the contracts were ex－ changed Thursday afternoon．Mr．Fabbri has
arranged with Grosvenor Atterbury to build a $50-\mathrm{ft}$ house for his use：Judge Gerard is
about to build a $40-\mathrm{ft}$ house between 94 th and 95 th sts on 5 th av ；Miss Helen Bryce is planning to build a $30-\mathrm{ft}$ house between 95 th and 96 th sts on 5 th av，and Ogden Cod－
man has already practically man has aready practically completed
ft house on the north side of 96 th st．
M．M．Hayward \＆Co．， 233 West 100th st 3 －sty building occupied by the Nameoke Club on lot $25 \times 101.10$ ，adjoining the corner of Broad－ way．
111 TH ST．－E．Sharum sold and resold 304 and 306 West 111th st，a 6 －sty apartment house， on plot $37.6 \times 106.2$ ．
115TH ST．－The Brown－Weiss Realties bought from I．Firschbaum
flat，on lot $25 \times 100.11$ ．${ }^{76}$ East 115 th st，a 5 －sty at，on
131ST ST．－The 3 －sty dwelling at 108 West Dr．A．Fitch，is understood in December by ownership again．The property
and is is $17.6 \times 99.11$ and is located 140 ft ．west of Lenox av．This
house and the two adojining to the west，Nos． house and the two adojining to the west，Nos．
110 and 112 ，have figured in more deals than 110 and 112 ，have figured in more deals than any other houses in that part of Harlem．About passing into new hands； 110 and 112 have changed ownership half a dozen times in the 128 West ST．－John S．Howell sold 124， 126 and 128 West 139 th t ，three 5 －sty flats，each on Marx is said to be the buyer．The Howell fam－ ly last year disposed of ser．The Howell fam－
 West 146th st，old frame buildings，on and 509 9.11 ，located 325 ft ．east of Broadway．

163D ST．－The Comfort Realty Co．，B．House， president，sold 43 to 549 West 163 d ，st，a 6 －sty apartment house，on plot 110x99．11，located 100 tate Security Co．，which gave in part payment a plot with a frontage of 150 ft on the east side of Broadway，located 64.5 ft ，north of 185 th st，and extending through to Wadsworth av， where the frontage is 151.5 ft ．The new owner
will erect a 1 －sty taxpayer on the Broadway will erect a 1 －sty taxpayer on the Broadway The McVickar－Gaillard Realty Co．negotiated the 169 TH ST．－The Herman Arns Co．sold for Aaron Goodman the 6 －sty apartment house at joining the wortheast corner of 519 年x81．7，ad－ The buyer is Edward B．Corey，who gives in The buyer is Edward B．Corey，who gives in
exchange a plot 100 x 81.7 on the north side of
16oth st 169 th st， 1 ． ft ．west of Amsterdam av．Mr．
Goodman will improve the plot with two 6 －sty Goodman will improve the plot with two 6－sty apartument houses similar to the one just sold
by him．The amount involved in the transac－
182D ST．－Mary Hallecy sold 514 and 516 West 182d ST．－Mary Hallecy sold 514 and 516 West
182 d st，a 5 －sty flat，on plot $50 x 70$ ，between Am－ sterdam and Audulon avs．
BROADW and Construction The McMorrow Engineering 10－sty apartment house，on plot $99.11 \times 125$ at the southwest corner of Broadway and 143 d st，
to the Terminal Building Co．，a New Jersey corporation of which B．N．Deke is president held at $\$ 650,000$ ．The buyer wave property in New Jersey in part payment．gave property in BROADWAY．－John R．and Oscar L．Foley sold for Anna L．Daly to an investor，the 2 －sty
taxpayer on lot $25 \times 100$ at the southe of Broadway and 146th st；also the adjoining lot， $25 \times 100$ ，on 146 th st．It is the intention of
the buyer to improve the combined site with a RIVERSIDE DRIVE－The Palmer Realty Co．， Lesme R．Palmer，president，sold the north－ 6－sty apartment house，on plot fronting 109．2 ft ．on the drive and 50.5 ft ．on the street and buyer is Harry Williamson．The roperty has
been held at $\$ 60,000$ been held at $\$ 60,000$ ．
RIVERSIDE ${ }^{\text {DRIVE．－William A．White } \&} \mathrm{E}$ Sons sold for the McLanahan estate of Wash－ plot on the northeast corner of Riverside vacant and 144 th st， 100 ft on the dive and 125 ft
on the street．
Negotiations have been pending days．It will doubtless be beerty for several high－class apartment house，as the corner as one of the few remaining in the upper River－ side Drive district available for a large build－ ing operation．

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## Bronx.

MAGENTA ST-The Brown-Weiss Realties ought a plot, $500 \times 100$, on Magenta st, between
SLMPSON ST-E.

SIMPSON ST.-E. Loewenthal \& Son sold to builder the northeast corner of Simpson and 167 th st, a lot, $25 \times 90$, for improvement with a

138TH ST-The Mott Haven apartment, an -sty structure at 428 to 446 East 138 th st, and a 6-sty structure at 420 to 439 East 137th st, between Willis av and Bronx pl, have been sold Leslie R. Palmer. The property fronts 150 it on each street, being 200 ft deep, and was held at $\$ 275,000$. The trust company acquired the property in 1911 in foreclosure proceedings. On two diferent oce

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[^0]146 TH ST.-George Goldblatt sold the lot, 25
r100, on the north side of 146 th 6t, 200 ft . west x100, on the north side of $146 \mathrm{th} 6 t, 200 \mathrm{ft}$. west 186TH ST-E. Sharum sold for different clients 468 East 156 th st, a 4 -sty tenement on

## plot 20x100

BARKER AV.-R. L. Sachs gold to J. Lewis the plot, $50 \times 100$, at the southeast corner of
Barker and Mace avs, in the Joel Wolfe estate

BRADHURST AV.-Goodwin \& Goodwin sold Realty client for investment, for $\begin{aligned} & \text { for the Platzman, president, the south- }\end{aligned}$ east corner of Brachurst av and 151st st : a containing 5 families on a floor, and renting for about $\$ 8,000$ per annum. The price is

reported to be in the neighborhood of $\$ 75$,| repor |
| :--- |
|  |
|  |

BROADWAY-John R. and Oscar L. Foley old for G. F. Mckenna the ploc, 20x177x ir outh of 236th st. BROOK AV. - Eugene J. Busher sold for cash,
Cor Mary S. White, the couthwest corner of Brook av and 149 th st, 5 s-sty building with
stores on plot $35 \times 90 \mathrm{x} 44$, to an investor. This stores on plot $35 \times 30 \times 44$, to an investor. This
corner is only a few doors east of the new Cohen \& Harris Theatre which is in the course
of construction,
and one and a half blocks of construction, and one and 3 half blocks
from the subway and elevated stations at 149 th

HOLLAND AV-The Brown-Weisg Realties bought a lot, $25 x 95$, on the north side of Hol-
land av, between 214 th and 215 th sts JACKSON AV.-The city, which over a year
ago acquired the block front $175 \times 150$ on the north side of 15Sth st, from Trinity to Jackson ave, as a site for a public school, bought seven t a frontage of 260 ft . on that thoroughifare and five 2 -sty houses on Trinity av, which in-
creases its holdings on this thoroughfare to 275 rt. Several other parcels required for the new school site, which could not be acquired for a reasonable figure at private sale, are in process
of condemnation. KATONAH AV.-Albert Feldheim sold to
Katherine Le Brun for the Ce. N. Shurman In-
vesting Co, $\$ 323$ Katonah av, a flat on lot 2 In 85 esting co. abeth W. Van Atta 2 Sut Marion av, a 2 -sty about 100 ft south of Bedford Park Boulevard. The boyer will occupy the house.
MOHEGAN AV-F. Deshler in conjunction with A. A. Krueger and E. F. J. Carpenter sold for Louica A. Schultz the plot fronting 50 ft
on the west side of Mohegan av, 69 ft north of On the west side of Mohegan av, 69 it north of
175 the st, and for William J. G. Marks a plot
Sixs 5oxs8 ft adjoining in the rear and running
through to Vineyard place. The buyer is the
RICHARDSON AV.-F. W. Eggert sold 2 lots on the east side of Richardson av, 100 south of East 237th st, for M. Stubbing,
Oregon, to M. C. Lange, for investment.
Stebbins av.-Eugene J. Busher lient of Dutton \& Kilsheimer, $5^{1 / 2}$ lots for a northeast corner of Stebbins av and Freeman slocks from the Freeman st subway stot is stion. $11 / 2$
WESTCHESTER AV.-Richard Dickson sold
for E. Sens to the John Eichler Brewing Co. for E. Sens to the John Eichler Brewing Co.
the northeast corner of Intervale and Westthe northeast corner of Intervale and West-
chester ave. It is known as 941 to 945 Westchester av6. It is known as 941 to 945 West-
chester av and 978 Intervale av, and is 100 it on Westchester av, 100 ft on Intervale av

## Brooklyn.

old 51 Bainbridge st, between Summer Co Lewis avs, a 4 -sty brick and limestone double apariment building, on a plot 30x100, for D.


BERKELEY PL.-Henry Pierson \& Co. (Inc.)
sold for Grace E. Flagler, 111 Berkeley pl, a 3old for Gra.
sty dwelling.
BOND ST.-Isaac H. Cary sold the two 3-sty Lisle to Lorenzo Regime for investment
COLUMBIA ST.-Howard C. Pyle \&
the southwest corner of Columbia and Co. sold ts, a vacant plot, $100 \times 126$, for $\mathrm{Mrs} . \mathrm{S}$. K . W. W Sellar. The buyer, Miss Agnes Dunne,
said, plans to erect a factory on the site.
Freedom AV.-Frank J. Magerie sold for Mrs. Lohrey 28 Freedom av, a 1 -family de-
tached cottage, on a lot $50 x 100$, to a client for tached cot
occupancy.
HALSEY ST.-John H. Gelhardt, Jr., resold or a client the 4 -sty double flat at 274 Halsey
t to Mae Louise Williams, wife of George V . Williams, Pub 1Sicervice Commissioner. HARRISON ST.-The Walthers Co., which o erates the large Lshaped factory covering a plot 103 ft . on Harrison st, and 239 ft . on
Tifiany pl, has bought from the Chauncey Real state Co. the two tenement houses at the corner Hicks and Harrison sts, adjoining the fac-
tory. It is said that the concern will raze the buildings soon and build on the site an exten-


## 515 McDonough st. ${ }^{2}$-sty two family dwelling at

PACIFIC ST,-John E. Henry, Jr... sold the
plot, 90x114.5, on the south side of Pacific st, o a client. The property now has a large
rame detached house on it. which son will be rame detached house on it, which soon will be
orn down and improved by a large apartment. PRESIDENT ST-The John Pullman Real Esate Co. sold sot President st, a a ${ }^{3-s t y}$ brown-
tone dwelling on lot 20x50x100, for Florence A. Redfield to a client for occupancy.

STERLING PL.-Henry Pierson \& Co., Inc.
old 148 Sterling pl, a dwelling, for Frank A. Liftchild

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## ANNUAL REPORT OF THE

## Lawyers Mortgage Company

JANUARY 1, 1913

RICHARD M. HURD, President

## To the Board of Directors:

Gentlemen: The year 1912 has been one of great prosperity to the Lawyers Mortgage Company, the Gross Earnings and Net Profits being larger than ever before. The Gross Sales teed Mortgages has only once before been substantially surpassed. It is gratifying to note the steady and increasing demand for our conservative mortgage investments in view of the uncertainties during the past year in the market for other securities.
The Gross Earnings of the Company for 1912 amount to $\$ 991,387$, the amount of Net Profits to $\$ 790,611$.

The total sales of Guaranteed Mortgages amount to $\$ 39,742,271$-the net increase in Outstanding Guaranteed Mortgages amounts to $\$ 13,137,110$, and the total Outstanding Guaranteed Mortgages now amount to $\$ 131,168,613$.
The comparative figures for recent years are as follows:


| The Gross Earnings and Net Profits of the Company for recent years have been as follows : |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | 1912 | 1911 | 1910 | 1909 | 1908 |
| Premiums for Guarantee | . \$614,564 | \$564,042 | \$504,559 | \$410,888 | \$340,300 |
| Interest on Mortgages.. | . 355,480 | 267,888 | 262,427 | 235,925 | 219,619 |
| Rent, Commissions, etc | 21,343 | 12,470 | 16,781 | 7,362 | 10,012 |
| Gross Earnings | . $\$ 991,387$ | \$844,400 | \$783,767 | \$654,175 | \$569,931 |
| EXPENSES. |  |  |  |  |  |
|  | 1912 | 1911 | 1910 | 1909 | 1908 |
| Rent | \$18,000 | \$18,000 | \$19,000 | \$19,000 | \$12,984 |
| Salaries | 125,120 | 110,810 | 102,205 | 86,625 | 71,910 |
| Advertising and Stationery | - 19,485 | 16,681 | 14,409 | 14,404 | 13,782 |
| Taxes and General Expense | . 38,171 | 31,174 | 25,414 | 25,969 | 21,057 |
| Expenses | . $\$ 200,776$ | \$176,665 | \$161,028 | \$145,998 | \$119,733 |
| Net Earninge | . $\$ 790,611$ | \$667,735 | \$622,739 | \$508,177 | \$450,198 |

The percentages of Expenses to Gross Earnlows : $33 \%$ in $1903,31 \%$ in 1904, $25 \%$ in 1905 , $22 \%$ in $1906,20 \%$ in $1907,21 \%$ in $1908,22 \%$ in $1909,201 / 2 \%$ in $1910,21 \%$ in 1911 and $20 \%$ in 1912.
The rates of Earnings and Dividends on the Capital Stock have been as follows:
 *Average Capital, $\$ 3,250,000$. July 1, 1909 ,
Capital increased from $\$ 2,500,000$ to $\$ 4,000,000$. *Average Capital, $\$ 5,500,000$. April 1, 1912, Capital increased from $\$ 4,000,000$ to $\$ 6,000,000$. Mortgages during the past year is but little reflected i
will show
UNEARNED PREMIUMS

In addition to the cash earninge are the Unearned Premiums, which consist of the Company's contract profit of one-half per cent. per annum on outstanding mortgages from the date of this statement to the maturity of the mortgages. These future profits-which are not carried as assets-amount to $\$ 1,400,176$. The Assets and Liabilities of the Company on December 31, 1912, were as follows :

ASSETS.
New York City Mortgages.......... $\$ 7,306,294.98$ Accrued Interest Receivable........ 348,134.35 Company's Brooklyn Building, cost.
Real Estate..........................$~$ Real Estate

LIABILITIES.
Capital
Surplus
Surplus
Mortgages sold, not delivered.......
Reserved for Prepaid Premiums, etc.
$\$, 000,000.00$
$2,500,000.00$
$208,497.63$
$268,883.69$
$56,375.36$
$\overline{\$ 9,033,756.68}$
Since the increase in the Company's capital in March, 1903, Dividends bave been paid to
Stockholders amounting to $\$ 3,160,000$, in addition to which $\$ 1,275,214$ has been carried
to Surplus or Undivided Profits, making total net earnings of $\$ 4,435,214$. In addition to these earnings, the net increase in Unearned Premiums from January 1st, 1903, to December 31 st, 1912, amounts to $\$ 1,296,621$,
The Assets and Liabilities of the Company have been verified and the Company's accounts certified as of December 31st, 1912, by THE AUDIT COMPANY OF NEW YORK.
There are 9,940 mortgages outstanding, the average loan being $\$ 33,000$ in Manhattan, $\$ 5$, 600 in Brooklyn and $\$ 19,000$ in the Bronx.
An analysis of the Outstanding Guaranteed Mortgages of the Company shows that these are divided among the three thousand eight hundred customers of the Company as follows:
Savings Banks
Trustees Individuals
Charitable Institutions
Insurance Companie
Trust Companles...
................. . $\$ 15,514,540$
47,073,322The following map shows the $\$ 131,168,613$ of the total Outstanding Guaranteed Mortgages of the Company on January 1st, 1913, in Man-

The average amount loaned by the Company is 64 per cent. of the Company's own appraisal. For the absolute protection of the holders has adopted the following By-Laws:
"The Amount of outstanding Guaranteed Mortgages shall not exceed twenty times the Article shall not be amended or repealed except with the written consent, duly acknowledged of the holders of all the policies of mortgage insurance then outstanding issued by the Company. "Mortgages shall be guaranteed by the Company only when secured by real estate im-
proved for business or residence purposes, and situated within the present limits of the city of New York, or such enlargements thereof as may hereafter be fixed by law,
of the valuation of the real estate security as ascertained by the Company's appraisers or such larger percentage of salu valuation as may be fixed by the laws of the State of New York for the investment of funds held by Trustees, Trust Companies or Life Insurance Companies, the payment of mortgages shall not exceed onehalf of one per cent. per annum of the principal amount guaranteed
"This Article shall not be amended or repealed except by the written consent of three-fourths of the Directors then in office, and by vote of Company at a special.. Stockholders' meeting called for that purpose."
These limitations have been for many years in use by the Company and their effectiveness in safeguarding the Company's mortgage in-
vestments is clearly evidenced by its unusually clean record in the matter of delinquent interest and foreclosures. The Company has now under foreclosure 58 mortgages, many of which will probably be paid off or settled prior to fore closure sale. The Company has sold $\$ 409,388$ of foreclosed real estate during the past yea has been recently purchased. The amount of interest delinquent for more than one month is $\$ 1,294$.
Since December 12, 1894, when the Company began business, 14,956 mortgage loans have been made aggregating about $\$ 280,000,000$. The amount to $\$ 13,057$. A noteworthy event during the year has been
the purchase by the Stoekholders of $\$ 2,000,000$ the purchase by the Stoekholders of $\$ 2,000,000$ of new stock, the Capital thus being increased
from $\$ 4,000,000$ to $\$ 6,000,000$, and the Capital from $\$ 4,000,000$ to $\$ 6,000,000$, and the Capital
and Surplus to $\$ 8,500,000$. This action is highly important for the protection of all holders of our Guaranteed Mortgages and follows out the Company's established rule of increasing its capital stock in proportion to its increase in Outstand ing Guaranteed Mortgages

The steady growth of the Company's business standing Guaranteed years, bringing the OutHUNDRED AND THIRTY evidences the public confidence in the stability of the Company's mortgage investments.

The real test of an investment comes in time of panic or depression and the securities which Mortgages-may fairly claim first place for safe
ty. The Company will
The Company will continue to adhere to its present sound and cautious methods and believes that it will add to the service now furnished when periods of depression arrive.
(This report in pamphlet form sent on request.)


It is worthy of note that 56 per cent. of the Company's mortgages are on Manhattan Island, while 28 per cent. are in Brooklyn and 16 per cent. in the Bronx.


2D ST-Burrill Brothers sold the 3 -sty limestone private dwelling at 498 2d st, on lot
$20 \times 100$ for Mrs. Emma S . Venners to a buyer $20 \times 100$ for Mr
14TH ST.-The Jerome Property Corporation sold 282 14th st, a 2 -sty dwelling, on lot 25 x same buyer the adjoining house 280 14th st on plot $25 \times 100$. The combined properties will be improved with a modern apartment house.
18 TH ST.-Milnor Wiley \& Son sold for the Ascutney Realty Co. to William Funk the house at 918 East 18 th st, Manhattan Terrace.
45 TH ST.-Van Vlach Brothers \& Frey sold for a client 1228 45th st, a 2 -sty dwelling, on vestor.
86TH ST-George L. Moore sold 22 lots at 86th and West 8th sts and King's Highway, which will be improved with two-family houses and 3 -sty store and flat buildings.
BLAKE AV.-Fox's Agency and Fox, Rubin \& Co. 6old the 3 -sty flat building on the south ide of Blake av, known as 800 Blake av, 50 for Samuel Steinberg and Meyer Brody to clifor Samuel Steinberg and Meyer Brody to cliCo., for investment.
CROPSEY AV.-Fineberg \& Co. sold for the Fultonia Realty \& Construction Co. to the Purdy Construction Co. a tract consisting of 140 lots in the Ulmer Park section of Brooklyn, bounded by Cropsey, Bath and 25 th ave, on which they will construct several dwellings. In apartment houses in New Jersey av near Glenmore av, and six cottages in East 7th st, between Avs 0 and $P$. The deal is said to involve about $\$ 225,000$.
LAFAYETTE AV.-George L. Moore sold 155 to 159 Lafayette av, between Adelphi st and Carlton av, two 5 -sty white stone single apartC. Wetzel, of Plainfield, to the Danzollo Realty Co. for $\$ 70,000$.
OCEAN PARKWAY.-John Bittner, proprietor of the Eastern Hotel in Manhattan, sold his residence at 408 Ocean Parkway to Henry Faulkner. The house is $21 / 2$-stys high and is of granite and frame construction. The buyer
5TH AV.-Tutino \& Cerny sold for Louis
Rubin to a client for investment the 3 -sty Rubin to a client for investment the 3 -sty 100 , at 5506 and 55085 th av. This is the second sale of this property by these brokers in the past year.

## Queens.

ARVERNE.-Dave A. Karelsen sold for S. Weiner his cottage at the southwest corner of Clarence av and Amstel boulevard to S. I. Ferguson.
ARVERNE.-Julius Scott sold for the Samuel Sachs Estate the Sachs mansion on a plot $120 \times 120$ at the corner of Storm and ding, connected with the firm of H. S. Tavshanjian, importers of oriental rugs.
CORONA.-Mrs. Henry Viebrock sold to Herman Asendorf, of Greenpoint, the old Colton homestead, a massive frame building more than 100 years old and which was famous as a club house in the days of the Old Fashion Race block bounded by Park, Randall, Evergreen and Jackson avs, for about $\$ 45,000$. John Jones, father of Mrs. Viebrock, bought the property from the Colton estate in January, 1896, for $\$ 10,000$ cash. Since that time the taxes have ncreased from $\$ 100$ to more than $\$ 800$ yearly.
The property will be cut up into building lots in the spring.
FLORAL PARK-The Windsor Land and Improvement Co. sold to J. O'Connor and L. Basso each a plot $40 \times 100$ on Geranium av ; to J. J. Hoban a plot $20 \times 100$ and to J. Butler a plot $40 \times 100$ on Plainfield av ; to M. Dowling a plot 0x100 on Crocus av ; to E. King a plot $150 \times 197$ n Willow st and Floral Parkway.
FLUSHING.-The Murray Hill Theatre Co., composed of investors in the Murray Hill and John W. Crawford a site for a new $\$ 12,000$ theatre. The property consists of a plot 45 x 12 ft . in Broadway, 50 ft . west of Murray la. plans have been prepared for the structure by Edward Richardson
LONG ISLAND CITY.-H. Epstein sold to A. Stutzmann 2 buildinge on the north side of pleted by the Potter Avenue Construction Co.

## Richmond.

CASTLETON CORNERS.-J. Sterling Drake old for Mrs. Katie Mager to Joseph M. Hoffmann the northwest corner of Richmond turn$31 / 2$ acres, with 854 ft consists of a plot of house, with store and two small dwellings.

## Suburban.

AIRMOUNT, N. Y.-Norman Elberfeld, for Yoreral years a member of the Greater New about 43 acres, together with house and outbuildings, located at Airmount, N. Y., about two miles from Suffern. J. J. Brown and W. D. Williams negotiated the sale.

BAYONNE, N. J.-The Bayonne Building Co. bought from Pearl L. Bergoff a plot 141x100, in the west side of Av B, near West 37th
BLOOMFIELD, N. J.-The newly organized Watsessing Bank of Bloomfield, N. J., bought a It is the intention of the bank, of which David Bingham is president, to erect at once a bank and office building on the site.

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EAST ORANGE, N. J.-The English Lutheran Church of the Holy Trinity bought a plot new church edifice.
EAST ROCKAWAY.-The Windsor Land \& Improvement Co. sold to $R$. Cademarton and
F . Capozzi a plot $120 \times 107$ on Rhame av and Lawrence st.
HOBOKEN, N. J.-Julius I, Kislak and J. H. Kruse sold for John Keresey to Michael Mul-
queen 56 and 58 Garden st, two 5 -sty brick queen 56 and 58 G
flats, on plot $59 \times 100$.
JERSEY CITY, N. J.-Walter L. McDermott old to Benjamin Gorlin a plot, $75 x 100$, in the JERSEY CITY, N. J.-John J. Phillips sold southeast corner of West Side and Audubon av,
JERSEY CITY, N. J.-Charles Munch cold
Bertha Leary 19 and 21 Concord st, two to Bertha Leary 19 and 21 Conco
two-family houses, on plot $50 x 103$.
JERSEY CITY, N. J.-The 3 -sty brick factory building at Ludlow and New sts, in the Green-
ville section of Jersey City, at one time the ville section of Jersey City, at one time the
plant of the International Watch Co., has been plant of the International Watch Co., has been Tobacco Co., and will be opened immediately s a cigar foe industry. The plant has been dle for three years, following the vacating of the place by the watch company.
NEWARK, N. J.-The Fidelity Trust Co. sold Kolodin, a plot, 107x100, at the corner of Sumner and 2 d avs.
NEWARK, N. J.-Oscar Michael bought for
nvestment the property at 54 Park pl forinvestment the property at 54 Park pl, for-
merly occupled as a school for girls. The property has a frontage of 47 ft . on Park pl and ision pl. On the site is a 3 -sty brownstoneront structure which was the home of Samuel L. Dennis for many years.

OCEANSIDE.-The Windsor Land \& Improvement Co. sold to P.
$40 \times 100$ on Ebert av.
PALISADE, N. J.-Albert Feldheim sold for W. E. Finn "The Roses" at the southwest corstucco dwelling on a plot, 110 x 140 .
PITTSBURG. PA.-Julius Scott resold 5521 Black st, which he had taken in exchange
for New York property to M. T. Murphy, of for New York
Pittsburg, Pa.

RIDGEWOOD, N. J.-S. Osgood \& Co. sold the property of Clarence $H$. Eagle, comprising about 176 acres of elevated land located near
Ridgewood,
N. J. The property consists of six or geven farms acquired by Mr. Eagle and combined into an attractive country estate. The property is adjacent to the summer homes of
Dr. August Caille, Judge John J. Freschi, Paul Dr. August Caille, Judge John J. Freschi, Paul
Beardsley, John Broke Leavit, Clarence E. hapman, Edwars Thate Crocker is also in this vicinity.
RIVER EDGE, N. J.-John P. Stoecker sold or Charlotte M. Briggs, a parcel of about 3 River Edge Park. The property fronts on Voorhees av and the River road, and extends to the

YONKERS, N. Y.-Arnold, Byrne \& Baumann sold to Ferguson Brothers \& Forshay the
3 -sty dwelling on plot $60 \times 137$, at 40 Procpect Drive, Park Hill.

## RECENT BUYERS

JAMES A. LYNCH is the buyer of 253 West
103d st, sold recently by Mary E. Cooley. H. RITTENBUSCH is the buyer of the dwellR. Mitchell.

THE CITY REAL ESTATE CO. acting for
client, is the buyer of the dwelling 151 a client, is
West Sith
DR. D. G. YATES is the buyer of the dwelling at 149 West 81 st st, the sale of which
by Julius Sachs was reported recently DANIEL B FREEDMAN is the the dwelling at 312 West 90 th st, the sale of which by Florence D. White was reported

DR. HENRY MOELLER, JR., is the buyer of the dwelling at 140 West 88 th st, the sale of which by
last month.
J. W. CLARK is the buyer of the dwelling at 49 East 68th st, the sale of which by the estate of Frederick D. Tappen through Post \& Reese
was reported recently. DR. EMIL HEUEL is ing at 151 West 87 th st, the sale of which son \& Hobbs was reported recently. HENRY WILLIAMSON is the buye cemetery property in 11th and buyer of the reported sold and for which a deal is pending for the resale of a portion of the property,
$175 \times 200$, to the city of New York. Included in the deal is the old school property at 223
to 229 West 41 st st, owned by the city.
THE RAISLER HEATING CO. is the buyer
129 and 131 Amsterdam av, the sale of of 129 and 131 Amsterdam av, the sale of
which was reported several weeks ago. The
property was secured from property was secured from John A. Moore, It
consists of a-1=sty building on plot $40 \times 80$ ad joining the athletic field of the High School
of Commerce. The building will be removed and a 4 -sty factory of concrete construction
will be erected for the heating company's use. The property was bought in the name of Ben-

## LEASES-MANHATTAN.

H. FREUD leased to the Balcon French
Waist House, of 15 West 26 th st. (Alice BalWaist House, of 15 West 26 th st, (Alice Balcon), for a term of years, the 16 th loft in the
new building at 12 to 16 West 27 th st, for new building
THE JULIUS FRIEND-EDWARD M. LEWI Broadway, southwest corner of 4 th st, to the Rroadway, southwest
PEASE \& ELLIMAN leased lofts in 17 to 21 Cliff st for Dennison \& Sons to the Otto A. Schulze Co.; in 269 Pearl st for Fred Ahrend
to Ruby Press, of 38 Bond st; in 20 Maiden la for William Todd to A. L. Staudinger ; in 195 6th av for 1. Leibowitz to Siounki Bros. W. H. Von Gerichter, Supplies Inc., Peelle Co., of 123 Liberty 6t; John Jameson, New Jersey
Arnold Damper Co., of 149 Broadway, and offices Arnold Damper Co, of 149 Broadway, and offices
in the Liberty Tower at the northwest corner of Nassau and Liberty sts, to Raloff Oil Carstandard Fuel Reduction Co., Auto Despatch Bureau, Edward A. Isaacs and Edgewortū Smith, of 55 Liberty st.
PEASE \& ELLIMAN leased for Edwin C.
Hoyt, 46 East 53 d st to George W Folsom Hoyt, 46 East osd st to George W. Folsom for The winter, furnished; also for a client, 4 West
st to Mrs. J. P. Goin ; also for DeBow \& Teter the parlor floor in 17 East 45th st to Sugarman \& Crandell; also an apartment in
FRED'K SOUTHACK \& ALWYN BALL, JR., leased for Sallors Snug Harbor to Benj. Fechter, of 402 Broadway, $2 d$ loft in 753 and 753 Broadway ; for Max Wolf to Sherr Bros, of 546 Broad-
way, th loft in 542 and 544 Broadway; for Douglas Robinson, Chas. S. Brown Co., to H.
 Levinson, Hart \& Goldman, of 737 Broadway, 3 d loft in 10 to 14 East 12th st; for Elizabeth Broome st, 1st loft in 293 Church st. These eases are for a term of vears.
L. \& E. STIRN, silk importers and comFox \& Co., the store basement and 1st loft in the building to be erected at the coutheast corner of Madison av and 30th st, by Charles
Kaye. The premises leased comprise about $0,000 \mathrm{sq} \mathrm{ft}$ of space. The lease is for ten building, which is to be twenty stories high, will be ready for occupancy next fall, acE. Stirn are now located at 489 Broome st. They are one of the few big concerns THE JULIUS FRIEND-EDWARD M. LEWI
CO. leased for Irvel Realty Co., $5,000 \mathrm{sq}$ ft of space in 36 and Realty 38 West 25 . 5,000 sq
Harry Kirschman, for a term of years, THE DUROSS CO. leased the 1st and 2d \& Levine.
GOODALE, PERRY \& DWIGHT, INC., as agents of the St. James Building, leased space st Wellington Woolen Co., of 30 West 20th
st Max Hefti, of 45 East 17th st; Harry S. Broadway Hamilton Embroidery Co., of 467 boldt \& Co., of 45 East 17th st; C. Siegel Co., of Somerville, Mass., and the City of
New York Bureau of Weights and Measures. WILLIAM H. MATtHEWS \& CO leased for a term of years for A. N. Leventhal the $6-$
sty elevator apartment house at 470 and 472
West 146 th West 146th $6 t$.
GEORGE R. READ \& CO. leased the 1st and 2 d lofts in 46 West st to Merhige Bros.
$\&$ Shohfi, of 140 West 22 d st, for a term WALTER ROSENBERG leased from Frank Mckee and William Harris the Park Theatre, is for one year with an option of eight years renewal at a rental of $\$ 35,000$ net per
year. Photoplays will be presented at the POST \& REESE, in conjunction with DougP. Perin, $1056{ }^{\text {\& }}$ 5th Co., leased for Mrs. Charles ment house, fully furnished, to Charles P. THE DUROSS CO. leased for August M. Gerdes the 3 -sty dwelling at 25 Bank st, for 5
years, to William Alexander Hoefler, of 27
THE DUROSS CO. leased the 4 -sty building THE J. C. EINSTEIN CO., INC., leased for 19 to 25 East 24 th st to McDonald \& Derind
struction Co., the 7 th loft in 158 to 164 West
With st, to Peter Samuele \& Cor-
 for Louis Stern, the top loft in 3 and 5 ; West GOOD, BRIGHAM HALL \& WM. D. BLOODth floor to Millen, Aikenhead \& Co., now at 814 Broadway; also in 101 5th av, to Chas.
F. Hayes, importer, on the 10 th floor and to THE MCVICKER, GAILLARD REALTY CO. Roth, the 5 -sty storage warehouse at 138 and 140 East 57th st for a long term of years; A. the Rull and J. M. Splitdorf the 8th floor
in 2 d st. at $\quad \underset{110}{\text { P. }} \underset{\text { East }}{\&}$ E. J. MURRAY leased the building

Abram Millstein, of 301 Broome st, who will WILLIAM A. WHITE SONS
Mrs. Burritt the 3-6ty building at 128 to a 19th st. The building will be extensively remodeled and used for studios.
WORTHINGTON WHITEHOUSE leased 40 East 50d st, a 5-sty American basement dwelling for Mrs. H. Van Rensselaer Kennedy to Mrs. John E. Alexander; 51 West 48 th st, a C. Byrne to Gifford A. Cochran; also apartments: for H. C. Graef his large apartment 13 West 46th st to Arthur C. Van der Linde ; in 145 West 55 th st, studio for the Barney renewed for James Hazen Hyde to Alfred Vane st leace on the stable a la

THE CROSS \& BROWN CO. leased the 4 th floor in the building 20 to 24 West 37 th st
to J. W. Davidson for a long term of years, G. W. BARNEY leased to Joseph Berkowit 2 d loft in 170 West Wroxander Reitlinger the Margolies, space in Broadway, to Brimberg \& Margolies, space in 31 West 21 st st, and to ket, in 173 Duane st.
THE BERLIN RENTING AGENCY leased northwest corner of for the Barnum estate the as a cafe and restaurant st and 3 d av for use for the Comfort Realty Co., the store in 3883 THE B
THE BUILDING OPERATION CO. leased the Lavin in 132 and 134 West 22 d st to Charle Lavin the also the 5th loft in 6 and 8 Wes THE CORN EXCHANGE BANK
the Realty Holding Co. N. J. Hess presidem the corner store in the new building at the northwest corner of 4th av and 29th st. The lease is for a term of ten years with the privi lege of renewal for a similar term, at an ag Edgar A. Manning negotiated the lease. M. \& L. Hess represened the owners.
E. J. MeManus Co. leased 513 Hudson st to E. J. McManus; also with M. \& L. Hess the
6-sty building at 113 West 28th et to May \& Co., of 2596 th ay
FREDERICK FOX \& CO. leased for Gross Engel $\&$ Co. the 4 th loft in 115 and 117 West for the Lowell Construction Co. the 1st loft in 114 and 116 West 27 th st to Louis Malvin \& 143 West 26th st Apsel the 2d loft in 141 and of 32 Greene st; for Ernest E. Johnson the 5th Munson 36 and 38 East 20th st to Wintermute Realty Co., the 10th loft in 29 and 31 East 22 d st to Hellenberg \& Co., of 1015 th av.
THE DENTAL SUPPLY CO. leased 2 lofts in the Candler Building on 42 d st, between 7 th and 8th avs.
N. BRIGHAM HALL \& WM. D. BLOODGOOD,
INC., leased for the 4t space on the 9th floor at 470 and 32d Street Co. space on the 9 th floor at 470 4th av to Schweizer
$\&$ Co., embroideries, now at 105 5th av ; alco for the 101 Fifth Ave. Co, space in 1015 th av to H. F. Barre, of 1015 th av, and on the 8 th floor THE CHARtmann \& Son.
erm of CHARLES F. NOYES CO. leased for a building at 410 and 412 Pearl st for Henry J Weber to Poor's R. R. Manual Co., of 68 Wilst to Friesleben \& Armstrong, of 35 Rose st, and a floor at 57 Ann st to Charles Forte.
SLAWSON \& HOBBS leased the following pri vate houses: 141 West 78 th st to J. F. Snyder 741 West End av to J. S. Black; 610 West 114th st to W. J. Marr.
ALBERT B. ASHFORTH leased the 32 d loft VA West
VAN NORDEN \& WILSON rented 162 Madison
av for Charles H. Leland to Mrs, Frances Lang for a term of years. for a term of years; also for the Sailors' Snug ropolitan Delivery Co. ; offices in the Professional building, Madison av and 38th st, to Dr Charles A. Drake, and 138 West 36 th st for
Samuel Hoffman to C. L. Laurence for business purposes.
THE DUFF \& BROWN CO. leased for O. M Bostwick 144 West 141st st, a 6 -sty apartment house for a period of ten years at an aggregate the same owner 21 West 69th st, a 4-sty dwelling for a period of three years.
THE CROSS \& BROWN CO. leased the two upper floors and pent house of the building 424 Wast 2uth st, and the 6th floor loft of the East ${ }^{4 t \text { th }}$ st, and the 6th floor loft of the of 151 Grand st, for a term of years.
THE CHARLES $F$. NOYES CO. in connection 6th av to Valentine Mann the 4th floor in 48 also to Markus Kopf, of 757 Broadway, and P "Masonic Bremises on the ground floor in the "Masonic Building," 23 d st and
POST \& REESE leased an apartment in the Francke furnished for the season, for Mrs. Margaret D. Sibley.
DOUGLAS L. ELLIMAN \& CO. leased for Dr 925 Park av to Thomas W. Lamont of J. P Morgan \& Co., and apartments in the "Westminster," 68 East 86 th st, to Mrs. Frederick
Kobbe and Charles G. Stodderd; also an ment in 810 Park av to Mrs. Cornelius Fel-
G. W. DRENNAN leased the 11th floor in the Tingue Building at 118 and 120 East 25 th
et to J. H. Tithlan \& Co., Importers and fob-
bers of ribbons. This completes the renting of this building which was finished after the rental season of 1912 and speaks well for the
roperty between 4 th and Lexington avs in roperty
his distric THE DUROSS CO. leased the 3 d loft in 103 West 14th st to the Unique Novelty Works, of 16 East 23 d st, and the sth lort in 5 West LEO J. FISHEL leased the 1st loot in 303 5th av to D. Lisner \& Cors from May 1, 1913 . THE JULIUS FRIEND-EDWARD M. LEWI co. leased for the 28th St and 7th Av Realty co.itelson \& Steinhaus, of 33 West 19th st, for a term of years.
M. \& L. HESS lease din the building at the northwest corner of 4 th av and 29 th ot the centre store and basement, together with the be Corn Exchange Bank for its 4 th av branch. The lessees are Walter Emmerich \& Co. dealers st for several years. The lease is for a peabout $\$ 90,000$.
Auiding space to E. M. Sergeant Co., of 132 vassau st, and A. M. Reichard
WILLIAM A. WHITE \& SONS leased- a phyNician's apartment in 19 West 54 th st to Dr. Geo. R. Read \& Co. an apartment to William TUCKER, SPEYERS \& CO. leased for Caprain William H . Wheeler to A. Hirsh \& Co., of 20 west 31 st st, the 2 d loft west front in 28 and 30 West 38 sth st; also for Eli B. space in ${ }^{29}$ to CO , and Benjamin Englander leased
CORT for the $\mathrm{F}, \mathrm{E}$. Building e Co., $12 ; 500 \mathrm{sq} \mathrm{ft}$ In 115 to 125 West 30th st to Michael Bros. or a term of years, also for Edward Kolbert Greenberg Bros SPEAR \& CO. leased for the 227 West 17 th St Co., the store and basement in 227 to o., of 213 West 17 th st ; ; for Bruno Richter the store, basement and Eub-basement in 627 Broadway : for L. M. Jones the top loft in Greene st; for the estate of Max Freund the top loft in 507 West Broadway to S. Seidman's JULIUS SCOTT leased for a term of years Daniel Reeves, Inc, wholesale, N. Y., to 5 -sty builaing at $451,453,455$ West 125 th st, running through to 50 Manhattan st, having a $79-\mathrm{ft}$ frontage on 125 th st and 25 ft frontage

## REAL ESTATE NOTES

GIBBS \& KIRBY have been appointed agents . Nicholas av.
HARRY-SWANSON, formerly of L. Tanenaum Strauss \& Co., is now connected with ALEXANDER SELKIN and Desider Schoen were the brokers in the sale of 875 East WORTHINGTON WHITEHOUSE will move about January 15 to his new offices at 9 East 46 th st, adjoining the Ritz-Carlton.
GEORGE W. BOOTH, for ten years with Angell \& Co... of Manhattan and Scarsdale, has become the junior member of the firm. broker with the Rerman Arns ${ }^{\text {associated as }}$ Co. in the recently reported sale of the plot at 104 West 95 th st.
C. J. STEIN has entered into partnership with G. A. Derschuch under the firm name
of Derschuch \& Co., with office Broadway.
H. C. SENIOR \& CO. were the brokers in the recently reported sale of the dwelling at
26 West 6 th st for Henry Goldman to $T$. Arthur Ball.
JAMES H. ROBINSON, formerly with the dee lorporation, is now assof the Cros \& Brown Co.
J. EmSLIE MILES, formerly with W. M. Benamin \& Co., is now cermected with the $F$ Ben Wood, W. H. Dolson Co. as manager of their mortgage department.
THE BULKLEY \& HORTON CO, have been appointed managing agent for the new apartment houses at 809 Ocean av, Brooklyn, for the equipped with every modern improvement to be ERNEST T. VAN ZANDT, recently with Edward J. Hogan and Andre $L$. Benel, for several years with Norman Denzer, are now associated with N. Brigham Hall \& Wm. D
Bloodgood, Inc. looagooa, inc.
MAURICE RUNKEL negotiated the sale of Construction Co, which will erat Hoppe building. On completion the structure will be taken over by the Standard Mail Order
A Special meeting of the Riverside Civic Council, District No. 1 (96th st to 135th est. be held on Tuesday the Hudson river), will the Hall of the Harlem Board of C 21 , in at the goutheast corner of 125 th st and Lenox THE REAL ESTATE BOARD OF BROKERS of the City of New York held its regular month ly meeting Thursday afternoon, Albert B his resignation as President board, presented ness reasons. The Board of Governg to busi the resignation with regret. E. A. Tredwell thent dlent. and Charles E. Duross Vice President.

# 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
CYRIL H. BURDETT, Genl. Manager
FRANK L. COOKE, Secretary

CHAUNCEY H. HUMPHREYS,
Assistant General Manager GERHARD KUEHNE, Treasurer ABRAHAM R. LAWRENCE, Counsel
The largest Title Insurance Company in the State of New York doing purely title insurance business.

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THE REAL ESTATE EXCHANGE OF LONG ISLAND at the annual meeting of the members elected the following officers: President, James Frank; Vice Persident for Kings, Lewis H.
Pounds: Vice President for Queens, H. Stewart McKnight ; vice President or Nassau, Al-
fred H. Wagg: Vice President for Suffolk. Samuel Eichen; Treasurer, D. Maujer, McLaughlin; Secretary, Burton Thompson; Secretary in Charge, James E. Wilkinson.
THE CHARLES F. NOYES CO has secured he managing agency of the 20 -sty "Madison Square Euilding" at 15 to 19 East 26th st, running through to 27 th st. This is the Jacob Ruppert for over $\$ 2,000,000$. The Chas. F. Noyes Co bas alos been appointed rentng agents for the $10-$-sty building at 36 to 44
West 2fth st. These buildings, together with
 trol of the Noyes Co. several of the largest buildings in the middle Manhattan section. Building is over 90 per cent. rented above he ground floor.

## Restoring Old Lanes.

Real estate developers read with keen interest the statement made by Paul D. days ago, that the owners of large landed estates in the vicinity of Glen Cove and
Locust Valley and in the Wheatley Hills Locust Valley and in the Wheatley Hills section of Long Island have a movement old lanes through the various farms that
comprise these beautiful country seats, on the ground that they provide picturesque rambles on foot and horseback. All of ern and central parts of Nassau county, and the announcement of Mr. Cravath is considered as an ultimatum that the wealthy men who have estates in the terthat they do not fear possible invasion of land developing companies in the premises
Mr. Cravath himself owns a fine estate near Locust Valley, while the Piping Rock Club, one of Long Island's famous coun-
try clubs, is in the vicinity. It looks as try clubs, is in the vicinity. It looks as
though this part of Long Island will remain a stronghold of country seats in the face of the tendency for wealthy men to
establish their country estates farther Glen Cove. Glen Head and Mill Neck are on the Oyster Bay Branch of the Long posite side of Hempstead Harbor from hasset, the latter, of which are fast grow
$\qquad$

inclined to believe that the suburban
not extend further east than Port WashShore Division of the railroad.

## AUCTION SALES OF THE WEEK.

## MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or ad-
journed during the week ending Jan. journed during the week ending Jan.
10, 1913, at the New York Real Estate 10, 1913, at the New York Real Ent the Bronx Saiesroom, $3208-1033$ av. Ex-
cept where otherwise stated, the cept where otherwise stated, the properties offered were in foreclosure.
Adjournment of legal sales to next Adjournment of legal sales to next
week are noted under Advertised Legal Sales. scribed was bid in for the plaintiff's account.

> JOSEPH P. DAY.
${ }^{\text {a Cherry }}$ st, $\mathbf{\text { st, }}$, ns, 309.1 w w Roosevelt, $24.10 \times 131.8 \times 25.6 \times 126,5$-sty $\&$ b bk \& stn
tnt with str; exrs sale; Therese M Catnt with str; exrs sale; Therese $\mathrm{M}_{24,000}^{\mathrm{M}}$ Ca-
sazza. ${ }^{\text {ncherry }}$ st, 391-3, ss, 71,3 e Scammel, runs 6 -sty bk tnt \& strs: due, $\$ 36,147.46$
 "Fulton st, 67, ns, 140.8 w Cliff, $24.7 \times 95.9$
v $22.11 \times 90.6,4-\mathrm{sty}$ \& b bk loft \& str bldg with 1-sty bk ext; exrs sale; C Hearn. ${ }^{\text {a }}$ Houston st, 493 E, ss. 40 e Goerck, 20 x $75 ;{ }^{4-s t y} \mathrm{fr}^{\mathrm{bk}} \mathrm{ft}$
$\$ 700 ;$ withdrawn.
${ }^{n}$ Hubert st, 1, see Hudson, 147-9.
${ }^{\text {a }}$ Hudson st, $147-9{ }^{(*)}$, swc Hubert (No
 al trstes.

40,000
${ }_{39}^{\text {n New }}$ Bowery, 49, es, ${ }_{3}^{50.5} \mathrm{n}$ James, 38 x $39.8 \times 25 \times 74.4,5$-sty \& b bk tnt with strs:
exrs sale; Therese M Casazza, ${ }^{\text {an New }}$ Chambers st, 66, sws 57.1 ne Oak, sty \& b bk tnt with str; exrs sale; Luigi ${ }^{\text {a }}$ Roosevelt st, 74, see New Chambers, 66. ${ }^{\text {a Waverly }}$ pl, 196-200, ws, 38.10 s Charles, $56.6 x 75,6-$ sty \& b bk \& stn tnt; exrs sale:
58.300
Lawrence M D McGuire. ${ }^{n} 13 \mathrm{TH}$ st, $141 \mathrm{E}, \mathrm{ns}, 100 \mathrm{w} 3$ av, $25 \times 100$ 5-sty bk tnt with str; exrs sale; ${ }_{34,100}$ Germ.
Form. ${ }^{\text {a35TH }}$ st, $225-7$ E, ns, 280 w 2 av, 40.2 x 98.9,6-sty \& b bk \& stn tnt with str; exrs a 40 TH st, $225-7 \mathrm{E}, \mathrm{ns}, 218 \mathrm{w} 2 \mathrm{av}, 37 \times 98.9$, 6 -sty \& $b$,
Hoffmann.
n40TH st, $226 \mathrm{E}, \mathrm{ss} 280$ w 2 av, $25 \times 98$,




${ }_{98}^{\text {a40TH }}$ st, $229-31$ E, ns , 180 w 2 av , 38 x | 98.9 . 6-sty \& b bk \& stn tht; exrs sale; |
| :--- |
| Robit Johansen. |
| 44,250 | ${ }^{45 T H}$ st, $216 \mathrm{E}, \mathrm{ss}, 205$ e $3 \mathrm{av}, 25 \times 100.4$, 5-sty \& b bk \& stn tnt; exrs sale; Patk

McCauley. ${ }^{\text {n }} 45 \mathrm{TH}$ st, $218 \mathrm{E}, \mathrm{Ss}, 230$ e $3 \mathrm{av}, 25 \times 100.4$, 5 -sty \& b bk \& stn tnt; exrs sale; Chas
Eidt. ${ }^{\text {a }} \mathbf{6 2 D}$ st, nwe 2 av, see 2 av, 1177.
a83D st, $215-7 \mathrm{w}, \mathrm{ns}, 100 \mathrm{w}$ Ams av, 49.4 x
102.2 , two $5-\mathrm{sty}$ \& b bk \& stn tnts; exrs 102.2, two 5 -sty \& b bk \& stn tnts; ${ }_{7}$ exrs
sale: S Ausses. as3D st. 219-21 w, ns, 149.4 w Ams av, $50.5 \times 102.2$; two 5 -sty \& b bk \& stn tnts;
exrs sale; H \& M Mandelbaum.
65,000 ${ }^{\text {a }} 10$ STH st , 109 E ( ${ }^{*}$ ). ns, 105 e Park av, $25 \times 100.11,{ }^{4}$-sty stn tnt; due, $\$ 13,429.11 ; \mathrm{T}$
\&c, $\$ 281.35 ;$ David Banks et al. 12,500
 383.04; T\&c, $\$ 2,396$; Walter M Keck trste. a124TH st, 221 E, ns, 223 e 3 av, $30 \times 100.11$,
$5-$ sty \& b bk \& stn tnt; exrs sale: Eu-


 ald 182 D st $\mathbf{E}$, swe Washington av, see
Washington av, $2191-5$.
 $\$ 56,693.96$; T\&e, $\$ 274$; Manhattan Mtg Co, aGrand blvd \& concourse, 964, es, 34.4 s dwg, \& vacant: due., $\$ 11,586.53 ; \mathrm{T} \& \mathrm{Ec},{ }^{\$ 55,-}$
$111.03 ;$ adj to Feb11.

 ${ }^{\text {nW Washington }}$ av, 2191-5 (*), swc 182 d , $62.2 \times 85,{ }^{2}{ }^{2-}$ \& 1 3-sty fr tnts \& strs; due,
$\$ 3,762.22$; T\&c, $\$ 1,764.87$; Geo Hahn. 23,000
 McCauley.
n3D av, $4064, ~ e s, ~$
$389.9 \mathrm{n} 174 \mathrm{th}, ~$
$25 \times 100$,
25,



 Harris. BRYAN L. KENNELLY. 17,000

 Bank.

JAMES L. WELLS.
a226TH st E, nee Barnes av, see Barnes ${ }^{\text {a239TH st E (*), swc Carpenter av, } 100 \mathrm{x}}$
 ${ }^{\text {a Barnes av, nec }} 226 \mathrm{th}$, $75 \times 105$, Wakefield: due, $\$ 2,890.26$; T\&e, $\$ 406.38 ; \mathbf{J} \quad \mathrm{B}$
${ }^{\text {n C C Crpenter av, swe 230th, see } 239 \text { th E, }}$
${ }^{\text {a Penfield nv, ss, } 87.9 \text { e White Plains av, }}$ $25 \times 97.2 \times 25 \times 96.7$. Wakefield; due, $\$ 1,494.85$ :
TRe, $\$ 144.71$; H Wood. SAMUEL GOLDSTICKER. ${ }^{3} 38 T H$ st, 316 E, ss, abt 260 e $^{2}$ av. $21.2 x$ irreg, 5 -sty bk tht \& strs; due, $\$ 2,842,89$;
T\&e, $\$ 1,281.17$; Geo B Mullin, party in in-
terest terest. ${ }_{\text {nissTH }}$ st $\mathbf{W}$ (proposed), ss, 95 w Wads-
 SAMUEL MARX.
${ }^{\text {a Coster st, }}$, 630, es, 460 s Spofford av, 20 x 100,2 -sty bk dwg; due, $\$ 613.46$ : T\&c,
$\$ 261.78 ;$ sub to 1 st mtg of $\$ 6,000$; Raffael Luongo et al defts. 7,000
 $100 ;$
Wm R Rose.
 Wm R Rose.
 Wm R Rose.

## J. H. MAYERS.

 rear tnts; due, $\$ 50,341.11$; T\&c, $\$ 1,942.63$; Julius Mautner.
HENRY BRADY.
${ }^{n}$ Simpson st, $1057-9{ }^{(*)}$, ws, 197.6 n West-

 assTH st, 180 W (*), ss, 100 e Ams av, 25 $\$ 674.50$; sub to mtg of $\$ 30,000$; Fred Torkler et al.
 \&c, $\$$; sub to pr mitg of $\$ 90,000$ Morris Lederman. 105,863
${ }^{\mathbf{n} 187 T H}$ st, $\mathbf{6 6 0 - 2}{ }^{\text {E }}$ (*), sws, 50 nw Crescent av, runs sw 97.3 to Crescent av xsw 3.6
xnw $47.9 \times n e 100 \times s=50$ to beg, 5 -sty bk tnt xnw $47.9 \times n e 100 \times s e 50$ to ${ }^{\text {beg, }}$ 5-sty bk tnt
\& strs; due, $\$ 38,115.31$; T\& $\$ 1,093.42$; Niagara Life Ins Co. 39,00 ${ }^{\text {a }}{ }^{\text {C Cresent }}$ av, ns, 220 e Belmont av, see 187th, 660-2 E.

## Total

Corresponding week $1912 \ldots . .$. ...........244,812


## VOLUNTARY AUCTION SALES.

MANHATTAN AND BRONX.

JOSEPH P. DAY.
Beekman st, 50, ns, 120.9 w Gold, 26.2 x $90.7 \times 26 \times 86.7$, 4 -stv bk loft \& str bldg with Front st, 33, ss, 73.11 W Coenties sl, 28. Stuyvesant st, nws, at ss 10th, see 10 th,
10 TH st, 120 E, ss, 70 w Stuyvesant, 18 x $50.6 \times 19.7 \times 44.3,5-$ sty $\& b$ bk \& $\operatorname{stn} d w g$.
 218 S st, 5 w , ns, $145 \mathrm{w} 5 \mathrm{av}, 25 \times 98.9,4-$ 29TH st E ns
 T \& I to land under water of East River, 33D st, 36 w, ss, 325.5 e Bway, $17.6 \times 98.9$,
4 sty \& b bk \& stn bldg.

 Trinity av, $\quad 0 \mathrm{~s}-16$, es, $300 \mathrm{~s} 156 \mathrm{th}, 100 \mathrm{x}$ 100 , five 3 -sty \& $\mathrm{blr} \mathrm{f} \mathbf{~ d w g s . ~}$

BRYAN L. KENNELLY.
JAN. 15.
East Broadway, 200, ns, 22.4 e Gouverneur, $21.2 \times 49.9 \mathrm{x}-\mathrm{x} 50,3$-sty \& b bk \& stn SSTH st,
3 D av, 2001/2-203 E, see 3 av, 1571-7.
 x(Nos 20.61/2-203) $\times \mathbf{x} 55.6 \times n 26.11 \times \mathrm{xw} 62.7$ to beg, five 5 -sty bk tnts with strs, 4 -sty bk
factory \& 1-sty bk str.

SAMUEL GOLDSTICKER.
JAN. 15.
Kingsbridge rde, 32 , swe Morris av, 18 x Morris av, swe Kingsbridge rd E, see

## AUCTION SALES OF THE WEEK.

BROOKLYN.
The following are the sales that have 8, 1913:

WM. H. SMITH.
Fulton st, nwe Middagh, runs n20xw31.8

 Hicks st (*), nee Pacific, 90x82; Alice Rodney st, ws, 160 n Ainslie, 20x60; adj o Janzs.
Sterling st, ss, 367 e Schenectady av,
$8 \times 102.9$ also STERLING PL Schenectady av, runs s102 $9 \times w$ ss, 329 e xnw130.5xsi02.9xw38 to beg; withdrawn.

Sterling pl, ss, 367 e Schenectady av,
see Sterling pl, ss, 367 e Schenectady av, 4TH st (*), Ss, 300 w Bond, 20x103.4; Polish-American Co-op Savings \& Loan
Assn. $\mathbf{N}$ 7TH st., es, intersec ses Bedford av,
$40 \times 80$; Jno F
Overend.
1100 Bay 13 TH st (*), es, 325 n Benson av, $\underset{\times 20.2: \text { Emil }}{19 \mathrm{TH}} \mathrm{T}_{\mathrm{T}}$. sws, intersec nws 8 av, 81 57TH st, ss, 120 e $1 \mathrm{av}, 200 \times 100.2$; Helen I Mecht. ${ }_{74 \mathrm{TH}}$ st, nes, 346.10 se $4 \mathrm{av}, 20 \mathrm{x} 90 ; \mathbf{j n o}$ ${ }_{6,041}^{6,100}$
 ${ }^{76 T H}$ st, ss, 226.3 e $3 \mathrm{av}, 17.11 \times 109.4$; dj to Jan21.
S5TH st (*), ns, 102 e $7 \mathrm{av}, 30 \times 100$; Gus-
4,700
tave Roittner.
Pitkin av (*), nwe Van Siclen av, ${ }^{\text {25x }}$
$100 ; W \mathrm{~m}$ H Robinson et al.
12,000
 Rogers av, es, 99.4 n Church av, 20x95:

Troy av, es, between Dean \& Bergen
ts, -x-; Geiser Lumber Co.
3,100 2D ave nes, 90.7 n Ovington av, $20 \times 900$
5,000 WM. P. RAE CO.
Berry st, es, $100 \mathrm{~s} \mathrm{~S} \mathrm{8th}, \mathrm{20x69;} \mathrm{Frandel}$ Junius st, ws, 140 n Lott av, $20 \times 100:$ A President st (*). ss. 275 w New York av.
$0 \times 127.9$; Margt A. Ball. Bedford av. es, 177.5 n Atlantic av, 20 x : May E Redding. n Atlantic av, 8.830 Ropers av, es, 119.4 n Church av, 20x95:

Rogers av, es, 59.4 n Church av, 20x95; JAMES L. BRUMLEY.
 CHARLES SHONGOOD.
57 TH st (*), Ss, 120 e $13 \mathrm{av}, 20 \times 100.2$ : 4,400 Albemarle rd, nwc E 11th, $70 \times 100$ : Jas
McCarren. Lafnyette av, ns, 275 e Tompkins av. 25 x
00 : Chas $W$ Young. Meserole av ( ${ }^{*}$ ), sec Diamond, $100 \times 20$; 6TH av (*), nec 55th, $100.2 \times 80$; Jos


## ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.
The following is a list of legal sales at the Real Estate Salesrooms, 14 and 16 Vesey st, and the Bronx Salesrooms, 3208 103 av , unless otherwise stated.

$$
\text { JAN. } 11 .
$$

No legal sales advertised for this day. JAN. 13.
N21chols pl, ws, 61.6 s Prescott av, runs 217.6 to beg. vacant: Edw O Power, trste, agt Frank C Commandeur et al: Theo $\$ 13,398.63$ : T\&c, $\$ 650$; Herbt A Shermane, 11, 6 6-sty st. 255 w tnt: $\mathrm{ns}, 56$ e 8 av, $36 \times 100$. agt Abr Kaplon et al: Heyman \& Herman (A), 35 Nassau; Thos A Eager (R)
due, $\$ 44,999.39$ : T\&c, $\$ 850$; mtg recorded Apr1'04; Joseph P Day.
169TH st, $96 \mathbf{~ w , ~ s s , ~} 108.8$ e Nelson av, $29.4 \times 149.2,3$-sty fr tnt; Henry Wacker agt Clocke Koch \& Reidy (A), 391 E 149 ; $\$ 500$ : sub to mtg of $\$ 3,000$, recorded Nov 18'10; Joseph P Day.
207TH st
Nichols pl, ws, 51.6 s Prescott ave JAN. 14.
Burling s1, 1-3, see Pearl, 240.
Fletcher st, 1, see Pearl, 240.
James st, 72, nee Oak (No $361 / 2$ ), runs
$21 \times 50 \times n 30 x e 9 x s 51 x w 59$ to beg 6-sty bk tht \& strs; Francis B Chedsey agt Martin Ewav: J Woolsey Shepard (R) due, $\$ 31,-$ Henry Brady.
Mangin st. 101 , ws, 55.4 s Stanton, 15.9 x100, 5-sty bk tnt \& strs; Wm P Dixon,
exr, agt Israel Lewis et al; Jabish Holmes

## Exclusive Feature

OF THE


## Real Estate

## Directory

Every week we furnish you with all changes in Manhattan Realty caused by will or letter of administration. These changes are thereafter published in the Real Estate Directory, with full particulars regarding estates.

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 Market st, \(65, \mathrm{ws}, 6.1\) s
\(58.9 \times 37.4 \times 58.1\), 6 -sty bk tht \& strs; Henry De. F Weekes agt Mortimer Lanzit et al
 son 1 ist mtg \(\$ 30,000\); Herbert A Sherman.
Market st, 69, ws, 106.6 \& Hamilton, 37.7 x \(59.7 \times 37.7 \times 58.9,6\)-sty bk tnt \& strs; Henry
Ue F Weekes agt Agnes R Brown et al Weekes Bros (A), 45 William; H C Stimpson \((\mathrm{R})\); due, \(\$ 32,5\)
753.74 ; Herbt A Sherman.
Oak at, \(361 / 2\), see James, 72
Pearl st, 206-8, see Pearl, 240
Pearl \(\mathrm{st}, 240\), sec Burling sl (No1) 22.6
 sl, \(22.8 \times 51.2 \times 20.11 \times 54.4\), 4-sty, bk 10 bt
str bld, also \({ }^{\text {BURLINNG }}\) SL, 3 es, 57.5
s Pearl \(21.2 \times 40.4 \times 21 \times 41.5,5-\mathrm{sty}\) bk loft \&
 es, 15.1 s Fletcher, \(20.3 \times 28 \times 21.5 \times 28.8\), \({ }^{4}\)
 \& str bldg; Valerie Frankel Cooper ag, 20 Vesey: Jacab Frank (R); partition
Joseph P Day.
Pearl st, 290, see Pearl, 240.
143 D st, 246 w , ss, 350 e 8 av, \(25 \times 99.11,3\) sty bk dwg; Morgan R Comanagt Godspeed Realty Co et al: O'Gorman, Battle \& Mar-
shall (A), 37 W Wall Isidor Cohn (R); due, Cedar av, 1820 see Sedowlck av 1819
Hughes av, 2253, ws, \(225 \mathrm{~s} 183 \mathrm{~d}, 25 \times 100\),
 (A), 90 W Beway; Jas C Meyers (R) d due,
\(\$ 8.219 .46\); T\&e, \(\$ 356.05\); mtg recorded May 27'07; Joseph P Day.
Prospect av, 1322, es, 181.1 n Home, 37.6 Anna McKean et al; Jos Fennelly (A), Rector; Alphonse \(G\) Koelble (R); du
\(\$ 5,250.93\); T\&e, \(\$ 1,278.51\); Henry Brady, Sedgwick av, 1819, ns, 296.3 e Cedar dy
 Aty bk tnt \& str; Annie L Morrls agt
Chas F Zeitfuss et al; Henry Mr Morrls
(A), 32 Liberty; Paul M Crandell (R) (A), 32 Liberty: Paul M Crandell (R);
\[
\text { JAN. } 15 .
\]

Hudson st, 243-5, ws, 185 n Watts, 25x
80, 3 -sty bk \& fr tnt \& strs; Wm P Dixon agt Rosie
Holmes (A), Greenberger
Liber alj Jablsh
Liberty; Harvey drews (R); due, \(\$ 16.587 .28\); T\&c \(\$ 333.30\); No a mtg
North st, \(32, ~ s s, ~\)
75 W
Davidson av,
25x Hed \({ }^{3-s t y}\) fr tnt, Bertha \(E\) Thomsen agt 93 Nassau; Chas P Robinson (R); due, \(\$ 2\),
 Day.
53D st, 40 EE ss, 130 e Mad av, \(18 \times 100.5\), 5-sty stn tht; Mutual Life Ins
ant Allce \(M\) Olcott et al; Fredk \(L\) Allen (A), \(55{ }^{50}\) Cedar; Winston H Hagan (R);
due, \(\$ 63,366.24 ;\) T\&c, \(\$ 518.58 ;\) Joseph P Day:
87TH st W, see Riverside dr, see River. 89TH st, \(137-\mathbf{9} \mathbf{W}, \mathrm{ns}, 225\) e Ams av, 50 x Diedrick ,sty bringange; Wm. Strange ag Diferick Brinkman et a, Hardy, Stan-
cliffe \& Whitaker (A), 165 Bway; Jno H Judge (R);
119 TH st, \(314 \mathrm{E}, \mathrm{ss}, 180\) e \(2 \mathrm{av}, 20 \times 100.11\), 5-sty bk tnt: Manhattan Life ins Co agt nedy \(\begin{gathered}\text { Realty } \mathrm{Co} \text { et al; Rapallo \& Ken- }\end{gathered}\) nedy \(\$ \mathrm{~A},{ }^{66}\) Bway; Jacob A Cantor (R)
due. \(\$ 15,973.10 ;\) T\& \(\mathrm{Ct}, \$ 716\); Saml Goldsticker.
 100.11, 6-sty bk tnt \& strs; Fitch Gilbert (A), 280 Bway; Townsend Morgan (R)

Amsterdam av, ws, 50 s 180th, \(50 \times 100\); vacant; Eliz A Van Beuren agt DM Koeh631.98; T\&c, \(\$ 475.80\); Henry (R): due, \(\$ 20\),

Riverside dr, 147, sec 87 th, \(25 \times 100,4\)-sty \(\& b\) stn dwg t-sty ext; Edw S Clark agt
Helen \(S\) White et al: Ver Planck, Prince \& Flanders (A), 149 Bway; Enos, S Booth
(R); due, \(\$ 7,61.83\) T\& T\&e, \(\$ 1.944 .17 ;\) mtg JAN. 16.
143D st, 521-3 TW, ns, 241.8 e Bway, 70.10
x9.11, \(6-\) sty bk tnt; W m J Ehrich agt Jos H Davis et al; Ernst, Lowwenstein \& Cane
(A), 31 Lberty; Saul E Rogers (R) © due,
\(\$ 23.092 .61\); T\& T \(\$ 2,070.50\); sub to a ist mte \$23.092.61: T\&c, \(\$ 2,070.50\); sub to a ist mtg JAN. 17.
Allen st, 167, ws, 125 g Stanton, runs Wh sty bk tnt \& strs \& 5 -sty bl rear tnt,
Aaron Blume et al agt Herry Machson et A Keener (R), due, \(\$ 23,020.00\); T\&e, \(\$ 420\).-
\(90 ;\) Herbt A Sherman. 80 TH st,
4 -sty stn tht:
the 4-sty stn tnt; Jno A Weser agt Henry
Stultz; Saml Sturtze A)
J Wagstaff (R): due, \(\$ 6,984.01\) BWay; Sam T\&


122D \({ }^{\text {st, }} 60 \mathrm{E}, \mathrm{Ss},{ }^{601}\) W Park av, 21 x 100.11, \(5-\) sity stn tnt: Alice C Winiams agt (A), 165 Bway; Wlilard H Olmsted (R). due, \(18,692.13 ;\) T\&c, \(\$ 442\).
Feb19'07; Joseph P Day.
169 TH st, 94 W, ss, 138.1 e Nelson av 30x149.4, 3-sty fr tnt: Henry Wacker agt
 Harry A Goldel (R) due, \(\$ 8,022.84\); T\&
\(\$ 275\); sub to mtg of \(\$ 3,000\); J H Mayers. JAN 18.
No legal sales advertised for this day. JAN. 20.
 Beers agt Aifred C Bachman et al; Henry
 Rogers (R); due, \(\$ 13,670.66 ; \mathrm{T} \mathrm{\& c}, \$-\)
sub to a 1 st mtg of \(\$ 55,000 ; \mathrm{mtg}\) recordec Feb2'11; Joseph P Day.
Morrla av, 2310, es, 275 s Field pl, 18.93 Nell Oftenberg et al; Feiner © Mass (A), 100 Bway; Albt P Massey (R); due, \(\$ 2\),-
\(692.26 ;\) T\&ec \(\$ 112 ;\) sub to a 1 st mtg of \(\$ 8\),-

\section*{00; J H Mayer}
 3-sty \& b ir dwgi Sherif's sale of ali
Ight, title, \&c, which Henry DeVivo had (A), Nov1'12 or since; Townsend \& Button, Henry Brady.

\section*{ADVERTISED LEGAL SALES.}

\section*{BROOKLYN.}

The following advertised legal sales 189 Montague st, unless otherwise stated: JAN. 11.
No legal sales advertised for this day. JAN 13.
Debevolse st, ns, 75 e Morrell, \(25 \times 100\); Morris Berger agt Emerson Land Impt Maurice \(\mathrm{F}^{\text {Miller (R); Chas Shongood. }}\) JAN. 14.
Glenada pl, es, 50 s Decatur, \(88.1 \times 50\); N Life Ins Co agt Wm B Reeve et al, actJos J' Speth (R); Wm H Smith.
Gienada pl, es, 138.1 s Decatur, 88.1 x 103.3; same agt same; action 2; same (A);
same (R); Wm H Smith.

State st, ns, 20.4 e Furman, 20x61; Isaac al; action 1; Robt E Swezey (A) , 50 Pine. Manhattan; Jos J Reiher (R); Wm H

State st, ns. 60.4 e Furman, \(20 \times 61\); same
st same: action 2; same (A) ; Bernard J agt same; actlon \(2 ;\) same
Becker \((\mathbb{R}) ;\) Wm P Rae.
50TH st, sws, 65 se 10 av, \(20 \times 100.2\); Howard Thornton agt Arcadia Realty Co et al; Harry \(\frac{L}{}\) Thompson (A), 175 RemPtikln av, ns, 50 w Warwick, \(25 \times 100\); Kings County Savings Instn agt Robt Komber et al; Harry (Thompson (A), 175 Sheridan av, es, 140 se Atlantic av, 20x tic av, 20x100; Katharina Stecher agt Alex Barile et al:' Philips \(S\) Campbell (A), 44 Vrnderbilt nv. Ws, 111.11 a Park av. 25
100; Mensor xi00; Mensor P Saunders agt Isabellat sq; Harry L Thompson (R); Wm H Smith. JAN. 15.
MeDonough st, ns, 100 e Marcy av, 40 x 100; Peter, Greeb agt R Edmund Pendel
ton et all Jacob Rieger (A), 257 Bway, B
Manhattan; Cornelius L Hays (R); Wm H Rodney st, ns, 144 e Bedford ay \(22 \times 100\). Park Mortgage Co aot Aaron Greenber,
et al: Fettretch \& Seybel (A), 41 Park HW, Manhattan; Edw I Garver (R); Wm
H Smith. Watkins st, es, intersec ses East New
ork av, \(78.3 \times 63.4\) Title Guarantee \& Trust Co agt Richmond Kotcher et al Harry L Thompson (A), 175 Remsen; 54 TH st, nes, \(175 \mathrm{nw} 15 \mathrm{av}, 50 \times 100\); HarLouis F Hollenbach (A), 367 Fulton; Wm 56TH st, ss, 140 e 7 av, \(40 \times 100\), Michl F Kelly agt Acme Homes Co et ai; Chas J J
Ryan (A) 26 Court; J Hunter Lack (R);

59TH st. Sws, 85 se 10 av, \(20 \times 100.2\); Long Island College Hospital agt Arcadia Real-
ty Co et ali; Harry L Thompon (A), 175 ,
Remsen; Geo H Pery 64TH st, nes, 80 nw 9 av, 292.11x300.6; Mary J Fitzgibions agt Isabella A Dinzey Bedford av, es, 630 s Clarendon \(\mathrm{rd}, 20 \mathrm{x}\) Mary E Montague et all Henry J Pavent-
Dort (A), 375 Pearl: Jno F Nelson (R) Wm H Smith. New Utrecht nv, es, 129.11 s 53d, 20 x
68.6; Robt Weldman et al agt Rostof Co
et al. Catdwell \& Holmes (A). 44 Court;
Fred G Milligan (R); Wm P) Rae. Coun Putnam av ns, 260 w . Central av, 20 x Stack et al; John A Holzapfel (A) 260 Bood. Warren I Lee (R) ; Charles Shon-

Amherst st, ws, 300 n Hampton av, \(60 x\) 100; Manhattan Beach Co agt Nils JohnBway, Manhattan; Yeter W Ostrander R) Jas L Brumley

39 TH st, \(\mathrm{ns}, 250\) e 8 av, \(75 \times 100.2 \mathrm{i}\) also av, 100x50.2; Emille Huber agt
nler (A), 44 Court; Chas \(J\) M Mahnken (R); Wm H smith.

JAN. 17.
17 TH av, nws, 37 ne 76 th, \(18 \times 100\); Ellwood Harlow agt Boone Constn Co et al; Henry W Gaines (A); \({ }^{81}\) Fulton, Ma
tan; Chas M Hall (R); \(\mathbf{W}\) H Smith.

JAN. 18.
No legal sales advertised for this day. JAN. 20.
Prospect pl, ss, 120 e Howard av, 20x 127.9: Amelia Hames agt Karl Hayner et pold Levy ( \(R\) ); Chas Shongood.
St Johns pl, ss, 270 w Albany av, 30 x
95.6x96.4: Fredk Frenz agt Kate Rellly et al; Henry Welssmann (A), 391 Fulton; Julius Schwartz (R); Chas Shongood.

\section*{Sinclair Estate to Dispose ef Important} Holdings.
With the offering of an Important East River Block Front and the growing scarcity of water frontage in Manhattan, the been focused real estate operators the Sinclair property, to be held by Joseph P Day in the Exchange Salesroom, 14 Vesey street. Tuesday, January 14. Located on the East River, between 29 th and 30 th streets and adjacent to Bellevue Hospital.
this parcel consists of a large upland this parcel consists of a large upland plot with buildings thereon, together with This point in the Fast River is an unusual depthin pormitting vessels lan depproaching very close to the bulkhead Another important offering in connection with the above-mentioned estate is a row of three private houses located in the millionaire residential district and adjoining the corner of 5 th avenue and 63 rd street known as 2, 4, and 6 East 63rd street Size of plot, \(50 \times 100.5\). Also 128 East 10 th street and 120 East 10th street, two 5 -story and basement brick and stone private dwellings.

\section*{Ernestus Gulick}

The death of Ernestus Gulick, at hls home, at 1 West 30 th st, Manhattan, on Monday, gaged in Brooklyn and Long Island real es tate. He was the president of the Ernestus Gulick Company, the vice president of the Gar Island Estates, and the president of the Hempstead South Company
In the Garden City Estates project alone, which had for its object the transformation of a large tract of land near, Garden City, L \(1 .\), into a high-class suburban property, about
10,000 lots, valued at more than \(\$ 6,000,000\), are involved. Timothy L. Woodruff, William H. English, Gage E. Tarbell and William G. Gil-
more were assoclated with him in the Garden City project
A large number of all the leases in the Borough Hall and Flatbush avenue, were made in Mr. Gullck's Brooklyn office, in the BrookIyn City Bank Bullding.
Mr . Gullck was born in Pekin, I11., on March 24,1865 , the son of U. de Hart and Virginia Schenck Gullck. He was christened Ernestus Schenck Gulick, but was always known Erooklyn, in 1883, his first office was at the corner of Fourth avenue and Soventeenth street. His business was successiul from the start and required his moving from time to time to larger Some of his early suburban deals involved the sale of the old Vanderveer farm, which inder the nam by Senator William H. Reynolds the old Mill Island property, which was purchased by the Realty Buyers, the deal involving \(\$ 500,000\). Later developments caused the "Estate Agents" and "Fl the formation of these large subsidiary companies, Mr Gulick caused the removal of his main office to the Cambridge Building, at 334
Fifth avenue, Manhattan. He was unmarried,

\section*{An Appointment Commended.}

The United Real Estate , Owners' Association at a Special Meeting held Jan dary 7 at the Grand Union Hotel, having earned with deep pleasure that Governo uzel has appointed to the Tax Commis ion of the State Mr. Joseph S. Schwab,位 dopted a resolution commending the iction, in the hope that this appointment is a precursor of the day when questions of importance to real estate in the City of to those whose training and past associations will command the confldence of real estate interests,

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\section*{BUILDING MATERIALS.}

\section*{(Continued from}

Iis estimated that total contracts were placed for \(26,500,000\) tons of finished \(8,500,000\) tons being derived from railroad and railroad equipment manufacturers thus leaving about \(17,500,000\) tons for building construction. The total order booked for finished steel contracts by al the steel companies exceeded the produc tion of such products by \(4,000,000\) tons and it is estimated that new orders ex ceeded shipments by \(5,000,000\) tons, while there is a back \(10 g\) of \(14,000,000\) tons
more awaiting rolling and shipment in more awaitin
1913 and 1914.

In the structural trade, which includes bridges in the steel company's classifica tion, the railroads did not maintain the 1911 proportion of total contracts in a record-breaking business done by fabricating shops. The total tonnage booked was \(1,510,000\) tons of fabricated material to which railroads contracted oridges and per cent., or 384,333 tons for bridges and 1911 orders by 15 per cent. and were also 1911 orders by 15 per cent. and were also thus establishing a new record. The American Bridge Company took about 46 per cent. of the total tonnage
The blast furnace capacity of this coun try is approximately \(42,000,000\) tons, furnaces with an annual capacity of 35,500 , 000 tons were active in the latter part of the year, producing iron at the rate o \(32,600,000\) tons annually. Stacks will plow in in the next few months, leaving the reserve capacity of approximately 4,000 . 000 tons per year. The steel companies produced a little under \(22,500,000\) tons an the Merchant furnaces about \(7,230,000,00\) tons in 1912. Merchant 0100 tons durins terests the

In reference to the Eastern division of the steel consuming market 'with the branch of the American Bridge Company, which took orders for 235,000 tons or aptons, the 40 per cent. of fabricated in December was 114,000 tons, making the fourth quarter tonnage 378,000 tons.
As a result of the enormous volume of business, prices of all finished steel products were advanced from \(\$ 4\) to \(\$ 10\) a ton during the year. The greatest advance was on galvanized sheets which has suffered most in the decline of 1911; but from \(\$ 2\) to \(\$ 3\) per ton of the latter rise was due to the rapid advance in the price of spelter. The following table of ex-
treme price changes during the year, furnished this department by the Journal of Commerce does not take into account the premiums that were paid at various premiums that were paid at referred shipments. These quotations cover fabric kinds and also include railroad bridges, divided into quarters.
1912.

\section*{January \\ February}

Structural \(\quad\) Structural
Material.
Material
23,000
\begin{tabular}{c}
23,000 \\
\(2,0,000\) \\
\(10,0,0\) \\
\hline
\end{tabular}
Total 1st qtr.
April
May
62,000
14,850
May
23,500
30,000
Total 2 d qtr
otal 1 st half
July
August
Total 3d qtr
October
qtr.
November
47,000
34,322
30,000
Total 4th qtr.
\(\begin{array}{r}111,322 \\ 200,112 \\ \hline\end{array}\)
68,35
130,35
4
43,350
43,915
33,400
20,000

\section*{97,315
9,000 \\ 9,000
46,100
50,200}

105,300
202,615
332,965
-TRADE LITERATURE
The Value of Fresh Air.
Under the title of "When Fresh Air tributes to the January "System," (20 cents, 46 East 23 d street
icle of particular interest to building office and factory managers, After describing the increased amount that operatives in various industries and offices were able to turn out after ventilating appliances had been installed, Mr. Koon says,
"In heating and ventilating a room by means of air currents, it has been found
best to admit the air at a distance from the outside walls and direct it outward toward those walls, in a bullding subdivided into rooms this is easy. When is sometimes necessary to admit the air
rom flues in or closely adjacent to the walls of the building. With the point of discharge about eight feet above the floor, the ventilating registers, if located in the same wall, should be close to the floor. This arrangement throws the incoming air across the room; as it cools, rent along the floor, and thus into the rent along the floor, and thus into the
ventilating flue. This complete circuit makes it possible to keep the room under fairly equable conditions of both temperature and air purity.
"The choice of a plant for heating and ventilation involves many considerations. A combined plant must be adequate to perform all the work which may be required of it. Having determined upon the type which will suit the conditions, efficiency and economy in operation become primarily one of first cost and running expense.

When the owner of a projected building gives the builder a blanket contract, however, the latter is likely to put in the ventilating and heating apparatus costing him the least money. Here ultimate cost the saciling to ation and the owner the buiding operation, and the owner does this reason, owners should always specify, not only the system which is to be used, but also the size, location and make of apparatus to be used as well as other mechanical systems bearing on the daily efficiency of the buildings."

\section*{Paints and Oils.}

The year 1912 was conspicuous in the paint department for higher prices of such basic elements as of carbonate of lead, basic sulphate of lead, zinc oxide, petroeum products, tin cans, packig the price \(f\) all China woograde gums other hand, reracted following the sharp stiffening which characterized the market while the Chinese revolution was in progress. Early in the year linseed oil was stiff in price and slack in quantity. After the receipt of favorable crop reports from Duluth prices began to drop from 60 cents and higher levels to 47 cents, which is the price how prevaling in this lots for the last 12 years follow:
\begin{tabular}{|c|c|}
\hline 1912 & \$0.55 \\
\hline 1911 & . 70 \\
\hline 1910 & . 87 \\
\hline 1909 & . 61 \\
\hline 1908 & . 57 \\
\hline 1907 & . 46 \\
\hline 1906 & . 60 \\
\hline 1905 & . 54 \\
\hline 1904 & . 50 \\
\hline 1903 & . 60 \\
\hline 1902 & . 80 \\
\hline 1901 & 9 \\
\hline
\end{tabular}

H.. HOWE, editor of the American Lumberman, supplies the Record and lumber situation, as viewed by mill men: "In all the mill sections of the country he problem has been to meet the demand for lumber. When business began to show greater strength in the country a erally were greatly depleted, and the stocks of the manufacturers, due partly to inactivity at many mills, had been allowed o go down Better business conditions set all mills in operation and permitted the manufacturers to obtain much better prices for their product.
The car shortage situation, which was felt in all industries, hit the lumber field severely, and this shortage combined with that of labor, which existed at many mill points, was the chiel retardent feature of the industry. The lumber manufacturer did not have to worry about obtaining orders, but the filling of them was the cause of sleepless nights. Now that the ar shortage is tending toward improvement, with a promise that within a few weeks it will pass the serious stage, the umber producer, jobber and are in a more optimistic mood. The open ging operations in the northern and ging operations where tions depend upon the fall of snow, but the weather prevailing of late has been of the finest for such
south and southeast
Low grade as well as high grade lumber has been enjoying a demand larger than the supply, and prices are much improved. Prosperity has made itself felt in northern hardwoods, southern pine, Pain such manner that it cannot be accused of playing favorites. Only occasionally is there found a logger, manufacturer, jobber or retailer in a complaining mood or political issues in recent months played little or no part in the lumber industry every person connected with the industry was tou busy to bother about candidates
or policies. Some anxiety may be felt now over expected tariff revision, but the anxlety in no instance has reached such a stage that it resembles a nightmare. It is quite generally realized that downward revision of the tariff is inevitable and the results of any revision have already been Reviewing the
Reviewing the lumber industry as a whole, it is now in better shape than it fidently expected that 1913 will be a banner business year.

\section*{The Lumber Cut}
preliminary statement of the output of lumber, lath and shingles in the United 1910,1909 and 1908 has just been issued by, Census Director F Dana Durand The Ceported production of lumber in the United States during the calendar year 1911 , by \(28,107 \mathrm{mills}\), was \(37,003,207 \mathrm{M}\). feet board measure, as against \(40,018,282 \mathrm{M}\). feet board measure reported by 31,934 by 48,112 milis in 1909 , and \(33,224,369 \mathrm{M}\). feet reported by 31,231 mills in 1908.
While the industry of lumber manufacture is widely distributed throughout the United States, a production during the calendar year 1911, having been reported from every state but one, namely: North Dakota-it is interesting to note that nearly 36 per cent. of the total cut was reported from the five states of Washing-
ton, Louisiana, Mississippi, Oregon and ton, Louisiana, Mississippi, Oregon and North Carolina, ranking in the order named.

\section*{Portland Cement}

P ORTLAND cement in the Eastern mar ket offers the best illustration of the rise of the early 1912 building material market from a condition of extreme and strength at its close. When the year opened, "60-cent, mill," conditions pre vailed; to-day 90 -cent, mill, is well main tained in the Lehigh Valley district, and rel higher in this market than it was a year ago
Total production for 1910-11 in Eastern Pennsylvania and New Jersey was 25 ,924,516 barrels, representing an average factory price of \(\$ 0.763\). New York produced ing an average factory price of \(\$ 0.841\) The total production for the country was \(77,877,236\) barrels, a gain of 1.7 per cent over 1910, with the average mill price running \(\$ 0.867\), as against an average of \(\$ 0.891\). The average country in 1910 in 1910 for products from Eastern Penn sylvania and New Jersey was \(\$ 0.729\), and for New York \(\$ 0.808\)
The total production of Portland cement for the New Jersey and Pennsylvania districts and New York for the last year will show only a slight gain, if any The average price at milure tion over the average price or previous years. According to estimates based upon modity into this market, there were about \(4,700,000\) barrels during the last year, representing metropolitan district consumption only an approximate total for 1912 of about \(79,000,000\) barrels.
As for the outlook in 1913, Portland cement enters the year with far better prospects than in many years. The mills are operating nearer to capacity in anticipation of an extremely heavy spring demand, while for a large part of the time last year from 50 to 65 per cent was the
rule in the Lehigh and Hudson districts, rule in the Lehigh and Hudson districts rather than the exception.
Portland cement, unlike common brick and other commodities, can be purchased on call, and stacking in this city to any some dealers who are well supplied some dealers who are well supplied on so firm was the market at the elose of 1912 so contracts on the 31st of December terminated them, so that now the ro-cent mill rate is operative, and probably will continue to be so.

Long Island Realty Men Elect Officers for the Current Year.
The annual meeting of the Real Estate Exchange of Long Island was hel Wednesday, January 8, at an informal luncheon at Shanley's Restaurant, 42 nd street, New York City. The following gentlemen were elected to the respective offices:

President, James Frank; Vice-President for Kings, Lewis H. Pounds; Vice-Presi dent for Queens, H. Stewart McKnight Wagg; Vice-President for Suffolk, Samuel Eichen; Treasurer, D. Maujer McLaugh lin; Secretary, Burton Thompson; Secr Charge, James E. Wilkinson
The members extended a vote of thanks
to the retiring president, John W. Paris, for his efficient and conscientious services past two years.
The Secretary reported that over 150 reservations have already been made for the annual banquet of the exchange ary 15, 1913, at the Hotel McAlpin. He
further reported that among the speakers who had accepted the invitation of the exchange were Comptroller Win. H. Prendergast, Pubic Service commissioner Geo V. S. Williams, Borough President Mau-
rice E. Connolly, Col. Black of the U. S. rice E. Connolly, C
Engineering Corps.
Engineering Corps. meeting was one to the effect that suitable expression of approval for the magnificent manner in which the highways proved during the administration of proved during the administration the Borough President with the assurance that he would, at an times, have the Exchange and its members.
On motion of Mr. H. S. McKnight, a special committee was appointed for the purpose of reporting to the exchange at its
next meeting, as to the advisability of having an Appraisal Committee appointed to exercise the same functions in relation
to Long Island property as exercised today by the Appraisal Committee of the Real Estate Board of Brokers in relation to Manhattan property
Rnual report to the Paris submitted his the work of the exchange for the past the was gone over in substance. Anong 1912 he directed the atention of the mem bers to the fact that the exchange was the first to enter into the fight for improved highway conditions in the Borough of queens and that in his report to the appropriation be granted for this purpose, Comptroller Prendergast stated that the attention of the Board had been directed to the evil conditions of highways in Queens by the Real Estate Exchange of Long Island.

\section*{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 meas-
ure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, in-
cluding the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more-gener-
ally by several-official bodies before it becomes ally by several-official bodies before it becomes
a valid ordinance. In these columns the suca valid ordinance. In these columns the suc-
cessive 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 an-
nounced
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 epecial assessments on the
property owners benefited. The latter, which property owners benefited. The latter, which
are the more important to real estate owners,
originate in the Local Boards. However, every 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 Resolutions, Proceedings of the Board of Es-
timate Public Hearings, \({ }_{\text {timate, }}^{\text {Payable. }}\) P

\section*{LOCAL BOARD CALENDARS.}

As regards the majority of city improvements, 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 imthan \(\$ 2,000\). With respect to all other local im-
provements, 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 be-
fore the latter that the property owner should fore the latter that the property owner should
be most watchful to make himself heard con cerning proposed improvements. When a Local
Board resolution heard Board resolution comes before the Board of the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.
tricts 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 retary 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 afmore districts, the boards of the districts af-
fected sit in common. The meetings are subject
to call by the Borough president

\section*{Local Board of Chester.}

AT MUNICIPAL BUILDING, BRONX, ON JAN. PIERCE AV.-Acquiring title to the lands, etc., necessary for PIERCE AV, from Wil-
liamsbridge rd to hamage ra to Enstchester rd
STORRUW ST, ETC.-For constructing sewer and appurtenances in STORROW ST, bet Benbet Storrow st and Pugsley av, and all work incidental thereto.
PUGSLEY AV, ETC.-For regulating, grad ing, setting curbstones, flagging the sidewalks laying crosswalks, building approaches and
erecting
fences where necessary in PUGSLEY AV, from McGraw av to Tremont av, and PAU incidental thereto. PAULDING AV, bet Walker av and the property of the N.' Y., N. H. \& H. R. R. Co
together with all work incidental thereto. FORT SCHUYLER RD- To change the present location of FORT SCHUYLER RD, lying
bet Moris la and Shore drive, by deflecting EAST 214 TH
EAST 214 TH ST.-Regulating, grading, etc., EAST \(21+\mathrm{TH}\) ST, from White Plains
Barnes av and all work incidental thereto

\section*{Local Board of Van Cortlandt.}

AT MUNICIPAL BUILDING, BRONX, ON JAN, COLLEGE AV, ETC.-For constructing sewer and appurtenances in COLLEGE AV, bet
East 167th st and East 168th st, together
with all work incidental thereto EAST 162 D ST, For lands necessary for EAST 162 D ST, from Sher

MORRIS AV, ETC--For regulating, grading, setting curbstones, flagging the sidewalks, lay ing crosswalks, building approaches and erect ing fences where necessary in MORRIS AV,
from Fordham rd to East 191st st, and in EAST 191ST ST, from Morris av to Creston av, together with all work incidental thereto.
WALTON AV.-For paving with bituminous concrete on a cement concrete foundation (preliminary pavement), the roadway of WALTON AV, from 177 the ct to tremont av, adjusting
curb where necessary and doing all work incurb where necessary and doing all work inWEST \(238 T H\)
lands necessary
ST.-Fr
for acquiring title to the \({ }_{238 T H}\) necessary for the widening of WEST way to Albany rd, on its south side, excluding the right of way of the New York and Putnam SPUYTEN DUYVIL CREEK.-Constructing temporary crossing at SPUYTEN DUYVIL
CRLcK along the proposed roadbed at 225th st prolonged, which parallels the railway, 6 to the subway and trolley lines centering Broadway and 225 th st. WEST 164TH ST,-To reconsider Local Board resolution (ou4-07) adopted on December 26,
1907 , for acquiring title to WEST 164 TH ST from Summit av to Lind av, which has bee returned from the Board of Estimate and Appreany.
ALBANY RD, ETC.-Paving with bituminous concrete on a cement concrete foundation (pre-
liminary) the roadways of Van Cortlandt Park South to Bailey av from BAILEY AV, from Albany rd to Kingsbridge rd, adjusting curb where necescary, and all
NEWTON AV.-Regulating, grading, etc., in NEWTON AV (Post rd), from West 253d st
to West 260 th st, and all work incidental WEST \({ }^{256 T H}\) ST, -Changing the grade of ton rd; also of SYLVAN AV, bet the same

\section*{Local Board of Crotona.}

AT MUNICIPAL BUILDING, BRONX, ON JAN. VINEYARD PL. - Laying \(\begin{aligned} & \text { Prom } 175 \text { th } \\ & \text { to } \\ & 176 \text { th }\end{aligned}\)

\section*{LOCAL BOARD RESOLUTIONS.}

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

\section*{Local Board of Flatbush.}

AT BOROUGH HALL, BROOKLYN, ON DEC. 19 KINGSTON AV.-To regulate, grade, set ce ment curb and lay a preliminary asphalt pave-
ment on the west side of KINGSTON AV from President st to a point 105 ft . north. Adopted. BAY 35TH ST.-To regulate, grade to the present legal grade, set cement curb and lay
cement sidewalks on BAY 35 TH ST, bet 86 th st cement sidewalks on BAY
and Cropsey av. Adopted,
BAY 35TH ST.-To lay a preliminary asphalt pavement on BAY
Adopted.
1 STH AV.-That cement sidewalke be lald on both sides of 18 TH AV, from 47 th st to 49th st, in front of which sidewalks are to be latid.
Estimated cost, \(\$ 800\); assessed valuation, \(\$ 133\),800. Adopted.

AV UU.-To regulate, grade, set cement curb
and lay cement sidewalke on Av U, from Coney and lay cement sidewalke on Av U, from Coney
Island av to Gravesend av. Adopted. AV U.-To lay a preliminary asphalt pave-
ment on AV U , from Gravesend av to Coney Island av. Adopted.
EAST 22D ST.-To lay cement sidewalks where necessary and to lay a prellminary as-
phalt pavement on the roadway of EAST 22D
ST, T, from Foster av to Newkirk av Adopted EAST 12 TH ST.-To regulate, grade, set cement curb and lay cement sidewalks on EAST
12TH ST, from Av U to Gravesend Neck rd.
Adopted.
EAST 12TH ST.-Recommending to the Board of Estimate and Apportionment that the roadway of EAST 12 TH ST , from Av U to Gravesend
Neck rd be centrally located and fixed at 30 ft .

EAST 17TH ST.-To amend resolution of June 7, 1912 , initiating proceedings to lay a preliminary asphalt pavement on a 4-inch concrete
foundation on EAST 17 TH ST from Av I to Av urb where necessary, so as to make the cement ed resolution read as follows:
lay a preliminary curb where neecessary and to mist, Adopted.
EAST 31ST ST.-To lay a preliminary or per-
manent asphalt pavement on EAST 31 ST ST, manent asphalt pavement on EAST 31ST ST,
from Beverly rd to Canarsie la. Adopted. BAY AV.-To regulate, grade, set cement curb
and lay cement sidewaks on BAY AV, from
Elm av to Kings hiphwas. Elm av to Kings highway. Laid over. EAST 5 TH ST.-To construct a sewer in EAST
STH ST,
from Av F to 18 th av. Adopted. EAST 18TH ST.-To construct a sewer in existing sewer bet Avs K and L, and an outlet
sewer in AV L, bet East 18th st and East 19th
st. Adopted. BAY 37 TH ST.-To open BAY 37 TH ST, from way of the Brooklyn, Bath and West End Railroad. Adopted.
BAY 38TH ST.-To open BAY 38TH ST, from way of the Brooklyn, Bath and West End Rail. Withdrawn for correction.
TEHAMA ST, ALBEMARLE RD.-To regulate, grade, set cement curb and lay cement sidewalks on TEHAMA ST, from 36th st to West st, and on
ALBEMARLE RD, from West st to Gryvesend Adopted.
TEHAMA ST, ALBEMARLE RD.-To lay a premminary asphalt pavement on TEHAMA ST,
from 36th st to West st, and on ALBEMARLE RD, from West st to Gravesend av. Adopted. STREET SYSTEM.-Recommending to the Board of Estimate and Apportionment an alteraYork by changing the lines and city of New York by changing the lines and grades in the
STREET S STEM heretofore laid out within the territory bounded by Av N, Ocean parkway, Av 0 and Gravesend av, and by changing the grades in EAST 2D ST, from Av M to Av N, and from AV O.-Recommending to the Board of Estimate and Apportionment that malls be cenEast 15th st. Lald over
AV O.-To set cement curb and lay a preliminary or permanent asphalt pavement on AV
0 , from Ocean parkway to East 15th st. Laid

EMMONS AV.-That the lots lying on the north Gide of EMMONS AV, bet East 15th st and the Brooklyn Rapid Transit Railroad, be enclosed with a board fence 6 ft . high, at the
expense of the owner or owners of said lots. Laid over.
BAY 20 TH ST.-To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary asphalt pavement where not already
paved on BAY 20TH ST, from Cropsey av to
86th st. Adopted.
ment on 73 D ST, from the , macadam pavement about 176 ft . east of 17 th LENOX av. Adopted
LENOX RD.-To regulate, grade, set cement
curb and lay cement sidewalks on LENOX RD, curb and lay cement sidewalks on LENOX RD, from Albany av to East 45th st, and from
Schenectady av to Utica av. Adopted. 60 TH ST. - To construct a sewer in 60 TH ST,
bet 18 th and 19 th ays. Adopted EAST 25 TH ST.-To open EAST 25 TH ST, of Av K, excluding the right of way of the
Long Island Railroad. Adopted. NEWKIRK AV.-Recommending to the Board of Estimate and Apportionment an alteration In the map or plan of The City of New York by
narrowing NEWKIRK AV, bet Ocean parkway and 1 st st, from 60 ft to 50 ft , so as to agree NEWKIRK AV.-To amend resolution of July ENCE AV, from 47 th st NEWKIRK AV, from Ocean Parkway to Coney Island av, by providing for the opening of New-
kirk av, 50 ft wide, bet Ocean parkway and st st. Adopted.
NEWTKIRK AV.-To lay a preliminary asparkway to 1st st. Adopted.
FOSTER AV.-To regulate and grade FOSTER Nostrand av. Adopted, UNION ST, ETC.-To reconsider resolution of
October 9, to a point 5 ft above the curb the lots within
the block BOUNDED BY Union and President sts, and Rogers and Nostrand avs, known as
Troy AV.-Recommending to the Board of width of TROY AV, from Flatbush av to Flat-

DURYEA PL-To open DURYEA PL, from
Flatbush av to East \(22 d\) st.
Adopted. AV P.-Recommending to the Board of Estlmate and Apportionment that the roadway width of AV P, from Kings highway to Nostrand av, be fixed at-
\(\mathrm{AV}-\mathrm{J} .-\mathrm{To}\) regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary asphalt pavement on AV
Brooklyn av. Adopted.
TJTH ST,-To lay a preliminary asphalt pavement on
av. Adopted.
CONEY ISLAND AV.-To construct sewer bas.ns on CONEY ISLAND AV, east side, about 380 ft south of Av J; east side about, 140 ft
north of Av M; east side, about 90 ft south of Av M, and at the northeast and southeast cor owners of the lots fronting on the portions of the streets draining into said basins. Estimated
cost, \(\$ 800\); assessed valuation, \(\$ 154,955\). Adopted. CROPSEY AV.-To open CROPSEY AV, from the intersection of Harway av to Stinwell av, excepting the right of way of the Brooklyn, Bath
and Coney Island Railroad, and the PUBLIC and Coney 1sland Railroad, and the PUBLIC PLACE bounded by cro
Bay 38th st. Adopted.
CA, \$RRSIE LA.-To construct sewers in st, from Rogers av to East 28th st, and from East 20th st to Nostrand av. Amended, as folrom Rogers av to Eact 28 th st and from East ca lo Nostra at Adid CANARSIE LA,-To construct a sewer in
CANARSIE LA, from Rogers av to East 26 th CANARSIE LA, from Rogers av to East 26 th
st, and an outlet sewer in EAST \(26 T H\) ST, from canarsie la to Clarendon rd. Adopted.
MAPLE ST.-To lay a preliminary asphalt New York av. Amended, to read from Nostrand av to Canarsie av. Adopted as amended.

Local Boards of Flatbush and New Lots. AT BOROUGH HALL, BROOKLYN, ON DEC. 19. LENOX RD.-Recommending to the Board of
Estimate and Apportionment that the roadway width of LENOX RD, for its entire length, excepting the block bet New York av and East UNion ST.-To amend proceedings to open and from Ralph av to East New York av, by excluding from the provisions thereof that, porso as to make the amended proceedings read as
follows:
Kingstonen , from ST, from New York av to and from Ralph av to East New York av. Adopted.
\(\underset{\text { from Av }}{\text { SCHE }}\), ECTADY Flatlands - To construct a sewer, Srom Av N to Flatlands av. Adopted. curb and lay cement sidewalks from Flatlands
av to Flatbush av. Adopted. SCHENECTADY AV.-To lay a preliminary asphalt pavement on SCHENECTADY AV, from
Flatlands av to Flatbush av. Adopted. AV M.-Recommending to the Board of Estiof AV M, from Flatbush av to Ralph av, be fixed at 36 ft . Adopted.

\section*{Local Board of New Lots}

At bOROUGH HALL, EROOKLȲN, ON DEC. 19. RIVERDALE AV-To amend resolution of RIVERDALE AV with aspalt on a 4-inch const, by providing for a preliminary or permanent
asphalt pavement, so as to make the amended asphalt pavement, so as to make the amended
resolution read as follows: "To lay a preliminary asphalt pavement on
RIVERDALE AV, from Rockaway av to Junius
st." Adopted. GEORGIA AV.-To amend resolution of November 22,190 , initiating proceedings to pave
GEORGIA AV with asphalt on 4 -inch concrete foundation, bet Belmont and Sutter avs, by propavement, so as to make the amended resoluGEORGIA AV, from Belmont av to Sutter av." Adopted.
HowARD AV.-To amend resolution of January 26,1910 , initiating proceedings to con-
struct a sewer in HOWARD AV, from East sewers in both sides of HowARD AV, and to
 Alopted.
BELMONT AV-To rescind resolution of Octhe south side of BELMONT AV, bet Vermont
st and Wyona st, and on the west side of WY. ONA ST, bet Belmont av and Sutter av, known
as Nos. \(23.25,25,26\) and 27 , Rlock 277, , be
enclosed with a board fence 6 . expense of the owner or owners of \(\operatorname{Eaid}\) iots. Es-
timated cost, \(\$ 76 ;\) assessed valuation, \(\$ 5,100\). NEWPORT ST.-To construct sewers in NEW-
PORT ST, from East 98th ot to Ames st. Adopted.

\section*{Local Board of Bay Ridge.}

AT BOROUGH HALL, BROOKLYN, ON DEC. 19 38 TH ST.-To construct a sewer in 38 TH ST
from 10th av west about 320 ft . Adopted. 6TH AV, ETC.-That the lots lying on the
west side of 6TH AV, bet 46th and 47th sts,
and on the south side of 46 TH ST, bet 5 th an 6th avs, known as Nos. 36,37 , 39 and \(391 / 2\) Block 757 , be enclosed with a board fence 6 it
high, at the expense of the owner or owners of said lots. Estimated cost, \(\$ 85\); ascessed valua tion, \(\$ 11,000\). Adopted.
STH AV.-To construct a sewer in 8 TH AV from 37 th st to 38 th st, and an outlet sewe hole about 13 ft east of the east house line of 8th av. Adopted.
\({ }_{27}^{12 \mathrm{TH}} \mathrm{AV}\).- To amend resolution of January 27, 1910, initiating proceedings to pave with asphate on concrete roundation 12 HR AV, bet or permanent asphat navemg so as to make or permanen resolution read as follows. "To lay a preliminary asphalt pavement on
12 TH AV, from \(\overline{5}\) th st to 79 th st." Adopted. SOTH ST.-To amend resolution or November 1t, 1912, initiating proceedings to lay a preliminary asphalt pavement on a 4 -inch concrete Hamillon ou by thereof that portion of 8.5 TH ST , bet 4 th and 5th avs, so as to make the amended resolution read as follows
-To lay a preliminary asphalt pavement on 3 d av to 4 th av, and from \(\overline{5}\) th av to Fort Ham-

\section*{Local Boards of Bay Ridge and Flatbush} AT BOROUGH HALL BROOKLYN, ON DEC. 19 13 TH AV - To lay a preliminary asphalt pave-
ment in 13 TH AV, from 73 d st to \(\overline{\mathrm{T}}\) th st. Adopted.
61ST ST.-To regulate, grade and set cement curb on 61ST ST, from 12 th av to 18 th av; also
to lay cement sidewalks on 61 ST ST, north side, bet 12 th av and 15 th av, south side, bet 15 th a av and 1 tith av, and both sides, bet 16 th av and 1Sth av. Adopted.

\section*{Local Board of Staten Island.}

At the borough hall, st. george, on PENNSYLVANIA AV. ETC.-To construct sewer in PENNSYLVANIA AV, from Tompkins av east to Vermont av, 4th Ward. Laid over IRVING PL, ETC.-To construct sewer in IRVING PL, bet Van Duzer st and the Targee
RHINE Ay.-To construct a temporary combined sewer with the necessary appurtenance end: and, through an easement through the prolongation of RHINE AV, in a north direction for a distance of 35 ft , to connect with the existing sewer in an easement through the land
owned by GEO. W. VANDERBILT, in the 4th Ward. Adopted.
AMBOY RD.-To construct sidewalks on AMlin rd; and, on GIFFORD'S LA, bet Amb Duband the railway station, 4 th and 5 th Wards. Laid over until the first meeting in June.
SHARPE AV.-To construct sidewalks on Sd Ward. Laid over until the first meeting in May.
BUSH AV.-To construct curb and gutter and sidewalk on BUSH AV, bet Richmond Terrace
BLACKFORD AV.-To regulate and grade Fiderw iv curb and gutter and pave BLACKST, bet Blackford av and Innis st, 3d Ward.

FOREST AV.-To widen FOREST AV to 60 ft., bet Manor rd and Cherry la; and to extend said FORESST AV to the Richmond turnpike by
way of either Lakeview rd or Bartlett bouleway of either Lakeview rd or Bartlett boule-
vard, 1st Ward. Laid over until Feb. 4 .

\section*{PUBLIC HEARINGS.}

One or more hearings are granted in conneccase of local improvements, the first hearing is Such hearings are noted
tment of the Record and Guide under the general head of Local Board
Calendars. Hearings by all other bodies are noted in the present column.
parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board plication 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 prop-
erty owners benefited. the commissioners are
known kessment. They hold their meetings at the Bu-
reaum sesswent. They hold their meetings at the Bu-
reau 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 If the cost of the land is to benefit to land. If the cost of the land is to be paid by the
ity as a whole, as in the case of school sites,
dock property. etc., the commissioners are known as commissioners of estimate and appraiIn whose place of meeting is at 258 Broadway.
In the cast of assessments for local improvements of a physical nature which do not have ments come before three permanent commis-
ioners appointed by the Mayor. They constisioners appointed by the Mayor. They consti-
tute the Board of Assessors, which has to do regulating and grading of streets, the laying of

\section*{Proposed Assessments}
- The following proposed assessments have been completed and are
Board Assecsors, 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, Secretary of the Board, at, the above address,
on or before Feb. 4, at 11 a . m., when testimony on or before
will be taken

\section*{BROOKLYN}

AV X.-Regulating, grading, curbing and flagging AV X, bet Sheepshead Bay rd and East 14th st, together with a list of awards for dam-
ages caused by a change of grade. List 2697 . BAY 29 TH ST.-Regulating, grading, curbing Cropsey av. I.st 2725 .
EAST STH ST.-Regulating, grading, curbing and flagging EAST STH ST, bet Church av and
GERMANIA PL--Regulating, grading, cur ing and flagging and paving GERMANIA PL, bet Kenilworth pl and Amersfort pl. List 2729 .
EAST 14TH ST.-Regulating, grading, curb-
ing and flagging EAST 14 TH ST, bet Ditmas ing and flagging EAST \({ }^{141}\) and Foster avs. List 2783 ,
82D ST.-Regulating, grading, curbing and flagging 82 D ST, bet 17 th av and the existing
sidewalk bet 16 th and 17 th avs. List 278 . sidew ST.-Grading, paving, curbing and flagS2D ST.-Grading, paving, curbing and flagList 2788 .
GARDNER AV.-Regulating, grading. curbing, fagging, etc., GARDNER AV, bet Flushing and 8TH AV--Regulating, grading, curbing, flag\({ }_{2} \mathrm{ging}^{2}\), etc., STH AV, bet 49th and 50th sts. List
EAST 35TH ST.-Regulating, grading, curbing and flagging EAST 35 TH ST, bet Glenwood 5STH ST.-Paving 5STH ST, bet 7th and 8th avs. List 2801
13TH AV--Paving 13TH AV, bet 36 th and
37 ith sts. List 2813 .
14TH AV.-Regulating, grading, curbing and flagging 14 TH AV, from Church av to 39 th st. SHARON ST.-Regulating, grading, curbing and flagging SHARON ST, bet Olive st and Mor-
gan av. List 2924
NOTE.-The area of assessment in each of the above proceedings extends to within one-
half the block at the intersecting and termlnating streets.
 and 834 . Liet 2789.
FENCING LDTS.-On the south side of NASside AV, bet Van Dam st and Varick av; north side of NORTH 4 TH ST, bet wythe av and gert and Driggs avs ; south side of LOMBARDY ST, bet Kingsland and Morgan avs; north side of HART ST, bet Knickerbocker and Ivving avs; south side of HUNTINGTON ST, bet Hendrix st and Hamilton av; bouth side of 18 TH ST , bet
10 th and 11th avs, and the south side of 59 TH ST, bet 3 d and 4 th avs. Area of assessment: Only the lots in front of which the work was done. List 2824 .
39 TH ST.-Grading lots on the south side of ment ST, bet 6th and 7 th avs. Area of assesswork was done. List 2826 . front of which the FLAGGING.-In 75TH ST, bet 10th and 11th avs : south side of 19 TH ST, bet 7 th and 8th south side of 63 D ST, bet 4 th and 5 th avs ; north side of LINCOLN PL bet Buffalo and Ralph avs ; east side of SACKMAN ST, bet Dumont and Livonia avs; south side of PACIFIC ST, bet Utica and Schenectady avs. Area of assess-
ment:
Only lots in front of which the work ment: Only lots in
was done. List 2737
FLAGGING.-In 67 TH ST, bet 17 th and 18 th avs; west side of BROOKLYN AV, bet Union AV, bet DeKalb av and Stockholm NiCHOLAS assessment: Only the lots in front of which the work was done. List 2809 .

\section*{By the Supreme Court.}

EXAMINATIONS OF COMMISSIONERS At a Special Term of the Supreme Court for Court House, BROOKLYN, on Jan. 15, at 10 a. m.. the commissioners named in each of the following proceedings wil be examined as to their Washincou av, euterested.
WASHINGTON AV, QUEENS.-Acquiring title to the lands, etc, required for opening and exfrom the East River to Jackson av, 1 st Ward, Herman \(E\). Winne, commissioner in place of Samuel J. Campbeli, deceased.
VANDEVENTER AV, QUEENS.-Acquirlng tene to the lands required for opening and ex-
tending VANDEVENTER AV (unofficial name), from Old Bowery Bay rd to 2 d av, 1st Ward Wamuel. Hamilton, commissioner in place of Campbell, deceased.
he lands, etc, required for - Acquiring title to the lans, ete, required for opening and extenda radial line 798.75 ft . east from the west terminus of AMBOY RD, at Great Kills rd, the said distance being measured along the north
line of AMBOY RD, as said portion of AMBOY RD, as now laid out on the city map, 4th Ward. John A. Lynch, Frank H. Innes and Bertram G. Eauie, commissioners of estimate and John A.
Lynch, commissioner of ascessment.

ANDREWS ST, QUEENS.-A Acquiring title to the lands, ete, required for opening and ex-
tending ANDREWS ST (unofficial name), bet tending ANDREWS ST (unofficial name), bet Ward. At a Special Term of the Supreme

RECORD AND GUIDE

Court for the hearing of motlons, to be held in
the County Court House, BROOKLYN, on Jan. the County Court House, BROOKLYN, on Jan.
17 . at 10 a. m. Jas. A. Dayto wil be examIned as to his qualifications to act as com-
missioner of estimate in the above proceeding in place of Peter L. Meninger, resigned.

\section*{BILLS OF COST.}

At a Special Term of the Supreme Court, to be held in the County Court House, BROOK-
LYN. on Jan. 21, at 10 a . m., the supplemental LYN, on Jan. 21 at 10 a. m., the supplemental
and additional bill of costs in each of the
following proceedings will be presented, for
taxation.
BARBEY ST, BROOKLYN--Acquiring title to the lands, etc., required for opening and
extending BARBEY ST, from Belmont av to extending BARBEY Sots rd, 26 th Ward.
TRIANGGLAR PLACE-Acquiring title- to the lands, etc., required for the TRIANGULAR
PLACE bounded by Bushwick av, Myrtle av and Willouzhby av, 27 th Ward.

The bill-of costs in the following proceeding
will be presented, for taxation, to a Special winm of the Supreme Court, in the County
Court House, BROOKLYN, on Jan. 21 , at Court Hous
\(10.30 \mathrm{a} . \mathrm{m}\).:
EAST 45 TH ST; ETC.-Acquiring title to the lands, etc., required for opening and extending EAST 4 STH ST, EAST 4 4 TH ST,
SCHENECTADY AY, EAST
4STH ST and EAST 49TH ST. from Flatlands av to Flatbush av,

By Comm'rs Estimate and Assessment. AT BUREAU OF STREET OPENINGS, 90 WEST MONDAY, JAN. 13.
ROSEDALE AV, ETC., BRONX.-ROSEDALE AV. COMMONWEALTH AV and ST. LAW. RENCE AV, bet Westc
Farms rd. At 10 a. m
GRAND AV, ETC., BRONX.-GRAND AV,
rom Burnside av to Fordham rd; of WEST 180 TH ST, from Aqueduct Av East to Davidson 180 TH ST, from Aqueduct Av East to Davidson
av, and of Aqueduct Av East, from West 180 th av, and of Aqueduct Av Eave, from
st to West 18tth st. At 11 a. m.

AMBOY RD, RICHMOND.-From Foster's FaINSELLA ST, ETC., BRON. m .
ST, bet Matthew' (Rose) BRONX.- KINSELLA rd, and VAN NEST (COLUMBUS) AV bet West Farms rd and Bear Swamp rd. At 11 a. m .

ST. RAYMOND AV, BRONX.- - Bet Protectory
a av and Williamsbridge rd. At 2 p . m.
EAST 233D
av to Boston rd at Hutchinson river. At


TUESDAY. JAN. 14.
3D AV, BRONX.-Widening, opposite East
159 th st. At 2 D. m. Elains rd 217TH ST, BRONX.-From White Plains rd to Oakley st (formerly Ash av).
At 1 p . m . HAVEMEY
HAVEMEYER AV, BRONX.-Bet Lacombe av and Westchester av. At \(2 \mathrm{p} . \mathrm{m}\).
GUERLAIN ST, ETC. BRONX.-GUERLAIN ST, betBeach av and Unionport rd; ARCHER ST, bet Beach av and white Plains rd; MER-
REALCON, bet Rosedale av and Beach av
BEAC Rosedale av and Beach av: BEACON AV, bet Rosedale av and Beach avj
WOOD AV, bet Beach av and Storrow st,
GRAY ST, bet Wood av and Tremont av, and GRAY ST, bet Wood av and Tremont av, and
STORROW ST, bet Wood av and the public place at the junction of Tremont av and WestNEW DIAGONAL
DIAGONAL STAGONAL ST, QUEENS.-A NEW the approach to Queensboro Bridge to the northwest boundary of Sunnyside Yard, and
from the southeast boundary of Sunnyfrom the southeast boundary of Sunny-
side
Yard to Thompson av, and of VAN side Yar to Thempson av, and of VAN Review av to Newtown Creek. At 3 p. m.
KNOX ST, ETC. RICHMOND--KNOX ST, MARKET ST, from Broadway to Burger av. (Assessment.) At \(11 \mathrm{a} . \mathrm{m}\).
WEST 17vTH ST, MANHATTAN.-From Os-
borne pl to Aqueduct av. At 3.30 p . m. WEDNESDAY JAN, 15.
WEST 138 TH ST, MANHATTAN.-Widening, \({ }_{3} \mathrm{D}\). m .
WEST - 172D ST, BRONX-From Aqueduct av to Plimpton av and from Shakespeare av
to Jessup pl. At 11 a . m. ZEREGA AV, ETC., BRONX.-ZEREGA AV,
from Castle Hill av near Hart st to Castle from Castle Hill av near Hart st to Castle
Hill av at or near West Farms rd, being the whole length of Zerega av (including Av A

THURSDAY, JAN. 16.

BUENA VISTA AV, MANAHATTAN.-From
West 181 st st to the south line of West 176 th
st, extenced. At
FRIDAY, JAN 17.
AN UNNAMED ST, MANHATTAN.-Adjoining the property acquired for the New York
\& Brooklyn Bridge extension, from William st
to North William st. At to North William st. At 1 p. \(m\).


\section*{ASSESSMENTS PAYABLE.}

The Comptroller glves notice to all persons af-
fected by the following improvements that the
assessments
able. Unless pald on or before the date menwill be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

BRNOX.
EAST 152 D ST.-Paving and setting curb in EAST 152 D ST, from Park av to Morris av, of 152 D ST, from Park to Morris avs, and to the extent of half the block at the intersecting
streets. (Blocks Nos. 2442 and 2441 ). March 2 . BARRETTO ST.-Sewer in BARRETTO ST, bet Spofford and Lafayette avs, 23 d Ward. Area
of assessment: Blocks 2738 and 2763 . March 2 . FAIRMOUNT PL-Paving and setting curb in FAIRMOUNT PL, from Clinton av to Cro-
tona av, 24th Ward. Area of assessment: Both sides of FAIRMOUNT PL, from Clinton av to Crotona av and to the extent of one-half the EAST 178TH ST.-Paving and setting curb EAST 178TH ST.-Paving and setting curb ern Boulevard, 24 th Ward. Area of assessment Both sides of EAST 178TH ST, from Crotona av to Southern blvd, and to the extent of half
the block at the intersecting avenues. March 2 EAST 178TH ST.-Paving and setting curb in EAST 178 stH ST, from the west side of Bryant av to Boston ra, 2th Ward. Area \(\begin{gathered}\text { of } \\ \text { ment: }\end{gathered}\) Bryant av to Boston rd and to the extent of
one-half the block at the fntersecting streets March 2.
KINGSBRRIDGE RD.-Paving and setting curb in KINGSBRIDGE RD, from Jerome av to a Ward. Area of assessment: Creston sides of KINGSBRIDGE RD, from Jerome av to Creston av, and to the extent of half \({ }^{t}\)
intersecting avenues. March 2 .
PERRY AV.-Paving and adjusting curb in MERRY AV, from Bedford Park Boulevard to assessment: Both sides of PERRY AV, from Bedford Park blvd to Mosholu Parkway 'South, and to the extent of half the block at the intersecting streetc. March
LYON AV, ETC.-Sewers in LYON AV, bet Castle Hill av and Zerega av; in GLEBE AV. bet Lyon av and Westchester av, and in Doris
AV, bet Lyon av and the summit south of Lyon av, 24 th Ward. Area of assessment afLyon Map, also Plots \(15-10-\mathrm{B}, 15-10-\mathrm{C}, 15-10\) - D , 15-10-H, \(15-10-\mathrm{I}, 15-10-\mathrm{J}\), and Plot 410 OF EAST 180TH ST,-Re
EAST 180TH ST.-Regulating, grading, setting curbstones, flagging sidewalks, laying crossin EAST 180TH ST, from Bronx River to West of assessment: Both, sides of EAST 180TH ST, from Bronx River to West Farms rd and to
the extent of one-half the block at the inthe extent of one-half the block at the in-
tersecting streets. March 2 .

FENCING LOTS FENCING LOTS.- On west side of 7 TH AV ST, bet 4th and Sth avs; south side of LIN-
COLN PL, bet Brooklyn-and Kingston avs north side of 5 STH ST, bet 3d and 4th avs West side of SCHENCK AV, bet Dumont and Dumont and Livonia avs; west side of WILside of PITKIN AV, bet Jerome and Warwiok sts: east side of SACKMAN ST, bet Dumont nd Livonia avs; north side of LIVONIA AV. bet Sackman and Powell sts; west side of north side of PITKIN AV, bet Cleveland and Elton sts; east Eide of PENNNSYLVANIA AV,
bet Belmont and Pitkin avs; Sth, 9th, 24th and 26 th Wards.
45 Area of assessment affects
Lot
Lock
886 ; Lots 18 and 19 , Block 940 . South Kide of Lincoln place, between Brooklyn and to 12, inclusise, 23,24 and 25 , Block 4075 ; L. 1, 6 and 45 , Block 3796 ; Lot 32, Block \(4001{ }^{2}\) LINCO, 1, Block sios. March 2 .
COLN PL avs, and north side of EASTERN PARKWAY,
\begin{tabular}{l} 
bet same avenues, \\
ment affects Lots Nos. 24,26 and \\
14 \\
\hline 1 in Block
\end{tabular} 181. March 20. Divided into ten installments where it exceeds 5 per cent. of assessed valua-
DEGRAW ST.-Regulating, curbing and flagging DEGRAW ST, bet Washington and Under-
hill avs, 9th Ward. Area of assessment: Both sides of DEGRAW ST, bet Underhill and Washington avs and to the extent of one-half
block at the intersecting avenues. March 2 .
EANKER ST-Sewer in BANKER ST, bet Meserole and \(\begin{gathered}\text { Nassau avs, } 11 \text { th Ward. Area } \\ \text { of assessment } \\ \text { Blocks } 2615,2616,2639, \\ 2641\end{gathered}\)
and 2642. March 2 .
MESEROLE AV.-Paving MESEROLE AV, bet Diamond and Jewell sts, 17 th Ward. Area of bet Diamond and Jewell sts, 17 th Ward. Area bet Diamond and Jewell ste, and to the extent of half the block at the intersecting streets.
MASPETH AV.-Regulating grading, curbing
nd flagging MASPETH AV, Bet Kingsland and and flagging MASPETH AV, bet Kingsland and Both sides of MASPETH AV, from Kingsland
to Morgan avs, and to the extent of hali the
block an WHITE ST.-Regulating, grading, curbing and flagging WHITE ST, bet Cooke and Moore sts,
17th Ward. Area of assessment: Both sides of WHITE ST, bet Cooke and Moore sts, and
Siegel st and Johnson av and to the extent of half the block at the intersecting streets.

PRESIDENT ST,- Paving PRESIDENT ST,
et Nostrand and New York avs, \(24 t h\) Ward. bet Nostrand and New York avs, 24th Ward,
Area of assessment: Both sides of PRESIDENT ST, bet Nostrand and New York ave, and to
the extent of half the block at the Intersecting avenues. March 2 . PARK PL-Paving PAFKK PL, bet Rochester
and Saratoga avs, 24 th Ward, Area of as sessment. Both sides of PARK PL, bet Roches-
ter and Saratoga avs and to the extent of oneter and Saratoga avs and to the extent of one-
half the block at the intersecting avenues.

HENDRIX ST,-Regulating, grading, curbing and flagging HENDRIX \(S\), bet Dumont av and Both sides of HENDRIX ST, from Dumont av to New Lots rd, and to the extent of half the
block at intersecting avenues. March WARWICK ST.-Paving WARWICK ST, bet assessment: Both sides of WARWICK AT, from Sutter to Belmont avs, and to the extent of half the blo SUYDAM ST.-Regulating, grading, curbing
and flagging SUYDAM ST, bet W wekoff and St, Nicholag avs, 27 th Ward. Area of assessment: Eoth sides of SUYDAM ST, bet Wyckoff and St. Nicholas avs, and to the extent of half the
block at intersecting avenues. March SUYDAM
Wyckoff
av
ST. Wyckoff
March 2.
SUYDAM ST.-Paving SUYDAM
Irving av to Wyckoff av, 27 th Ward.
March 2. NOTE-The area of assessment in each of
he above PAVING proceedings in SUYDAM ST the above PAVING proceedings in SUYDAM ST
covers both sides of the street and to the covers both sides of the street and to the
extent of one half the block at the intersecting avenues.

SUYDAM ST.-Regulating, grading, curbing and flagging SUYDAM ST, bet Irving and Both sides of SUYYAM ST, from Irving to
Wyckoff avs, and to the extent of half the block at the intersecting avenues, March 2 , WILLOUGHBY AV.-Paving WILLOUGHBY AV, bet Irving and Wyckoif avs, \(2 \pi t h\) Ward. Area of assessment: Both sides of WILLOUGHBY AV, bet Irving and wyckoff avs, and to
the extent of halp the block at the intersecting
avenues. March 2 . WILLOUGHBY AV.-Regulating, grading, curbing and flagging WILLOUGHBY AV, bet Irving and Wyckoft avs, 27 th Ward. Area of
assessment:
Both sides of WILLOUGHBY. AV asseesment: Both sides of WILLOUGHBY.AV,
bet Irving and Wyckoff avs, and to the extent bet Irving and Wyckoff avs, and to the extent
of half the block at the intersecting avenues. of half
IRVING AV.-Paving IRVING AV, bet Pal-
metto st and Putnam av, 27 th metto st and Putnam av, 27th Ward. Area Palmetto st and Putnam av, and to the extent March 2. the block at the intersecting avenues. March 2.
side, from AV.-Sewer in LINDEN AV, north side, from East 34th st to East 35 th it ; in st; in SNYDER AV, from East 34th st to East 35th st, and in EAST, 35TH ST, from Linden
av to Beverly rd, 29th Ward. Area of assess-
ment affects Blocks Nos, 4839 4810, 4841,4854 an to beverly rd, 29 th ward. Area of assess
ment affects Blocks Nos. \(4839,4810,441,485\),
\(4855,4856,4857,5869,4870,4871,4872,4873\),
 4904, 4905, 4906, 4907, 4916, 4917, 4918, 4919, 4920. \(4921,4931,4932,4933,4934,4935\) and EAST 32D ST.-Paving EAST 32D ST, bet Tilden and Snyder ave, 29 th Ward. Area of Tilden and Snyder avs and to the extent of one-half the block at the intersecting avenues. March 2.
EAST 32D
and flaging
EAST
82 D
 Tilden avs, 29th Ward. Area of assessment: Both sides of EAST 32D ST, from Snyder to
Tilden avs, and to the extent of half the block at the intersecting avenues. March 2 .
GRAVESEND AV.-Paving and curbing 29th Ward. Area of assessment: Both sldes. of GRAVESEND AV. from Av C to Church av and to the extent of half the block at the in-
NEWKIRK AV.-Paving NEWKIRK IAV, from Coney Island av to the bridge over the Brighton Beach Railload, 29 th Ward. Area o Coney Island av to the Brighton Beach Railroad, and to the extent of half the block a \(12 \mathrm{TH}^{\prime} \mathrm{AV}\).-Paving 12 TH AV, bet 38 th and Both sides of 12 TH AV , from 38 th to 39 th stg, and to the extent of half the block at the
\[
\mathrm{AV} \text { D. }-\mathrm{Pa}
\]

AV D.-Paving AV D, bet Rogers av and Both sides of AV D, from Rogers av to East 2sth st and to the extent of one-halr tho block at the intersecting streets. March 2
ROBINSON ST--Regulating, grading, curbing
and flagging ROBINSON ST, bet Bedford and Both sides of ROBINSON ST, from Bedford to New York avs, and to the extent of half
the block at the intersecting, avenues. March

46TH ST.-Paving 46TH ST, bet New Utrecht 53D ST.- Paving 53 D ST, bet 11th and Fort
Hamilton avs, 30 th Ward. March 2 . 150TH ST.-Paving 59 TH ST, bet 14th and NOTE.-The area of assessment in each of tends to both sides of the street and to the extent of half the block at the intersecting,
streets and avenues,


84TH ST.-Paving 84TH ST, bet 3 d and 4th avs, 30 th Ward. March 2.
NOTE.-The area of assessment in each of poth sides of the street and to the extent of half the block at the intersecting streets and
14 TH AV.-Paving 14 TH AV, bet 79th and 6th
74 TH
ST.-Regulating, grading, curbing and
lagging
74 TH
ST, bet New Utrecht and
18th

BENSON AV--Paving BENSON AV, bet 20th , March 2 .
NOTE.-The area of assessment in each of tends to both sides of the street or avenue, and to the extent of half the block at the in-
ersecting streets and avenues.
WEST 28TH ST. Regulating, grading, curbing
and flagging WEST 2STH ST, bet Surf and and flagging WEST \(28 T H\) ST, bet Surf and
Mermaid avs, excepting land within the right
the 1st Ward. Area of assessment: Both sides of WEST \(28 T H\) ST, from Surf to Mermaid avs,
and to the extent of half the block at the inersecting avenues, excepting the portion included in the right of way above referred to.
EAST 29 TH ST.-Sewer in EAST 29TH ST,
bet Avs K and \(\mathrm{M}, 32 \mathrm{~d}\) Wards. Area of as
 March 2.

\section*{QUEENS}

CRESCENT.-Sewers on THE CRESCENT, bet Nott av and Jane st; PROSPECT ST, bet Harris Hunter av; Hrea of assessment: Both sides of THE CRESCENT, from Jane st to Nott av; both sides of PROSPECT ST, from Jane st to
Harris av; both sides of HUNTER AV, from Skillman av to 13th st ; and, both sides of JANE
ST, from the Crescent to Hunter av. Feb. 28. STEINWAY AV, ETC.-Pipe sewer and appurtenances on STEINWAY AV, bet Washing-
ton and Potter avs ; and, on BROADWAY, bet ment. Both sides of STEINWAY AV, from ment. Both sides or
Washington av to Potter av; and, both sides
of BROADWAY, from Vernon av to Newtown rd. Feb. 28.
HARRIS AV, ETC.- Sewer and appurtenances on HARRIS AV. from the bulkhead line of the AV to Henry et ; through THE CRESCENT to Jane st. Area of assessment: Both sides of
HARRIS AV, from the bulkhead line of the
East River to Hunter av; both sides of THE East River to Hunter av; both sides of THE Wilbur av to Nott av: \(;\) both sides of HUNTER
AV, from Harris av to Skillman av; both sides AV, from Harris av o Skilman av; both sides
of VERNON AV, from Charles ot to Harris av;
both sides of HAMILTON ST, from Harris av to a point about 253 ft south of Bodine st; both sides of HANCOCK ST, from a point about 240
ft north of Harris av to a point about 10 ft south of Bodine st; both sides of BOULEVARD, from a point about 40 ith st; both sides of SHERMAN PL, from a point about 140 ft north of Harris av to 14th
st ; both sides of MARION ST, from Harris av
st to 14th st; both sides of VAN ALST AV, from
Harris av to a point about 100 ft south of 13 tht Harris av to a point about 100 it south of 13th
st; both sides of GOVERNOR PL, from Harris
from Jane st to a point about 100 ft south of 13 th st ; east side of ELYY AV, extending about 12 st
north of Jane st; both sides of WILLIAM ST, (see Bureau of Assessments for particulars)
both sides of PROSPECT ST, from a point about 225 ft north of Wilbur av to Harris av ; both north of Wiilbur av, to Henry st ; both bides of
ACADEMY ST, from Wilbur av to Jane st north side of SKILLMAN AV, extending about 60 ft east of Hunter av; both sides of 13 TH ST,
from the crescent to Van Alst av; both sides from the crescent from Ely av to a point about 150 from Sherman st to Vernon av ; both sides of
WALLAOK ST, extending about 164 ft west of Vernon av ; both sides of HENRY ST, from Jackson av to Ely av; both sides of JANE ST,
from Hunter av to Ely av ; both sides of WILfrom Hunter av to Ely av; buth ill from Skillman av to Academy st, and
BUR AV,
from Academy st to William st. Feb. 28 . BROADWAY, ETC.-Trunk sewer and appurtenances on BROADWAY, from the East River
to Academy st; on ACADEMY ST, to Graham av; on GRAHAM AV to 50 ft east of Academy st; on GRAHAM AV, from 50 ft east of Acad-
emy st to 40 ft west of Steinway av; on STEINGRAHAM, AV, from 40 ft west of Stenway av AV, from Steinway av to Stemler et ; through
STEMLER ST to Broadway ; and, on BROADWAY, east to Baldwin st and west to Grace st.
Area of assessment: Obtainable at the Bureau of Assessments and Arrars, Municipal Build-
ing, Long Island City. Feb. 28 . STEINWAY AV--Regulating and paving
STEINWAY AV, bet Jackson av and Potter av. Area of ascessment: Both sides of STEINWAY
AV, from Jackson av to Potter av and to the extent of one-half the blocks at the indersecting
and terminating streets and avenues. Feb. 28 . HOYT AV.-Trunk sewer and appurtenances HOYT AV-Trunk sewer and appurtenances
on HOYT AV, from the bulkhead line of the
E. VOISE AV, to Woolsey av ; and, through wool-
SEY AV to Steinway av. Area of assessment Obtainable at the Bureau of Assessments and
Arears, Municipal Building, Long Island City. Arrears, Muncers on
FACKSON AV.-Sewers and appurtenances on JACKSON AV.-Sewers and appurtenances on
JACKSON AV, from Anable av to 100 ft north
of Nott av. Area of assessment: Both sides of NACKSON AV, from Anable av to \({ }^{\text {a }}\), point
of Jout 100 ft north of Nott av. Feb. 28 .

HENRY ST.-Sewers and appurtenances on HENRY ST, bet Jackson av and Prospect st.
Area of ascessment: Both sides of HENRY ST, from Prospect st to a point about 100 ft
east of Hunter av. Feb. 28 .
HOPKINS AV.-Sewers and appurtenances
on HOPKINS AV, from Broadway to Elm st; JAMAICA AV, from the Boulevard to Steinway av: VAN ALST AV, from Broadway to Jamalca av; LINCOLN ST, from Hopkins av to the
Crescent; CAMELA ST, from the Boulevara to Van Alst av; SHERMAN ST, from Broadway Broadway to Grand av. Area of assessment Both sides of HOPKINS ST, from Broadway to
Elm st: both sides of JAMAICA AV, from Elm ct; both sides of JAMAICA AV, from
Eloulevard to Steinway av ; both sides of VAN Boulevard to Steinway av; both sides of VAN
ALST AV, from Broadway to Jamaica av; both sides of LINCOLN ST, from Hopkins av to Boulevard to Van Alst av; both sides of SHERMAN ST, from Broadway to Camelia st; , both
sides of KOUWENHOVEN ST, from Broadway o Grand av Feb 28
HENRY ST,-Regulating, grading, paving, curbing, flagging and laying crosswalke in HENRY ST, from Jackson av to Prospect av
 of one-half the block at the intersecting
terminating streets and avenues. Feb. 28 .
9TH ST, ETC.-Sewer appurtenances on 9 TH
ST, bet Jackson and Van Alst avs; 11TH ST bet Jackson and Van Alst avs; 12TH ST, bet Jackson and Van Alst avs, ELY AV, bet Jackson and Nott avs, Area of assessment: Both
sides of \(9 \mathrm{TH}, 11 \mathrm{TH}\) AND 12 TH STS, from Jackson av to Van Alst av; both sides of ELY AV, from Jackson av to Nott av; north side
of JACKSON AV, from Van Alst av to Nott BROADWAY.-Regulating, grading, paving, curbing, flagging and laying crosswalks in BROADWAY, from East River to Newtown rd
Area of assessment: Both sides of BROAD WAY, from the East River to Newtown rd, and to the extent of one-half the block at
the intercecting and terminating streets and HUNTER AV, ETC.-Grading HUNTER AV, from Nott av to Skillman av; grading, curb-
ing, flagging, paving and laying crosswalks st; grading curbing flagging paving and laying crosswaiks in THE CRESCENT, from Hunter av to Jane st; grading, curbing and guttering Crescent ; grading, curbing. flagging, paving and laying cross walks in HARRIS AV, from Hunter "Both eides of HUNTER AV, from Nott av to Skillman av; both sides of PROSPECT ST, from Hunter av to Jane st; both sides of
CRESCENT, from Hunter av to Jane st; both sides of JANE ST, from Hunter av to Crescent both sides of HARRRIS AV, from Hunter av to all intersecting and terminating streets and avenues. Feb. 28 .
9TH ST, ETC.-Regulating, grading, asphalt ing pavement, curbing, flagging and laying Alst av; in 12TH ST, from Jackson av to Van Alst av, and in ELY AV, bet Jackson and Not 11 TH AND 12 TH STS, from Jackson av to Van Alst av; both sides of ELY AV, from Jackson av to Nott av, and to the extent of half the
block at all intersecting and terminating streets and avenues. Feb. 28.
paving curbing, ETC.-Regulating, grading, in VERNON AV flagging and laying crosswalks of Nott av, known as the BOUNDARY LINE
of the 1 st Ward Improvement District from 10th ent: Both sides of VERNON AV, sides of HANCOCK av, and to the extent of half the block at the intersecting and terminating streets and ave-
nues. nues. Feb. 28.
JACKSON AV, ETC.-Completing the reguwalks and paving of the unfinished part of JAOKSON AV, from Anable av to 100 ft north line of the 1st Ward the NORTH BoUNDAK of assessment: Both sides of JACKSON AV, from Anable av to 100 ft north of Nott av,
and to the extent of half the block at the and to the extent of hat the block at tere

HOPKINS AV, ETC.-Regulating, grading, curbing, flagging and laying crosswalks in MAICA AV, from Boulevard to Steinway av; av; LiNCOLN ST, from Hopkins av to the
Crescent: KOUWENHOVEN ST, from Broadway to Grand av; CAMELIA ST and SHERMAN
ST, bet the Boulevard and Hopkins av, and bet Broadway and Camelia st. Area of asBroadway to Elm st; both sides of JAMAICA AV, from Boulevard to Steinway av; both maica av; both sides of LINCOLN ST, from
Hopkins av to Crescent; both sides of KOUboth sides of CAMELTA ST from Boulevard to Hopkins av ; both cides of SHERMAN ST, from Camelia \(6 t\) to Broadway, and to the extent of
half the block at the intersecting and terminating streets and avenues. Feb. 28.
VERNON AV, ETC.-Extra work in con-
nection with the regulating, grading, etc., of VERNON AV, from 10 th st, to 100 ft north of Nott av, in the construction, raising and re-
setting of manholes and receiving basins and sides of VERNON AV, from a point about 100 ft south of 11 th st to Nott av; both sides of
HANCOCK ST, from 12 th st to a point about

136 ft north of 12 th st; both sides of 11 TH Vernon av: both sides of DIVISION ST, extendVernon av; both sides of DIVISION ST, extend-
ing about 108 ft west of Vernon av ; east eide of VERNON AV, from Nott av to 13th st ; south side of 13TH ST, extend
of Hamilton st. Feb. 28 .
14TH ST.- Opening, from Broadway to Mitchell av, 3d ward. Area of assessment: Be ginning at a point on the north side of Broadway, which point would be intersected by the sts ; thence north and at all times midway be 114 th and 15th sts to the intersection of bald line with the south side of old Bayside av;
thence west along the south side of Old Baythence west along the south side of Old Bay side av to a point therein which would be intersected by the middle line of the block bet
14th and 13 th sts, and thence south along the middle line bet 14th and 13th sts, to the north side of Broadway, and thence east and south along the north fide of Broadway to the point or place of beginning. March

\section*{RICHMOND.}

SIDEWALKS, ETC.-Constructing and repairng Richmond avs; HEBERTON AV, bet Post and Richmond avs; HEBEERTON AV, bet Sost bet Richmond terrace and Manor rd, Nich olas av MARACE, bet Columbia st Columbia st and Rich mond turapike; RICHMOND AV, bet Morning 6tar rd and Bergen Point Ferry; SHARPE AV
bet Richmond terrace and Harrison av; JAMES
ST, bet Elm st and Sharpe ST, bet Elm st and Sharpe av; GRove AV, bet Richmond and Sharpe avs; HARRISON
AV, bet Nicholas and Richmond avs; MAPLE ELiM ST, bet Richmond terrace and Harrison and Harrison av; CHÚRCH ST, bet Richmond av and Av B; VREELAND ST, bet Richmond av and Cottage pl: ELIZABETH ST , av and mond av and pl; ELIZABETH ST, bet Rich ett av and Heberton av; ANDERSON AV, bet bet Richmond av and Washington pl; BROADWAY, bet Richmond terrace and end of street SIMONSON PL, bet Bond and Catherine sts; av, and in HATFIELD AV, bet Nicholas av
and Richmond av, 1st and 3d Wards. Area of assessment
FIRST WARD-District 4, Plot 2, Blocks 2 and 10; District 6, Plot 1 , Block 4; Plot \({ }^{\text {Block }} 8\); Plot 1, Block 4 \(;\) Plot 2, Block 2 ; Plot Block 7 ; Plot 5 , Blocks 79 , 82, and 83 ; District 4, Plot \({ }^{3}\), Block 1 ; District \({ }^{\text {B }}\), Plot 18 , Blocks
\(2,4,7,{ }_{2}{ }^{\text {Plot }} 19\), Block 1 Plot 17, Blocks 1 ,
\(7,10,13,16,18 ;\) Plot 14, Block 1. THI... WARD-Blocks \(1,4,5,6,8,9,10\), \(13,14,15,16,17,18,19,21,22,23,24,26,27\),
\(36,38,39,40,41,42,43,44,45,46,47,48,49\),
\(51,62,69\) 43D ST, - Regulating, grading, curbing and
fagging 43 D ST, bet Sth and 10 th avs, 8 th and 30th Wards. A of 43D ST, bet 8th and 10th avs and to the ex-
tent of one-half the block at the intersecting avenues, Feb. 23.
DOSCHER ST.-Regulating, grading, curbing and flagging DOSCHER ST, bet Liberty and Both sides of DOSCHER ST, bet Liberty and Belmont avs and to the extent of one-half the block at the intersecting streets. Feb. 23
TILDEN AV.-Regulating, grading, curbing and Both sides of TILDEN AV, from Rogers av to Nostrand av and to the extent of one-half
block at the intersecting streets. Feb. 23. OAKLAND PL.-Regulating, curbing a flagging OAKLAND PL, bet Tilden av and Albemarle \(\begin{aligned} & \text { rd, } 29 t h \text { Ward. Area of assessment } \\ & \text { Both sides of OAKLAND PL, from Tilden av to }\end{aligned}\) Albemarle rd. Feb. 23.
flagging ST- Regulating, grading, curbing and flagging 59TH ST, bet 12 th and Fort Hamilton sides of 59 TH ST, from 12th to Fort Hamilton av and to the extent of one-half the block at 59 TH ST.-Grading lots, bet 12 th and 13 th avs, 30th Ward. Area of assessment: Lots Nos. \(22,23,24,30,31,32,33\) and 34 , in Block
5711, and Lots \(51,55,58,62,63\), in Block 5704. eb. 20.
59 TH ST,-Regulating, grading, curbing and Ward Are ST, bet 14th and 15 th avs, 30 th W9TH ST, from 14 th to to 15 tht avs, and to the ex-
tent of half the block at intersecting avenues, tent of
Feb. 23.
11 TH AV -Grading the west side of 11 TH AV bet 55 th and 56 th sts; and the north side 3oth Ward, Area of assessment: Lots 5 and
SENATOR ST.- Regulating, grading, curbing and flagging SENATOR ST, bet 4 th and
5th avs,
Soth Ward. Area of assessment: Both sides of SENATOR ST, bet 4th and 5th avs, and to the extent of half the
tersecting avenues. Feb. 23 .
EAST 5TH ST--Regulating, grading, curbing the Long Island R OTH ST, bet Foster av and Both sides of EAST 5TH ST, bet Foster av and the Long ILland Railroad and to
the extent of one-half the block at the inter-

AV S.-Regulating, grading, curbing and flagging AV S, bet Coney Island av and Ocean parkway, 31 st Ward. Area of assessment : Both
sides of AV S, from Coney Island av to Ocean parkway and to the extent of one-half the block the intersecting streets. Feb. 23.
AV I.-Regulating, grading, curbing and flag32 d Ward. Area of ascessment: Both sides of AV I, bet Brooklyn av and East 40th st and to
the extent of 100 ft . on both sides. Feb. 23 .

\title{
CURRENT BUILDING OPERATIONS
}

\author{
Including Contemplated Construction, Bids Wanted, Contracts \\ Awarded, Plans Filed and Government, State and Municipal Work
}

Large Factories at Jersey City.
The Merchants' Refrigerating Company, F. A. Horne, 161 Chambers street, Manhattan, president, have arrangements under way for the erection of a ten-story cold storage warehouse at Second and Warren streets, Jersey City. George Horn, engineer for the company, 161 Chambers street, will make the plans. The details will probably be made known by February 15. At Henderson and Provost streets the Nationai Carbon Company, of Cleveland, Ohio, will erect a four-story reinforced-concrete factory, \(100 \times 200\) feet, to cost about \(\$ 125,000\). These plans are being prepared by The Osborn Engineering Company, of Cleveland. The two operations together will approximate \(\$ 350,000\).

\section*{Plans for a Unique Theatre.}

Gaetano Ajello, 1 West 34th street, has prepared plans for a modern threestory fireproof theatre to be constructed in the midtown theatre district by a syndicate which is now forming to erect the building. A feature will be the placement of all fire-escapes in the interior of the building, enclosed in brick walls. The announcement of details of construction, building site, and the names of those interested cannot be made public at this time. The cost, it is estimated, will approximate half a million dollars.

Telephone Building at South Brooklyn. The New York Telephone Company, 15 Dey street, contemplates the erection of a six-story telephone building, \(75 \times 100\) feet at South Brooklyn, to cost about \(\$ 150,000\). It is the intention to ultimately increase the structure to twelve stories, so that the foundations will be built to sustain heavy walls. McKenzie, Voorhees \& Gmelin, 1123 Broadway, will be the architects. Work will not be undertaken before spring.
L. E. Jallade to Plan Y. M. C. A. Bldg. Louis E. Jallade, 37 Liberty street, has been selected architect for the new Y. M. C. A. building to be erected at 160 th to 161 st streets and Washington avenue, by the Young Men's Christian Association of The Bronx. The building is to cost over \(\$ 400,000\), but plans will not be started for some time yet. William F. Morgan is president of the association.

\section*{A New Working Girls' Home.}

Lawlor \& Haase, architects, 69 Wall street, are designing plans for a working girls' home, to be erected in the north side of 120 th street, between Morningside Drive and Amsterdam avenue, by Susan Devin, of 220 West 105th street. The general contract will probably be awarded some time in February.

\section*{CONTEMPLATED CONSTRUCTION.}

\section*{Manhattan.}

\footnotetext{
apartments, flats and tenements.
44 TH ST.-Comyns \& Todaro, 147 4th av, have completed plans and will soon take bids for a
4 -sty brick store, studio and bachelor arart-4-sty brick store, studio and bachelor apart-
ment house to be erected at 144 East 44 th st ment house to be erected at 144 East,
for the Hibson Co., 237 Lexington av. NORFOLK ST.-Figures are being received for the 5 -sty tenement, \(35 \times 70\) ft., to be erected cey sts, for C. Karg. A. F. Leicht, 9 East 42 d
st, is architect.
}

SIST ST.-Figures are being received for al terations to the 4 -sty tenement at the northeast corner of 81 st st and 3 d av, for Henry C . Tinker, 44TH ST.-M. Muller, 115 Nassau st, has completed plans for alterations to the 4 -sty resiapartments
owner.
W. H. \& S. J. Girifin, 576 Water st, have the general contract. 71ST ST.-Excavating is under way for the West 71 st st, for the Hennessy Realty Co.,
Joseph Polstein, president, 220 Broadway. E. Moss, 126 Liberty st, is steel engineer. The Passaic Structural Steel Co., 30 Church st, has 181ST ST-Schwartz
ave completed plans for the 6-sty anartment have completed plans for the 6-sty apartment,
\(92 \times 112 \mathrm{ft}\)., to be erected in the south side of 181st st, 126.42 ft . west of Broadway, for the Alex. Grant Co., 701 West 178 th st, owner cost about \(\$ 220,060\).
160 TH ST.-Geo. F. Pelham, 507 5th av, has completed plans for the 6 -sty apartment to be
erected at the northeast corner of \(160 t h\) st and Fort Washington av, for the Saranac Construction Co., 3785 Broadway, owner. Cost about \$175,000.
139TH ST.-Robert T. Lyons, 505 5th av, has completed plans for the 6-sty tenement to be erected in the south side of 139th st and St. Nicholas av, for the Charter Construction Co. 100TH ST-So Mertid \& Steter
\(106 T H\) ST.-Sommerfeld \& Steckler, 31 Union 4-sty tenements at \(205-7\) East 106th st for A. Granatelle, 220 East 105th st.

DWELLINGS.
246 TH
architect, is. S taking G . Chichester, 103 Park av, 10 the \(21 / 2\)-sty brick and stucco residence, \(62 \times 30\) ft., to be erected in
West 246 th \(6 t\) for Mrs. Charles E. Niles, 345 West 85 th st.
\({ }^{72 \mathrm{D}} \mathrm{ST}\).-The James Dempsey Co., 502 East taking bids for a Dempsey, president, is taking bids for a
to
2-sty breck
reside

\section*{POWER HOUSES.}

39 TH ST.-F. L. Flory, care of owners, Chicago, IIl., engineer, has plans for a 1 -sty brick 641 West 39th st, for Morris \& Co. Cost about \(\$ 20,000\).

\section*{STABLES AND GARAGES.}

AV B.-Axel Hedman, 367 Fulton st, Brooklyn, architect, is revising plans for a 2 -sty brick or concrete garage, \(107 \times 92 \mathrm{ft}\)., to be erected at the southwest corner of Av B and architect, owner. Cost about \(\$ 50,000\).

STORES, OFFICES AND LOFTS.
6 TH AV.-The store and loft building which was to be erected at 298 6th av by the Gilbert Estate, care of Ernestus Gulick, 334 5th av,
George Bernard Co., 298 5th av, lessee, has George Bernard
5TH AV.-Townsend, Steinle \& Haskell, 1328 Broadway, architects, are taking bids for alat the northwest corner of 5 th av and 35 th st for the Ball Realty Co., 374 5th av. Best \& o., on premises, are lessees. Cost, \(\$ 10,000\).

119TH ST.-Satterlee \& Boyd, 3 West 29th st, are preparing plans for a 4-sty brick loft building, 25 x 90 ft., to be erected at 176 East 119th st, for the Michigan Furniture
37 TH ST.-Figures are being received for the 4 -sty loft building, \(50 \times 100 \mathrm{ft}\)., to be erected at 601-603 West 37 th st and 455 11th av, for Peter McGirr, 774 9th av, owner. Joseph C. Cocker,
WASHINGTON ST.-St. John's Park Realty Co., 50 Pine st, composed of Samuel D. Kilpatrick and James Cruikshank, purchased property
this week at 706 Washington st, lot \(23 \times 88 \mathrm{ft}\). this week at 706 Washington st, lo
They will not improve the property.

\section*{THEATRES}

BROADWAY.-Thomas W. Lamb, 501 5th av, is preparing plans for a 4-sty theatre and office of Broadway, 47 th to 48 th sts, for the Sutphen E, John S. Sutphen, 311 West 72d st, owner of land. The M. H. Mark Realty Co., White of building. Architect will soon take bids on
general contract.

\section*{Bronx.}

APARTMENTS, FLATS AND TENEMENTS. 174 TH ST- -R . Lavelle, 2801 Valentine av, is preparing plans for an 8 -sty apartment house, 50x100 ft., to be erected at the southwest corHarris Ratner, 34 East 9th st. Cost about \(\$ 80,000\).

41ST ST.-Cohn Bros., 361 Stone av, have house, \(50 x\) plans for a 4 -sty brick apartment of 416 st st , 50 ft. east of fth F. Schwartz, 135 Garfield pl. Cost, \(\$ 35,000\).

147 TH ST.-M. W. Del Gaudio, 401 Tremont \({ }_{40 \mathrm{x}} \mathrm{av}\) has plans for two 5 -sty brick tenements av for C. Carrucci. 183 d st near Hughes Cost about \(\$ 40,000\) each.
VALENTINE AV.-The Kreymborg Architec-
tural Co., 163 d st and Southern Boulevard, is preparing plans for te Southern Boulevard, is preparing plans for ten 5 -sty tenements to be north of 194th st, for John J. Tully, 1602 Boston rd. Cost about \(\$ 30,000\).
BATHGATE AV.-Harry Howell, 149th st and brick tenement, 55 x 82 ft , to be erected a on the brick tenement, \(5 x 82 \mathrm{ft}\). , to be erected on the
west side of Bathgate av , 55 ft . north of 18 tth
SOUTHERN BOULEVARD.-Moore \& Landsiedel, 148th st and 3 d av, are preparing plans for a 5 -sty tenement, \(50 \times 88 \mathrm{ft}\), to be erected on the east side of the Southern Boule Realty Corporation, 1534 Bryant av, Waue Herman Wauer, president. Cost, about \(\$ 00,-\) 000.

FACtories and warehouses.
BROOK AV.-Geo. F. Hill, 150 5th av, refrigerating engineer, has completed plans for the \(92 \times 89 \mathrm{ft}\)., to be erected on the west side of Brook av, south of 1655th ot, for the Shefleld Farms Slawson Decker Co. 524 West 57 th st. Frank A. Rooke, 4895 th av, is architect.
GRANT AV.-Geo. F. Hill, 150 5th av, con3 -sty milk plant, 150 ov 10 mpleted plans for the Grant av and 162 d st, for the Mutual Milk Cream Co., 214 East 22 d st, owner. James \& Kavanaugh is president, and John H. Kehrer 125 secth st, are the \& John P. Walther, 147 Eas
halls and clubs.
216TH ST.-Andrew Ebsen, 2684 Briggs av architect, is taking bids for a 2 -sty brick av limestone masonic hall, \(50 \times 114 \mathrm{ft}\), to be erected in the north side of 216 th st, 181 ft . east of
White Plains av, for the Hebron Lodge. William Cockburn, Vireo av and 2000 st , chairman.

\section*{Brooklyn.}

APARTMENTS, FLATS AND TENEMENTS, 17TH ST.-Benjamin Hudson, 319 9th st, has to be crected in therth 110th av, for the William M. Calder Co., 1648 11th av. Cost, \(\$ 15,000\) each.
101 H AV.-Benj. Hudson, 319 9th st, is preparing plans for a 2 -sty brick tenement, 29 x 45 ft , to be erected on the east side of 10 th av, 50 ft . north of Prospect av, for the William
M. Calder Co., 1648 11th av. Cost, \(\$ 10000\) LAFAYETTE AV -Shampan \& Shaman arehitects, 772 Broadway, Brooklyn \({ }^{\text {\& }}\) Shampan, ing plans for an apartment house to be erected on a plot \(50 \times 100 \mathrm{ft}\)., on the north side of Lafayette av, 325 ft. west of Tompkins av. Cost, \(\$ 40,000\). The Clifton Place Realty Co. is owner SACKMAN ST.-Cohn Bros., 361 Stone av, are preparing plans for a 4 -sty brick tenement, 30 x
100 ft, to be erected in erty av, for S. Nanolosky, owner. Cost about erty av,
\(\$ 15.000\).
NEW UTRECHT AV.-Chas. P. Cannella, 60 Graham av, is preparing plans for a 3-sty brick tenement, 31x 75 ft., to be erected at the southwest corner of New Utrecht av and 63d st for
Frank Pasqualina, 6226 New Utrecht av, owner. Frank Pasqualina, 6226 New Utrecht av, owner.
Calendo \& Cordis, 146667 th st, have the general Calendo \& Cordis, 1466
contract. Cost, \(\$ 12,000\)
DEKALB AV-Shampan \& Shampan, archian apartment house to be erected on the south side of DeKalb av, 100 ft east of Lewis av, on plot \(50 x 100 \mathrm{ft}\). Approximate cost, \(\$ 40\),-

CHURCHES.
MARLBOROUGH RD.-The Flatbush Christrd, pastor, is taking new bids for an addition to the church at the corner of Marlborough and Dorchester rds, from plans by George W. Kra-
mer, 1 Madison av, N. Y. C., architect. Cost, about \(\$ 25,000\).

\section*{DWELLINGS.}

PROSPECT AV.-Benjamin Hudson, 319 9th st, is preparing plans for seven 2 -sty brick side of Prospect av and East 11 th av, for the
William M. Calder Co., 1648 11th av. Cost, \(\$ 5,500\) each.
MANHATTAN BEACH. - Paul Everett, 262 West 22 d st, N. Y. C., has completed plans 504 West 135 th st, N. Y. C., to be erected

FACTORIES AND WAREHOUSES. HUMBOLDT ST.-Shampan \& Shampan, 772 Broadway, have plans for a
tory, \(25 \times 5\)-sty brick fac-
ft.t. to be erpected at 722 Humboldt
st, premises. Cost, about \(\$ 12,000\).
KENT AV.-Jullius Kayser \& Co., 45 East 17 th Hig. N. Y. C.: have plans prepared by Willam for a 7 -sty concrete bullding, \(268 \times 50\) ft., to be erected on Kent av, between DeKalb and Wil loughby avs. cost, \(\$ 150,000\).

\section*{POWER HOUSES}

FLUSHING AV.-Adolph Gobel, Morgan av brick power house, \(49 \times 78 \mathrm{ft}\)., to De erected on the north side of Flushing av, 114 ft . west of
Morgan av, from plans by Louls Allmendinger, Morgan av, from plans
:26 Broadway, architect.

SCHOOLS AND COLLEGES
BROOKLYN.-Bids were received by the Board ment in P. S. 175 . T. Frederick Jackson, Inc was low bidder at \(\$ 10,369\).

\section*{STABLES AND GARAGES.}

STEUBEN ST.-Bids are in for a 2 -sty brick stable, \(125 \times 100 \mathrm{ft}\)., 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, \(\$ 25,000\).

STURES, OFFICES AND LOFTS,
CORTELYOU RD.-A. White Pierce, 59 Court st, architect, is revising plans for a 2 -sty brick
bakery, 59 x 132 ft , to be erected at 1316 Corbakery, \(59 \times 132 \mathrm{ft}\), to be erected at 1316 Cor-
telyou rd, for W. B . Ebinger, on premises, telyou rd, for W owner. Cost, \(\$ 15,000\). Ebinger, on premises,

\section*{THEATRES.}

ROGERS AV.-The Burns Theatre Co., Samtaking bids for a \(11 / 2\)-sty brick moving picture heatre, \(60 x 95 \mathrm{ft}\).; to be erected at the southeast corner of Rogers av and Maple st, from
plans by E. C. Holmgren, 367 Fulton st, archi-
teet. Cost, \(\$ 18,000\).

\section*{Queens.}

APARTMENTS, FLATS AND TENEMENTS. RIDGEWOOD, L. I.-L. Allmendinger, 914 Broadway, Brooklyn, has plans for a 3 -sty
brick tenement, 26x75 ft ., to be erected at Elm and Onderdonk avs, for Barudio \& Fretner, 10 Silver st, owners. Cost about \(\$ 70,000\).

\section*{DWELLINGS.}

MIDDLE VILLAGE, L. I,-Klein \& Koen, 9 for a 2-sty frame and brick residence, plans ft., to be erected at the southeast corner of
Main av and Lafayette st, for the Middle Village Building Co., 464 Grand st, N. Y. C. ; also a erected on the south side of Main av. 30 . ft . east of Lafayette st, for the same owners. RIDGEWOOD, L. I.-L. Berger \& Co., Myrtle
and Cypress avs, have completed plans for four 2 -sty brick residences, \(20 x 53 \mathrm{ft}\)., to be erected
on the west side of Diel pl, 20 ft . north of Felix on the west side of Diel pl, 20 ft , north of Felix
st, for J. \& G. Burkhardt. Cost about \(\$ 16,000\). EVERGREEN, L. I.-L. Berger \& Co., Myrtle
and Cypress avs, Ridgewood, L. I., have comand Cypress avs, Ridgewood, L. I., have com-
pleted plans for two 2 -sty brick residences, 48 x st, 100 ft east of Pendol st for Albin Wagner st, 100 ft . east of Rendol st, for Alb.
carehitect. Cost about \(\$ 8,000\).
FOREST HILLS, L. I.-Albro \& Lindeberg, 2
West 47 th
st, N. Y. C., are preparing plans for a \(2 \frac{1}{2}\)-sty residence, \(30 x 50\) ft., of terra cotta blocks to be erected here for Hugh Mullen,
care of Sage Foundation Homes Co., 47 West th st, N. Y. C., owner Cost, \$15,000
WHITES'A..E, L. I.-Thomas W. Lamb, 501 plans for a residence at the northwest corner 260 West 42 d st, N. Y. Cor Joseph M. Schenck, 260 West 42 d st, N. Y. C., owner. Cost about
\(\$ 50,000\).

FACTORIES AND WAREHOUSES. LONG ISLAND CITY.-Figures are still be Thompson, Queens and Orton sts, for the Deg. Wall st, owner. William Higginson, 21 Park Row, N. Y. C., is architect. J. M. Wilson, care
of owner, 60 Wall st, N. Y. C., is engineer.

\section*{THEATRES.}

FLUSHING, L. I.-The Murray Hill Theatre and Bowne Park sections, contemplates the erection of a \(\$ 12,000\) theatre on plot \(45 \times 112 \mathrm{ft}\),
on Broadway, 50 ft west of Murray la, from on Broadway, 50 ft west of Murray la, from
plans by Edward Richardson, this place, ar-
chitect.

Richmond.
DWELLINGS.
CONCORD, S. 1.-James Whitfor., SL. George, S. 1., has prenared plans for a 2 -sty brick store
and residence, \(24 x 58 \mathrm{ft}\), for B. \& F. Keel, Rich-
mond rid, owner.

\section*{Nassau.}

DWELLINGS
LUCUST VALLEY, L I.-Foundations have
been completed for the \(21 / 2\)-sty brick residence, heen completed for the \(21 / 2\)-sty brick residence,
Y"x 11.5 It . for George E. Fahys, 54 Maiden
la, N. Y. C., owner. James W. O'Connor,
West 29 . LONG BEACH, L. I,-B. E. Stern, 7 West
28th st, N. Y. C., architect, is taking bids for a \(21 / 2\)-sty hollow tile and stucco residence for
Manuel R. De Costa.

EAST NORWICH, L. I.-Figures are being recelved for the ft , for H. I. Nicholas, 7 Whall st, N. Y. C., owner . Peabody, Wilson \& Brown,
N . Y., architects. Cost, \(\$ 23,000\).
- LONG BEACH, L. I.-W. Horatio Day, 14 East 43d st, N. Y. C., is revising plans for a \(21 / 2\)-sty stucco residence, \(48 \times 58\) ft., for John G.
Gerhard, 890 Broadway, N. Y. C., and Long Gerhard, 890
Beach, owner.
MILL NECK, I. I.-Albro \& Lindeberg, 2 West 47 th \(\mathrm{st}, \mathrm{N} . \mathrm{Y} . \mathrm{C} .\), are preparing plans for a \(21 / 2\)-sty brick residence, \(50 \times 183 \mathrm{ft}\)., and garage
for Henry L. Batterman, 190 Montague \(6 t\), Brooklyn, owner.
MANHASSET, LL. I.-Cross \& Cross, 527 5th av, N. Y. C., architects, are taking bids for \({ }_{2}{ }^{1 / 2}\)-sty frame residence for W. Seward Webb, \(21 / 2\) sty
Jr ., care of Duvel Green \& Co., 74 Broadway,
X . Y ., owner. Cosr. \(\$ 20,000\).

\section*{Suffolk.}

\section*{HOTELS}

FIRE ISLAND, L. I.-E. S. Childs, 29 Broadway, N. Y. C., has completed plans for a 3Beach Developmept Co., 1328 Broadway, N. Y. C., owner, Louis E. Bliss, president: O. F. treasurer, who will take bids on general contract about February 1. Cost, \(\$ 50,000\).

\section*{Westchester.}

APARTMENTS, FLATS AND TENEMENTS. MOUNT VERNON, N. Y.-George Crosier, White Plains rd, architect, has plans for a 4 -sty brick apartment, \(49 \times 84 \mathrm{ft}\)., to be erected at for D'Avanzo \& Frursciante, Mt. Vernon. Cost about

MOUNT VERNON, N. Y.-H. S. Rapelye, 103 South 6th av, has prepared plans for a 3 -sty frame store and apartment to be erected at
Pearl and South sts, for Julius Lewine, 11 Park MOUNT VERNON, N. Y.-A. Murray Jenks, South 4th av, is preparing plans for a 3-sty brick addition to the store and apartment at
the northeast corner of Washington st and Fulton av, for J. C. Smith, 209 Washington av,

\section*{YONKERS DWELLINGS}

YONKERS, N. Y.-Plans have been completed for a \(2 \frac{1}{2}\)-sty frame residence, \(24 \times 31 \mathrm{ft}\). to be erected at narriet Dl and Cross Hill av, for J. R. Raims, udell av, owner. Jas. A. Cosgrove, 80 Palmer av, has the general contract. Thomas Buitding, architect, is taking bids for an extension of the residence of G. W. Brown
NEW ROCHELLE, N. Y.-Theodore A. Meyer, 114 East 28 th st, N. Y. C., architect, is ready for bids for the \(21 / 2\)-sty residence, \(102 x 40 \mathrm{ft}\)., to be erected at Wykagyl Park, for Edmund J. Le-
vine, 7 Waverly pl, N. Y. C., owner. Thos. vine, \({ }^{\prime}\) Waverly pl, N. Y. C., owner. Thos,
Smith \& Son, 37 Morris \(6 t\), have the foundation work. Cost, \(\$ 20,000\).
ceived ceived for a \(21 / 2-s t y\) residence, \(36 x 40 \mathrm{ft}\)., to be
erected in Grove st, for Charles F . Smith.' 181 South Broadway, owner. D. R. Collin, 70 East 4⿹th st, N. Y. C., is architect. Cost, \(\$ 10,000\).

\section*{HALLS AND CLUBS}

YONKERS, N. Y.-F. W. Herter Co., 503 Manhattan av, N. Y. C., architect, is taking bids
for the 3 -sty brick and steel home, \(150 \times 174 \mathrm{ft}\)., to be erected on Nepperhan av for the German Odd Fellows Home Assoc., corner of Havemeyer and Unionport avs, N. Y. C. Cost about \(\$ 150\).-

\section*{NEW JERSEY NEWS}

Covering Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.
THE FOLLOWING PLANS HAVE BEEN AP.
PROVED BY THE BOARD OF TENEMENT HOUSE SUPERVISION AT THE MAIN OFFICE, NEWARK, N. J., TO BE ERECTED IN THESE
s NEWARK.-Herz Morris and David Steinberg. S w cor Woodland av and South 13 th st, one 3 South 19 th st and 17 th av, one 3 -sty frame, 3-sty frame, \(\$ 7,000\); Max Baer 110 av, one , one 3 -sty frame alteration, \(\$ 1,000\). JERSEY CITY.-Joseph Gatov, 70 and 74
Bostwick av, two 3 -sty brick, \(\$ 18,000\) : Paul Bostwick ay, two 3 -sty brick, \(\$ 18,000\); Paul
Schilling, \(81-83\) Romaine av, one 4 -sty brick,
\(\$ 20000\). :-0.000
ATLANTIC CITY.-Samuel Jamison, 1740 At-
lantic av, one 3 -sty brick alteration, \(\$ 7,000\). alteration, \(\$ 7,000\). MONTCLAIR.-Nels P. Nelson, 53 James st,
one 3 -sty frame alteration, \(\$ 10,000\). ORANGE.-Rose Capasso, n e cor pring sts, one sty frame, \(\$ 6,000\). White and DOVER.-Joseph Harris, \(n\) s Belmont av
near Richarde av, one 2-sty frame, \(\$ 5.000\) WEST NEU YORK Fredlk W, WEST NEW YORK.-Fred'k W. Frasch, s e
cor 14th st and Bergenline av, one 4 -sty brick. \(\$ 2.5,000\); Guiseppe DiLorenzo, w. side Park av
bet 18 th and \(19 t h\) sts, one 3 -sty brick, \(\$ 8,000\). SUMMIT.-Louis Maffei, 259 Park av, one 3 -
sty brick, \(\$ 10.000\). PASSAIC.-Gottfried Krueger, \(14 \bar{J}\) Passaic st, one 3 -sty frame alteration, \(\$ 1,000\). HOBOKEN.-John Peluse, 533 Adams 6 t , one
4-sty frame alteration, \(\$ 700\).

APARTMENTS, FLATS AND TENEMENTS. BLOOMFIELD, N. J.-Frank Grad, American plans for a 3 -sty flat and store, \(38 \times 90\) preparta be erected in Washington st, for Green \& Schrelber. 35 Day st, Orange, owners. Cost about
\(\$ 19,000\). \(\$ 19,000\).
NEWARK, N. J.-Frank Grad, American National Bank Building, architect, is taklng bids for a 4 -6ty brick flat and store, \(42 \times 78 \mathrm{ft}\), to be Broome sts for Nathan Steinfeld, 40 Mercer st owner.

BANKS.
RED BANK, N. J.-Warrington G. Lawrence, 225 5th av, N. Y. C., is preparing plans for a
1 -sty brick and stone bank bullding. \(51 \times 90\) ft., to be erected at Wallace and Broad sts, for the First National Bank of Red Bank, Newton G. Applet, vice-president. Cost about \(\$ 60,000\). CHURCHES.
BERNARDSVILLE, N. J.-Dennison \& Hirons, 475 5th av, N. Y. C., architects, are tak-
ing bids for the 1-sty local stone church to ing bids for the erected in Church st, near the Public High School for the Methodist Episcopal Church, Thomas T. Crawford, pastor. R. F. Randolph, chairman of building committee.
NEWARK, N. J.-Bids close January 8 ror a 1 -sty brlck addition, \(35 \times 65 \mathrm{ft}\)., to St. Thomas'
Episcopal Church, Edwin DacMurray, 296 Roseville av, chairman of building committee. DWELLINGS.
CALDWELL, N. J.-R. Keenan, Wachburn pl owner, is taking bids for a \(21 / 2\)-sty frame res idence, \(30 \times 28 \mathrm{ft}\), to be erected on Ward pl,
from plans by H. J. F. Bartlett, MADISON, N. J.-H. King Conklin, 665 Broad st, Newark, has prepared plans for a \(21 / 2-\) sty ple av. for a Mr. Woolsev.
\({ }_{27}\) PLAINFIELD, N. J.-Squires \& Wendehack, 27 East 22d st, N. Y. C., are preparing plans for a \(21 / 2\)-sty hollow tile and stucco residence,
\(30 \times 20 \mathrm{ft}\)., for Henry
B. Newhall, Jr., to \({ }^{\circ}\) be \(30 \times 20\) ft., for Henry B. Newh
AMPERE, N. J.-Connelly \& Connelly, 394 th av, East Orange, are taking bids for two \(291 / 2\)-sty frame residences, \(32 \times 46 \mathrm{ft}\) to be erected here from plans by H. M. Fisher, 483 Bloomfield av , Montclair, architect. Cost, \(\$ 5,000\) eack
SEA GIRT, N. J.-Howard R. Conover, this place, has received the general contract to erect a \(21 / 2\)-sty frame residence, \(28 \times 40 \mathrm{ft}\), at the
northeast corner of 1 st and New York avs, for northeast corner of 1 st and New York avs, for
Chas. E. Emerick, 2597 Hudson Boulevard, JerChas. E. Emerick, 2597 Hudson Boulevard, Jerkey City, owner. Chas, L.
Building, Newark, architech
KEANSBURG, N. J.-Foundations have been completed for a \(21 / 2\)-sty frame residence, \(34 x 52\) William Mittenberger, 334 East 154th st C., is architect. Benjamin Covert, Keansburg, general contractor. Cost, \(\$ 10,000\).
SOUTH ORANGE, N. J.-E. V. Warren, 22 \({ }_{21} / 2-\) sty frame residences \(27 \times 30 \mathrm{ft}\) plans for two \(21 / 2\)-sty frame residences, \(27 \times 30 \mathrm{ft}\)., to be erected 416 Clark st. Cost, \(\$ 4,500\) each. MADISON N. Chapman
Madison. N. J.-Chapman \& Frazer, 112 bids on the general contract for a \(21 / 2\)-sty brick and hollow tile residence, \(40 x 60\) ft., for Mrs. Robert F. Ballentine. Cost about \(\$ 25,000\).
NEWARK, N. J.-Figures are being received or a \(21 / 2-\) sty tapestry brick residence, \(47 \times 28 \mathrm{ft}\), ton ay and Parker st, for Mrs. Theodore AbingOl2 Elwood av, owner. Hughes \& Ars. Theodore Thielen Clinton st, architects. Cost, about \(\$ 15,000\).

FACTORIES AND WAREHOUSES.
NEWARK, N. J.-James Connolly, 48 Brentnall pl , has received the general contract for alterations to the leather plant at 12-26 Chapel F. A. Phelps, Union Building, is architect and engineer.

NEWARK, N. J.-Salmond Bros. Co 526 Elm ontract Ar. ... has turing plant at Chapel st, Lister and Albert F. A. Phelps, Union Building, is architect and Cost \(\$ 80,000\)
NEWARK, N. J.-Charles Nonnemaker, Dunto erect the fertilizer plant on the Newark Meadows and Av R, for the Seltzer-Bennett Co 90 West st, N. Y. C., owner. Cost about \(\$ 12\).-

JERSEY CITY. N. J.-George Von Arx, 77 Montgomery st, has completed plans for a \(\dot{3}\)-sty brich warenouse in Johnson av, for the Tabriz Renovating Co., and will be ready
about \(\$ 30,000\).
PERTH AMBOY, N. J.-J. K. Jansen, 190 rimith st, architect, is taking bids for a 2 -sty high av and Stockton st, for the fords at LeWhackton st, for the Fords Porceident. Cost, \(\$ 16,000\).

HALLS AND CLUBS.
AkLINGTON, N. J.-Seymour and Paul A pleted sketches for a brick and terra com auditorium and two stores for J. C. Fuller, 10 South 18th st, Phila., Pa., owner. Cost about
\(\$ 1,0,000\).

HOSPITALS AND ASYLUMS.
MORRIS PLAINS, N. J.-Geo. S. Drew, State House, Trenton, N. J., has completed plans for brick addition to the laundry bullding for about \(\$ 10,000\). State Hospital. Estimated cos

STORES，OFFICES AND LOFTS．
NEWARK，N．J．－A．W．Johnson， 105 West Wth st，N．Y．C．，is preparing plans for a 7 －sty \(34 x 100\) ft．，\(t\) o be erected in Manket st，between
Halsey and Washingon sts，for F．F．Proctor， Halsey and Washington sts，for F．F．Proctor， 88 Park pl，owner．He will take
subs about the middle of January．
NEWARh．N．J．－Bids have gone in for the ffice building to be erected at \(38-40\) Crinton st， ior the New Jersey Fire Insurance Coild on is steel engineer．Chas．P．Baldwin， 45 Clinton t ，is architect．Cost about \(\$ 150,000\) ．
PATERSON，N．J．－Chas．E．Sleight，Romaine Building，is preparing plans for a 3 －sty brick and terra cotta store and loft building， \(27 \times 100\) ft ，to be erected at 142－144 Main 6 t，for Albert
H ．Slater，of the Globe Carpet \＆Oil Cloth Co． 12．S Main st．Cost aboyt \(\$ 12,000\) ．

\section*{THEATRES．}

NEWARK，N．J．－William E．Lehman， 738 Broad st，architect，is taking bids for a 2－sty heeatre and six stores to be erected at the south－ east corner of Branford pl and Halsey st，for the Weingarten Bros．Realty Co．， 405 High st，owner． The Coarse Payton Stock Co．， 1,
Y C．，is lessee．Cost，\(\$ 175,000\) ．
SOUTH RIVER，N．J．－George Allgair，Reed ，owner，is taking bids for a 1－sty brick moving picture theatre， 4 in Ferry st，from plans by Alex．＇Merchant． 363 ieorge st，from plans by Alex．Merctarchitect Cost，\(\$ 8,00 \%\) ．
NEWARK，N．J．－Oschwald Bros．， 845 Broad t，have received the general contract to erect he at the southwest corner of Bloomfield and summer avs．for Jos．L．Feibleman， 738 Broad t．owner William E．Lehman，Ti38 Broad st．is architect

\section*{miscellaneous．}

KAHWAY，N．J．－The Penna R．R．Co．，Broad station，Phila，Pa．．owner，is taking bids a 1 －sty brick freight station， \(35 \times 250 \mathrm{ft}\) ．，to be erected on the New York Division from plans
by W H．Cookman，Eroad St．Station，Phila．，Pa．

\section*{Other Cities．}

BANKs．
SODUS，N．Y－Mrs．Fannie Austin，this place，owner，contemplates the erection of a 2 －
ty brick and stone bank building，store and Hat in Main st，A．C．TKnapp \＆Co．，are lessees． No erchitect bas been retained．Cost about 2，000．
FRANKFORT，N．Y．－Foundations have been completed for the 3 －sty bank and office building， Sox\＆3 ft，to be erected in Main st，for John R，
Lewis，manager of the Union Fork \＆Hoe Co： Lewis，manager of the Union Fork \＆Hoe Co：
Linne Kinne，Utica，N．Y．，is architect．Jerry Gleason．Ilion，N Y．，is general contractor Cost about \(\$ 25,000\) ．

\section*{DWELLINGS}

NYACK，N：Y－Hutton \＆Buys， 311 Madison av．N．Y．C．，are preparing plans for an
hollow tile and stucco residence， \(32 \times 48\) ft．，for
for Otto Goetze，to be erected here．

\section*{FACTORIES AND WAREHOUSES}

GENEVA，N．Y．－Gordon \＆Madden， 300 Sib－ ley Building．Rochester，N．Y．，are preparing
plans for a 1 －sty addition to the dairy building plans for a 1 －sty addition to the dairy building or the White Springs Dairy Co．

\section*{halls and clubs．}

STAMFORD，CONN－F．E．Stearns， 20 Beach st，Boston，Mass．，is preparing plans for a club house for the Suburban Club，L．J．Curtiss，
president．Dearby，Robinson \＆Shepard， 20 Bea－ con st，Boston，Macs．，are consulting engineers． hospitals and asylums．
TROY，N．Y．－R．D．Kimball Co．， 15 West sith st，N．Y．C．，are steam and electrical en－
gineers for the new buildings of the Samaritan Hospital at Peoples av and Jacob st，for the Samaritan Hospital， 294 sth st．Troy，owner． George B．Post \＆Sons， 311 Sth av，N．Y．C．． architects．
West \(27 t h\) The Amsterdam Building Co．， 43 West 27 th st．N．Y． C ．has the general con－
（ract．Cost about \(\$ 500,000\) ．

SCHOOLS AND COLLEGES．
TRUY，N．Y．－Lawlor \＆Haase， 69 Wall st， N．Y．C．，have prepared plans for alterations to echnic Institute．Contracts have not been warded．

STABLES AND GARAGES．
Binghamton．N．Y．－N．I．Mather，of this city，is preparing plans for a brick garage，66x
148 ft to be erected at \(W\) all and Henry sts for Earl Knickerbocker，owner．Cost about \(\$ 40\) ，：

\section*{Contracts Awarded．}

Apartments，flats and tenements WEST END AV．－Ravitch Bros．， 1182 Broad－ way，have received the structural steel work necessary for the 12 －sty apartmont house to be
erected at \(: 562-568\) West End av by the Summer Gerard \＆Hasco Building Co．， 17 Madison av， owner．Cost about \(\$ 350,000\) ．

\section*{DWELLINGS}

NEW ROCHELLL，N．Y．－Robert Paterson， 222 Main st，has received the general contract to erect the \(21 / 1\)－sty frame residence， 24338 ft ．， wood av，owner．Lorillard Wise， 254 Hugueng st，is architect．
LAKE MAHOPAC，N．Y．－Kues Bros．，Carter av and 175 th \(6 t\) ．N．Y．C．，have received the
structural steel and ornamental irom work for
the \(21 / 1 /\)－sty residence for Charles C．Lima， 92 ， 9 Franklin st，N．Y．C．Delafield \＆Co．，
av，N．Y．C．，have the general contract．Cost av，N．Y．
about \(\$ 60,000\) ．
RIVERDALE，N．Y．－The Kinko Builders， 350 Fulton st，Brooklyn，N．Y．．have received the general contract to erect the 2 －sty terra cotta
residence and garage， 40 x 48 ft ．fop the Delafield Estate，Inc．， 27 Cedar st，N．Y．C．，owner．Albro tects． RYE BEACH，N．Y．－H．S．Townsend， 180 the general contract to erect two \(21 / 2\)－sty frame dwellings， \(17 \times 36\) ft，at Ryan Park，for Jack
Frost，owner．W．Ward，1st National Bank Frost，owner．W．A．Ward，1st National
Building，Portchester，N．Y．，is architect．

FACTORIES AND WAREHOUSES．
LONG ISLAND CITY．－The Raymond Con－ crete Pile Co．， 140 Cedar st，N．Y．C．，and National Fire Proofing Co，for placing Ray－ mond Concrete Piles for the foundation of a at Jackson av and Honeywell st．
22 D ST．－The National Bridge Worke， 11 Broadway，has received the structural steel work necessary for the tobacco warehouse to be erected at \(535-537\) West 22 d st，for Mary M．
Sherman，care of Jas．N．Wells Sons， 191 9th av，owner．Griffin \＆Wynkoop， 30 Church st， architects．T．J．Bird， 50515 th av stel en－ gineer．The Amsterdam Building Co．， 43 West \(\frac{2}{2}\) th st，has the general contract．Cost about

PHILADELPHIA，PA－The Larkin Co．has placed a contract with the Aberthaw Con－ struction Co．，of Bocton，contracting engineers specializing in concrete，for the bullding of a sio0，000 storage and manufacturing building on 23d streets，Philadelphia．The building will be 12 stys，ranking among the high reinforced concrete structures of the country．The con－ struction will be reinforced concrete throughout，
the floors carried for part of the way on the floors carried for part of the way on
structural steel columns， ing is to begin in the early spring．

POWER HOUSES．
31ST ST－－The P．J．Carlin Construction Co．， 16 East 23 d st，ha3 the general contract to erect the 1 －sty brick and steel substatign， 40 x
100 ft．at \(340-342\) West 31st st，for the New York Edison Co．， \(5 j\) Duane st，owner．A．N Brady，president；Lewis B．Gawtry，secretary， ger， 55 Duane st，is architect．

PUBLIC BUILDINGG．
FLATBUSH AV．－The Silberman Schampain Co．， \(10 t\) west 42 st．\(N\). ．Y．C．，has received post effice building \(34 \times 94\) it．on 2 －sty brick of \(F\) latbush av， 90
ft ．south of Snyder av， Y Y y，for Percival C．Smith， 46 Cedar st Department，Washington，D．C．．lessee．George F．Pelham， 5075 th av，N．Y．C．，architect

SCHOOLS AND COLLEGES．
UNIVERSITY HEIGHTS．－The Earker Elec－ ric Co．， 103 Park av，has received the wiring X． 3 ft，at University Heights for the New York University，on premises．Crow，Lewis \＆
Wickenhoefer， 200 Sth av，and McKim，Mead Wickenhoefer， 200 5th av，and McKim，Mead
\＆White， 160 Sth av，associate architects．The \＆White， 160 th av，associate architects．The
E．E．Paul Co．， 1 Madison av，has the general contract．Cost，\(\$ 200,000\) ．

Stables and garages．
BAYSHORE，L．I．－Thomas Farley，this place， has received the general contract to erect the
2－sty garage on Counetquot av for Richard 2－sty
Ranft，of
213
East \(19 t h ~ s t, ~ N . ~ Y . ~ C ., ~ o w n e r . ~\) Palmer，Hornbostle \＆Jones． 63 William st，\({ }^{\text {N }}\) ．
Y．C．，are the arehitects．Cost about \(\$ 10,000\) ．

STORES，OFFICES AND LOFTS．
REMSEN ST．－The A．B．See Electric Ele－
 building at \(172-178\) Remsen st，for the Brook－ Un Union Gas Co．， 180 Remsen st，owner tect．George A．Fuller Co．，111 Broadway Y．C．has the general contract．
FULTON ST，－John Thatcher \＆Son， 60 Park torations to the department store at 420 Fulton
tore st，Brooklyn，for Abraham \＆Strauss，on prem－

miscellaneous．
CEDARHURST，L I－Richard Carman，Myr－ He av，Jamaica，L．1．，has received the general contract to erect the 1 －sty irame and stucco
railroad station for the Long Island Railroad， railroad station for the Long
Penn Station，N．Yailroad，
Is．C．owner．
William Adams， 1．）West 3sth
about \(\$ 10,000\) ．

\section*{PLANS FILED FOR NEW CON STRUCTION WORK． \\ Manhattan．}

115 TH ST，\(n\) s， 225 e Manhattan，G－sty ten－ ement， \(120 \times 87.4\) ；cost，\(\$ 150,000\) ；owner， 11 th
St and 7 th Av Construction Co ， \(1584 \mathrm{~T}_{\text {th }}\) av： architects，Gronenberg \＆Leuchtag， 303 av：

STORES，OFFICES AND LOFTS．
42 D ST， \(250-252\) West， 2 －sty store and cafe， 49．6x98．9；cost．\(\$ 25.000\) ；owners，Horn \＆Hard－
art Co．， 1557 Broadway；architects，Stuckert \＆ art
Sloan． 1420 Chestnut st，Phila，
Pa． No．14，

AMSTERDAM AV \(129-131,3\)－sty loft，office Benjam tect，O．Lowinson， 5 West 31 st st．Plan No． 5TH AV，s e cor 46th st，6－sty store，office and conservatory，25．5x 00 ；cost，\(\$ 75,000 ;\) own－ er． 561 5th av，architects，Rouse \＆Goldstone，
38 West 32 d st．Plan No． 8 ． THEATRES．
4iTH ST， n w，cor Broadway，\(\overline{\text { sty }}\) tue－ atre，store and office， \(155.7 \times 265.2 \times 235\) ；cost，
\(\$ 500,000\) ；owner，Mitchel H．Mark Realty／Cor poration，T01 th av；architect，Thomas W．
Lamb， 5015 th av．Plan No．12．

\section*{MISCELLANEOUS．}

56TH ST，609－615 West， 4 －sty shop，100x 11 th ay architect，Charles Stegmayer，168＇East 91 st st．Plan No． 13. PARK AV，1921－1937，rear 1 －sty frame shop，
\(!6 \times 20 ;\) cost，\(\$ 600\) owner．McMullen．Snare \＆Triest；architect，W．J．R．Wilsqn， 121 East
123 d st．Plan No，9．， PARK AV，1921－1937 West，rear 1 －sty frame shopr \(12 \times 16\) ；cost，\(\$ 150\) ；owner，McMullen，


\section*{Bronx．}

APARTMENTS．FLATS AND TENEMENTS． 236 TH ST， n s， 259 w Oneida av，two 4 －sty and owner．Edward J．Byrne Construction Co．，
edward J．Byrne． 329 av，president and architect．Plan No． 6 ，
HOLLAND
brick tenement，tin brick tenement，tin roof， \(20 x 53.2\) ；cost，\(\$ 7,500\) ，
owner，David S ．Crater， \(3+2\) South Columbu owner，David S．Crater，
av．Mit．Vernon ；architect，M．M．W．W．Del Gaudio， toi Tremont av，Plan No．7．W．Del Gaudio PAFKK AV，e s． 162.2 s 183 d st，two \(\overline{5}\)－sty owner．Henry Lang， 1616 Washington av：ar－ chitect．Charles S．Clark， 441 Tremont av Plan No． 8.
VILLA AV，w s， 188.4 s Van Cortlandt av， two \(5-\)－ety brick tenements，tin roof， \(50 x 88\) ；cost，
\(\$ 15,000\) ；owners，Aloha Realty Co．，Albert Hart－ cone， 20 Nassau st，president；；architect，M．W OAK TREE PL，s e cor Arthur av， 5 －sty brick tere Roger tin Gallagher Construction，000 Michael A．Gallagher， 2297 Loring pl，president architect，M．W．Del－Gaudio， 401 Tremont av． Plan No． 19.
\(188 T H\) ST，\(n\) w cor Elm pl，three 5 －sty brick tenements，tin roof． \(38 \times 71.314,29.31 / \times 74.4\) cost，
sim． 1300 ；owners，Schoen Co．，Edward Schoen， Si：3．000；owners，Schoen Co．，Edward Schoen， is．Howern， 3 d av and 199th stu Plan No
 cost，\(\$ 5,000\) ；owners．Jacob O．Pedersen Con－
struction Co．Jacob Peaersen， 829 Freeman st， struction Co．，Jacob Peaersen， 829 Freeman st， EAGLE AV，n w cor 159th st， 6 －sty brick

 Plan No． 12 ．
SOUTH Boulevard， \(\mathrm{s} w\) cor Crotona Park East， 5 －sty brick tenement．slag
cost，
roof， 60,000 ；owners，Park
Hill
Construction
 ident：architect，Robert E．La Velle， 2801
Valentine ay．PIan No． 16. DWELLINGS．
\(246 \mathrm{TH} \mathrm{ST}, \mathrm{n} \mathrm{s}, 300 \mathrm{w}\) waldo av， 2 －sty and attic frame dwelling，tile roof， \(74.4 \times 32.6 ;\) cosst，
\(\$ 13,000\) ；owner，Mrs．Charles
E．Niles，\({ }^{3}\) 345， West 8 sth st ；architect，George H．Chichester

\section*{Stables and garages}
\(139 \mathrm{TH} \mathrm{ST}, \mathrm{n}\) s， 130.3 e 3 d av， 3 －sty brick
garage，slaz roof， \(49.61 / 4 \times 98.81 / 2 ;\) cost，\(\$ 25,000\) ； owner．John P．Indorf， 160 St．Ann＇s av，ar－
chitect．Frederick Jaeger， \(4+1\) Tremont av，Plan
ANDREWS AV， 219 ， 1 －sty frame garage，
13． \(6 \times 19\) ：cost，\(\$ 200\) ：\({ }^{2}\) owner．Nellie L．Vought， 13．6x19；cost，\(\$ 200 ;\) owner，Nellie L．Vought，
on premises architect，Robert N．Cleverdon，

STORES AND DWELLINGS．
 brick store and dwelling，plastic slate reor，
\(t ⿳ 亠 丷 厂 彡\)
\(10 x .50 ;\) cost，\(\$ 20,000\) ；owner，C．Edward Dep－


\section*{misçellaneous．}

SEA VIEW AV， w s， 50 s Central av，\({ }^{1-\text { sty }}\)
frame shed． \(20 \mathrm{x}+0\) ；cost，\(\$ 150\) ；owner，C．H． D．Clark． 411 Tremont av．Pl：architect，Charles

\section*{Brooklyn．}
apartments，flats and tenements，
 Flushing av；architects，shampan \＆Shampan，


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EAST 9 TH ST, e s, 220 s Av U, 2 -sty brick dwelling, \(26 x 62\), tile roof, 2 familles ; cost, \(\$ 8,-\) 500; owner, Restoration Co., 292 Broadway; ar-
chitect Luclan Pisclotta, 391 East 149th st chitect,
Plan No. 40
STRATFORD RD, w s, 96 n Turner pl, 2-sty and attic frame dwelling, \(30.8 \times 34.10\), shingle Koch, 1238 Pacific st; architects, Slee \& Bryson, 153 Montague st. Plan No. 75.
NEWPORT AV, s s, 80 w Williams av, two 2 -sty brick dwellings, \(20 x 44\), tar and gravel roof, 2 families each; total cost, \(\$ 5,400\); owner,
Howard Invest. Co., 1934 Prospect pl; archiHoward Invest. Co., 1934 Prospect pl; archl-
tect, Morris Rothstein, 627 Sutter av. Plan
NURF AV, n s, 68 e West 17 th st, 2 -sty
Sump dwelling, 40x70, tar and gravei roost 2 families ; cost, \(\$ 7,500\); owner, Burt G. Lewis, West 17th st and Mermaid av; architect, Frank Schulze, Surf av, bet 32 d and 33 d sts. Plan
williams Av, e s, 20 s Newport av, four 2 -sty brick dwelings, \(20 x 4\), tar and gravel roor, 2 families each; total cost, \$10,400; owner, tect, Morris Rothstein, 627 Sutter av. Plan

WEST 28 TH ST, w s, 360 s Mermald av 2 -sty frame dwelling, \(22 \times 30\), roof, 2 families : cost, \(\$ 2,000\); owner, Caterina Guide, 2947 West 28 th st, C. I. ; architect, George H. Suess, 2966 West 29 th st, C. I. Plan No. 87 .
GLENMORE RD, \(n\) e eor East 96 enth st, exMary tension t-sty dort, Louis F . Schillinger, 1607 Van Siclen av. Plan

Stables and garages
CLASSON AV, \(s\) e cor Putnam av, 1 -sty brick garage, \(80 \times 100\), tar felt, and slag roof: cost, \(\$ 8,000\); owner, Louis
Classon
av
architect,
Hy. Cranklin av. © Plan No. 37 . Hy. Holder, Jr., 242 GILLEN PL, e s, 98.2 n Jamaica av, 2 -sty brick stable, \(35.8 x 68.6\), slag roor; cost, \(\$ 10,000\), chitect, J. Sarsfield Kennedy, 44 Court st. Plan No. 68.
PRESIDENT ST, 1452,1 -sty brick garage, \(16 \times 20\), tile roof; cost, \(\$ 500\); owner, Leopold Levy, 816 Broadway; architects, Brook \& Ro-
senberg, 44 Court st.

SCHOOLS AND COLLEGES.
\(\underset{12 \text { bAY }}{\text { Bav, }}\) RIDGE \(\mathrm{AV}, \mathrm{n}\) e, 68th st, s s , and 12 th av, e s, 5 -sty brick public school, 160 x architect, C. B. J. Snyder, '500 Park av. Plan

Stores and tenements.
SOUTH 5 TH ST, Nos. \(386-8\), 6 -sty brick store and tenements, \(50 \times 90\), tin roof, 33 families; cost, \(\$ 00,000\); owner, Hyman HershkoStraub, 147 4th av. Plan No. 60 . Charles M. CATON PL, \({ }_{\text {brick shed }}\) e cor Ocean Parkway, 18 -sty \(\$ 200\); owner, Andrew Knippert, on premises architect, Aug. Kaetner, 201 Greenwood av. Plan No. 7 AV, s w cor Cleveland st, 1 -sty brick market, \(80 \times 90\), gravel roof; cost, \(\$ 14,000\); owner, Alex
\({ }_{93}\). Millman \& Son, 1780 Pitkin av. Plan No.

\section*{Queens.}

APARTMENTS, FLATS AND TENEMENTS. LONG ISLAND CITY. 4 th av, e s, 150 s Potter av, 3 -sty brick tenement, 50 x 76 , tar
and gravel \(\begin{gathered}\text { roof, } \\ 15\end{gathered}\) families; cost, \(\$ 17,000\); owner, John Permak, 805 2d av, L. I. City ; architect, Frank Braun, 311 Steinway av, L. I.

\section*{DWELLINGS}

ARVERNE.-Wavecrest av, e s, 80 s Elizabeth av, two \(21 / 1\)-sty frame dwellings, \(21 \times 30\). shingle roof, 1 family; cost, \(\$ 8,000\); owner, Wavecrest Construction Co., Hotel Lafayette,
architect.
N. Y.
Emil
N. Bklyn. Plan Nos 8 and 9
AUBURNDALE.-Dexter av, w s, 200 s Baldwin st, two \(21 / 2-\)-sty frame dwellings, \(24 \times 33\),
shingle roof,
family ; cost,
\(\$ 5,000\); owner,
 tect, Robert W . Johnson, 60 Grove st, Corona. Plan Nos. 3 and 4.
JAMAICA.-Kosclusko st, s s, 180 e Strenski pl, 2 -sty frame dwelling, \(16 x 45\), slag roop, \(\underset{1}{2}\) familles; cost, \(\$ 1,800\); owner, Stanislaw Soliaz, \({ }^{26}\) Strenski pl, Jamaica; architect, John
F. D. Beball, 324 Fulton st, Jamaica. Plan KEW GARDENS.-Greenfell av, \(n\) w cor Quentin st, \(21 /\)-sty frame dwelling, \(39 \times 25\), shingle roof, 1 family; cost, \(\$ 6,000 ;\) owner, D.
Henry Green, 663 Sth \({ }^{2 v}\), N . \(\mathbf{Y}\) architects, Slee \& Bryson, 153 Montague st, Bklyn. Plan RICHMOND HILL-Ridge av, ns, 67 e Walnut st, \(21 / 2\)-sty frame dwelling, \(26 \times 24\), shingle rhitects, Riddell \& Earri, Brlggs av, RichROCKAWAY BEACH.-Chester av, s s, 200 w shingle roof, 1 family; cost, \(\$ 6,000\); owner and architect. Tim Hurst, Chester av, Rockaway os. 1 and 2
ROCKAWAY BEACH.-Washington av, s 8 ,
100 w Center st, two 2-sty frame dwellings, 13 100 w Center st, two 2-sty frame dwellings, 13
x21, shingle roof. 1 family: cost, \(\$ 1,000\); owners, x21, shingle roof 1 family: cost, 81,\(000 ;\) owners,
Misses K . \& M. Ryan, 170 East oth st, N. Y. C. architect, J. P. Powers Co. Fairview av, Rock-

ELMHURST.-Dewey st, e s, 163 s Thompson av, \(21 / 2\)-sty frame dwelling, \(18 x 36\), shingle roof, 1 family ; cost, \(\$ 2,000\); owner, Mary E. Hofman, 182 Forest av, Ridgewood; architects, Edw. Rose
\& Son, Grand st, Elmhurst. Plan No. 17. RICHMOND HILL.-Belmont av, n s, 20 w Napler av, 2-sty frame dwelling, \(19 \times 50\), tin roof, Bedford av, Brooklyn; architects, H. T. Jeffrey \(\&\) Son, 923 Lefferts av, Richmond Hill. Plan WOODHAVEN.-Hopkinton av,
antic av, \(21 / 2\)-sty frame dwelling, \(18 \times 352 \mathrm{~s}\) Atoof, 1 family cutt \& Co., 336 Fulton st, Jamaica; architects, H. T. Jeffrey \& Son, 92 s Lefferts av, Richmond

GLENDALE.-Main ay, \(s\) e cor Lafayette av, 2-sty frame dwelling, \(30 x 54\), tin roof, 2 families ; cost, \(\$ 3,000\); owner, Middle Village Building Co., 464 Grand st, N. Y. C. © architect, Klein \& Koen, 9 DeBevolse
Nos. \(31-32\). Two buildings.
MORRIS PARK.-Curtis av, s e cor Chichester av, three \(21 / 2\)-sty frame dwellings, \(20 x 30\), and architect, A. J. Wick, Pressberger av, South Ozone Park. Plan Nos. 22-23-24. RICHMOND HILL.-North st, s s, 150 w
Union pl, three 2 -sty frame dwellings, 16x30, Union pl, three 2 -sty frame dwellings, \(16 x 30\), mopolitan Construction Co., Atlantic \& Greenward av, Richmond Hill; architect, E. P. Denni6, 64
No. 26.
RICHMOND HILL.-Cottage av, w s, 119 n Jamaica av, two \(21 / 2\)-sty frame dwellings, \(18 x\) 30 , shingle roof, 1 family ; cost, \(\$ 5,000\); owner, Lautenbach \& Breyenski, 143 Atlantic st, Richmond Hill; architect, Wm. McIntyre, 27 Grand v, Corona. Plan Nos. 27-28.
ROCKAWAY PARK.-Washington av, s s, 60 e 6 th av, \(21 / 2\)-sty frame dwelling, 21 x 33 ,
shingle roof, 1 family; cost, \(\$ 6,000 ;\) owner, Mrs. Christine F. Seckel, 6th av, Rockaway Park; architect, Sprung \& Wertheimer, 520 Boulevard, Rockaway Beach. Plan No. 30 .
BAYSIDE.-Jackson st, w s, 79 n Ashburton av, \(21 / 2\)-sty frame dwelling, \(24 \times 33\), shingle roof, 1 family ; cost, \(\$ 3,200\); owner, Woodland Construction Co., 4 Shipley \({ }^{\text {st, }}\), Woodhaven; arhaven. Plan No. 42. EDGEMERE.-Dickerson av, e s, 280 n Edgemere av and Hudson av, e s, 180 n Bay av, 1 family; cost, \(\$ 17,500\); owner, S. \& L. Construction Co., Far Rockaway ; architect, Howard \& Callmann, Far Rockaway. Plan Nos. 48-49-

ROCKAWAY PARK. - 9 th av, e s, 400 n Triton av, two 2 -sty frame dwellings, \(24 \times 38\),
shingle roof, 1 family ; cost, \(\$ 9,650\); owner, Jeto Y. Yungetes, 592 ist st, Brooklyn; architect, Albert Hansen, 9 Vernam av, Arverne. Plan No. 40-41.
SPRINGFIELD.-Willow pl, s w cor Davison v, \(21 /\)-sty frame dwelling, 20 x 28 , shingle roof, family ; cost, \(\$ 4,000\); owner, W. W. Gallen, Mill rd, East Rockaway; architect, Henry \&
WOODHAVEN.-Clinton av, w s, 460 n Broadway, three 2 -sty frame dwellings, \(17 x 37\), tin
roof, 1 family; cost, \(\$ 7,500\); owner, Mrs. Vitline Lambert, 1241 Bigelow pl, Woodhaven: architect, Jos. Monda, 372 Broome st, N. Y. C. Plan Nos. \(45-46-47\).

FACTORIES AND WAREHOUSES.
LONG ISLAND CITY.-L. I. R. R., s s, n s Spring st, 2 -sty frame storehouse, \(100 \times 30\), tar Cabot \& Rollins Corp., 331 Madison av, N. Y. C. Plan No. 15.

\section*{STABLES AND GARAGES.}

FAR ROCKAWAY.-Central av, n s, 200 e . I. R. R. Plaza, 1 -sty frame garage, \(16 \times 16\), corrugated iron roof; cost, \(\$ 150\); owner, W.
Harvey Beegle, Far Rockaway. Plan No. 29. ARVERNE.-Boulevard, n w cor Ammermann av, 1 -sty brick garage, \(144 \times 91\), plastic slate roof ; cost, \(\$ 4,500\); owner, Era J. Rogers, West Newbury, Mass.; architect, Lorenz J.
Weiher, 271 West 125 th st, N. Y. C. Plan No,

MIDDLE VILLAGE.-Furman av, w 133 s Juniper Swamp rd, 2 -sty frame cow barn, 95 x Mey tar and gravel roof; cost, \(\$ 6,000\); owner,
Mey Krout, Furman av, Middle Village; arhitect, Edward Rose \& Son, Grand st, Elmhurst. Plan No. 21.
RICHMOND HILL-Maple st, w s, 227 s Jamaica av, 1 -sty brick garage, \(15 x 19\), shingle Maple st, Richmond Hill. Plan No. 36 . 225 RICHMOND HILL-Waterbury av, e s, 55 le roof: cost, \(\$ 400\); owner Edwin Woodin106 Maple st, Richmond Hill. Plan No. Woodin,

\section*{STORES AND DWELLINGS}

CORONA.-National av, w s, 75 n Poplar st, 2 -sty brick store and dwelling, 25x53, tin roof, 2 families; cost, \(\$ 4,000\); owner, Thompson Bros.. Grant st, Corona; architect, Alfred
Debalsi, 51 Grant st, Corona. Plan No. 35 . Debalsi, 51 Grant st, Corona. Plan No. 35. MIDDLE VILLAGE.-Fresh Pond rd, e s,
100 s Erlin av, 1-sty frame store and dwelling. \(25 \times 63\), felt and elag roof, 1 family; cost, ing, \(25 x 63\), felt and elag roof, 1 family; cost, derveght, 47 Butler st, Evergreen. Plan No. 33 .

\section*{THEATRES.}

SO. OZONE PARK.-Rockaway rd, w s, 140 e Davis av, 1 -sty frame moving picture show, \(25 x\) itect, Albert J. Wick, Pressberger av, So. Ozone Park. Plan No. 5.

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MISCELLANEOUS.
ARVERNE.-South Jessica av, No. 22, 1-sty frame platform, 25x35, slag roof; cost, \(\$ 400\);
owner, Max Stone, premises; architect, J. P. Powers Co., Rockaway Beach.' Plan No. 10. JAMAICA CREEK.-Bay av, e s, 600 n New York av, 1-sty frame boathouse, \(12 \times 28\), tar roof; cost, \(\$ 300\); owner, Phillip Kurtz, 3857 3d av, N.
MASPETH.-Clinton av, s s, 159 w Fisk av, 11/2-sty Shop, \(50 \times 95\), tin roof; cost, \(\$ 4,800\)
(brick) : owner, J. Maryanov, 293 Church st, \(\mathrm{N}, ~\) Y. C.; architect, C. L. Varrone, Corona av, Corona. Plan No. 7.
MIDDLE VILLAGE.-Furman av, w s, 133 s Juniper av, 1-6ty frame milk house, \(49 \times 19\), tar and gravel roof; cost, \(\$ 1,000\); owner, Meyer Krout, Furman av, Middle Village; architects, Edw. Rose \& Son, Grand st, Elmhurst. Plan o. 20

JAMAICA.-New York av, w s, 522 s Fulton st, 1 -sty frame passenger station and platform, and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 38.

JAMAICA.-Johnson av, n s, 225 w Guilford st, 1-sty frame shed, \(12 \times 40\), tar and gravel roof: cost, \(\$ 300\); owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan

\section*{Richmond.}

DWELLINGS.
FISKE AV, e s, 40 n Watchogue rd, Westerleigh, 2 -sty frame dwelling, \(24 \times 27\); cost, \(\$ 3,200\);
owner, C. P. Minor. Westerleigh; architect, John O. Johnson, Port Richmond; architect builds. Plan No. 6.
ELM ST, w s, 100 s Hatfleld av, Port Rlchmond, \(21 / 2\)-sty frame dwelling, \(20 x 47\); cost, \(\$ 4,-\) 500 ; owner, Ole Odegard, Port Richmond; architect, W. F. Behler, 84 Clinton av, Port
Richmond; owner builds. Plan No. 1.

> FACTORIES AND WAREHOUSES.

RICHMOND TERRACE, s s , 50 w Broadway, West New Brighton, 1-sty frame storage, 17x West New Brighton ; builder, John J. Murphy, West New Brighton. Plan No. 3.

STABLES AND GARAGES.
CLINTON AV, 300 s Lafayette av, New Brighton, 1 -sty frame stable, \(14 \times 16\); cost, \(\$ 150\); owner, James From, Port Richmond; builder, M. Lauternilch, Port Richmond. Plan No. 5. CEBRA AV, near Turf av, Stapleton, 1-sty Stapleton; builder, W. F. Daiton, Stapleton.

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SHORE RD, s \(6,100 \mathrm{~s}\) Rossville av, Ross-
ville, frame stable, \(30 x 40\); cost, \(\$ 500\); owner, Floyd Decker, Rossville; builder, Wm. H. Daggert, Tottenville. Plan No. 2.
FINGERBOARD RD, s s, 100 w Summer st, Kosebank.,
owner, E. Kratzer, Rosebank; builder, J. M. M. owner, E. Kratzer, Rosebank; buider, J. M.
Steltetsou, Rosebank, Plan No. 7.

PLANS FILED FOR ALTERATION WORK.

\section*{Manhattan}

BLEECKER ST, 124, partitions, stairway to S-sty store and loft; cost, \$100; owner, John Lynn, 4 S Bond st ; architect, F. Bloodgood, Jr,
S York st. Plan No. 54 . CANAL ST, 327 , Windows to t-sty loft and
store ; cost, \(\$ 800\); owner, Catherine d'Anglement, care of R. Thomas, 56 Wall st: ar-
chitect. Charles I. Berg, 331 Madison av. Plan

HOUSTON ST, \(118-122\) West, alter laundry ; cost, \(\$ 900\) : owner, Wendell \& Evans, 120 West
Houston st, architect, H. N. Paradies, 231 West Houston st, architect, H. N. Paradies, 231 West
\(18 t h\) st. Plan 1 No. 40 . HOUSTON ST, 210, alter moving picture show ; cost, \(\$ 5.500\); owner. Louis Minsky, 228 2d av ;
architect, L. A. Sheinart, 194 Bowery. Plan LuDLOW ST, n e cor Hester st, change staire,
LUAlls, toilets to \(t\)-sty synagogue and store LUDLOW ST, n e cor Hester st, change staire,
walls, toilets to t-sty synagogue and store
sor, \(\$ 6.000\) morris Marrens, 712 Broadway ; architect, L. A. Sheinart, 194 Broadway. Plan No. 52 .
MULBERRY ST, 140 , partitions, toilets, windows to 2,4 and 5 -sty tenements ; cost, \(\$ 2,000\); owner. John H. McCoy, 365 East 62d st ; ar-
chitect, Charles M. Straub, 147 th av. Plan 3D ST, 135 East, 4-sty rear extension, 13.5
x39, partitions, columns, toilets to 4-sty tenex39, partitions, columns, toilets to
ment ; cost, \(\$ 5,000\); owner, Benedict Bockar, 126 Broome st: architect, O. Reissmann, 301 st

TTH ST, 11 East, partitions, windows to 5 -sty store and tenement; ; cost, \(\$ 1,200 ;\) owner, Susan Semten, care of Engesser \& Haagg, 403 East
16th st, architect, O. Reissmann, 301 st st. 16th st; architect, 0 . Reissmann, 301 st st.
Plan No. 62 .
11TH ST, 321 West, partitions to 5 -sty ten11 TH ST, 321 West, partitions to 5 -sty ten-
ement; cost, \(\$ 50 ;\) owner, Wm. Glassheim, premises; architect, Francis A. Norris, 552 Rugby rd,
Brooklyn. Plan No. 36 . 17TH ST, 221-225 West, atter stable and loft ; cost, \(\$ 1,000\); owner. Monahan Express Co., 61
Greenwich st ; architect, George M. McCabe, 96 5th av. Plan No. 38 . and office ; cost, \(\$ 500\); owner, The Eastmann Kodak Co., Rochester, N. Y.; architect, R.
Rohl, 128 Bible House. Plan No. 41 . Roh1, 125 ST, \(152-156\) West, interior changes to
\(12-5 \mathrm{~T}\), sty loft; cost, \(\$ 1,90 \mathrm{u}\); owner, Morris B'lock, 12-sty loft; cost, \(\$ 1,900\); owner, Morris B'lock,
premises: architect, R . J. Mansfielu, 135 Wil-
liam st. Plan No. 43 . 27 TH ST \(28-32\) West, partitions, windows
to 12 -sty loft; cost, \(\$ 1,900 ;\) owner, Thomas A.
Sperry, premises; architect, R. J. Mansfield, Sperry, premises; architect, R. J. Mansfield,
\(1: 5\) William st. Plan No. 44
34 TH ST, 33 East, 1-sty rear extension, 8.4 x 34TH ST, 53 East, 1 -sty rear extension, 8.4 x
14 , partitions, stairways, walls to 4 -sty dwell-
ing and loft; cost. \(\$ 16,000\); owner, Amelia A. ing and loft; cost, \(\$ 16,000 ;\) owner, Amelia A.
Fox, 164 West 76 th st ; architecte, Townsend, Fox, 164 West 76th st; architect, Townsend,
Steinle \& Haskell, 1328 Broadway. Plan No.

\section*{36 TH ST: \(8-10\) West, change shaft, windows,} beams to 9 -sty
owner, John W. Walker, Bayville, L. I. ; arowner, John W. Walker, Bayville, L. I.; ar-
chitect, L. A. Sheinart, 194 Bowery. Plan No. 39TH ST 66 West, change windows to 4-
sty store and loft; cost, \(\$ 500 ;\) owner, Edwin T. Holmes, 26 Cortlandt st ; architect, A. Bal\(\$ 125\); owner, John T. Dunseith, 104 West 42 d . st. Plan No. 45 .
42D ST, \(403-405\) West, 1 sty rear extension,
\(19 x 36\), beams, partitions to two 4-sty stores and tenements; cost, \(\$ 10,000\); owner, Wm . J. Daniel, care of architect, Thomas H. Styles, \(1+51\) Broadway. Plan No. 64. John Jordan, 45 TH ST. 23 Vest, windows, to 5 -sty loft;
Isaac J. Mayer, 15 West 45 th cost, \(\$ 500\); owner, Isaac J. Mayer, 15 West 45 th
st; architects, Schwartz \& Gross, 347 5th av. st; architects, Schwartz \& Gross, 347 5th av.
Plan No. 66 . 71ST ST, 414 East, toilet6, windows to 5 -
sty store and tenement; cost, \(\$ 150 ;\) owner,
Pailip Fried, 327 8th st; architect, J.
P Voelker, \(679 \quad 3 \mathrm{~d}\) ay. Plan No. 47 . Pailip Fried, 327 Solk St; 6793 d av. Plan No. 47.
P Voelker, 6 .
105 TH ST, \(333-337\) East, 1-sty rear extension, \(30 \times 10.11\), to 3 -sty factory \(;\) cost, \(\$ 250\);
owner, Frank Fallotico, premises; architect, J. owner, Frank Fallotico, premises ; architect, J.
M. Baker, 9 Jackson av, L. I. City. Plan
105TH ST, n e cor 2 d av, partitions, toilets,
windows to 5 , 6 , windows to 5 -sty store and tenement; cost,
\(\$ 4,000 ;\) owner, Hamilton Holding Co., 149 Broadway; architect, R, Prager, 149 Broadway. Plan

108 TH ST, 228 East, partitions, doorways to
\(4-\) sty store and tenement ; cost, \(\$ 500\); owner, 4-sty store and tenement; cost, \(\$ 500\); owner,
Luge Pittelli, 228 East 108th st; architect,
0 Reissmann, 30 st st. Plan No. 68 .
123 D ST, 343 East, change walls, roof to
\(1-\) sty storage shed; cost, \(\$ 350\); owner, Mary A.
Gillies, 256 Broadway; architect, H. B. Rob-

\footnotetext{
erts, 103 Park av Plan No. 53 .
AMSTERDAM AV, n e cor 98 th st, partitions
to 5 -sty tetement and store; cost, \(\$ 50\); owner, Solomon Weinhandler, 290 Broadway; architect, Wm. Spannbake, 233 East 78th st. Plan No.
}

BROADWAY, e \(s\), bet 45 th and 44th sts, interior changes to 6 -sty theatre ; cost, \(\$ 10,-\)
009 ; owner, New York Theatre Co., 214 West 2d st : architect, A. W. Johnson, 1470 Broad-

BROADWAY, 1255-1261, windows, interior changes to \(11-\)-sty store and offlice ; cost, \(\$ 3,000\); owner, W. R. H. Martin Trust; 47 West 24th
\(t\), architects, Rouse \& Goldstone, 38 West 32 d
ST. NICHOLAS AV, 1359, mezzanine floor to -sty tenement ; cost, \(\$ 200\); owner, A. L. Tuft: premises; architect, Charles Schaefer, Jr., C 6 .,
\(2 \mathrm{D} \mathrm{AV}, 845,1\)-sty center extension, \(25 \times 29\), partition, stairs, fire passage to two 3 -sty stores zian, 57 Thompson st; architect, L. A. Sheinart, 104 Bowery. Plan No. 58 . 6TH AV, 514, partitions, windows to 4-sty Devaney, 300 West 50 th st ; architect, Adolph 6 TH AV, 257, columns, windows, partitions ha3 West 3th st; architect, Otto L. Spann-

\section*{Bronx.}

CENTRE ST, s s, 75 w William st, \(1 / 2\)-sty built upon 1-sty frame dwelling: cost, \(\$ 200\); owner, Samuel H. Booth, City Island; architects,
S. H. Booth \& Sons, City Island. Plan No.

DORSEY ST, 5 s, 399.82 e Zerega av, move -sty frame store and dwelling; cost, \(\$ 1,000\); owner. Pasquale Olivet. on premises; archi-
teet, Henry Nordheim, 1057 Tremont av. Plan ect, Henry Nordheim, 1087 Tremont av. Plan 138 TH ST, Nos. 428 to 44 , new partitions to T-sty brick tenements; cost, \(\$ 150\); owners, Co-
lumbia Knickerbocker Trust Co., 148 th st and \&d av ; architects, Moore \& Landseidel, 148 th st 146 TH ST, n s, 224.5 w St. Ann's av, new owners, Cong. Talmud Torah Baith Abraham, on premises, architects, Chas. schaefer, Jr., Co., 401 Tremont av. Plan No. 15.
148TH ST, n s, 101 W Morris av, move and build 1-sty upon 2-sty frame store and dwelling; cost, \(\$ 1.800\); owner, Mrs. Celesta Diorlo,

182 D ST, 580 , new windows, new partitions Mollie Steinberg, dwelling; cost, \$500, owner, Fisher, 25 Av A. Plan No. 18. CITY ISLAND AV, e s, 134 s Fordham st, store ; cost, \(\$ 350\); owner and architect, Joseph Lippman, on premises. Plan No. 17.
CONCOURSE, e s, 100 n Tremont av,, 1-sty frame extension, 6xt to 2 -sty frame dwelling cost, \$100; owner. L. Berte, 2819 Creston av;
architect, W. C. Martin, 441 Tremont av. Plan

CORLEAR AV, w s, 161 s 232 d st, 2 -sty frame extension, cost. \(\$ 3.000\); owner 2-sty frame dwellises; architects, Moore \& Landseidel, \(148 \mathrm{th} \mathrm{st} \&\)
INTERVALE AV, n e cor 163 d st, new door
to 6 -6ty brick tenement ; cost, \(\$ 35\); owner, Adto 6 -6ty brick tenement; cost, \(\$ 35 ;\) owner, Ad-
vance Bunding Co., 935 East 163 d st; archivance Bunding Co., 935 East 163 d st; archi-
tects, Geo. \& Edw. Blum, 505 5th av. Plan

JACKSON AV e s, 157.5 s 160 th st, new and dwelling ; cost, \(\$ 300\); owner, Jas, G Patore 812 Jackson av; architect, Carl J. Itzel, 847 JACKSON AV, e s, 117.3 s 160th st. move -6ty frame store and dwelling; cost, \(\$ 2,000\); tect, Carl J. Itzel, 847 Freeman st. Plan No. 11. TREMONT AV. No. 420, new elevator, new
store front, to 4 -sty brick store ; cost, \(\$ 5,000\); Whar, B. F. Lynch, 49 East rer st ; architect WALKER AV, 6 w cor St Raymonds av, 1 dwelling. catension, \(\$ 500\); owner, Katie Rogers premises; architect, B. Ebeling. 1407 Taylor

\section*{Brooklyn.}

CLARKSON ST, n s, 100 e New York av, partitione, plumbing, 4 -sty hospital; cost, \(\$ 7,-\) 009 ; owner, City N. Y, ; architect, Wm. Winer, CLYMER ST, n \(\mathrm{s}_{\mathbf{s}}, 150\) e Bedford av, new 118 Lee av; architect, Federal Sign C. Day, 229
West 42 d st, N. Y. Plan No, 97 . COOK ST, No. 14, store front, \&c, 3 -sty ten687 Broadway; architect, Philip Gresman, 96

FULTON ST, in s. 82.1 e Vanderbilt av, ma\(\$ 1,000\); owner, Geo. W. Greenberger, 895 Fulton ay. Plan No. 33 . B. White, 6323 New Utrecht
FULTON ST, s e cor New York av, flooring and plumbing, 3 -sty store and storage ; cost,
\(\$ 2,000\) owner. Jos. Ryan. 146 Monroe st ; arch-
itect Wm PROSPECT ST, s s, 250 w Bridge st, windows, partitions and plumbing, cost, \(\$ 800\); own-

KEAP ST, 477, repair elevator shaft; cost, \(\$ 800\); owner, L. J. Hopkins, on premises; ar-
chitect, J. Somerville, 156 West 30 th st, N .

MALBONE ST, 55, extension to 1 -sty shop ; cost, \(\$ 250\); owner, C. Robbins Estate, 164 Mon-
tague st ;
architect,
Pasquale Gagiardi,
239 tague st. ; architect, \({ }^{\text {P }}\)
Navy st. Plan No. 63 .
WARWICK ST, e s, 130.7 s Fulton st, alter piazza and interior 2 -sty dwelling; cost, \(\$ 400\); architect, Wm. F. Gompert, 2102 Broadway, N.
Y. Plan No. 80 .

WARWICK ST, e s, 255.7 6 Fulton st, alter piazza and interior 2 -sty dwelling; cost, \(\$ 400\);
owner and architect as above. Plan No. 81 . WARWIOK ST, e s, 405.7 s Fulton st, alter piazza and interior 2 -sty dwelling; cost, \(\$ 400\);
owner and architect as above. Plan No. 82. owner and archlett as above, Plan No. 82. WARWICK ST, e s, 220.9 s Fulton st, alter plazza and interior 2 -sty dwelling, cost, \(\$ 3\). WATKINS ST, es, 125 s Belmont av, plumbowner, Sophie Lipshitz, on premises; architect, Louis Danancher, \(7-9\) Glenmore av. Plan No.
4 TH ST, n s, 88 w 7th av, new elevator; cost, \$too'; owner, Boyle \& James, on premises; architect, Otis Elevator Co., 26th st and 1th av. Plan No. 99.
13 TH ST, n s, 185 w 4th av, plumbing, \&c, 2-sty and basement dwelling; cost, \(\$ 150\); owners,
Edwin W. Wallace \& ano, Rockville Centre, N. Y.; architect, Jas. H. Patten, same address. plán No. 39 .
23 D ST, w s, 430 n Mermaid av, remove pornon wall, \&c, 2 -sty dwelling; cost, \(\$ 150\); owner, Antonio Carbone, 181 Montrose av, architect,
Henry M. Entlich, 29 Montrose av. Plan No. 89 . EAST 5TH ST, w s, 95.6 s Church av, 2 -sty and basement brick dwelling, 20x48, tar and gravel roof ; cost, \(\$ 3,000\); owner, Joseph Primovera,
Gagliandi, 239 Navy st. Plan No. 94 . 54 TH ST, s s, 100 e 13th av, interior altera-
ions to
-sty dwelling: cost, \(\$ 200\); owner, Carrie L Hadley, 1312 54th st; architect, Chas. H. Hadley, same address. Plan No. 99.

69 TH ST, n w cor 14th av, alter booth and interior 1 -sty moving picture show; cost, \(\$ 200\); owner, Chas. Gehren, 60th st and New Utrecht v. Plan No. 84.

BATH AV, n s, 99.2 e Bay 19th st, replace front and interior alterations, 2 -sty moving
picture; cost, \(\$ 1,000\); owner, Frederick
Weitzpicture; cost, \(\$ 1,000 ;\) owner,
man, 2707 Frederick
Glenwood \(\mathrm{rd} ; ~\) architect, Richard Marzari, 288 West 6th st. Plan No. 67 .
BROADWAY, s s, 50 e Bartlett st, plumbing, shift doors, 8 \&c, 4-sty tenement; cost, \(\$ 200\);
owner, P. H. McElroy, 1096 Myrtle av owner, P. H. McEIroy,
tects, 'Glucroft \& Glucroft, 34 Graham av. Plan No, 26 .
BUSHWICK AV, s e cor Hart st, new extension to 3 -ety tenement; cost, \(\$ 500\); owner, P. F. Lenhart. 587 Greene av; architect, Wm. Debus,
86 Cedar st. Plan No. 90. DEKKALB AV, s s , 100 w Throop av, 3 -sty brick extension, \(8.2 \times 10.8\), cost, \(\$ 1,500\) architects, Brook \& Rosenberg, 44 Court st. Plan No. 36. DIVISION AV, s s, 50.3 e Roebling st, rebuild front wall, \&c, cost, \(\$ 700\); owner, Sam'1 Goldenberg, 492 Green av; architects, \({ }^{\text {Brook \& Ro- }}\) senter, 41 Court st. Plan No. 35 .
GATES AV, s s, 187.6 e Stuyvesant av, new store front, cost, \$10, owner, Geo. Lansing No. 34. Sal
GLENMORE AV, No. 131, interior alterations o 2 -sty store and uwelling; cost, \(\$ 350\); owner, Louis Seidelman, 131 G'lenmore av; architects,
S. Millman \& Son, 1780 Pitkin av. Plan No. 77 .
GRAHAM AV, n w cor Stagg st, exterior alterations and plumbing; cost, \(\$ 750\); owners, obermeyer \& Liebman, 4 Noll, st; architect, E.
J. Messinger, 394 Graham av. Plan No. 38. GREENPOINT AV, 207, new passageway and interior alterations to 2 -sty store and dwellpremises: architect, Jow, McKillop, 154 India premises; architect, Jos. Mckimop, 154 India NEWKIRK AV, s s, 72.1 w East 15 th st, elecley, 1408' Newkirk Coy, 1408 Newkirk av; architects, Geo. H. Rice
Co., 481 Sterling pl. Plan No. 23. gKILLMAN AV 121, extension, etc., 2 -sty dwelling; cost, \(\$ 500\); owner, Antonio ' Santin, 121 Skillman av; architect, Charles P. Cannella, 60 Graham av. Plan No. 64.
WASHINGTON AV, 329 , rebuild rear wall
4 -sty dwelling: cost, \(\$ 3,000\); owner, E. A.
 er, same address. Plan No. 76. N. B. Hoop4 TH AV, w E, 27 s Degraw st, remove sheds, etc., 2 -sty store and dwelling; cost, \(\$ 5,500\); owner, John Delegro, 186 4th av; architect,
Laspia \& Salvati, 525 Grand st.

\section*{Queens.}

CORONA.-Stevenson \(\mathrm{pl}, \quad 3\), install new
 FAR ROCKAWAY.-Straighton av, w s, 100 s Ocean av, 2 -sty frame extension, 16 w 20 , on rear 3 -sty boarding house, tin roof, cost, \(\$ 800\);
owner, D. W. Tierney, Centre av, New Roowner, D. W. Tierney, Centre av, New Rochelle, N. Y. Plan No. 18.
FLUSHING.-Franklin pl, n s, 209 e Jagger av, install new plumbing in dwelling; cost, lin pl, Flushing. Plan No. 16.
GLEN MOPRIS Church
GLEN MORRIS.-Church st, w s, 180 n Arthur av, 1 asty frame extension,
rear real estate onse, tin roof ; cost, \(\$ 200\) owner, Arthur Jaffers, 47 West' 34 th st, N Y. C., architect, Emil J. Ericson, 640 Fulton st, Brooklyn. Plan No. 5.
\(\underset{\text { 2-sty frame }}{\text { JAMAICA.-Union av, s. s. }}\) s, 206 n Fulton st, 2 -sty frame extension, \(15 x 16\), on rear 2 -sty

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\section*{PROPOSALS}

\author{
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}

\begin{abstract}
TREASURY DEPARTMENT--Office of
the Supervising Architect, Washington,
D, C. January 6, 1913.-Sealed proposals D. C., January 6, 1913 .-Sealed proposals
will be received in this office until 3
o'clock p. m., on the 17 th day of February, 1913, and then opened, for the construc-
tion, complete (including plumbing, gas tion, complete (including plumbing, gas
piping, heating apparatus, electric conpiping, heating apparatus, electric contures, and approaches), of Gre
States post office at Bowling Green, Ohio.
The building is of one story and basement and has a ground area of approximately stone facing andin roos Drawings and specifications may be obtained from the or at this office, at the discretion of the
Supervising Architect.-O. WENDEROTH,
\end{abstract}

\section*{HEARINGS ON SUBWAY CONTRACTS.} The Public Service Commission for the irst District wintracts pontaining terms on the form of contracts containing terms tion 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 anderted transit connow operated by each.
The hearings will be held on January 14, 1913, in Room 305, No. 154
New York City, as follows:

On the New York Municipal Railway Corporation contract at 10:00 A. M.
On the Interboroush Rapid Transit Company contract at 2:00 P. M.
Copies of the proposed contracts are for \(t\) one d
PUBLIC SERVICE COMMISSION FOR THE FIRST DISTRICT
By, WILLIAM R. WILLCOX, Chairman.
TRAVIS H. WHITNEY, Secretary
December 30, 1912.

\section*{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.
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> EELEY 333
> Yards: Borden and East Avenue
> Long Island City
cost,
N. Y.
\(\$ 3,000\); owner,
C.
; architect,
J. \({ }_{\text {dress. }}\) Plan Plan No. ISLAND CITY.-Jackson av, 426 , erect new. electric sign; cost, \(\$ 300 ;\) owner,
Edward G. McDonell, premises. Plan
No. 3 . LONG ISLAND CITY.-Winthrop av, s w \(\$ 700\); owner, Thomas C. Capone, 428 Potter av,
LONG ISLAND CITY.- 3 d st, n s, 225 e West av, interior alterations to stable ; cost,
\(\$ 200\); owner. John M. Neyer, 63 Sd st , L. I. C. Plan No. 13
LONG ISLAND CITY.-Grand av, \(n\) s, 96 e
Steinway av. install new plumbing in \({ }^{96}\) wellng; cost, \(\$ 100\); owner, A. A. Howell, 447 Grand av, I
LONG ISLAND CITY.-Crescent st, e s, 250 and install new plumbing in school ; cost, \(\$ 400\); owner, St. Patricks Church, 123 Academy st, L.
LONG ISLAND CITY.-William st, 254 , in-

RIDGEWOOD.-Glasser st, 7, 1-sty frame extension, \(24 \times 14\), on rear 1 -sty dwelling, tin roof; coct, \(\$ 500 ;\) Interior alterations; owner, tect, L. Berger \& Co., Myrtle and Cypress
ROCKAWAY BEACH - North Hammells av, e \(\mathrm{s}, 600 \mathrm{n}\) L. I. R. R., 1 -sty frame extension, 10x20, on side work shop, felt roof; cost, \$75; ROCKAWAY BEACH.-Grove av, w s, 80 n Boulevard, interior alterations to private ga-
rage; cost, \(\$ 150\); owner, Excelsior Mea \& Prorage; cost, \(\$ 150\); owner, Excelsior Mea \& Pro-
duce Co., 418 Boulevard, Rockaway Beach.

WOODSIDE.-Riker av, w s, 30 n 2 d st, in-


WOODSIDE-Lincoln av, e s, 180 n Thompson av, install new plumbing in dwelling; cost, \$150; : owner, Joseph Offmann, Lincoln av, Woodslde. Plan No. 11.

\section*{Richmond.}

ELIZABETH ST, n e cor Heberton av, Port
Richmond, alter frame dwelling; cost, \(\$ 100\); Richmond, alter frame dwelling; cost, \(\$ 100\); owner. I. Place, Port Rtchmond; builder, John
C. Elliott, West New
Brighton. VAN DUZER ST, s e cor Broad, Stapleton, alter brick garage; cost, \(\$ 50\); owner, Bechtel
Brewery Co.. Brewery Co., Stapleton , builder,
ham. Stapleton. Plan No. 6 .
AMBOY RD, s s. opposite Maln st, TottenVille, add frame public hall ; cost, \$100; owner, H. B. Dunham, Tottenvilie. Plan No. 4. BELAU RD, \({ }^{\text {s }}\) s, 800 w New York av, Fort
Wadeworth, add terra cotta garage; cost, \(\$ 250\); owner, Bertha Dreyfuss. Rosebank; builder, W. S. Lee, Rosebank. Plan No. 5.

MANHATTAN, w \(\mathrm{s}, 225 \mathrm{~s}\) Cleremont, Tottenville, alter frame bungalow; cost, \(\$ 100\); owner,
Charlotte Cummings, Tottenville; builder, Jas. Charlotte Cummings, Tottenvile; builer,
PRINCESS BAY AV, e s, 500 n Wilbur st, princess Bay, atter frame dwelling; cost, \(\$ 250\); owner, E. T. Tillinghast, Princess Bay; build-
er, Gabriel Dissoway, Tottenville. Plan No. 1 . WASHINGTON AV, \({ }^{\text {s }}\) s. 80 w Harbor rd,
Mariner's Harbor, add
frame Mariner's Harbor. add frame storage ; cost,
S150; owner, J. S. Drake, New Brighton; buld-

\section*{Personal and Trade Notes.}

THE PITTSBURGH WATER HEATER CO., of
30 East 20 th st, N . Y. C., will move to new quartere at 212 Livingston st, Brooklyn, about OBJECTIONS to the nomination of Herman W. Hoefer as state architect, for a second term,
raised by the Amerlcan Institute of Architects, were not sustained. JOHN M. VAN GELDER, of Ramsey, N. J., Souply, of New York Clty, has been appolnted
county engineer of Bergen County. N. county engineer of Bergen County, N. J.
THE NATIONAL BUILDERS' SUPPLY AS SOCAATION wil hold ts annual convention
in New Orleans, La., January 15 to 18 , when In New Orleans, La, January 15 to 18 , when
upwards of 200 delegates are expected. THE ANNUAL MEETING of the Retall I. umber Dealers, Assoclation of of State of New
York: K. C. Evarts, secretary. Syracuse. N. York; K. C. Evarts, secretary, Syracuse, N.
Y., win be held at the Hotei Utica, Utica,
N. Y., on January 29 and 30. THE ANNUAL CONVENTION
York State Master House Painters of the New tors will be held at Buffalo, January 14, 15 and the, with sessions in the rooms of the Bulld-
ers
Exchange and headquarters at Hotel Lafayette.
THE AMERICAN SOCIETY OF CIVIL ENGINEERS will hold its sixtieth annual meeting
at the soclety house in New York on Jan. 15 at the soclety house in New York on Jan. 15
and 16 on Jan. 17 and 18 there will be special meetings for topical discussions upon aintenance.
NEW MEMBERS of the Municipal Art
Commission were appointed by the Mayor this wekk in the person of George W. Mayor Areck, of
1605 th av., and John A. Palmer. of 17 West 160 Sth av, and John A. Palmer, of 17 West
31 st st. Mr. Breck has ben a director of
the American the American Academy in Rome.
CONFRICAN SOCIETY OF ENGINEERING the Society will be held in New Meeting of
Jan. 14 at which time the fork, on will be given: "Legal Hints to Contractors,"

WALTER FARRINGTON WELLS was made Electric Light Company, of Brooklyn, to succeed W. W. Freeman in that capacitt, Mr .
Freeman having resigned the position the first Freeman having resigned the position the first of the year to enter upon the developm
of an electrical power plant in Alabama. THE RAISLER HEATING CO. Is the buyer ported sold several weeks by John A ported sold several weeks ago by John A.
Moore, broker. A four-story factory of concrete, will be erected for the heating companys \({ }^{\text {yse. The }}\) property
name
of Benjamin
F . Foster.
ILLUMINATING ENGINEERS.-The annual meeting of the Illuminating Engineering Society was held at the Aldine Club in the 5th
Avenue Building, 23d street and 5 th New York City. The meeting proper was preceded by an informal dinner kerved at 66.30
o'clock. The business meeting began about 8 oclock. The business meeting began about 8
p . m. The results of the election of offlcers and of the letter ballot on the constitutional
amendments were announced delivered by retiring and incoming SENATOR AND MRS. JOHN B. ROSE, of Roseton; the Hon. and Mrs. George Washburn and Mr. and Mrs. George Hutton, of Kingston, and Miss Elizabeth Washburn, of Haverstraw, sailed on Jan. 4 for a tour of the West Indies and Panama,
LUCIEN WASHBURN, Miss Louise Washburn and Miss Margaret Scott, of Haverstraw: Denton Fowler, Jr., and family, of Fowler Lake; Mr. and Mrs. David Terry, Mrs. Albert Terry and Mrs. Ed-
win Terry sail on the 16 th for a tour of win Terry sail on the 16 th for a tour of Mediterranean ports.
HON. W. W. RIDER, a Hudson River brick manufacturer, sails on the 23d for a tour of the West Indies and Panama.
ALONZO ROSE, whose brick plant at Kingston is one of the oldest established in the North River district, died at his
home on Monday at the age of 73 years. home on Monday at the age of 73 years.
He was a director of the Greater New He was a director of the Greater New
York Brick Company and was a member of the Building Material Exchange of this city and a former member of the Mason Material Dealers Association. Starting in as a young man in the brick the old system of handling brick in this city he was one local brick agents. The funeral, held at his home, No. 66 Clinton avenue, Kingston, on Thursday was attended by many prominent brick manufacturers along the Hudson and the interment was at Wiltwick cemetery. At the annual meeting of the Greater New York Brick Company on will be introduced.

\section*{TRADE LITERATURE}

\section*{Catalogue of Metal Windows.}

Henry Hope \& Sons, of 103 Park avenue, are issuing a new casement catalog, contains as any this department has reviewed. It was apparently designed to enable architects and specifiers of metal windows of all kinds to use it as a ready reference not only for actual specification but to facilitate installation work. This catalog, which is 15 inches long by 10 inches wide, about \(3 / 4\) of an inch thick, and bound in steel and cloth, and printed on heavy coated paper, thus permitting fine detail in explanatory sketches with duo color type, is being sent gratis to reputable architects and specifiers upon request.
The architect usually finds his best opportunity in the treatment of windows in the use of leaded glass. In the current catalog about a dozen pages are devoted to showing different art designs of leaded glass windows, and other departments contain valuable information relating to sash control. Another added feature of this catalog is the full and half page prints of different buildings of famous architecture both at home and abroad, which are in themselves valuable to the
architect seeking suggestions. So distinct are some of these drawings that the detall of brick and stone facades is clear enough for critical study. In the last four pages spectal whown some of the special windows that Henry Hope \& Son have executed, revealing the adaptability fect desired fect desired. Another feature of the book which will appeal to the busy arch1tect is the fact that the descriptive matter
has been greatly condensed to simplify reference as much as possible.

\section*{Report of Metal Lath Tests.}

Sometime ago a test of metal was made under the supervision of V. D. Allen, City committee which of Cleveland, by the conduct fire tests on partitions. The find ings on this test have partitions. compiled and are ready for distribution B McMaster may be obtained by addressing H Building Youncstown, Ohio

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Bway, 475 agt D Edelstein.
Co. \(\because \times 1 \div \ldots \ldots \ldots \ldots\)
Bway, 381-6 agt Tablet \& Ticket Bway, 454 agt I Miller Bway, 428 agt Savada Bros... Broome st, 68 agt George Decker
Broome st, 198 agt Empire Table Canal st, 238 agt C Bevison 12 th st, 34 E agt Webster B Ma
 73 d st, \(341-53 \mathrm{E}\) agt Hyman Goldbth av, \(418-20\) agt E M Gattle \&
Co. Grand st, ini agt Antic Gas \& Goerck st, 34 agt A. Sheetman \& Lafayeite st, 64 agt Mrs. Emma Mercer
gt,
3 \begin{tabular}{|c} 
Spring \\
Press \\
st, \\
145 \\
agt Emporium
\end{tabular} Spring
berg st, 157 agt Laxer \& Sandberg
Spring
st, 157
7 agt \(j\) Schlesinger \& Spring st, \(134-6\) agt Schiller Bros Spring st, 134-6 agt J. Rosenberg Spring st, i45agt Gaief \& Bogarts Spring st. 145 agt Empire GarSpring st, 145 agt Paris Skirt Co Spring st, 145 agt Mermaid BathSpring sut, 157 agt G. R. Dress \& 2d st, 246 agt Branower \& Son. 2d av, \(932 \ldots\) agt Achiile Savarese. Water st, 135-9 agt Lanman \&
 25th st, i64 w agt i Heinden\begin{tabular}{c} 
reich \\
\(25^{\text {th }}\) st, \\
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\end{tabular} \({ }_{25}\) Lefcourt 14th st, 114 W Wgt Louis Colquitt \({ }_{\text {Adler }}^{27 \mathrm{th}}\) st, 113 W agt Treedman \& White st, 81 agt Louis D. HopWooster st, \(42-44\) agt Edw. N. Bleecker st, \(2 \dddot{6}-30\) agt Henry Breslaner A A Bway. \({ }^{\text {Crosby }}\) st ast Jost Philip Brander. A-C-G-F East Bway, 50 agt Abr. J. Tamor D-C \({ }_{4}\) East Bway, 89 agt David Shaff.. \({ }_{2}\) thst st. 32 E agt Jno. Muller Est.
204 E agt Post Grad. Hos.
 117 th st. 230 E agt Jno Grorsky Grand st, 176-80 agt Martin Vogel Lexington \(\mathrm{av}, 745 \mathrm{agt}\) Bloomin. Madison st, \(392-96\) agt Morris 6th Perlmutter 214 agt Peter A Minhis \(1189 . . .\). ...........A-A-F-C-H 3 d av, 1589 agt Luben \& Schultz.
3 d av, 1791 agt Chas. M. Stein Vesey st. 26 agt The Evenin
18th st, 10 w ast schoen \& H-C-B-A-E-F 18 kady \(10 \ldots\) st, 10 W. 18th st, 10 W agt Wairach \& Reis
18 th st, 10 W agt Julius Diamond 18th st, 10 W agt Royal Trim\({ }_{18 \text { th }}^{\operatorname{ming}}\) st, \(154-8\) w agt Chas Helimuth \(\because 9 .-47\) w agt Moore \& \({ }_{18 \mathrm{th} \text { st. }}^{\text {Gibson }}\) Co-46 \(\dddot{\mathrm{w}}\) agt Randolph \(\begin{gathered}\text { Guggenheim } \\ \text { 18th st, } 28-30 \\ \text { Buechner }\end{gathered} \ldots . . . . . . . . . . .\). Buechner Class.
\(\underset{H}{H}\)
\(H\) H
H
H H
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H
H \(\mathrm{H}_{\mathrm{G}}^{\mathrm{A}}-\mathrm{G}\)
-E-D-B H-C-F-A K H-ALD

\section*{Cauldwell-Wingate Company}

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titions, Furring, Etc. Play Porous Terra Cotta. Fire \\
Brick, Ftian Arches, Par \\
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}
\begin{tabular}{|c|}
\hline \multirow[t]{2}{*}{} \\
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\end{tabular}

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27 th
st, \(28-30\)
W
agt NussbaumGoldsmith Co.
27 th st, \(28-30\) wig Lack Mîg. 27 th st, \(28-30\) W agt L. A. Men
 \({ }_{27 \text { th }} \operatorname{man}^{2}, 28-30 \mathrm{~W}\) agt Escheibacher \({ }_{27 \mathrm{th}}^{27 \mathrm{th} \text {, } 28-30 \text { W agt H. S. Bisco }}\) 27th st, \(28-30\) wagt Sam Abra-
ham
 Av A, 1318-20 agt S. Anargyruvus Amsterdam av, 480 agt H. SchliAmsterdam av, 2124 agt Harry
Farber Bowery, 15-17 agt Morris Jacoby Bway, 588 sat U. H. Hat C-C-B-E-F-H Bway, \(584-6\) agt B. Aptheker...
Bway, \(560-6\) agt Wolf Mfg. Co. Bway, \(565-7\) agt Max Meyer. Eldridge
verman verman
181st st,
\(450-2\)
E
agt Saml Weiss. 103 d st, \({ }^{1215-17} \mathrm{E}\) agt John Miller. 31st st, 4 E agt E. Binehart \& Son
East \(17 \ldots, 62\) agt Muifield Real64th st, \(317-19\) E agt sloane \& Greene st, 67 agt Abr Mayyer....
Lewis sky
\(\begin{gathered}\text { Spring } \\ \text { Hurwit, }\end{gathered} 145\) agt Liebman \&-A-A Hashington st, i14-i6 agt Ärchi-
bald Russell West
Est. 156 agt 1.0 . M . Stewart 80th
Gage 223 W agt Wesley w \({ }^{45 \text { th st, }}\) Pakas \(6-18\) W agt Solomon 24th st, \(159-61\) wion C . Winch 19 th st, \(428-30 \mathrm{~W}\) agt Autocar Sales Co. \(\ldots\) av, 461 arris J . Gordo...
151st st, \(447-53 \mathrm{~W}\) agt John

 Worth st, \(71-3\) agt Eliza M Bliss
Bway, \(336-40\) agt Jas. H. Dunham Bway, \(1275-91\) agt Gimbel Bros. Cliff st, 80 agt Henry \(\begin{gathered}\text { G. Trevor } \\ \text { Duane st, } 65-7 \\ \text { agt } \\ \text { S. } \\ \text { E. }\end{gathered}\) Frid st, 327
Front
Et.
E Front st, 98 agt Mrs. Jno. H.
Caswell Park Row, 111 agt Est. of Jno.

 \({ }^{6 t h}\) av, \(399-55\) agt O'Neill Adams Amsterdam av, sec 74 th st agt Chas. E. Birge
86th st, ss, 107
ft. Park av agt 71 st st, ss, 370 ft . w Columbus Washington av, \(1058-60\).... Washington Garage Co. Colo.
29th st, 24 W Wat Mrs. Coleman. \(\underset{\text { Greenwich av, } 122 \ldots \text { agt Geo............ Diehl }}{\text { cle }}\) Greenwich st, 441-3 agt Benjamin
Griffen Hudson st, \(633 \ldots\) agt Van vilet \& Hudson st, 113-15 agt Susman J Valk \&
James
st,
\(5 r o\).
agt Lincoin Paper Mission pl, \(3-6\) agt Est. of Chas. Worth st, \(142-8\) agt Est. of Chas. Prince st, \(131-5\) agt Chas. \(\dddot{T}\). Perry st, \(140-4\) agt The FieischSpring st,
\&
Impt.
CO Mercer st, \(96-8\) agt U.. S. Reaity
\& Impt. Co. Wall st, \({ }^{37-43}\) agt Trust Co. of Walker st,
Ferris
Est.

 Washington sq s, \(73-5\) agt Cuneo West st, 313 agt E. Butchard. \({ }^{11 \text { th }}\) st, 208 W agt Louise Peters ner
Worth
ont,
\(65-7\)
agt Worth st, 69 agt E E Baltagge
D-D-E-H
D-H-C
H-C-D
H-C-D
H-D-C
E-A-G-D
C-G-H-D
C-G-A
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G-F-A-

\section*{E-F-A-B}H B-E-F-H H
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H

G-C-E \(\mathrm{C}-\mathrm{A}-\mathrm{G}\) E-C-G-F \(\stackrel{\mathrm{K}}{\mathrm{H}-\mathrm{A}}\)
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H-G-C-K

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C-A-G-E
C-G-E-H
D
F-A-H-D
            \(\underset{\mathrm{E}}{\mathrm{D}}\)
            B-C
                            D
-F-E-H
-G-E-LAA

G-C-A

\section*{C-A-E-G}

\section*{\(\xrightarrow[\mathrm{C}-\mathrm{C}-\mathrm{E}]{\mathrm{H}}\) \(\underset{\substack{\mathrm{C}-\mathrm{B}}}{\mathrm{H}-\mathrm{E}}\)}

Barrow st, 101 agt Chas. Roese Bowery, i 159 agt Marcus Freeman \(\ldots \ldots \ldots\)...........C-L-E-A Beaver st, 42 agt Geo. W. An-E-A-G-H Bway, 810 agt Chas. G. Ẅil- G A Bway, 633 agt Cruikshank Co. G-H-C-E-T-A-B Bway, 635 agt Cruikshank Co..E-C-L-H Bway, 625 agt Max Marks..... Cliff st, 79-83 agt Harper Bros. \(\mathrm{C}-\mathrm{A}-\mathrm{F}-\mathrm{B}-\mathrm{H}\) Cliff st, 82-88 agt Harper Bros., Cortlandt st, 10 agt Waterman Blag. Co. \(15 \% \ldots\) agt otio Law. A-F-C-B Crosby st, \(15-7\) agt Otto LawDuane st, \(69-73\) agt Louis Dejonge \(\underset{\underset{H}{\mathrm{H}}}{\mathrm{H}}\) 16 th st, 18 E agt Morris Wejonge 6th st, 18 E agt Brilliant Shirt \&
Dress 16th st E agt H. Muller \& Son. H 16 th st, 18 E agt Feinberg \& East Bway, 7i-73 agt jno. Mulier H Elizabeth st, \(30 \dot{4}-12 \ldots \ldots \mathrm{a}\) Jno.......... A-C-E 5th av, 516 agt Rowen Re....A-F-G-B-C-H Greene st, 67 agt Abr. Mayer-B-A-C-G-F Greenwich st, 220 agt Henry B
 Baxter st, 13 agt Jno. Griswold G-E-A Hay, \({ }^{753-5}\) agt Sailors Snug Bway, 577-9 agt Clara 亡. Notio.B-E-A-C-G Canal st, 49 agt Ben Solomon \(\begin{gathered}\text { B-C-D-F-A-H }\end{gathered}\)

\section*{\[
{ }_{\mathrm{C}}^{\mathrm{n}} \mathrm{E}-\mathrm{G}-\mathrm{A}-\mathrm{B}-\mathrm{B}
\]}

Canal st, 159 agt S . Wolarsky

\section*{Schrenheisen agt Est of \(\mathbf{J}\).}

Canal st, 260 agt David Bruce C
Canal st, \(\quad 350\) agt David Brice C-D

ker \& Son W. M. C. Wal-
Canal st, \(336-4\) agt D. Charnos \&
Canal st, \(336-4\) agt Kurtz Bros... E-C-G
Canal st, \(336-4\) agt Kline \& Krie-
Canal st, \(336-4\) agt Chas. Goid- E-C-G
 Canal st, 336-4 agt Harmony Canal st, \(336-4\) agt Kupferburg \& Canal st, 200
st, 200 agt Brevoort Constn E-C-G
Canal st, 242 agt \(\dddot{D}\). Birdsalil \&
Centre st iiz agt Jno Voiger......
City Hall pl, 32 agt Max J. Foss,
Duane st, 63 agt Geo. H. Mar-G-A-F
Thomas st, \(62-6\) agt Bates Bros D-C Real Est. Co..........C-E-G-F-H-A-B Division st, 7 agt Harry Lewis. Roggen 138 th st, 341 E agt R. E. Elioott.
138 th st,
113 E agt The Bacon Piano Co.
 Weeks Gerard av, 366-8 agt Kathodion Bronze \(W\) orks
Goerck
st,
34

 Kafayette st, \(29-33 \cdots\) art s...C-A-H-G-F


Lafayette st, 84 agt H. C. Hallen-
beck Lafayette st, 84 agt \(\dddot{H}\). ' C Hailien Lafayette st, 92 agt \(\mathbb{R}\). Fogel. \(C-D\)
 Lafayette st, \(106-10\) agt Jno.
Melscher Lafayette st, 112-16 agt David Leonard st, 156-60 agt Loweid Leonard st, \(162-4 \ldots \ldots \ldots \ldots\) meComs Co.
 Melrose av \& 152 d st agt G. M. Minford pl, 1428 agt Al. Budiscott st, 37 agt Jas. Norton's New Chambers st, 17 agt Augüst Park av, 103 agt 103 Park A. Park Row, iös agt Jno. A. Weeks Pearl st, 450 agt Thos. F. Connery, \({ }^{\text {near }}\), st, 458 agt Phoenix Color Pearl st, 534 agt Quackenbush Pear1 st,
velope
\(535-7\)
agt C \& M. EnRider av \&
bitzek
\(13 i t h\)
it agt C. Ro- D 6th av, 164 agt Bishops Est......H-G-A-B

3d av, 403 agt David \& Harry Lippman .................C-A-F-G-H 3d av, 3121 agt Sami. Pennet.....
3d av, 3310 agt Chas. Sussman.
Wil ger Walker st, 64.agt Max Sondheim A-C-E Water
 linger ............... West st, 69 agt Edgar Est......
West st, 29 agt Chas. Levinson. West Bway, 427-9 agt Amos
 13 th st, \(8-10 \mathrm{w}\) ast Maurice Les. berg. 13 w agt Louis RosenSon \(145-51\) W agt Roosevelt \& 19th st, 8-10 agt Henry C. Lyto. 19th st, 23 W agt Henry C. Lyt21st st, \(48-50\) W agt Philip P-A-C-G-F-D-H \(\underset{21 \mathrm{st}}{\text { lander }} \ldots \ldots \ldots \ldots \ldots . . . . . \begin{gathered}\text { A-C-H-G-D-E }\end{gathered}\) 27th st, 11 .................A-A29 th st, 104 W agt Jigmund Lan. G-F-C 29th st, 106 w agt Sigmund Lang 40th st, 207-9 w wat Metropolitan White st, Realty Co......... H-Cbeck ......................... B-C-E-G-F-H BROOKLYN ORDERS SERVED. Bleecker st, 68 agt Fredk Ottusch M-C Bushwick av, 436 agt Jacob
 Johnson av, 105-7 agt Lechon
 St. Marks av, io \(\begin{gathered}\text { Schwartz agt Morris }\end{gathered}\) Atlante av, \({ }^{\text {Hickey }} \mathbf{i i q}\) agt Herman De Kalb av, 360 agt Hiram M. Manhattan av, 20 sigu Mi. Mrs. Emma Siegel st, " 45 agt Morris DemVermont st, iz \(4-32 \cdots\) agt Goorge Colby .......................... RICHMOND ORDERS SERVED. Clinton av, 175 agt C. V. Anable by Furniture Co. Richmond ter agt Clinton D. Van Tompkins av \& Arietta st agt Wm Schmidt

\section*{BOARD OF EXAMINERS.}

APPEAL 201 of 1912, Alteration 2671 of 1912, premises 237 East 17th St., Manhat Question of wall construction and additional story, non-fireproof building; pro-
posed use, sun parlor for use of convalescent patients.
DISAPPRO
APPEAL 202 of 1912, Alteration 2592 of Edward Necarsulmest 38th St., Manhattan, Question of pent house, to be used as a APPROVED.
APPEAL 203 of 1912, New Building 614 of 1912 , premises \(261-269\) Ninth Avenue Messrs-406 West 26 th Street, Manhattan, Question of wall constructiontlants.

Withdrawn by appellantetion.
APPEAL 204 of 1912 , Alteration 2724 of hattan, Messres 30 East Third Street, ManKleinbergers, appellants.
Question of wall, thickness in extension APPEAL 20. of 1912, New Building 621 of 1912, premises west side Amsterdam hattan, Messrs. Von Beren \& La Velie, ap pellants.

Question of courts in a theatre.
(2) of the exits doors at the sides of tho auditorium be moved to the rear at the points indicated in red on the orchestra thoor plan, and that a cross-aisle not less these doors; and on the further condition that both fire towers be enclosed in brick walls the full height of the building, and extending through the roof, with ventilating skylight in the top; and that the in side stairs to balcony be re-arranged, and
removed from the fire tower APPEAL 206 of 1912 , New Building 564 of 1912, premises 2633 Broadway, ManhatQuestion of skylights in thant.
DISAPPROVED
APPEAL 207 of 1912 , New Building 627 Manhattan, Messrs. Geo. \& Edw. Blum, appellants. Withdrawn by appellants.
of 1912, premises northwest corner Broad-

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\author{
Rapp Construction Co. patent fireproof FLOOR ARCHES \\ OFFICE, 600 WEST 110th STREET
}
way and 105th Street, extending through way and 105th Street, extending through
to West End Avenue, Manhattan, Messss.
Schwartz, Gross and Marcus, appellants. Question of constructing 12-story apart ment house with basement entrance, with-
out fireproof wood throughout. APPROVED ON CONDITION that the
pent house be eliminated. APPEAL 209 of 1912 , Alteration 6881 of
1912, premises 899 Kent Avenue, Brooklyn, Max Hirsch, appellant.
DISAPPROVED.
APPEAL 210, of 1912, New Building 614
of 1912, premises \(261-269\) Ninth Avenue of 1912 , premises \(261-269\) Ninth Avenue
and \(400-406 \mathrm{~W}\) West 266 h Street, Manhattan, Messrs. Shire \& Kaufman, appellants. APPROVED,
APPEAL 211 of 1912, New Building 627
of 1912 , premises \(105-7\), 9 West 72 nd St Steet, of 1912, premises 105-7-9 West 72nd Street,
Manhattan, Messrs. Geo. \& Edw. Blum, appellants.
Question of walls, curtain and party. APPROVED. of 1912 . New Building 168
APPEAL 212 . 1912 , premises southwest corner Madison Avenue and 42 nd Street, Manhattan,
Messrs. Buehman \& Fox, appellants. Question of show windows in exit corriors.
Aproveved ON CONDITION that all
openings in the partitions dividing the
exit passage from the stores be glazed with wire glass, and that the opening in the partition on the 42 nd street end, sep-
arating the main lobby from the store, arating the main lobby from the store, be divided by muntins in the same manner as proposed for other openings in dition that automatic sprinklerrs, wet sys-
tem, be installed throughout the store, extem, be installed throughout the store, ex-
tending from 41 st to 42 nd APPEAL 213 of 1912 , New Building 375 of 1912, premises, \(16-20\) East 28 th Street,
Manhattan, Howard Greenley, appellant. Question of pent house on 12-story hotel. APROVED ON CONDITION that all finished floors shatiobe made of cement means of egress shall be provided from the roof of this building to the roof of the adjoining building. 1912 , New Building 323 Manhattan, Messrs. Cram, Goodhue and Ferguson, appellants.
Question of parquet floor in pent house used as architect's office.
APPEAL 215 of 1912, New Building 606 of 1912, premises 245-7-9 West 55th Street,
Question of pent house.
APPROVED ON CONDITION that the standpipes shall not be less than six APPEAL 216 of 1912, New Building 364
of 1912 , premises \(547-557\) West 146 th
 Manhattan, George Keister, appellant. tre building. DISAPPROVED.
APPEAL 217 of 1912 . New Building 351 nue and 48 th Street, Manhattan, Lewis R. Question of change of classification: Withdrawn by appellants
APPEAL 218 of 1912 , Alteration 7080 of 1912, premises 126 Smith Street, Brooklyn. Question of percentage of iot area occupied. DISAPPROVED.

BUREAU OF BUILDINGS, BOROUGH OF MANHATTAN
(No. 220 Fourth Avenue) PLUMBING APPLICATIONS
New forms upon which to file applica-
tions for plumbing and drainage will be tions for plumbing and drainage will be
in use in this Bureau on January 1,1913 . in use in this Bureau on January 1, 1913.
In these nevised forms, all unnecessary In these revised forms, and unnecessary questions have been eliminated as far as been simplified. All blanks used in con-
nection with these applications must be nection with these applications must be
typewritten and filed in triplicate-that is, one original and two carbon copies. dependent serial number, and applicants are requested to refer to this record number in all subsequent correspondence with the Bureau. The two blank lines consti-
tuting the heading on each page (entitled "P. \& D. Application No.ia 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
\(\underset{\text { (Page }}{\text { Form }}\) entitled \(\mathbf{P}\). This is \({ }^{\text {\& }} \mathbf{D}\). Application proper, one copy of which, after ap-
proval by the Superintendent, will be ssued to the applicant as the permit Form entitled P. \& D. Application (Specifications). This page is intend-
ed 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 copv of
Which rules may be had on appyica-
tion). One copy, when finally ap-
proved, will be returned to the appliIf the application is not approved as will be sent to the applicant on form entitled P. \& D. Application (Objections).
These objections should then be answered by filing the necessary amend-
ment on form entitled \(\mathbf{P}\). \(\mathbf{D}\). Application (Amendment). If this amendment is not approved, the amendment sheet will be It will then be recturned to the applicant. It wile 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 ments to plumbing applications will be ac-
cepted only on the blue forms provided cepted only on the blue forms provided
for that purpose. As soon as the application is finally an affidavit as required by the Plumbing plumber on form entitled \(\mathbf{P}\), a D. Application (Plumber's Affidavit). This form need copy need be sworn to by the plumber. Dated: \(\begin{aligned} & \text { Superintendent of Buildings. } \\ & \text { December 28, 1912. }\end{aligned}\)

MODIFICATTION, SECTION 21, ELEVABulletin No. 60-1912. In re Elevator Application No 80 No Construction 1912, In a hand-power elevator, traction type,
for a seven-story factory, it is proposed to substitute substantial helical buffer springs instead of substantial oil buffers
required by section 21 of the Elevator requred by section 21 or the Elevator Reguradification of section 21 of the Elevator Regulations is requested and here-
by granted to substitute substantial heliby granted, to substitute substantial heli-
cal
buffer springs for the required oil bufcal buffer springs for the required oil buffers in this case, inasmuch as this form of car and its load to rest under normal conditions without undue shock.
(Signed) ALFRRED LUDWIG,
Chief Inspector of Buildings and
APPROVED.
(Signed)
E.
V. FROTHINGHAM.
Acting President of the Borough of Man hattan.
MONTHLY BULLETIN OF APPROVALS, PORTLAND CEMENT
Bulletin 57-1917. The following cemer has been added to the list of Portland ( 0 ments which meet the requirements oo ATLAS WHITE Portland Cement

ATLAS White Portland Cement. Rerintendent of Buildings.
Dated: December 31, 1912 .

\section*{Builders}

\section*{AND \\ Plasterers}

Can now work continuously during cold weather in new buildings heated by


\section*{Our Drying Process}

\section*{METHOD}

Fresh, cold, therefore dry air, enters from the outside through the Air Supply Pipe, into a receiving chamber, from there into the tubes surrounding the fire, ascends in a dry, heated state into the room, passes along the ceilings and walls, absorbs dampness from them, sinks down moisture laden, enters the apparatus, ascends after mixing with the coke gases into the outlet pipe for the smoke, and finally goes through the chimney or windows into the open air.
We have solved the problem of Drying-Out Buildings under Construction, in a Quick, Effective, Hygienic and Economical Manner.

Circulars sent upon request
House Drying Co.

\section*{OFFICIAL CREDIT RECORDS}

\section*{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. ( \(\dagger\) ) Signifles that the first name is fictitious, ments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments porations, etc., will be found at the

\section*{Manhattan and Bronx}

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Allen, Fredk L-A W Gerstner Co.51.47 Adamek, Josef- \({ }^{N}\) Y Tel Co......19.08 Auerbach, Dorothy-White House
 Co C , Arthur E -Chemical Realty Applebaum, Harry-L Fishman
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0 Angell, Geo O..Olney \& Warrin... 460.4
10 Arnold, Edna-J. L. Brady . ........87.87.26 4 Beneke, Wm G* \& Julius A Abranams 4 Blakely, Delia H-Standard Uutility Bacoudi, Mary- N Rosenthal \({ }^{\text {. }}\). . . 17.61 4 Bacoudi, Mary- N Rosenthal.. .922 .15 4 Bollhagan, Fernando-I H Clothier. 4 Borsella, Edoardo-Interborough Rapid Transit Co .................... Costs, 115.88 4
4
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4 Emily-B Cassel. © 4 Behrens, Ernst-American Extrac

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 6 Brown, Wm J-N Y Tel Co......52.98 Brackett, Henry \& Michl Falco-A
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4.26

6 Bandler, Clarence \({ }_{6}\) G-H \(\dot{H}\) R Hansen
 6 Brener, Sam——S Johnson …..... 589.41 6 Buckner, Wm P-S W Shipway. 551.79 7 Bauer, Leonard-N Y Edison Co..68.47 Boorste
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7 Blodgett, Tilden-Mänhattan S......... 64.72 Bloomer, Millard J- Co \(\ldots\) F....891.96

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9 Bicknell, Theodore H-I Endlar. 68.01
.61.0
9 Byrne, Anna A-J J Smith............49.41 neering \& Construction Co.....341.31
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9 Blel, Robt-E Powers .........2,597.51

9 Bigham, Leon \(T\)-Huston \& Spraker
Bauer, Fredk \& Jos Tischer-Henry Morgenthau Co ........costs, 106.28

9 Baldwin, wilmer A \& Jos Mathers

9 Brooktord Mills, Inc \(\because . . . \mathrm{C}^{\text {B }}\) Baimer. 119.40
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8 Conklin, Jno W -Mohawk Condensed

9 Carton, W Edward-J Brodie
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\({ }_{9}^{9}\) Campbell, Neill-J F Lovejoy
9 Carroll, Owen J-Realty Dealers.70.00 \&c \(\ldots \ldots \ldots \ldots . . .\). Constantine, Robut \(\ddot{B}-\dot{H} \dddot{M}\) Toch et Cohen, Hyman-Joseph Ste....................
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4 Dickinson, Jno T-A S Adler
4 Dornbush, Leon-I Moskowitz . . 161.15
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6 Delamater, A G \& Wm Morris Inc-
6 Davidson, Manuel-S Salomon et al.

6 Dixon, John T-Jefferson Trust Co 6 De Kosa, Frank-Long Dock Mills \&
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 9 Feinberg, Theresa \& Michl Saten-
 9 Feldman, Abr-Morewood Realty
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 10 Ferrari, Giuseppe-People, etc... 31.41
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 4 Goetchius, Harry B-Durland Co. 6 6 Grosse, Frank- A Sabino ................................... 32.65

6 Given, John L-G Beach et al...126.91 6 Greenberg, Israel -Altman Bros.87.46 6 Gardner, Chas \& Robt Campbell- \({ }^{3}\) Nel N . 6 Goetz, Henry F-L A Proudfoot: 81.75 6 Geranty, Henry A-N Y Tel Co..
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8 Huyck, Lelia or Mrs C E Hyck-J B
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 6 Kirby, Harold S-Bartholdi Realty
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 9 Maloney, Jno-Parson, Inc........386.41 ...............................177.18
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8 Parker, Willard, Jr-J I D Bristol
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9 Price, Tsidor-E Kaufman et ai_ \({ }^{156.09}\)
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 4 Sagge, Emil H-J A Vaillemier.... Chalmers-W C Thummel.
4 Stadier, Chas-G Shapiro ......115.98
4 Schmidt, Julius- N Prentikin.....266.28 4 Seaman, Franklin T-Liberty Nas-
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mours Powder Co \\
6 Stead, Henry \(\mathrm{R}-\mathrm{Gardberg}\) Co Inc. 125.08 \\
\hline
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 6 Seckel, Walter-Indian Refining
6 Shapiro. Abr- \({ }_{6}\) Y Tel Co \({ }^{2} \ldots . .27 .80\) 6 Sonneborn, Selma-O Stegmann. 6 Sher, Benj R-Wohl South \& Co. Sirret, Lucien I-O G Lindberg. Samuels, Ella-L Kanishefsky
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7 Stewart, Chas- \(\dot{F}\) Bay
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7 Soule, Ullman B-W Von Haus
8 Shea, Harry A- \(\ddot{W}\) m Knabe Mfg
8 Sroka, Louis- B Silberman
8 Searls, Fay-N Y Tel Co
8 Stetler, Caroline S or Caroline 8 Sakoloff, Jacob-B Cherin.........39.25 8 Storage \& Supply Co.............29. \({ }^{2} 4\) 8 Schwartz, Albt G-J H Bachmeir et
8 Sanders, Herman \(\dot{H}-j\) \(\dot{I}\) D Bristol.
8 Schmulowitz, Abr Mi- Miller. 108.65
8 Schemm, Jno C-W J Salomon......65.70
8 Smith, Harry Jr-F Greenberg...... 149.76
9 Silverman Saml
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9 Shaw, Jno-J Brodie, Frances E-Star Finance


9 Sonnenberg, Leo-Kohl Scolnik, Inc,
9 Stout, Jäs N- A \({ }^{\text {s }}\) White............... 77.67 Schwenger, Ben-Harman Co.....86.67 9 Silkman, Frank W-A Hason.1,020.83 9 Sullivan, Mich1 J-M B Klein et al. 9 Stedman, Robt \(\neq \mathrm{L}\) L \(\dot{\mathrm{E}} \mathrm{La}\) Cour...59.41 9 Stedman, Robt L-L E La Cour. . . 59.41 9 siotnikoff, Israei- - S A Schonbrunn
9 Schoen, Abr- ŚSchendelmañ........66.47
2 Sonnenberg, Leo \& Saml GinsbergStaff, Solomon-L Greenberg...... 289.90 Schreiber, Saml-Hudson Paper \& Pa-
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8 Ventiniglia, Pasquale-
8 Trainor. \(3,368.39\) Van Gass, Beck, Jas H-Smith Worthington Co .........................398.60 Vasilas, Christ-Emil Koch Co.... 18.86 Van Pelt, Wm S-Columbia Ribbon
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 Waring, Emma B P-Childs Co.... Weissberg, Hyman-J \(\begin{gathered}\text { E Margott } \\ \text { Co }\end{gathered}\)

 10 Wilson, Edw I-Fidelity Trust Co... 10 Williams, Saml J-Justrite Products 10 Walter, Mary E \& Margt M İwin10


\section*{CORPORATIONS}

4 Alamo Constn Co \& Alger Gildersleeve Boston Moyle Co.........................417.08 4 Bonnell, Iris Aggregate Inc-Knickerbocker Bag Co Inc ...........155.41 Co \(\ldots\) \& Supply Co-H F Watson 4 Ernst Krabo Reaity Co- Savoy Glass 4 Green Consti Co-Mo....................... 173.82
4 Latham Realty Co- L Larsen
4 McCabe Quinn Co-C H Weber. 241.72
4 Progress Auto Storace \& Supply 241.72
4 R \& Borne Serymser Ootfitting Co \& Benj \(\begin{aligned} & \text { Z } \\ & \text { Stanger }\end{aligned}\)
4 Rosena Bros of Roseno Bros Ino ............ 150 Moehl Lithographic Co Bros Inc4 Sterling Mrg Co-C A Willey Co.. 40.63
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Huberth
F 6 Klensall Products Co-Welch Holme
 Grand Millinery Supply Co-Phil Christie Iron Works- \(\ddot{H}\) Disston et
 6 Continental Finance Co-Assets Realization Co \(\quad\) Brooklyn Heights R . R Co Co - \(\mathrm{S}_{\text {Schneid- }}^{41,694.26}\) 6 Berman Blau Reaity Co-in \(\underset{\mathrm{Y}}{\mathrm{T}} \mathrm{Tel}^{110.16}\)
6 Monaton Realty Investing Corpn\(\underset{\text { American Bonding Co }}{\text { E }}\) of Baitimore6 Southern Match Co-..................... 143.67
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 Seneca Falls Paper Co-Fairbanks City of \(\because \mathrm{N}-\dddot{\mathrm{R}} \ddot{\mathrm{R}}\) Crowell........ 484.14 Karnack Realty Co, Alex Allen, Nich Foundation Co-B Klar ......1,252.57 Conforti Excavating \& Foundation Bellows \& Avery Co-American Agricultural Chemical Co........... 169.90 Companhia Exportaitadore de ........................ B Peabody..... \(7,910.48\) Hansen Co \& Frank Feldman-M
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 ser \(\begin{gathered}\text { shristman Aeroplane } \mathrm{Co}-\mathrm{C} \text { - } \mathrm{C} \text { Had- }\end{gathered}\) ley dow Fifty-first to Fifty-secon 75 Broadway Fifty-first to Fifty-second 8 Title Guarantee \& Trust Co-......... A
 Brandt Construction Co.......1,925.92




 8 Bannister \& Schell Giyndon Con8 Esseff Knitting Milis-B F Boger \& 8 Cawston Construction Co \& Dainnico
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9 Wm E Leuchtenberg Co-N Y Tel. 43.64 Imperial Auto Co Inc-Sub Court 9 Tripoll I O of F No 4558 ..........64.41

\(9{ }_{9}\) M Weisberger \& Co-N Mishkin. \({ }^{\text {G }}\), 223.10 Amemarest cioth Mfg Co of Baitimore City-Et Geo S Leasing \& Hockson Co, Inc-S So Co \(18,132.35\) 9 Pocano Reaity Co-s Rosen. 1, 225.77


 Rachel \(\begin{aligned} & 0 \\ & \text { Cosgrove }\end{aligned}\) son River R R Co............, \(2,030.18\) 0 Continental Finance Co-Oscar J \(10 \begin{gathered}\text { Sterling Debenture Corp-D Grieme } \\ \text { Coal Co }\end{gathered}\) 10 Economy Coal Co-same …...5.498.83 Bros \& Rosenbaum … ........111.91 Halley Land \& Improvement Co \&
Rose Halley-Westchester \& Bronx Title \& Mortgage Guaranty Co . 294.35 10 Independent Waist Band Mfg Co10 Union Photographique Industrielle Establissements Lumiere \& Jougla \(\xrightarrow[\text { Rennis-H Miller }]{\text { Covey-McCarthy Cor }}\)
-L C Elliott 10 Loweil Constn Co, Jacob Levy \& than Levy-Clark o- M Meriis. 10 Manhattan Center Co-A H Hil 10 Jno Rumore Realtv \(\mathrm{Co}-\mathrm{T}\) H Bald-

 \({ }_{10}\) Chateau Reaity Co. Co Leischmann Bros Co-E Sniffi

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AN. Auerbach, Theo E-H Hereth.. 114:47
\({ }_{3}\) Abrahams, Julius A-Mechanics Bank 3 Ashmore Jno \({ }^{\circ} \mathrm{W}-\mathrm{T}\) B Hegeman \({ }^{6}\). \({ }_{6}\) Ashmore, Jno W-TB Hegemann. \(\mathrm{T}_{\mathrm{G}} \mathrm{A}^{2}\) 6 Ayerle, Chas-Burroughs Bidg Ma-
terial Cown Bennett-S Gordon \&
ano ........ 82.00
8 Aronson. Peter-Mahnken Bldg Ma-
terial Co \(\not\) Atix, Albt \& *hos F, doing busi-
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2 Braunstein, Julius-Thos © Howden same-same \(-\ldots\) E Morey et al. 1.48 .68 Balmer, Cath A-J E Morey et al.48.68

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4 ciinton, Henry F-B F Jayne...1,651.47
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6 Corson, Mary E-L J Young \& ano
8 Coleili, Antonono-M D Turner \& ano
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\({ }_{6}^{4}\) Davidson,t Geo-J Davls \& ano... \({ }^{32.70}\)

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Ducas, Leo-S Hollow \& ano .... 100.30 Dallinger, \(\dagger\) Mary-G Boehm \& ano.44.11 Dornbush, Leon-I Moskowitz...34.65
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Edwards, Miranda M- Teward
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3 Ferguson, Cornelius \(J\) as exr-City

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8 Fletcher, Matthew E - E Wiener
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 6 Kerr, Fredk W-State N Y Y \(\because . .115 .26\)

 6 Krimko, Esther-Title G \& T Co.38.67
 \(7 * \begin{gathered}\text { Kaplañ, Harry-Oppenhemier \& } \\ \text { bitsch } \\ \text { Co }\end{gathered}\) Tre-
 Kener, Louis Kammerlohr, Jos G-A A Hevia.i38.40 8 Kramisen, Saml-B H R R R Co...108.47 . 285.90
 2 Lewless, Jas E, doing bus Jas E Lew-
 4 Levin, Jos-State N Y........ \(15,000.00\) 6 Lindsay, Jas-S Casola \& Bro.......................... 6 Lausman, Jos-B Brown …... 353.90 Levey, Robt-S Casola \& Bros....173.88 7 Lammers, August- - N Veal \& MutLebow …o....... bitsch Co ............................61.62 7 Ludwig, Franz-Spohie Enderlein.... 7 Lynch, †Louis- J Montag \& ................40 8 Lefkowitz, Jos-Bond \& Mtg Gua Lilley Louis-Max Brand (D) 1,781.47 Lilley, Louis-Max Brand Improved Smoking Process Co.................. 09.86
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\hline \multirow[t]{4}{*}{} \\
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\end{tabular}

\section*{Olmstead, Geo-same}

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Osborne, Geo-same
O'Hara, Richd-same
Onderdonk, F S-Same
Oppenheim, Tho samin-same
O'Keefe, John-same
Opperman, Henry-Same
Ottenbiem, Fred J-same
\({ }_{8}\) Ostroosky, Jacob-same Fredk A-E L Crawford
3 Pisani, Philip- \(\mathrm{N} \dot{\mathbf{Y}}\) Tel Co ........ 37.86 Pope, Angelo-Seminole Distilling \& 3 Price, Augustus M, individ \& as exr
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3 Paisheisky, Moses L- \(\ddot{R}\) K rasnow 84.40 4 Pavlowitch, Peter-..J.Jaburg \& ano 127.88
4 Peterson, Adolph as gdn Edith
 6 dall Co Eliz A................................. 18
6 Platt, Eliz A-L Baumann \& Co. \({ }^{6}\) 48.01 3 Quinlan, Adelaide-N Y Tel Co... 20.80 2 Rader, Celia-I Lazarus HOB… 33.72 Rolnick, Nathan- \(-\ddot{P}\) Potto \(\ldots \ldots . .22 .40\) Rouginsky, Bessie- \(\quad\) J Koplowitz ...64.40
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2 Sass, Robt A-M Stecklow ........ 111.90

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3 Siems, Henry-J Heffran " (infant) slattery, Thos-N \(\dot{\mathbf{Y}}\) Tel \(\mathfrak{C}\) Skelly, Thos F-same


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4 Shulman, Hyman M-same.
4 Silva, Manuel-Corning 4 Silva, Manuel-Corning \& Co \({ }_{4}\) Syverson, Ole-Bklyn \& E D Termi4 Schneider, Barauch \& Max-............................ \({ }^{\text {n }}\)
 6 Sullivan, David A-Mercantile Natl Bank N Y
 7 Silverstein Bros-same \& Süurban
 7 Seyfried, Mary-R \& G Corset Co. 38.10
7 Seigle, Clarence \(H\) \& Annie-W Zim8 Schulmerich, Chas-J M Bittel... 188.06 8 Scott, Wm H Jr-F C Hickok...165.72 8 Seckel, Walter, doing business as
8 shaughnessy, Irene-A schiff \& ano.
8 Stack, Thos-E Schroeder.
Tyson, Henry-same .....
Timsey, Ernest-same.
\({ }_{2}^{2}\) Trahan, Emily-same.
\({ }_{2}^{2}\) Terelee, Sylvester J-same
\({ }_{2}^{2}\) Thwnes, \(W \mathrm{~m} G-\) same \({ }^{2}\)
2 Tompkins, Albt W-same
Tyson, Abr-same .
2 Thwaite, Alice W-same
\({ }_{2}\) Thwaites, Geo-same
\({ }_{2}^{2}\) Tenbrink, Maurice-same
Taaffe, Frank-same
Taylor, Andw-same L - same
2 Townsend, Arthur R-same
2 Topfer, "Wm-same
E Trum
\({ }_{2}^{2}\) Toering, Albt J-same
2 Tyson, Jos L- Same
2
2
as exr 20.36
40.95 2 Trahan, Jos-same 208.44 Thyng, Chas H-same \(\ldots \ldots . . . .{ }_{2} 220.36\) Thatkow, Morris-I Gingold \({ }^{\text {* }}\), . 124.1 F Quigley .......................... 107.40 7 Thorn, Frank-P Karp \& ano.... 71.85 8 Tierney, Frank I-F L Stevens. 4 Uhl, Felix J-City N Y. Y... 4 Ullman, Aaron D-same
4 Vaughan, Geo W-same 4 ...
4 Vail, Jas W - same
4 Vervalen, Richd Jr-S.....
4 Van Gorden, Ray T-same. 4 Van Cleve, Jas A-Same......
4 Van Gorden, Irving W-Same.
4 Voorhies, A W or Alfred W-
8 Van Ness, Frank- - J. Sherwin................................ Waldschmidt, Henry-Kath Eppig as 2 Walpole, Märy-Hudson Wood Work2
2 Weintraub, Wiolf- Wrle, Ernest-D Zubrinsky Wise, Alwin B-A Knapp Weissman, Abr-N Strarr
Wilson, Jno \(\mathrm{F}-\mathrm{N}\) Y Tel Co Wilderoter, Frank P-same.
Weinberg, Saml-same
Warren, Louis H-. 4 Weber, Jos-Helena Ru Reinhart.
 Wegelin, Margarite-W K Anderson
\({ }_{7}^{6}\) Wormwood, Chas \(\dot{\mathrm{P}} \mathrm{P} \dot{\mathrm{P}} \mathrm{A}\) ÓNeili 311.24 Whitelaw, Alex G as trste of Rudolph
Baumann for benefit of Wilhelmina
Landmesser-Landmesser- \(F\) O Walther \& ano.
 8 Wyner, Max-Somervilie Reait. 1,026.19 8 Wilkie, Jas-A w Seaman as ....... 27.40 7 Windgrath, Wm- \(\underset{\text { Young, Jos-City }}{\mathrm{F}} \underset{\mathrm{N}}{\underset{\mathrm{P}}{\mathrm{Y}} \text { Murphy. }}\)
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Yondelman, Himan-Same
Yondelman, Himan-sam Young, Adolph-same Zalkin, Harry-M Feinstein \(\ldots . .22 . \mathbf{D}^{2} .36\)
Ziccardy,
Domenico-Greenpoint 7 Zabo, Mieczyslaw-H K Korn \(\ldots . . .47 .75\)
7 Zubatkin, Theo-Jonas Federman Moulding Co.......................................................

\section*{CORPORATIONS.}
\({ }_{2}^{3}\) Atkins Iron Works-S Sokoloff. 202.40 rence

2 Bklyn Heights R R Co-Louise Mac3 Builders \& Traders Realty Co - \(-\underset{\mathrm{W}}{ }{ }^{96.82}\) 3 City N \(\qquad\) \(8,016.15\)
\(7,642.10\) 2 Jan A Williams Impt Co-C Rothen2 Jan A Williams Impt Co-c. \(\underset{\text { bach }}{\text { Rothen- }}\)

 \(1,200.00\)

 3 Verplanck \& © Co-Mechanics Bank 4 Clinton Holding Co-B B F Jayne. \(1,651.47\) Fitzgerald.

 Bame-same \(\dot{\text { Blyn, }}\) Queens Co \& Suburban \(\mathrm{R} R \mathbf{R}^{188.65}\)
 facturers Natl Bank (Inc)-Manu-. 129.97 L I Taxicab Co-Brighton Beach O'Brien Rëaity \(\mathrm{Co}-\mathrm{-} \mathbf{J}\) A Heaney...i13.22 Rutland Constn Co-W J Palmer \&
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Edw Weiss Co-same Williamsburgh Merchants Real
 Wischerth \& Dozier-same … 50.01 Schmidt Motor Chair Co-same.224.69 Sussman Bros \& Co-same. Schaffer Tinware Mfg Co-same..iis.72 Smyth Donegan Co-same Simpson Foundry Co-same. Fredk M Smith Realty Co-
Melville Realty Co-same .......
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Alsgood Rasch Co-same.
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o-same Cone..220.36

8 Kuhn Mfg Co-same \({ }_{8}\) Kensington Iron Works-same
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International Milling Co-same. 70.23
Jno Johnson Co-same ...........91.70
8 L I Display Adv Co-same..
8 Manhattan Steam Laundry Co-
 Milton Cigar Co-same...........38.65 Morgan Contracting Co-same.i.i01.11


 8 Ponce Realty Co - \(W\) W Dent...681.98
 8 Square Laundry Co (Inc)-J A Val8 Universal Trust Co, NY-Donigan \&
Nielson....................................\(~\)

\section*{SATISFIED JUDGMENTS. Manhattan and Bronx.}

Antonio, Criscue 1912 ...........................

 Benneit, Henry M- \({ }^{\prime}\) J J Gabrik; 1911.554.65 \({ }^{6}\) Bregman, Israel-E H Bailey; \(1910 .\).
 Barth, Bernard \& Harris Cohen-Peo- Peo ple, \&c; 1913 Brooks, Chas H-C W Luyster Jr; i911. Christatos, Morris \& John C KosterJulius Roehrs Co; 1912 . \& Woo. 377.93 Cooke, Geo-Eastern Brass \& Wood Cleary, Jos J-N Y Tel Co; 1911
.242 .55

Christie, Wm \& Newton L Schloss-J Van Collins, Mary J E-C H Colins; 19.139 .67 Cochrane, Irwin B - Lawyers Titie Ins Carpel, Edw-Bancroft Holding Co...................... 1912
 ...108. 13 Driesen, David-State Bank; " 1906.883 .28 Dingtelder, Henry-American Ice Co; \({ }_{1901}\)........................................... Egbert, Martha E- \(\ddot{G}\) Barrie et al; i911. 36.59 Egbert, Marthä E.... \(\dot{G}\) Barrie et al; 1911.82
 Frank Arthur W Vroom ©.......109.7 \({ }^{3}\) Fiske, Josiah M-A Salmon; 1912.1,725.08 Frucht, Sigmund W-Haverford Cycle
Co; 1912

 Gottlieb, Jacob \& Lawrence-A Schoen-
brunn; 1912 ...................................
 Hutchison, "'Jno … \({ }^{\text {W }}-\ddot{H}\) Hutchison; Honofee, Jno \(\mathfrak{J}\) \& Jas- B Hutchikiss; 1912 Helmsley, Minnie, Fussie Helmsley \& Ida Hughes, Mary-N Y Contracting ..... 300.00 Holland Thos \(1906 \ldots .\). Holland, Thos G, John \(\underset{\text { L H Holland }}{ }\) \& Marie
J Cary-Bronx Borough Bank; 1910 James, Ẅ 흐Mallory Steamship Co. \(1,249.16\) Joline, Adrian H \& Douglas Robinson-23.02 Same-I B Master; 1912.............. 200.00 Keator, Beverly-R E Moss et al; i912.
 Kates, Edw \& Jno A Clarke-R C Van Kapp, Harry-M McNamara; i9iz… 99.6 Katzen, Saml G-B L Singer; 1912.126.41 Keahon, Andw Harvey S-H Nielson; \(1912 .\). Larkin, Jos K, Peter Igoe \& Andw Igoe
Merchants National Bank of New Lermar, Abr-Rogers Pyatt Sheliac 196.24 Lorraine, Lilian - 1912 M. ..........43. 43 Lorraine, Lillian-M Lyden; i912....301.09 Lehman, Edgar-M Lazarus; \(1912 \ldots . .68 .72\)
McGuire, Wm S- N Y Tel Co; \(1912 \ldots 16.30\) mann; 1911...
 \({ }^{3}\) Mayer, Alice \& Sarah Kedofsky- People Morris, Monson-City of \(\overline{\mathrm{N}} \ddot{\mathrm{Y}} ; 1909.1400 .77\) Mulvany, Edw P S-M Maniffino; i912. Mietke, Adolf E-Longenecker Bros Inc:
 Mulvany, Edw \(S\), Margt \(R\), Mack K ,
Helen C , Irene, Madeline R
P Ollenkainen; 1911 ... R \& LukeMessinger. Aaron \& Saml Schinberg
Fairbanks Co; \(1912 \ldots . . .2 . . .267 .81\) O'Brien, Smith, \(W m\) H Hotchkiss, NaJ Linson-G D B Hasbrouck; \& Jno Payne, Harry L-J J \(\ddot{\mathrm{K}}\) O'Kennedy: 94.76
 .......................................... Rosenthal, Sylvan E-W \({ }^{\circ} \dot{F}\) Collins; 1912.
 \({ }^{1}\) Rosenblum, Jos or Jos Rose-Progres\({ }^{1}\) Reilley, Cornelius J \& Jno Harbowsky People,
 1908
Same
 Same-R B Doane et al; 1908 ........ 255.00
 Rand, Ezekiel C M-Steurer Pub Co Co
 Schwarz, Gustav-
1910 м Gattie \& Co; Sperco, Constant J- \(-\mathbf{B}\) Kalisher; 1912.108 .10
Schloss, Newton L-F
 Schanz, Jos-C E F McCann; 1908.... 34.52
Solomon, Lillian \& Louis-E Kadane et
 Seidenstock 1 Weber- -M M Diamond; 1911 \& \({ }^{\text {With }} .664 .39\) Smith, Claremont E-F D Stimpson Talcott, Jas-Verlenden Bro.................9.95.71 Same-same; 1912
Timberg, Herman-A S Tenny; i912
Tongue, Jos M-National Fire ing Co; 1913 ...................523. \({ }^{\text {Tunick, }}\) Beatrice Teitelbaum, Louis-J Ascheim; i898.101.02
 1909 ................................................

Woodruff, Aaron E-E A Squire; 1912. oZiegenthaler, "chäs-L" Barth; 1910.191.88 CORPORATIONS.
\({ }^{\circ}\) Halley Land \& Improvement Co-WestCo; 1913 . \(19 . . .\). Interborough Rapid Transit Co- C E Edel-Same-same; 1912 . ................1,136.27
 \(\begin{array}{ll}\text { Same-same } \\ \text { Same-same; } & 1913\end{array}\)
Knickerbocker Chocolate Co-C Boos Knickerbocker Cohocolate Co-C Boos et M P Berglas Mifg Co-… McSwegan et Erste Radziechouer Unterstuzemgs VeLondon Feather Novelty Co- Fealty Supervision Co; 1912 . \(19.1 . . .368 .18\)
Vari Lace Mfg Co-W Fleischman Bros Co-Coleman \& Krause; \({ }^{3}\) City of N X-K Haberland; 1912.1,137.92 same
Central
R
G Co of N J-H Schroeder
H Interborough Rapid Transit Co. © © Man-

 Empire City Subway Co-A A Barone 11142.20

\section*{Borough of Brooklyn.}

\section*{JAN, 2, 3, 4, 6, 7 \& 8 .}

Adams, Jos \& Jno-Nass Contracting 40 Arcowsky, Jos-J Rosenberg; 1907. \(\mathrm{i}^{476.40}\) Bandell, Fredk D-B Sternbach; 1912.4
 ooband... or Ochs wilhelmina- W.................92 mer Bwy; 1912 W................. 213.50 ……...........................234.09 ter Co-L E Lepp; 1912. © \(19.1 .{ }^{1} 81.45\) Buermann, Wm-L Harris; \(1912 \ldots 126.90\) 1911
 \& Trust Co; \({ }^{1912}\) Delo....... 1910 ...668.40 Eich, Wm \& Amelia-G P Busch; 1912.
 Same-same; 1911 \& Annie-Corn Ex- 112


 tate Exchange \& Investment Co-PeoFeldman, Esther, Dora Kaufman, \(\begin{aligned} & \text { Raph- } \\ & \text { Rat }\end{aligned}\)
 Haupt, Harry-C F Kempton \& ano as

 Kennedy, Jno \& Michi \& iliinois surety Kip, Laura W W-R L Titus; 1912 ..i77.7 Kennedy, Jno \& Michl \& Illinois Surety
Co-J, Demerest; 1912 ...... ...83.72 Koetzel, Fredk \& Wm Kaspir \& Frank
 Perez \& ano; 1912 …......; i \(1912.1,110.35\)
McCarthy John-R Mülony, Edw P S Margt R, Nora K, \(\underset{\text { Pezger, TLuas A-Class Journai Co.......... } 1904}{ }\) Nichoison, Albt \(\dot{s}\) - East of Emeline \(\quad 155.85\) Neville, Michl K-G Lethbriage; 1910

431.27
.595 .79 Southgate, Henry-D. Saltser, Mich1 J \& Mich1 Weinsier. doing
bus as Saltser \& Weinsier-P Gross
man: 1912 .


 same-same; 1910 ..............
CORPORATIONs.
C I \& Bklyn R R Co-R P Lumley ; 1912 \(\begin{array}{cc}\mathrm{C} \text { \& } \\ \text { fant) } & 1912 \\ 1912 \\ \text { R R Co-Irene Orth (in- } \\ \text { (in- }\end{array}\)

nterstate Lightertage Co-J McMail; Interstate L. Lighterage \& Transportation 1917

\({ }^{2}\) Vacated by order of Court. "Satisned of appeat. sheleased. keversed. satisned

\section*{JUDGMENTS IN FORECLOSURE SUITS.}

\section*{Manhattan and Bronx.}

JAN. 2
136 TH st, nec 3 av , \(130.5 \times 25\); Jno B Harison et al agt Jas i Ferris et al; Stewart 909.70 .

Cherry st, 306; Martin J Keogh agt Annie Pariser et al; Julius H Seymour (A) JAN. 3.
215 TH st, \(\mathrm{ns}, 352 \mathrm{w} 4\) av, \(43 \times 66\); Mich1 jno ic Harsey (A); koy M Robinson (K);
Washiagton av, ws, 125 s Fletcher, 50x 150; Prospect Investing Co agt A Warren Constn Co; stephen W Collins (A); Albert Sumolk st, 169; Pauline O Stern agt Chads (R); due, \(\$ 19,190\).

JAN. 4.
Broome st, 457-9; Adeline I Latham agt Arthur G F Moser; Merrill \& Kogers (A)
Madison st, 352; Lawyers Mtg Co agt Earnest R Eckley (R); due \(\$ 19,613\).

JAN. 6.
120TH st, ss, 131.8 e 4 av, \(20.10 \times 100.10\); Emigrant Industrial Savings Bank ag Anme Monoghan (A); Jno JHynes ( \(K\) )
137 TH st, 358 E; Jno \(S\) Wilson agt Doctor Herzl Assn; Jas C Higgins (A)
C McDonough (R); due \(\$ 10,003.16\),

JAN. 7.
Broadway, nec Chambers, 151.3 to Reade agt Delix isman et al; Jas S Darcy (A); Henry smith (K); due, \(\$ 3,83 \mathrm{~s}, 924.13\).

\section*{JAN. 8.}

Ludlow st, 14; Broadway Savings Institution of City of N Y agt Benj Folansky et al; Richd Kelly (A); Thos W Butts (R) ; due, \(\$ 47,275\).

101ST st, \(221 \mathbf{E}\); Jno M Bowers agt Lena Mahler et al; Middleton S Borland (A) Jas W Hyde (R); due, \(\$ 10,419.43\).

\section*{LIS PENDENS.}

\section*{Manhattan and Bronx.} \(23 D\) st, 106 E ; Geo F Gregory agt Geo
Larmly et al; partition; Cannon \& CanMorris av, es, between \(182 \mathrm{~d} \& 183 \mathrm{~d}\), lot 1; Saml H Kupferman agt Mary \(G\) Long al. forectosure of transfer of tax lien; E Jacobs, atty.

Henry st, ns, s pt of lot 179; People of State NY agt Moses Einhorn; notice of levy, C
\(48 T H\) st, 337 E; City of NY agt August Hity

Haight av, es, 242 n Walker av, \(25 \times 100\); City of NY agt Henry Nerenberg; notice villam st 192 , atson, aty. Glanz ast Eler E Glanz et al; partition; Man \& Man, attys.

JAN.
Brook av, es, 311.2 s 168th, 27.11x104.6x irreg; Herman Knobloch agt Christian ransfer of tax lien; J L Lindner, atty. 9TH av, es, 137.5 s 30th, \(18.3 \times 70\); Rebecca Shulman agt Augustus \(\underset{\text { et }}{\mathrm{R}} \underset{\mathrm{R}}{\mathrm{R}} \mathrm{B}\) Cohen
\(\square\)
JAN. 8.
Bowery, 20S; Augusta \(U\) Meinell agt Marguerite \(M\) o diA de Romante; partiJAN. 9.
17TH st, ns, 252 w 5 av, \(28 \times 92\); Geo W Garnar et al agt Wm H Godward; notice 2D av, 687-9; Bessie Moss agt Annie M 3D av, nwe 121st, 21x74; City of N Y
agt Adolph Wit; notice of levy; A R Wat2D av, 2290; Tenement House Dept agt
Louis Lese; notice of levy; A R Watson, 30TH st, 232 W; Tenement House Dept agt Maurice Myers; notice of levy; A R JAN. 10.
\(3 \mathrm{mav}, \mathrm{Ws}, 24.8 \mathrm{n} 41\) st, \(24.8 \times 100\) : Margaretta Doscher agt Sophia D E Doscher
et al; parttion; S M \& D E Meeker, attys.

115 TH
st, 341 E; Nicholas Albert
agt
Emilio Sarno; specific performance; J Corn, atty.
120TH st, 56 E; City of NY agt Hyman Berkman, notice of levy; A R Watson \(2 D\)
2D av, es, 17.5 n 12 th, \(16.11 \times 78\); also 2 D Dethloff ast Nellie Voit; specific performance; A S Weltfisch, atty.

Hughes av, 2316; M Mosson Co Inc agt Alida Amabile et al, action to set aside deed; Otterbourg, Steindler \& Houston, Arthur av, es, 75 n \(186 \mathrm{th}, 37.6 \times 87.6 ; \mathrm{M}\) Mosson Co Inc agt Teresa Lauritano et al; action to set aside de
Steindler \& Houston, attys
Lot 69, blk 1867, sec 7, Manhattan: David Lippmann ast Homa H Meade et al; amended foreclosure of tax lien; \(\mathbf{H}\) Morris av Mortangelo Swc 154th, \(43.6 \times 100\); Michl to confirm conveyance, \&c; J Sapinsky, atty.

\section*{Borough of Brooklyn.}

\section*{JAN. 2.}

Freeman st, ns, 120 e Franklin, \(25 \times 100\) Green Point Savings Bank agt Annie
16TH st, we Prospect Park W, \(20 \times 52\);
Anna Hoffman agt Dora Grant et al; Moore, Williams \& Upson, attys. N GTH st, ss, 20 e Berry, \(20 \times 50\); Jno
Middleton agt Annie Golin et al; Coombs \& Wilson, attys.
Bergen st, ss, 440 e 6 av, \(20 \times 131 \times 20 \times 130\) Julia Redding agt Harry N Beggs \& wife Roy, Watson \& Naumer, attys
St Johns pl, ns, 389.4 e Troy av, 26x 120.3; Jno Mayer agt Urban Realty Co \& Hertz, atty
Nostrand av, ws, 55.7 s Hawthorne, 16.8 x90; Bond \& Mtg Guar Co agt Arth
Waidron et al; H L Thompson, atty
Lotts la, cl, at north end land formerly acres; Millie H Sayer agt Stenton Realty Co \& ano; H L Thompson, atty.
\(39 T H\)
st, nes, 140 nw 10 av, \(20 \times 95.2\);
Mary J Bell agt Anna Stockbridge et al Mary J Bell agt Ann
\(H\)
\(L\)

Pine st, ws, 180 s Sutter av, \(20 \times 100\) also PINE ST, Ws, 320 s Sutter av, \(20 \times 100\) also PINE ST, es, 460 s Sutter av, \(20 \times 100\) Boyle et al: C Reinhardt, atty Sutter av, ss, 100 e Pine, \(20 \times 100\); also SUTTER AV, SS, 120 e Pine, \(20 \times 100\); also SUTTER AV, SS, 140 e Pine, \(20 \times 100\); also Weber agt Patk \(F\) Boyle et al: C Reinhardt, atty.
Pine st, es, 260 s Sutter av, \(20 \times 100\); also INEER AV, SS, 40 e Pine, \(20 \times 100\); also PINE ST, es, 20 n n Sutter av, \(20 \times 100\); also PINE ST, es, 40 n Sutter av, iox 100 ; Hiller Constn Co agt Patk F Boyle et al; C
Pine st, ws, 380 s Sutter av, \(20 \times 100\) also PINE ST, WS, 360 w Sutter av, 20 x 20x100; Christine Glaessgen agt Patk F Boyle et al; C Reinhardt, atty.
Pine st, ws, 300 s Sutter av, \(20 \times 100\); also PINE ST, ws, 260 s Sutter av, 20x100; Elmira Gibbons agt Patk F Boyle et al; C Reinhardt, atty
Pine st, \(w s, 160 \mathrm{~s}\) Sutter av, \(20 \times 100\); also PINE ST, ws, 140 s Sutter av, \(20 \times 100\); also PINE ST, ws, 120 s Sutter av, \(20 \times 100\); also PINE ST, ws, 100 s Sutter av, \(20 \times 100\) : Benj F Sherwood \& wife agt Patk F
Boyle et al; C Reinhardt, atty.
Pine st, es, 220 n Sutter av, \(20 \times 100\); also PINE ST, es, 180 n Sutter av, \(20 \times 100 ;\) also PINE ST, es, 100 n Sutter av, \(20 \times 100 ;\) also
PINE ST, es, 120 n Sutter av, \(20 \times 100 ;\) also
PINE ST, es, 140 n Sutter av, \(20 \times 100 ;\) also PINE ST, es, 140 n Sutter av, \(20 \times 100\); also
PINE ST, es, 60 n Sutter av, \(20 \times 100\) also
PINE ST, es, 80 n Sutter PINE ST, es, 80 n Sutter av, \(20 \times 100 ;\) also Amalia Miller agt Patk \(F\) Boyle et al; C Reinhardt, atty.
4 WTH st, ss, 260 e 4 av, \(20 \times 100.2\); Jennie A Wallot agt Helen \(E\) Harris; \(R\) B IttelCentre st, ns, 139 e Columbia, 20×100 Chas Held agt Max Turner et al; S Engel, atty.

5TH av, ws, 56.9 n Ovington av, 19.7 x 94.10x19x99.5; Forrest Co agt Cat

Narrows av, es, 49.4 s 80 th, 60 x irreg; cific performance; W L Durack, atty. JAN. 3.
Bushwiek av, ws, 50 s Palmetto, 16.8 x 75; Conrad Schad \& wife agt Margt Spind W 3D st, ws, 110.8 n Sheepshead Bay rd, \(30 \times 119.4 \times 30 \times 120.4\); also SHEEPSHEAD BAY RD, ns, 157.6 e W 5th, \(36.4 \times 92.7 \times 30 x\) 112.8; Sarah A Hanghian agt Jos Salvia 6TH av, nwe 54 th, \(100 \times 100.2\); Levin-Kronenberg \& Co agt Harbor View Constn Co et al; foreclosu
H Spigelgass, atty.
54TH st, sws, 329.2 se 4 av, \(19 \times 100.2\);
Cora Rosquist agt Cath O'Shea et al; E Cora Rosquist agt
Kempton, Jr, atty.

W STH st, ws, 20 n Av S, \(15 \times 100 \times 20 \times-\)
 Title Guar \& Trust Co agt Irenee A BurTitle Guar \& Trust Co agt Iren

Garfield pl, ns, \(120 \mathrm{w} 7 \mathrm{av}, 30 \times 100\); Thos M Freeman agt
Thompson, atty.
Bay Ridge av, ns, 100.4 e 3 av, \(93 \times 100\) Chas H Potter agt Margarete Constn Co

Hawthorne st, ss, 212 n Winthrop, 20 x 106; also FENIMORE ST, ns, 105.3 e Bed199 to beg Anna M Everit agt Jos W Moore et al; G W Pearsall, atty,
Stockton st, 125-7; Abr Kane agt Simon
Tarbes et al; to set aside deed; Tarbes et al;

3D av, nws, 25.2 sw \(36 \mathrm{th}, 85.8 \times 97.10\) al; Feldblum, Reizenstein \& L, attys.
Christopher av, es, 149.11 s Liberty av 80.5x irreg; Saml Feinstein \& ano agt Kalman Ehrlichman \& ano; to recover
possession; S A Telsey, atty. possession; S A Telsey, atty.

81ST st, sws, 180 nw 13 av, \(21 \times 100\) Sarah C Rodenstein agt F W Crane Realt \& Constn Co et al; E A Smith, atty

Ovington av, sws, 130 se 14 av, \(20 \times 84.3 \mathrm{x}\) Gex Sch, Alex E L Holywell, atty

St Paul's p1, es, 101 s Woodruff av, 21.2 Bank \(21 \times 139.5\); Williamsburgh Savings \& D E Meeker, attys.

\section*{JAN. 4}

23 D st, \(\mathrm{ns}, 150\) e 6 av, \(50 \times 100\); Sophy L McCann agt Hedwig G

Stagg st, nwe Leonard, 60x80; Jos Kurz agt Balthasar Kurz et al; partition; H Zainikaur, atty

45 TH st, \(\mathrm{SNS}, 160\) se 13 av , \(40 \times 100.2\) Frank B Hurd et al as exrs \&c Andrew Little agt Solomon Klotz et al; Thornton Earle, attys
Snediker av, ws, 60 s Blake av, \(100 \times 100\); ker \(N\) Y Mason Materil ics lien; S L Judelsohn, atty.

Manhattan av, 161; also SCHOLES ST S Hoffman, atty.

E 39TH st, ws, 450 n Av P, 30x169x30x 169.8; Robt \(P\) Perkins agt Edw \(P\) Allen al; Ward, Hayden \& S, attys
49 TH st, sws, 220 se 4 av, \(30 \times 100.2\) Louis Rosenberg agt Margt H MacCul
ock et al; W L Durack, atty
49 TH st, sws, 250 se 4 av, \(100 \times 100.2\);
ame agt same; same atty.
New Lots av, sec Vermont, runs e 200 to Wyona xs99xw-xn97 to beg; Bklyn Kalclosure mechanics lien; \(\mathrm{E} E\) Rosenblume, atty.

JAN. 6.
Bogart st, ws, 50 n Cook, \(25 \times 93.2\); Jos pinson agt Max Kitaeff \& ance; \(H\) Feldman, atty.

Bay Ridge av, ns, 100.4 e 3 av, \(93 \times 100\); Tillie Karasik agt Loring Realty Co et

46TH st, nes, 260 nw 11 av, \(20 \times 100.2\); Emma C Heyberger agt Wm F Wright al, H J Davenport, atty.
56TH st, nes, 280 nw 11 av, \(20 \times 100.2\); Kath A Woolworth agt Wm F Wright

White st, swe Moore, \(91 \times 100\); Frances \(T\)
Wraham agt Ellemmay Realty Co et al; Ingraham agt Ellemm.
17 TH st, ns, 205 e 6 av, \(17.6 \times 80\); Philip Lipinski \& ano agt Frances Hahn et al;
sanford
25x100; Kath E Madden agt Bernard L, Hagen' et al; partition; Hauff \& Warland,
\(\qquad\) 40TH st, \(\mathrm{ns}, 160 \mathrm{w} 12 \mathrm{av}, 20 \times 95.2\); Mt St Vincent Co-op B \& L Assn agt Eliz Washington av
Washington av, 646-8; Szemko \& Gaymechanics lien; A Gronich, atty.

Stanhope st, 16; Johanna S Strohmeier
Stanhope st, 16; Johanna S Strohmeier
ano agt Max Manes et al; H J Gaede, atty.
3D av, sec 73d, \(20 \times 80 ;\) Kath
St Henry Muser
Tietjen et al; H J Gaede, atty,
Beaumont st, es, 100 s Hampton av, 40x Vel Title Guar \& Trust Co agt Francesco
ellanti et al; T F Redmond, atty.
50TH st, nes, 140 se 19 av, \(20 \times 100.2\); Ed\(\mathrm{H}_{\mathrm{H}} \mathrm{M}\) Bellinger, Jr, atty.

Oakland st, ws, 340.6 n Driggs av, 20 x 100. Jennie E Asterhoudt agt Margt A Kety.
Myrtle av, ss, 89.9 e Marcy av, \(89.6 \times 100\); Windsor Trust Co agt Aaron J Friedman et al; T F Redmond, atty.
Franklin av, es, 67 s Jefferson av, 16.4x 100; Williamsburgh Savgs Bank agt Otto Singer
attys.

Putnam av, nes, 265 se Bushwick av, \(17.6 \times 100 ; ~ W m\)
al; Lhaw K agt Robst E Wille ev
78TH st, ne New Utrecht av, \(121.2 \times 100 \mathrm{x}\) 72.2x111.4; Benj V Butman agt Ab

Schenck av, ws, 255 s Dumont av, 19.10x 100; Williamsburgh Savgs Bank agt S
Post et al; S M \& D E Meeker, attys. Java st, ss, 95 w Franklin, \(50 \times 100\). livan et al; S M \& D E Meeker, attys.

Van Cott av, ns, 26 w Eckford, 33.5 x
 Meeker, attys.

JAN.
Columbia st, es, 202.2 n Degraw, 20 x 7.6; J Clementine Grey agt Michele Ma-

Montauk av, ws, 90 s Pitkin av, \(20 \times 100\); \& ano; foreclosure mechanics lien; L Sack, atty.
19 TH st, sws, 110 nw 4 av, \(25 \times 100\); Jno Marcello agt Giuseppe Ciccone et al; to Flushing av, ss, 16.10 e Beaver, runs e \(5.2 \times 553.11 \times n\) av, \(\mathrm{SS}, 16.10\) e Beaver, runs e
to RD, ss, at nec lot land of Benj C WatSan, runs e25xs167.3xw-xn125.9 to beg;
Fulton stirach, attys.
Fulton st, 169; Rebecca Stemmermann as extrx \&c Claus Stemmermann agt Patk
F Healy et al; Bacchus \& Demarest,

SGTH st, ns, 180 e 20 av, \(20 \times 100\); Nils S Sahlin agt Cornell Realty Co \& Nils \(\underset{\text { Con }}{\text { S }}\) Carlson, atty. 160 e 20 av, \(20 \times 100\); same S6TH st, \(n s, 160\) e 20
agt same; same atty.
Jamaica av, bet Logan \& Richmond sts, Lot 381, map of 995 lots of the Rapelje
prop; same, Lots \(379-380\) \& pt 373 \& 374 , prop; same, Lots 379-380 \& pt 373 \& 374 ,
on same map; Roberts Numbering Machine Co agt Bates Machine Co; to con
premises; Wingate \& Cullen, attys.
51 ST st, ss, 140 e 3 av, \(20 \times 100.2\); Fredk H Schomburg agt Ida L W Lipple \& ano;
Bay Ridge av, ns, 100.4 e 3 av, \(93 \times 100\); Chas \(\underset{\text { H Potter agt Margarete Constn Co }}{ }\) New Utrecht av, ws, \(66.10 \mathrm{n} 81 \mathrm{st}, 22.3 \mathrm{x}\) \(35.1 \times 20 \times 44.10\); May J Hickerson agt Ele-
vated \& Subway Realty Co et al; A J
Stark, atty.

\section*{JAN. 8.}

Sutter av, sec Vesta av, \(20 \times 75\); Lillian C Schwartzman agt Aron Altman et al; S Park av, ns, 450 w Marcy av, \(25 \times 100\); S Berg, atty. W 8TH st, es, 252.2 n Av S., \(19.4 \times 82.5\); also W 8TH ST, es, 290.10 n Av S, 19.4 x
\(82.5 ;\) also W 8TH ST, es, 310.2 n Av S. 19.4
x 82.5 ; also W STH ST, es, 348.10 n Av S, \(19.4 \times 82.5\); Bond \& Mtg Guar Co agt Carl
10TH st, ns, 331.10 e 8 av, 19.5x92.6; Gustav A Olsen agt Mary Brown \& ano; J J Hood, atty.
\(\underset{\text { Eessie O'Hare }}{\text { ITH }}\). es, 100 n Caton av, \(30 \times 100\); Bessie O'Hare agt Mary O'Brien; specific performance; Moos, Prince \& Nathan, at s.

Starr st, nws, 100 ne \(\operatorname{Trving}\) av, runs nw
\(00 \times n 221.1\) xe103.10xsw 194 to beg. liamsburgh Savings Bank agt Chas Roth-
enbach Ine et al;
I \(\&\) D E Meeker, at tys.
Bus
Bushwick av, ws, 30 n Ten Eyck, \(20 \times 75\) Rebecca Tepper agt Isaac Wilson et al; E Bushwiels
Bushwick av, nwe Ten Eyck, \(30 \times 75\); Ainslie st, sec Keap, \(19.1 \times 75\); Adolph
Tepper agt Isaac Wilson et al; E Tepper, Teppe
Alabama av, es, 70 n Glenmore av, 80 x
100: Est of S Weinstein agt F \& J Realty Co et al; \(\mathbf{F}\) Weinstein, atty.
President st, ec Hamlton av, runs n18.11
xe46.4xne43.5xe10.9xsw100xnw 22.10 to beg; xe46.4xne43.5xe10.9xsw100xnw 22.10 to beg;
Saml Broom \& ano agt Jos Zoffer et al;
onas, Lazansky \& N , attys.
Thames st, ns, 150 e Porter av, \(25 \times 100\);
Esther Wolf agt Henry S Levy et al: Hirschfield, atty. Henry \(S\) Levy et al; D
E 24TH st, es, 175 n Av L, \(37.6 \times 100\); Home Mtg Investment Co agt Anna SonEssex st, es, 39.6 n Sutter av, 19.6 x 80 ; \(L\) I Bond \& Mtg Guar Co agt Aaron N 58TH st, Ss, 140 e 9 av, \(20 \times 100\); Danl D Brown agt Nov
Greenwood, atty
42D st, sec 16 av, \(25 \times 75\); Mathilde Rafalovitz agt Hyman Trachtenberg et ai; O A Samuels, atty.

\section*{FORECLOSURE SUITS.}

\section*{Manhattan and Bronx.}

\section*{JAN. 4.}

75TH ST, 241
E; Mrietta Ingber et al; C A Clark, atty.
Lots 19 \& 20 map Wakefield, Bronx: Jennie Breitenbach agt Mary Buhler, extrx, et al; W Klingenstein, atty,
Chrystie st, 132; Jefferson County Savgs roll, attys.
134TH st, nec So blvd, \(169.1 \times 107.7\); Henry Lingelbach el al agt Myra Moffat JAN. 6.
Henry st, 23, \& Elizabeth st, 168; Jno Schell \& Elkus, attys.
Catherine st, 53-5; Robt McGill agt
Jacob Morrison et al; James, Schell \& Elkus, attys.

Hewitt pl, es, 216.7 n Longwood av, 40x \(\mathbf{1 7 T H}\) st. \(\mathbf{3 2 2 - 2 6} \mathbf{~ w}\); 3 actions; Bertha Goewenstein agt Moritz Well et al; House, 186TH st,
462 E; Alice \(S\) Boruff agt
Chas Pinzka et al; Esselstyn \& HaughBeaumont av, es, 133.3 n 187th, 233.3 x 100; Mercury Realty Co agt Baldassare 148TH st, ss, 100 w Ams av, \(41.8 \times 99.11\). Sigmund Ashner agt Harris Friedman et 150TH st, \(541 \mathrm{E} ;\) German Savgs Bank, in City of NY, agt Henry Dammann et al; 69TH st, 217-21 W; Frederic de P Foster Rahm, atty. Ritter pl, SS, 96.10 e Union av, 40x85.5;
 \(\mathbf{4 H}\) st, \(\mathbf{3 2 9} \mathbf{E}\); Rosehill Realty Corpn
ast Gaetano Collina et al; M S Borland,
atty.

131ST st, SS, 145.4 w.
Wo actions; New York Savgs Bank art
No two actions; New York Savgs Bank act
Michl Sampter et al; Webbor \& Webber,
attys. Willis av, see 134 th, \(100 \times 75\) xirres: At antic Dock Co agt Reserve Realty Co et
 \(45 T M\) st, \(\mathbf{1 5 0} \mathbf{~ w}\); Annie E Copeland agt Benven Realty Co et al; Lewkowitz \& 56TH st, 244 W; Annie E Copeland agt
Rudolph A Rodel
et al; Lewkowitz Rudolph A Rodel et al; Lewkowitz \& Madison av, nwe 94 th, \(100.8 \times 42.9\); Mu-
Mal Life Ins Co of N agt Ranald H Macdonald et al; F L Allen, atty. Lexington av, es, 50.11 s 108th, \(16.8 \times 65\) et al; G M S Schulz, atty.
Mulberry st, 280-2; Abram Morris et al JAN. 8 .
Teller ay, 1061-3; two actions; Henry Kiralfy, atty. 50 map of See 1 map of Morris Park, Bronx; Washington SavConvent av, 433; Abel King et al agt
Cilhelmina How et al; Lese \& Connolly, attys.
Seten av, ws, 400 s Randall av, \(25 \times 100\);
Anna K Adams agt Annie Metzler et al Anna K Adams agt Annie Metzler et al; 115 FH st, 50 W ; Esther Fisher agt Lud-
ig Freund et al; Kantrowitz \& Esberg, St Peters ay, nec Walker av, \(148.4 \times 29.4\);
Washington Savings Bank et al agt MaRoad from Westchester to Eastchester, Ws, adj land of Lydia A Bliss, -x-
Bronx; Caroline \(S\) Wilson agt Sarah
Sullivan et al; Lord, Day \& Lord, attys. 171ST st, 458 E; Lawyers Mtg Co agt Max Tannenbaum et al; Cary \& Carroll, Heath av, 2888; Julius Brenzinger et al
gt Pouch Realty Co et al; F A O'Neill, 130TH st, 22 E; Metropolitan Savings
Bank agt Harry J Smith et al; A S \& W JAN. 9.
et al agt Michele Brigante et al; M S Rivernide Drive, 71; Robt F Hubbard Lnfayette st, 1S4; also ELM ST 170 American Mortgage Co agt Michele Bri soer st ins 95 W Colonial
166TH st, ns, 95 w Colonial pkwy, 50.1
\(\times 60 ;\) Sarah Wohlgemuth agt Trial Realty 114 TH st, 213 E; Meta Blohm trste agt Brondway, swe 152d, \(99.11 \times 150\); Mary J Kingsland agt Sun Constn
T6TH st, 431 E; Metropolitan Savings
Bank agt Mayer Deutsch et al; A S \& W

\section*{JAN. 10.}

Viln av, es, 385.3 n Southern blvd, 24.9
\(\times 92.6 \times 24.9 \times 92.6\) John Nicklas et al agt
Mary R Fitzpatrick; R H Bergman, atty,
\(\mathbf{1 0 7 T H}\) st, ss, 135 e 3 av, \(21.10 \times 100.11\); 107TH st, ss, 135 e 3 av, 21.10x100.11;
John C Higham agt Sigismondo Gallina

122D st, ss, 308.4 w Pleasant av, 16.8 x
100.1: U S Trust Co of NY art Sol P
Rothschild et al; Stewart \& Shearer, attys.
Columbus av, 763-65; Oscar Kunath agt
John Rollmann et al; J Ettinger, andy
131ST st, 9 E; Anna R Spring agt Chas w.

\section*{BUILDING LOAN CONTRACTS.} Manhattan and Bronx.

\author{
AN, \(4 \& 6\).
}

No Building Loan Contracts fled these days. JAN. 7.
163D st, ss, from Intervale av to Kelly,
 Crotona av, ws, 80 s \(189 \mathrm{th}, 75 \times 138.5\) to
Beaumont av, \(777 \times 121\); Rockland Realty Co loans D'Andrea Constn Co to erect
three \(5-\) sty bldgs; 13 payments. 61,000 JAN. 8 .
So Boulevard, es, 354.5 s Aldus, 20.11 x 94, Inc to erect a 1-sty taxpaver: - navments.
Edgecombe av, ws, intersec el of 153 d , runs s75xw \(100 \times n 75 \times 100\) to beg; Montrose Realty Co loans Great Centres Realty Co
to erect a -sty bldg; - payments. 75,000 orect a -sty bldg; - payments, 25,000 Rockland Realty Co loans Obark Realty JAN. 9.
Westchester av, nec Evergreen av, 160 x104; City Mortgage Co loans Pew Realty
Corp to erect four 5-sty apartments: 12
payments.
payments.
Westehester av, nwe Wheeler av, 40 x 10; City Mortgage Co loans Pew Realty Corp to erect two 1 -sty taxpayers; 3 pay-
ments.

104 T
104TH st, 27-31 W; Meyer J Wohlgemuth loans Chas I Weinstein Realty Co
to erect a -sty bldg: - payments. 31,000 JAN. 10.
18STH st, ss, 91.7 w 3 av, \(37.6 \times 100 ;\) Jas G Wentz loans Casolaro Fasany Co Inc; to rect a -sty bldg; - payments. 24,500 Seabury pl, es, 50 s 172 d , \(135 \times 100 ;\) Co-
mity Mortgage Co loans Angel Constn mity Mortgage Co loans Angel Consth
Co ; to erect a - sty bldg; - payments.
81,000
Seabury pl, es, 180 s \(172 \mathrm{~d}, 90 \times 100\); same loans same; to erect a -sty bldg; - \({ }_{54,000}\) ments.

\section*{ATTACHMENTS. \\ There were no Attachments filed Jan. 2.
\(3,4,6,7\) \& 8. \\ CHATTEL MORTGAGES. \\ Manhattan and Bronx}

AFFECTING REAL ESTATE
JAN. 2, 3, 4, 6, 7, 8 \& 9 .
Ray Holding Co. 1525-31 Hoe av.. Leon 800 Mayer
Schofler,
\&
\&
Do.
Dixtures.
 B See Electric Elevator Co. Eleva-
tor.
West Farms Constn Co. Longfellow av, West Farms Constn Co. Longellow av,
ss of Home. X- also West Farms
rd, ss of Home.-x—; 6 bldgs.. rd, ss of
Johnson. Steam Heating Plant.

\section*{Borough of Brooklyn.}

\section*{AFFECTING REAL ESTATE}
\[
\text { JAN. } 2,3,4,6,7 \& 8
\]

Brill Constn Co. 60 th bet 18 th \& 19 th avs..A Entenman (Inc). Sashes and
\(\$ 2,860\)
Doors, \&e. Cordova Realty Co. Bergen nr
av. A Alph
720 F \& J Realty Co, Alabama av nr Glenmore av.. Bushwick Gas Fix Co. Gas \({ }_{330}\) Home Mantel \& Tile Co. \({ }^{5} 520\) Van Buren
..Saml Less.
180
Mantels, \&c.
 Siegelbaum, Louis. Alabama av nr DuTubs, \&c.

\section*{MECHANICS' LIENS. \\ Manhattan and Bronx.}

3D av. nwe 98th, 75x110; Howden Tile Co agt High Grade Amusement Co \(\&\) Geo
Merritt Ward Inc (13). Broadway, 2880; Rubenstein \({ }_{\text {Bros }}^{\text {agt }}\) Loring R Gale, Calder, Nassoit \& Lan-
ning (15). 15TTH st. 604 W; Rubenstein Bros agt \begin{tabular}{l} 
Jessie \\
ning (16). Falk, Calder, Nassolt \& Lan- \\
128.50 \\
\hline
\end{tabular}

Riverside dr. 264-70; Rubenstein Bros agt Philip Liv
Lanning (18).
Riverslde dr. 400: Rubenstein Bros agt ning (19).

Riverside dr, 528; Rubenstein Bros agt Wm H McKnight, Calder, Nassoit \& Lanning (20).
Wales av, es, 125 s \(149 \mathrm{th}, 50 \times 100\); Stan-
lard Plumbing Supply Co Bldg Co \& Jas McGonagle (21).
Chisholm st. 1326; H E Asthelmer Co \(\underset{\text { agt Hannah Sweeney \& Roth Constn }}{\substack{\text { LJ } \\ 75.00}}\) JAN. 6.
11TH av, nwe 37 th, \(50 \times 100\); Colonial Sand \& Stone Co agt Peter McGirr, Terence T McKegney \& Payne Constn Co 115 TH st, \(\mathbf{6 0 4} \mathbf{~ W}\); Barnet Kimler agt Jessie B Falk, Calder, Nassoit \& Lanning
\& Rubinstein Bros (25). Riverside dr, 264-70; Barnet Kimler agt Philip Livingston, Calder, Nassoit \& Lannning \& Rubinsten Bros ' 26 ). 178.85
Riverside dr, 400; Barnet Kimler agt Philip Livingston, Calder, Nassoit \& Lann-
ing \& Rubinstein Bros (27).
203.67 ing \& Rubinstein Bros (27). \(11 \times 125\); Anton Convent av, nwe 142d, 99.11x125; Anton
Larsen \& Son agt Benclare Constn Co \(\underset{(28)}{\text { Larsen }}\) \& Son agt Benclare Constn 822.00

JAN. 7.
Prospect ay, 2132-4;
Thos Giaquinto Co
agt Regino Constn Co
(29). 1ST av, \(\boldsymbol{7 7 0 - 4 ;} \mathrm{H}\) W Johns Manville Co agt Dennis Harrington Jr or Dannis A Harrington \& Jno T Brady \& Co \(\begin{aligned} & (30) \\ & 1,367.80\end{aligned}\)
Suffolk st, 171; T H Simonson \& Co agt Jno Doe, Suffolk Amusement Co \& Cohen
\& Struick
125.82 Webster av, 2039-43; Antonio MastracCawston Constn Co (3).
Marmion av, nec 175 th, \(194 \times 69.11\); Louis Shas F Canedy (33).
105TH st, 112-38 W; Jos W Rowan, Inc. agt
(34). Mary A Loeffler;
Central Park w, ws, whole front bet 62d \& 63d, 200010 xirreg, Giannattasio Con struction Co agt The New Theatre \& Ellii-
son Constn \(\mathrm{Co}(35)\).
Lorillard pl, ws, 47 s 188th, \(25 \times 100\); Flavius Improvement Co (36). \(\quad 245.00\) JAN. 8.
Webster \({ }^{\text {Wv. }}\) 2039-43; North American Wall Paper Co agt Cawston Constn Co
(37).
146.99 Audubon av, 404-12; North American Wall Paper Co agt H G Realty Co \& Hen-
ry Guttmann (renewal)
\((38)\). 47TH st, \(629 \mathbf{W}\); Jacob Perlman agt Jas Amsterdam av, swe 96 th, \(35.8 \times 89.9\); Kawneer Mfg Co agt Abr Goldberg \& Jno H
Scheier (40). Convent av, nwe \(142 \mathrm{~d}, 99.11 \times 125\); Jamestown Mantel Co agt Benclare Constn Co
(41). Lind av, ws, 124 n 168 th, \(50 \times 144\); Tobruk Constn Co agt Pasquale Lamberti \&
Lamberti Constn Co (42).
522.00 47TH st, 222-6 w; Jno Hankin \& Bro agt D Brainard Ray, Jno E Stimson, Rich tate of Mary E Ray, Jacob M Seidenberg. Jacob Kostman \& Seidenberg \& Kostman Same prop; same agt same \& Frolic estaurant Co (44). 53.25
Home st, swc Fox, \(94 \times 109\) : Jacob B Levine \& Alax Rosner agt Home Fox Co
\((45)\) 3D av, 3758-60; Klock Contracting Co
gt Wendover Bronx Co \& Julius Miller agt Wendover Bronx Co \& Julius Miller
(46).
3D av, 1770-74: Chas A Worthington, trste agt \(N\) Y Elevated \(R\) R Co. Tnter-
borough Rapid Transit Co. Hudson M Mason, Henry \(L\) Gillesple, Hygrade Amusement Co \& Geo Merritt Ward, Inc (47).
11 TH av, nwe 3 ith. \(50 \times 100\) : Thos Mulry \(\&\) Son agt Peter McGirr, Terrence T Mc-
Kegney \& Payne Constn Co (48). 888.75

Central Park West, ws, Whole front bet 62 d \& 63 d .200 .10 x irreg; Isador Cristaldi agt New Theatre, Century Theatre 210.00

\section*{JAN. 9.}

Chisholm st, 1326: Henry Ahr's Sons Tron Works act Hannah Sweeney \& Roth
Constn Co (renwal) (50).

11TH nv, nwe 37 th. \(49.2 \times 100\) : Payne
Constn Co art Peter McGirr \& Terrence
McKegney (51).
169TH st, 773-S1 E; Rsmonde M O'Brien
gt McKinlev Square Casino Co \& Wm H agt McKinlev Square Casino Co \& Wm H
Weissager (52).

Grant av, sec 165 th, \(80.10 \times 103.6\); Valen-
tine Zimmermann aqt Mitchell MeDermott Constn Co \& Furlong \& Furlong
\((53)\). 3D av, 2857-59; same agt
D \({ }^{\text {J }}\) Clarence Boynton av, nwe Westchester av, 42 x 106.10 same agt American Real Estate
Co \& Furlong \& Furlong (55).
197.00 di Tilo Co agt Jno Doe \& Benclare Constn Co (56). Webster av, 2039-43: Domenico A Pezza
agt Cawston Constn Co (57).
163.00 14 TH st, 52 w: Sam Kaplan agt Edw C \begin{tabular}{l} 
Center, Robt \(S\) Smith \& S Kandel \(\underset{290.00}{\&}(58)\). Son \\
\hline
\end{tabular}

127 TH st, 152 W ; Chas B Nannen et al agt Sanitary Steam Laundry Co \& War field Laundry Corp (59). 25TH st, \(\mathbf{3 6 - 8} \mathbf{W}\); Press Prism Plate
Glass Co agt Irvel Realty Co \& Coleman Glass Co agt Irvel Realty Co \& Coleman 68.25
\& Krause (60). 4TH av, 424-32; Pressed Prism Plate Glass Co agt Realty Holding Co \& Cole4TH av 354-60; same agt Ogden Mills \& Hess Building Co \& Coleman \& Krause

Hoe nv, ws, \(25 \mathrm{n} 172 \mathrm{~d}, 100 \times 100\); Jamestown Mantel Co agt Ray Holding Co \&
Saml Parnass (63).

Broadway, 1741; Otis Elevator Co agt Jane E Faitonte \& Stein Tire \& Rubber
Co (64).
 10.5TH st, 112-38 w; Jos W Rowan Inc agt Mary A Loeffler \& W H Heddendorf
838.30 JAN. 10.
215TH st, ss, 225 w Paulding av, \({ }^{50 \mathrm{x}-}\); \(; ~\) Sol Huss agt Rosina Lo Bue 455-57; Schwartz \& Steiner Iron Works agt Peter McGirr, Payne Con96TH st, 200 W; Acme Metal Ceiling Co 96TH st, \(200 \mathbf{W}\); Acme Metal Ceiling (6)
agt Abr Goldberg \& John H Scheier
109.50

\section*{same prop; Henry Lehman agt same
174.00}

149TH st, Whitlock av, Legget av at Cabot st \& East River, blocks, \&c; Henry
G Silleck Jragt New York, New Haven G Silleck Jr agt New York, New Haven
\(\&\)
Hartford R R R, Wm Henderson Inc \&
W

Eastehester rd, es, 75 n Chester, 30 x (72). Henry Koehler agt Herman M Isch Same prop; Thos \(F\) Tessel et al agt
340.00 180TH st, 456-5s E; Benj Silverman agt Melillo Constn Co \& V Valente (74). 175.00 \(\underset{\text { 19TH st, } 37}{\text { Ef }}\) E Acme Metal Ceiling Co agt Montrose Realty Co \& John
Scheier
\((75)\)

\section*{Borough of Brooklyn.}

\section*{JAN. 2.}

Hopkinson av, ws, 92.11 s Pitkin av. 50 Howe Amusement Co \& Wm Henderson Howe Amusement Co \& Wm Henderson
(Inc).
Fulton st, 1354-8: Emil Lazansky agt
Ridgewood Realty Associates. 120.93 Withers st, 30; C Perratta \& ano agt Withers st, 30; C Perratta \& ano agt
Mike Cannizzaro \& Co \& Salvatore Boniello. Steam Stone \(\begin{array}{ll}\text { Same prop: Evergreen Steam } & \text { Stone } \\ \text { Works agt Salvatore Bonniello. } & 266.00\end{array}\) E 39TH st, es, 257.6 n Av J, \(40 \times 100\); Wm M Young agt Ernst G Hillert \& Gotlieb 79TH st, 469: Spencer Heater Co agt Jno Kaiser \& Ruegamer \& Auer. \(\quad 96.80\) JAN. 3.
Rogers av, es, from Lefferts av to Lincoln rd, \(100 x-\) A Alex K Thompson agt
Bradley Realty \& Constn Co. 57.00 Union st, ss, 200 e Nostrand av, 100 x
\(127.9 ; \mathrm{Abr}\) Wohl agt Lyn Realty Co \&
Greenberg \& Backer. s5TH st,
Fisher 280 e 22 av, \(40 x 100 ;\) David
Nathan Edison \& Abramowitz Cut Stone Co. 42.00
Hopkinson av. swe Newport av, \(80 \times 100\); Sam Peres agt David Weiss \& Max Cher-
 Avo, ns, bet E 47th \& 48 th, - \(\mathrm{x}-; 13.13\)
cob Dames agt Jno Leon. JAN. 4.
Bay Pkway, ses, 100 sw Benson av, 100 x96.8; Jos Di Angelo agt Brill Constn Co. 81ST st, 1640-62;
agt Pasquale Reale. Vincent Plantamura 60TH st, Sws, 250 w 19 av, \(238.8 \times 100\) Jos Di Angelo agt Brill Constn Co \& Saml E 18TH st, es, \(140 \& 180 \mathrm{~s}\) Av K, \(40 \times 100\); 6.00 Schenectady av, 173-5: Pasquale Adamo \& ano agt Johanna Grafton \& West Bway
Constn Co.
49TH st, 430-4: Tno McCloskey \& ano Schenectady av, 173-5; McLaughlin \& Donovan (Inc) agt Johanna Grafton. 850.00 Humboldt st, 276: Hull, Grippen \& Co agt Peter Doelger \& Zajic \& Hrdlicka. 218.00 Alabrma av, ws, 200 n Dumont av. 100 x
\(100 ; W \mathrm{~W}\) Ginney agt Angelo Constn Co.
695.41
E STH st, es, 380 s Av J. \(40 \times 100\) : Nass Contracting Co agt Theophile Souweine. 3.375 .50 Pulaski st, 396; Louis Shainfield agt
Mary S Plass \& Mary Shaw, E 19TH st. es, rums 230 to Ocean av xs beg . Robt Clarke agt Clara J Moneuse.

\section*{JAN. 6.}

Alabama av, es, 200 n Dumont av, 100 x 100; Wm G Kinney agt Angelo Constn Co.
\begin{tabular}{|c|c|}
\hline \multicolumn{2}{|l|}{4TH pl, 117; Wm Josephson agt Louise
M Jansen \& Jos A Trapp.
167.00} \\
\hline \(2 D\) pl, 35; Louls Tow agt Nellie stein \& Jacob Goldstone. & \[
\begin{aligned}
& \text { Wein- } \\
& 150.00
\end{aligned}
\] \\
\hline \multicolumn{2}{|l|}{Humboldt st, nec Maujer, \(25 \times 100\); Henry} \\
\hline \multicolumn{2}{|l|}{Kaplan agt Peter Doelger Bwg Co \&} \\
\hline Zajic \& Hrdlicka. & 150.00 \\
\hline \multicolumn{2}{|l|}{40TH st, ss, 300 e 5 av, \(50 \times 100.2\); Emil} \\
\hline & 510.00 \\
\hline & \\
\hline
\end{tabular}

50TH st, \(\mathbf{5 5 3 - 9}, 561\) \&
agt Florence A Scheftel. JAN. 7.
16TH av, sec,\(- ~\)
agt Koloke Realty
\(75 \times 100\) Co. Cologers Tard1
75.00 S5TH st, ns, 280 e 22 av, \(60 \times 100\) : Wm
O Fredenburg \& ano agt Nathan Edison. Union st, ss, 200 e Nostrand av, 100 x 127.9; M Perlman Co agt Lyn Realty Co.
 Troy av, swe Pacific, \(107.2 \times 100\); Jas De Mario agt Newkirk Holding Co \& SalS 3D st, 322; Pittsburgh Meter Co agt
Ruegamer \& Auer Co. Bay 14TH st, ses, 90 ne Benson av, 160 x 108.4; Mike Ambrosio agt Alvin Constn Vanderveer pl, nec E 23, 260x100; Mike \(\stackrel{\text { Ambrosio }}{\mathrm{H}}\) Morris.
53 D st, swc Park Cornice \& Roofing Co (Inc) agt
L W Beveridge (Inc).
105.00 Lots 49 \& 50, blk 4688 map West Waverly; Cross, Austin \& Ireland Lumber Co agt Jessie \& Jas O'Connor.

\section*{JAN. 8.}

Prospect pl, ns, 100 w Ralph av, 328 x
100 John Elia agt Miller Bldg Co. \(2,325.00\) Union st, \(-\bar{V}, 150\) e Nostrand av, 50 x
127.9 Herman Hossnack Jr Inc agt \(1, y n\)
Realty Co \& John Anderson. (E 7 TH st, es, 160 s Av O, \(240 \times 100\); Morris Grotenstein \& ano agt Drucker Constr Co, Sarah \& Nathan Drucker. 475.00 Logan st. Ws, 190 s Belmont av, \(40 \times 100\) ker \& Nathan Drucker. 525.00 Sterling pl, ns, 100 w Saratoza av, 175 x wealth Impt Co \& East N Y Mason Material Co.
Sterling pl, ns, 100 w Howard av, 125 x
127.9 ; Bennie Wertkin agt S \& I Holding Co \& Saml Garelick \& - Himmelstein.

Same prop; Abra Shnear agt same. 24.75 Same prop; Sam israel Gold agt same.
Same prop; Abr Aronoff agt same. 22.50
New Jersey av, ws, 112.6 n Glenmore av,
\(6.8 \times 100\) : Morris Grotenstein \& ano agt
\(96.8 \times 100\) Morris Grotenstein \& ano agt
Schenectady av, 173-5: Saml Mas?on \(\&\)
ano agt Johanna J Grafton.
Alabams av es, 200 n Dum int av 12 (x 100; Jos Costino agt Angelo Consin Co Union st, ss, 200 e Nostrand av, 100 x
127.9; Flushing Iron \(W\) orks agt Lyn Real S 3D st, 236-42; Henry Ginsburg agt New Jersey av ws, 112.6 n Glenmore av Newv Jersey av ws, 112.6 n Glenmore av,
\(96.8 \times 100\); Globe Title Co agt Purdy Constn Hopkinson av, ws, 100.3 n Riverdale av, 300x100; Wm J Kinney agt Michael \(\underset{763.25}{ }\)
Alabama av, es, 200 n Dumont av, 120 x Co; Barnett Sundock agt Angelo Constn

\section*{SATISFIED MECHANIC'S LIENS.}

\section*{Manhattan and Bronx.}

JAN. 4.
29TH st, 337-39 E; Hallahan \& Ahearn
agt Mohican Realty Co et al; May \(13,12\).
\(8,428.40\)
JAN. 6.
 Briges av, ws, 222 s 194th; Thos OrBriggs av, ws,
\(\sin \mathrm{agt}\)
Wm C Oesting et al; Dec2'12.
33.73

29TH st, 101 W; Morris Hochberg agt Van Schaick Realty Co et al; Dec \(20^{\prime} 12.18\).

Westchester av, 672;
genry
Heml L Ruzow et al; Dec9'12. Ferester \(\quad 89.00\) JAN. 7.
\({ }^{2} \mathbf{4 6 T H}\) st, \(227-\mathbf{3 1} \mathbf{W}\); West Side Mason Contracting Co agt Susan H Mount et al
Nov12'12.
\(11,430.00\)

\section*{Novi2}

Briggs av, ws, 222 s 194th; Raffaele Sa-
vino agt Wm C Oesting et al; Dec5'12.
3D av, nwe 87th; Isidor Schwartz agt
Greenwald Bros et al; Dec \(18^{\prime} 12 . \quad 196.57\) JAN. 8.
48TH st, 220-28 w; R J Donovan Co
位
Same prop: Braunfels Browning \({ }^{\text {\& }}\) © Co
agt same; Dec3'12.

184TH st, nes, 192.7 w Webster av: Standard Plumbing Supply Co agt Crosant Broadway, sec 9th; Hull, Grippen \& Co at Jno Wanamaker et al: Oct31'12. 42.72 48TH st, ss,
razee Realty Co et al; Dec 275.12 e Kelly agt
\(1,302.09\) 1ST av, 168; Jos Hammerman agt Edw
\(\begin{array}{lll}\text { 10TH av, 876; Water Supervision } \mathrm{Co} \text { agt } \\ \text { atk McMahon et al; Jan4'13. } & 12.00\end{array}\) 40TH st, \(\mathbf{1 5 - 1 7}\) E; David S Plummer agt JAN. 10.
7TH av, swe 122; Freaney \& Newbury inc, agt L S Roberts et al; Sept26'12. 61.70 Same prop; same agt same; Sept27'12. \(\frac{61.70}{}\) 33 D st to 31ST st, STH \& 9TH avs, block, \&c; Hull, Grippen \& Co agt Pennsylvania \({ }_{7} 12\). STH av, ws, bet 31 st \& 32 d ; Concrete Same prop; Hinkle Iron Co agt same
Same prop; A P Bigelow \& Co agt same
Same prop; Standard Sand \& Gravel C
TH av, ws 31st to 3 d. Donald t Pennsylvania, N Y \& Long Island R R Same prop; Jeanette Glass Co agt Pennsylvania Tunnel \& Terminal R R
Same prop; same agt same; Nov \({ }_{4}^{\prime} 12.787 .41\)
STH \& 9TH avs, 31ST to 33 D sts, block, \&o: United Building Material Co agt same;

Houghton av, ss, 380.2 w Havemeyer av Unionport Lumber \& Mfg agt Barbare Same prop; Peter Lanzara agt same; Same prop; Adam Mink agt same; Oct22 1,545.0 nc, agt J Schwartz Contrac Dec11'12. Schwartz Contracting 753.30 same; Dec10; 12 . Prospect av, nec 179th; Alberene Stone agt O'Rourke Bros Co et al; Dec31 199.50

29TH st, 202-4 E; Contractors Equipment Co agt Theresa Koehler et al; Jan4'13. 28.00 Grand Blvd \& Concourse, sec Fordham 78.96

71ST st, 60 W ; Saml L Waller agt HenriG9TH st, 428 E; Morris Siegel agt Ida B
Broadivay, St Nicholas av \& 166TH st; Hinkle Iron Co agt Broadway \& 165 th St 40TH st, 15-17 E; N J Clay Products Co agt Lillian B Hyde et al; Aug28'12. \(1,566.95\)

\section*{Borough of Brooklyn.}

\section*{JAN. 2.}
\({ }^{3}\) Neptune av, nee Highland av, \(-x-\) Colwell Lead Co agt Acken-Nightingal \({ }^{3}\) Watkins st, es, 150 s Lott av, \(200 \times 100\) : Jacob Shapiro agt Watkins Stone Bldg JAN. 3. Stone av, es, 100 s East N Y av, 25 x
100 : Solomon Ammenberg agt Donato
Don Ruba; Nov2'12. Niment Van Siclen av, es, 125 s Livonia av, - x Schwartz Constn Co. Dec De Sales pl, nee Bway, \(300 \times 100 ;\) Jno Lourdes \& P J Duffy \& Sons; Dec16'12.

F 5 THM st, 240 n Av \(40 \times 100\). Williams agt Margt Fitzgibbons; Sept18 '12. 25.00 Stockton st, 135; Jacob Perlman agt Ernstine Rosenberg \& Jacob Cottler; 100.00
E 18 TH st, es, 100 n Av K, \(280 \times 100\); also E 18 TH ST, es, 380 n Av K, \(40 \times 100\); also E 18TH ST, ws, \(260 \underset{\text { Bros Av K, }}{\text { Lis }} 80 \times 100\); Curtis Bros Lumber Co agt Marin-Sigel
Realty \& Constn Co; July20'12.
\(2,189.91\) JAN. 4.
No Satisfled Liens filed this day. JAN. 6.
E 12TH st, sec Av R, \(87 \times 100\); John Olsen agt Hab Bldg Co \& Lawyers Title Ins
\(\& \& T r u s t ~ C o ; ~ N o v 15 ' 12 . ~ L i s . ~\) JAN. 7.
No Satisfled Liens filed this date JAN. 8.
Av o, nec E 13th, \(40 \times 100 ;\) Whelan \& 100; Saml Adelst S . ion Chevrah Thilim; Mar18'12. \(\begin{array}{r}4,300.00\end{array}\)
\({ }^{1}\) Discharged by deposit.
\({ }^{2}\) Discharged by bond.

\section*{ORDERS. \\ Borough of Manhattan.}

JAN. 9
153D st, sec Park av \(54.7 \times 87.8\); Meyer inger by Sure to pay H Gillman \& C Schle same prop; same to pay same by same

\section*{Borough of Brooklyn.}

JAN. 2.
Hooper st, ns, 100 w Bedford av, - \(\mathrm{x}-\); Eastern District Constn Co on Title Guar
\& Trust Co to pay Rels \& O'Donovan. 3D av, sec 30th, \(-\mathrm{x}-\); Antonio Sanzo on Title Guar \& Trust Co to pay Colwell
Humboldt st, nec Maujer, - \(k\)-: Zajic \& Hrdlicka on Jno Briggs to pay Tisdale West st, ws, \(50 \mathrm{n}^{*} 40 \mathrm{th}, 107 \times 95\); Jos B Thomson on Lawyers Title Ins \& Trust Co
Williams av, ws, 100 n Dumont av, 100 x100; Grant Bldg Co on N Y Mtg
curity Co to pay Julius Grodin.
375.00 JAN. 3.
Ft Hamilton av, nwc 59th, \(48 \times 106\); Israel J Rosenstein on Wm Forger et al to
pay Flora Fields.
\(1,100.00\) E STH st, es, 390 s Cortelyou \(\mathrm{rd}, 60 \mathrm{x}\) 100; Peter Fahy on U S Title Co to pay
Colwell Lead Co. JAN. 6
Essex st, es, 96.2 s Atlantic av, \(75 \times 100\); Jos D Cohen (Inc) on Williamsburgn
Savgs Bank to pay Louis Demsky. 300.00 Vienna av, ss, 60 w Crescent, \(40 \times 100\); Wm Tryesynski \& ano on Fredk J Her-
Hooper st, \(\mathrm{ns}, 100 \mathrm{w}\) Bedford av, \(-\mathrm{x}-\); \begin{tabular}{ll} 
to pay Harry Wieser. & \(1,650.00\) \\
\hline
\end{tabular} 53D st, ss, 80 w 11 av, \(140 \times 100\); L W Beveridge (Inc) on Robt Ward Jr to pay
Martin Luther. JAN. 8.
E 12TH st, es, 260 s Av P, \(-\mathrm{x}-\); Hollow Wall Constn Co on Lawyers Title Iny
Co to pay C I Constn Supply Co. 100.00 5 5TH st, ns, 180 e 7 av, \(20 \times 109\); York Fenn Co on Home Title Ins Co to park
M Grayner.

\section*{Assessment Area for Seventh Avenue} Extension.
The Board of Estimate this week adopted the area of assessment for the extension of Seventh avenue that had tee. The improvement includes the extension of Seventh avenue south from Greenwich avenue to Carmine street; the widening of Varick street, from Carmine street to Franklin street, and the extension of Varick street, from Franklin street to West Broadway.
The assessment for the work, which may cost as much as \(\$ 12,000,000\), will be laid as follows: Twelve per cent. on the immediate frontage of the new street. 33 per cent. on the secondary area extending
200 feet on either side of the thorough200 feet on either side of the thoroughhattan, 11 per cent. on the Borough of Brooklyn and 4 per cent, on the Borough of The Bronx.

\section*{Lumber Interests Enjoined.}

Judges Lacombe, Coxe, Ward and Noyes in the United States Circuit Court of Appeals handed down a decision granting the petition of the Government for a per-
manent injunction in accordance with the manent injunction in accordance with the ern States Retail Lumber Dealers' Association, the New York Lumber Trade Association, the Building Material Men's Association, the New Jersey Lumbermen's Protective Association, the Retail Lumbermen's Association, the Lumber Dealers' Association of Connecticut, the Massachusetts Retail Lumber Dealers' Association, the Lumber Dealers' Assoclation of Rhode Island, the Retall Lumbermen's Associaof the district of Columbia, and their fficers, directors, members and delegates. The sult was instituted by the Government in May, 1911. The petition, filed in this district by United States Attorney Henry A. Wise, alleged a conspiracy to control the lumber trade and maintain ar-
bitrary prices. bitrary prices.

Fitness for Habitation.
In a recent decision of the supreme Court, Appellate Term, First Department, it was held that in case of a lease of a
furnished home, especially for a short time, indicating the purpose of immediate occupancy, there is an implied warranty of availability of the furniture so that the presence of bugs in great quantity rants his abandonment of the premises.

\section*{Classified List of Advertisers}

Blue Prints
Reliance Blue Print Co., 105 West 40 th st.
Brick
Carter, Black \& Ayers, 1182 Broadway. Emplre Brick \& Supply Co., 103 Park ave Greater N. Y. Brick Co., 103 Park ave. Houghtaling \& Wittpenn, 44 East 23 d ot. Kreischer Brick Mrg. Co. 133 Broadway. Payre \& Flsher Co., 261 Broadway.

Bullding 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. 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.
At Consolidated Rosendale Cement Co., 50 Khurch st. J. B., 17 State st. King \& Co., J. B., 17 State st. \({ }^{\text {stawrence }}\) Cement Co., The, 1 Broadway. Thelle, E., 99 John st. Co., 5th Ave. Bldg

Cement work
Harrison \& Meyer, 16 East 18th st. Harrison \& Meyer,

Contractors' Bonds
Ritch-Hughes Co., 1123 Broadway.
Contractors (General)
Cauldwell-Wingate Co., 381 4th ave Eorning Co., E., 100 West 20th st. Fuller Co., G. A., 111 Broadway. Guidone, A. L., \& Co., 162 E. 23 d st. Robinson Co., A. J.,
Steen Co., Thios. J. Schlesinger, J., 1265 Broadway. Vogel Cablnet Co., 535 E. 79th st.
Whitney Co., The, 1 Liberty st.

Consulting Engineers Mallloux, C. O.-Knox, C. E., 90 West st.

Cornices and skylights Hayes, Geo., 71 Sth ave.

\section*{Cypress}

Southern Cypress Mfr. Assoc., 1213 Hibernia Bank Bldg., New Orleans, La.

Doors and Sashes
Macaulay, C. R., 18 th st. \& 5th ave., Bklyn. Macaulay, C. R., 18th st. \& \({ }^{\text {Welsberg-Baer Co., Astoria, L. I. City. }}\)

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 Frelght) Burwak Elevator Co., 216 Fulton st.
Murtaugh Elevator Co., 237 East 41 st st Murtaugh 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 Extlnguisher Co., 291 7th

Fireproofing
Eastern F. P. Sash, Door \& Cornice Co., 109 Cook \&t., Brooklyn.
Maurer \& Son, H., 420 East 23 d et.
Rapp Construction Co. 800 W . 110th st.

Flooring (Composition).
General Kompolite Co., 516 Fifth ave.
Glass
Werbelovsky, J. H., 98 Meserole st., Bklyn. Granite

Woodbury Granite Co., Hardwick, Vt.
House Mover and Shorer,
Vorndran's Sons, C., 412 E. 147 th st.

\section*{Insurance}

Ritch-Hughes Co., 1123 Broadway.

\section*{Interior Woodwork}

Empire City-Gerard Co., 40 E .22 d st.
Iron Grille Work
Batalle \& Co., A., 587 Hudson st.
Iron Work (Arch. and Struc.)
Grand Central Iron Works, 212 E .52 d st. Grant \& Rubling Co., Inc, 373 4th ave, Hecla Iron Works, N, 10th st., Brooklyn. Perlman Iron Works, 1735 West Farms ra 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.
Johneon Bros., 45 Classon ave., Brooklyn.
Orr Co., J. C., India st. \& East River, Bklyn

\section*{Marble}

Klaber \& Son, A., 211 Vernon ave., L. I. City

\section*{Metal Ceillngs}

Berger Mfg. Co., 11th ave. \& 22d st.
Northrop, Coburn \& Dodre Co 40 Cherry st.
Metal and Metal Covered Work
Manhattan Fireproof Door Co.. Winfleld, L. I. Pomeroy Co., Inc., S. H.,
Westergren, -c., M. F., 213 East 144th st.

\section*{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.
MoMahon. J. T., 188 Montague st., Bklyn.

Paint
Childs \& Co., C. M., 99 John st.
Lucas \& Co., John, 521 Washington st

Painting
Oliver, W. H., 104 University Dl.
Plaster
King \& Co., J. B., 17 State st.
Pumps (Electric) George \& Co., E., 194 Front 8 st.
Rider-Ericseon Engine Co., 20 Murray st.

Real Estate (Manhattan and The Bronx) American Real Estate Co., 537 5th ave. Ames \& Co., \({ }^{26}\) W., 7 th avt st. ave., cor. 115th st. Appell, J., 271 W .23 d st.
Archibald, Wm. H.. 316 W .23 d st. Armstrong, J., 1984 3d ave. Ashforth, A. B., 10 E. 33d
Axelrod Co.,
W.
W Axiley, F. S., 162 E. 23 d st.
Bechmann, A. G., 1055 S. Boulevard. Bochman, J. J., 402 W. 51 st 5 t . Braude-Papae Co., Broadway \& 142d st. Brown Co. J. R., 105 W. 40th st.
Brown, Inc., W. E. \& W. I., 3422
d ave. Brown, Inc., W. E. \& W. I., 507 Grand st.
Buerman \& Co., C., 50 ave.
Cammann, Voorhees \& Floyd, 84 William st. Cammann, Voorhees \& Floyd, 84 William st. Carpenter, Firm of L. J., 25 Liberty \({ }^{\text {8t. }}\). Cokeley, W. A., Grand Central Term., Man
Cole. M. H., 500 5th ave. Cole, M. H., 5005 th ave.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 W. 23d st. Cudner R. E. Co., A. M., 254 W. 23d st, Davles, J. C. 149 th st. and 3 d ave. Day, J. P., 31 Nassau 6 t . De Selding Bros., 128 Broadway
De Walltearss \& Hull, 135 Broadway De Walltearss \& Hull, 135 Broadway
Dowd, J. A., 874 6th ave. Dowle \& Sons, J. F. 45 William st. Duross Company, 155 W. 14th st. Eckerson, J. C. R., 35 W. 30th st. Elliman \& Con D., L., 81 Nassau Madion ave. Ely \& Co., H., S., 21 Liberty st. Finegan, A., 35 Nassau st.
Flscher, J. A., 690 6th ave.
Fitzsimons, T.
P.
751
Oth
Fox \& Co., F. 14 W. 40 . 40 th
Frost,
st.
Palmer Geoghegan, P. A., 464 sth ave. Golding, J, N., 9 Pine st. Goodwin \& Goodwin. Lenox a Harft, Chas. 58 E. 8th st
How \& Co., Hall J.. 141 Broadway. Kow \& Co., Hall 156 Broadway, Kemman, J. P., 138 W. 42 d st
Kohler, C. S., 901 Columbus ave Kirwan, J. S., 901 Columbus ave.
Kohler,
Kyle \& Sons, J., 721 Lexington av Leavy, Benjamin, 35 Nassau st. \({ }^{\text {Kind }}\), Lummis, \(B . R^{2} ., 25 \mathrm{~W} .83 \mathrm{~d}\) st.
McLaughlln, T. F., 1238 8d ave.
 Mable ot Co., W. B. 5 Sth ave. Manning. E. A., 489 th ave. Noyes Co., C. F., 92 William et. Noyes Co., C. F.,
O'Donohue, L. V., 25

Ogden \& Clarkson, 17 W. 30th 6 t . OHara Bros., Webster ave. \& 200th Paimer, E. D., 179 Columbus ave. Payton, Jr., P. A., 67 W. 134th st. Pease \& Elliman, 340 Madison ave. Polak, E., 149th st. and 3d av
Polizzi \& Co., 192 Bowery. Porter \& Co., 159 W. 125th
 Roome \& Co., W. J., 177 Madison ave Royal, Jno. M., 21 West 134 th st. Ruland \& Whiting Co., 5 Beekman st Schindler \& Llebler, 4761 W. 3d ave. Schrag, L., 142 W. 23 d st. Sheeran, Jas. A., 1250 Lexington ave. Simmons, E. de Forest, 2 E., 58th st. Smyth \& Sons, B. . 149 Broadway Steinmetz, J. A., 1009 E. 180th st. Tucker, Speyers \& Co.. 435 Sth ave. Ullman, C. L., 3221 White Plains ave.
Varlan Wubur L., 2777 Webster ave. Watson \& Son T. 200 9th ave Well1, 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. Whiting \& Co., W. H., 41 Park Row
Willard \& Co., E. S., 45 Pine st. Wissman, F. De R., 149 Broadway.

\section*{(Brooklyn)}

Brumley, James L., 189 Montague 5 t Bulkley \& Horton Co., Myrtle \& Clinton aves Chauncey Real Estate Montague st. 187 Montague st. Clark, Inc., Noah, 837 Manhattan ave. Corwith Bros., 851 Manhattan ave. Henry, John E., 1251 Bedford ave. Ketcham Bros., 129 Ralph ave. Morrisey. Wm. G. \(\mathbf{W}\). 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, Small, Fenwick B., 939 Broadway,
Smith, Clarence B., 1424 Fulton st. Smith, Wm. H.. 189 Montague st. Tyler, Frank H., 1183 Fulton st.

\section*{(Queens)}

Windsor Land \& Impt. Co., Times Bldg., Bway. \& 42d st

Real Estate Operator
Alliance Realty Co., 115 Broadway.
City Investing Co., 165 Broadway.
Jackson \& Stern, 31 Nassau st.
Kempner, I. H., 17 Wassau . 42 st st.
Lewine, F. \& I., 135 Broadway.
Lowenfeld \& Prager, 149 Broadway.
Mandelbaum, H. \& M. 135 Broadway.

\section*{Red Gum}

Anderson-Tully Co., Memphis, Tennessee. Carrier Lumber \& Mig. Co., Sardis, Miss. Lamb-Fish Lumber Co., Charleston, Miss. Luehrmann Hardwood Lumber Co., Chas. F St. Louis, Mo. Lumber Co., Chicago, Ill.

Reports (Building)
Dodge Co., F. W., 11 East 24th st.

Salamanders
House Drying Co., 2999 3d ave,

Slate
Johnson, E. J., 38 Park Row.

Stone Renovating
Fordham Stone Renovating Co., 1123 Bway.
Terra Cotta
Atlantic Terra Cotta Co., 1170 Broadway.
New Jorsey 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

Trueking
Atlanta Contracting Co., 230 E. 42 d st.

\section*{Vacuum Cleaners}

Santo Electric Appllance Co., Inc., 168 Mad-
180n ave.

\section*{Vault Lights}

Berger Mig. Oo., 11th 2ve. \& 22 d st.
Brooklyn Vault Light Co., 270 Monitor at.,
Brooklyn.

\title{
RECORDS SECTION \\ of the
}

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."

\section*{STREET INDEX OF RECORDED CONVEYANCES AND WILLS}

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

Allen st, 185.
Attorney
st,
152. Broome st, 141, 216-20. Cooper st (ns), 2242-25. Downing st, 8 . Eldridge st 20 Essex st, 126. \(\underset{\text { Franklin }}{ }\) st, \(10-2\) Houston st, 53-7 E. Jane st, 89 Lawrence \(\mathrm{st}, \quad 50\)
Leroy st, \(55-7\). Lewis st, 113 Monroe st, 27-9. Morton st, 60. Norfolk st, 121 St Lukes pl, 15 Spring st,
Stanton
st,
151.
233 Sullivan st, 136 Washington st, 80 White st, 134-6 4th st, 313-5 E 6 th st, 542 E . 7 th st, 191 E. 9 th \(\mathrm{st}, 726 \mathrm{E}\).


77th st, 210 E . 81st st, \(414-20 \mathrm{E}\).
82 st
st, \(147,204-6 \mathrm{~W}\). 82 d st, 107 E. 83 d st, \(1121 / 2\) \& 115 E. 87 th st,,\({ }_{242} \mathrm{E}\).
91 st
st,
334 E. 92 d st, \(316-18 \mathrm{E}\).
92 d st, 37 W. 94 th st, 10 E.
94 th
\(\mathrm{st}, 106 \mathrm{~W}\). 100 th st, \(311,401,409\), 101 st st, 106 E . 102 d st, 213 E 103 d st, 163 E .
104 th st, 231
E.
110th st, 112, 209-11 E 112 th st, \(540-2\), on map 540
114 th
st,
159 E. 115 th st, 215 W 117 th st, \(321,535 \mathrm{E}\). 118 th st, 106 W \(\begin{array}{lll}122 \mathrm{~d} & \mathrm{st}, & 208, \\ 123 \mathrm{~d} & \text { st, } 304, & 408 \\ \mathrm{E} . \\ \text {. }\end{array}\) 123 d st, 126 W.
124 th st, \({ }^{129 \mathrm{E} .}\)
128 th st,
\(23,161 \mathrm{E}\).


129 th st, \({ }^{217} \mathrm{~W}\).
131 st
st,
126
W 132d st, 76 W .

134 th st W, ns (7:1988137 th
139 th st,
231 W . 141st st, 117-35 W. 142d st W (ss), 2010-6 \& 143 d
146 th
st,,
461 W
\(506-12\) W 159 th st, \({ }^{540} \mathrm{~W}\).
166 th st,
453-5
. 173 d st, 568 W.
Av A, 218.
Amsterdam av, 129-31,
\(1520-2\).
Colonial pkwy (ws),
\(2054-53-55\), Columbus av, 835 .
Ft Wash av (es), 213765 \& pt Lt 11.
Lexington av, 658. Madison av, 156-8.
Morningside av W, \(50-3\). Park av. 1215, on map

Sherman av (es), 2223-1 \(\frac{1 \text { st av, } 1516-8 .}{2 d}\) av, 965 .
3 d av, 1893-5.
5th av, 74-6, 1441, 2156.
6th av, 646-8.
7th av, 2204.
8th av, \(2572,2715,2797\).
9 th \(\mathrm{av}, 585\).
10 th av,
369,
381.
WILLS.
St Nicholas
21st st,
st,
W27
W.
21 st st, 327 W
33 d st, 157 E . 36 th st, \({ }^{246-8}, 405 \mathrm{~W}\). \(61 \mathrm{st} \mathrm{st}, 147 \mathrm{E}\).
82 d st, 155 E . 84th st, 128-30 E. 85 th st, 444 E . \(\underset{42-45 \text {. }}{107 \mathrm{th}}\) st W (ss), 1861 Pleasant av, 433. 7 th av, 47

3

EXPLANATHON 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 con-
veyed 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 covenants that he hath not done any act whereby the estate conveyed may
peached, 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 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 respond 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 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 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 \(\mathbf{P}\) before second flgure indicates that the property is assessed as in course of construction. Valuations
are from the assessment roll of 1912 conveyance means the consideration in a deed or conveyance has been recorded under the Torrens System.
Flats and apartment houses are classified as tenements.
All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.
The
The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the index number The Star cking index.
The Star following names of street or avenue in the Bronx Conveyances, Leases erty recorded is in the annexed district, for which there is no section or block number. TO ABBREVIATIONS USED.
(A)-attorney.

AT-all title.
ano-another.
av-avenue.
admr-adminstrator.
admtrx-administratix.
agmt-agreement.
abt-assessed.
adj-adjoining.
apt-apartment.
asn-assign.
atty-attorney
bk \& S-Bargain and Sale
bldg-building.
b-basemen
Co-County.
a G-covenant against grantor.
constn-construction.
con omitted-consideration omitted. corpn-corporation.
cor-corner.
-centre line.
ct-court. dwg-dwelling.
decd-deceased
exr-executor.
extrx-executrix.
t al-used instead of several names. foreclos-foreclosure.
ft-front.
individ-individual.
irreg-irregular.
impt-improvemen
inpt-improvement.
it-lot.
mos-months.
mfg-manufacturing.
nos-numbers.
nom-nominal.
(o)-office.
pt-part.
PM-Purchase Money Mortgage.
Q T \& I-Right, Title \& Interest.
(R)-referee.
\(\underset{\mathrm{rd} \text {-room. }}{\mathrm{R} \text { - }}\)
re mtg-release mtg.
ref-referee.
sobrn-subordination.
sl-slip.
sq-square
s-side.
sty-story.
sub-subject.
strs-stores.
stn-stone.
TS-Torrens System.
tnts-tenements.
w -west.
y-years.

\section*{CONVEYANCES \\ Borough of Manhattan.}

The name and address of the owner has been verified in each of the in . Those so marked are being investigated and correct names and addresse
lished as soon as possible.

JAN. 3, 4, 6, 7, 8, 9.
Allen st, 185 (2:417-28), ws, 75 n Stanton, \(25 \times 75,5\)-sty bk tnt \& strs; Herman
Margulies
to Israel
Bregman,
1534
St Marks av, Bklyn; \(1 / 2 \mathrm{pt}, \mathrm{mtg} \$ \$ 22,850\) \&
ML; Jan3; Jan6'13; A \(\$ 17,000-28,000\) nom
 Stanton, \(25 x 100.5\), 1 -sty brown, 186 En-
 Baxter st, 84-8, see White, 134-6.
Broome st, 141 ( \(2: 341-43\) ), ss, 20 e Ridge,
\(0 \times 60\), sty bk tnt
str,
1-sty ext; Chas 20x60, 3 -sty bl tht 4 str, 1 -sty ext; Chas
D Donohu \(=\) ref, to Hyman Greenstone, 850
 Broome st, 216-8 E, see Eldridge, 204-6. Broome st, 220, see Eldridge, 204-6.
 w Washington,
stable: Herbt M Valentine to Marian A.
Lillian L, Grace A, \& Aletta V Reed, ali
 15,000
Cooper st ( \(8: 2242-25\) ), ns, 137.6 w Isham, 30 Timothy F Allen, at Bronxville, NY
to
FORECLOS of transfer of tax lien Dec1 '12; Jan7; Jan9'13; A \(\$ 3,700-3,700\). \(\quad\) 2,050
Downing st. 8 (2:527-28). ss, 75 w Bl ecker, \({ }^{25 \times 90 . S \times 25.3 \times 87,} 5\)-sty bk tnt \&
strs; Jno B Phillips et al to Church of Our

 A \(\$ 21,000-22,000 ;\) also BROOME ST, \(216-8\).

 Forsythe St Realty, Co, a corpn, (o) 220
Broome; AL; Dec30'12; Jan6'13.
 ington, \(17.6 \times 50,3\) sty bk tnt \& strs; Ru-
bin Auerbach to Edw E Hoenig. 617 W 127; QC; Dec1 \(8^{\prime} 12\); Jan3'13. A \(\$ 11,000-12,-\) Essex st, 126; Louis Hoffman et al bach et al from Auerbach, Goldberg \&
Heine to same; B\&S; AL; Dec \(30^{\prime} 12.17, \boldsymbol{z o o}\) Essex st, 126 (2:353-16), es, 52.6 s Riv-

Franklin st, 10-12 (1:167-49), ns, 97.7 Centre, runs, n100xe \(44.2 \times 558.8 \times \mathrm{ws} 0.2 \times \mathrm{xs} 41.6\)
to st xw 45.11 to be, 6-sty bk

 Greene st, \(138-40\) (2:513-6), es, 225.5 n
Prince, \(38.1 \times 1 \times 0.438 .3 \times 100.4\), 6 -sty bk loft
\& str blds; Louis B Hasbrouck, ref to

 sty stn tnts \& strs; Rocco M Marasco to \(\$ 95,000 ;\) Jan \(4 ;\) Jan6'13; A A \(\$ 54,000-92,000\). \({ }^{224}\) Letg Jane st, 89 (2:642-72), ns, 97.5 e Wash-
ington, \(23 \times 7.5\) 2-sty bk shop \& stable; Geo K Louden et al to Archibald Mc-
Innes, 351 E 143 ; AL; Jan3; Jan6'13; A
\(\$ 8,500-10.500\). Lavrence st, \(50 \quad\) ( \(7: 1966-102\) ), sws, 193.6 se Ams av, \(24.10 \times 100,5-\) sty
Loerwald to Chas Loerwald, 50 Lawrence
mts \(\$ 13,500\). Jan2; Jan 413 ; Asil. mtg
000.
Leroy st, \(55-7(2: 583-42-43)\), ns, abt 200
w Bedford, \(66.2 \times 60.4 \times 53.4 \times 61.6\). two (wo 5 -sty
bk tnts; Phoebe L. De Bold to Harris Man-

 2-sty bk rear loft blde; Fanny Gruen to
Benj M Gruenstein, 60 W 95 \&os. B
Mayer. 944 Park av: B\&S; AL; Jan2; Jan

 18007 av: mtg \(\$ 52,000\); Dec 2612 ; Jan nom
A \(\$ 36,000-70,000\).
Monroe st, \(27-9 ;\) Beckie Kadin to Sam Ronroe st, 27-9; Beckie Kadin to Sam
Wubin at Wellsville, Ohio; mtg \(\$ 52.000\).
Jan2; Jan4'13.
 Jas Galbraith. 49 Leroy; AL; Jan2; Jan3

Mott st, 2911 \(12-93\), see Houston, 53-7 E. Norfolk st. 121 (2:353-27). ws, 60 s Riv-
ington, \(20 \times 50\). 4 -sty bk tnt \& strs: Max Borsuk to Rosa Saberski, 45 Gouveneur
\(\mathrm{mtg} ~ \$ 14.350\) Go AL; Nov25'12; Jan4'13 A \(\$ 13,000-16,000\).
 stn dwg; Jos Dauria to Jennie Dauria, Jan \(6^{\prime} 13\); A \(\$ 11,000-13,500\).

Spring st, \(\mathbf{1 5 1}{ }_{(2: 501-36)}\) ns, abt 75 e
West Bway \({ }^{25 x 75}\). \({ }^{6-\text { sty }}\) bk 10 idt \({ }^{\text {a }}\) str ns, 12 inches w from e 1153 Spring, runs elxn75xw1xs75 to beg; Carrie Gans to Myer Gans, (o). \(134 \mathrm{~W} 26 ;\) Jan \(2 ;\) Jan4'13;
A \(\$ 21,000-30,000\).
O 100

Spring st, pt 153, see Spring, 151.

 Bklyn; QC; Dac31'12; Jan3'13; A \(\$ 18,000-\)
27,000 .
Sullivan st, \(136(2: 518-41)\) ws, 100 n Prince, \(25 \times 100,3\)-sty bk tnt \&"strs \& 1 -sty bk rear bldg; Alesandro di Giacomo to
Antonio Petrino ( 0 ) 136 Sullivan; \(1 / 2\) pt; B\&S, correction \& confrmation deed; Dec
\(5^{\prime} 12\). Jan7'13; A \(\$ 16,000-17,000\).
Washington st, so7 (809), (2:643-40), e 78.6 n Horatio, runs \(n\) 18.1xe91xs12.1xw7x
sw5.7xw 85.5 to beg. 3 -sty bk tnt \& strs: Geo McCay to Carey Realty Co, a corpn,
97 Horatio; CaG; June28'12; Jan3.13; A\$7,
\(500-8,500\).
White st, \(\quad\) 134-6 \((1: 198-17)\), nwe Baxter
(Nos 84-8),
\(44.8 \times 92.11 \times 35.1 \times 98.7,6\)-sty bk tnt \& strs; Saml Aronson to Wavid A Aronson, 51 E E 75: \(1 / 2 \mathrm{pt}\). mtg 860,000 ; Dec 4TH st, 313-5 E
Se Av C, \(4210 \times 96,6\)-sty nes, 150.10
Jos HRSTE in to David J Fox, 216 W 100, QC; AL; Dec19'12; Jan6'13; A\$28,000-60,-
4TH st, 313-5 E: David J Fox as TRSTE in bankruptcy of Jos Hoffman, to Ray E 8; C a G; mtg \(\$ 50,000\); Jan4; Jan 6 '13. \({ }^{\text {E }}\). 50
6TH st, \(542 \mathbf{E}\) (2:401-31), ss, gore, begins at cl blk bet 5 th \& ith, 75 w Av B, rung B xs97.1xe25 to beg, 5 -sty bk stable; \({ }^{\text {W Edw }}\) Regenhard to
Bway; B\& \& CaG; AL; Jan3; Jan7 \({ }^{\text {C }} 13 ;\) A \({ }^{7}{ }^{7 T H}\) st, \(191 \mathrm{E}(2: 390-60)\), ns, 173 se Av Isnatz Gluck to Isidor Gluck, 328 E 19 ; A \(\$ 8,000-12,000\).

 12 TH st, \(330 \mathrm{E}(2: 453-23), 5 \mathrm{ss}, 357.8\) e 2 xsw \(17.5 \times w 10.5 \times n 103.3\) to beg. 6 -sty bk tnt
\& strs: Chas J Leslie, ref, to Pasqua Cannariato, 234 E 77 ; mitg, \(\$ 31,200\) \& AI
FORECLOS Dec3'12; Jan3'13; A \(\$ 19,000-39\),

13 TH st, 1 W , see 5 av, 74-6

sty exts; Sarah S wife \& Robt J Collier to
Saml Kipatrick, \(159 \mathrm{~W} 80 ;\) Jan2; Jan3'13;
A \(\$ 54,000-66,000\),



 borne to Emily A Thorn, 23 Wi 16: \(1-3\) p
19TH st, \(217 \mathrm{E}(3: 900-13)\), nes, 364.6 nom av, \(16.9 \times 92,4\)-sty bk dwg. Robt C Knapp
 19TH st, 37 w ( \(3: 821-19\) ), ns, 545 w 5
\(25 \times 92,7-\) sty bk loft \& str bldg; Morris
 19TH st, \(39-47\) w (3:821-14), ns, 244.1 bldg: Conreco Co, a corpn, to Municipal
 19TH st. 39-47 W; Roscorn Realty Co same; QC \& correction deed. Nov15'12;
-recorded from Nov19'12; Jan6'13. nom
 Schirmer to Emma L Schirmer her daush26TH st, 136 E ( \(3: 881-59\) ), ss, 81 \& Lex 100 to Mary E Sandford, at Belleville, NJ; \(500-14,500\).
 mtg \(\$ 39.500\). Dec2 \({ }^{\prime} 12\) : Solomon, 18847 av; 29 TH st. 101-5 w, see 6 ,
 stn hotel Le Marquis; Nat1 Centre Realty corpn, 165 Belgravia Realty Co (Inc), a \(\$ 215,000-468,500\). O C \& 100 corpn, st, \(12-6\) E; Carnegie Trust Co, a
Banks of Seo C Van Tuyl, Jr, as Supt of 28'12; Jan6'13. NY, to same; B\&S; Dec 32 D st. 340-2 E (3:937-46), ss, 170 w 1
 35 Nassau; mtg \(\$ 45,000 ;\) Dec13'12; Jan \(\begin{gathered}\text { '13 } \\ \text { nom } \\ \text { A } 15,500-45,000 .\end{gathered}\)

32 D st, \(\mathbf{5 0 0 - 2} \mathbf{~ W}\), see \(10 \mathrm{av}, 381\)
35TH st,
169.3 e Lex av, \(44.3 \times 97.6, ~(3: 890-57-58), ~ s s, ~\)
\(9-\) sty bk tnt: Jno 169.3 e Lex av, \(44.3 \times 97.6,9-\) sty bk tnt; Jno Co, a corpn, 2005 av, R \(659 ; \mathrm{mtg} \$ 145,000\) Jan8; Jan9'13; A\$48,400\$-. O C \& 100 38 TH st, 55
\(17 \times 98.9\) W ( \(3: 840-12\) ), \(n s, 202\) e 6 av
\(4-s t y\) \(17 \times 98.9\), 4-sty \& b stn dwg; Alice S Gibb
to Abr Stern, 52 E 61 \& Isidore Jackson, 118 E \(57 ; \mathrm{mtg} \$ 30,000\) \& AL; Jan2; Jan3
'13; \(\$ 58,000-62.000\). 40TH st, \(14 \mathrm{E}(3: 869-66)\), ss, 171 w Mad
 Pelham Heights, NY; Nov19'12; Jan3'13; A 44TH st, 548 W (4:1072-58), SS, 150 11 av, \(25 \times 100.5,{ }^{2}\)-sty bk dwg; Edw W
Browning to Annie B Moran, 584 Eagle av; B\&S; mtg \(\$ 10,000\); Jans; Jan9'13; A 44 TH st, 548 W ; Annie B Moran toTailJan8; Jan9'13. 225 av; mtg \(\$ 10,000\) 45TH st, 116-8 W (4:997-41), ss, 210 w Jay N Emley, ref, to Thos E Greacen, (o) 200 Bway; mtg \(\$ 135,000\); FORECLOS Jan3; 4STH
 C. Wife Addison Brown, to Danl Casey Jr
233 E 48 ; Jan9'13; A \(\$ 8,000-11,000\). nom 48TH st, 328 E (5:1340-38), ss, 350 e 2 to Carlo M Boroni, (o) 32 Mulberrv: mtg \(\$ 18,000\); Jan6; Jan7'13; \(1 \$ 9,000-22,000\) O 100
 275.6 e 8 av, \(99.6 \times 100.8\), vacant; Frazee
Realty Co to Adion Constn Co, a corpn, \(5015 \mathrm{av} ; \mathrm{mtg} \$ 36,000\) \& AL; Dec30'12; Jan
\(3^{\prime} 13 ; \$ 180,000-1\) nom
 507.5 av: mtg \(\$ 130.000\) \& AL; Jan7; Jans 53 D st, 107 53D st, 127-9 E (5:1308-131/2), ns, 68 w \(10 x s 100.5\) to st xe 32 to beg, 3 -sty bk garcorpn, 68 Wm ; QC; Jan3; Jan \({ }^{2} 13\); A A \(26,-2\)
 avidg; Beverley R Robinson to Jno W Aitken, 28 W 54; Dec28'12; Jan \(6^{\prime} 13 ;\) A A \(\$ 15,000-\)
20,000 . 53 D st, 15s-60 E (5:1307-41-42), ss, 97 w xn100.5 to st xe 48 to beg. \(2-5-s t y\) bk tnts Peter Cook to Neerg Realty Co, a corpn,
160 Bway; Jan3'13; A \(\$ 29,000-46,000\). JTTH st, \(477 \mathrm{~W}(4: 1067-9)\), ns C 208400 16 av. \(16.8 \times 100.5\), \(4-\) sty \& b stn dwg Ellen Blackburn to Jno Horn. 450 W 57
\(\mathrm{mtg} ~\)
111,\(000 ;\) Jan2; Jan3'13; A \(\$ 8,000-13,000\) 60TH st, \(161 \mathrm{E} \quad(5 \cdot 1395-28)\) ns, 195 nom av, \(20 \times 100.5\), 4-sty \& b stn dwg; Gault 92: mtg \(\$ 20,500\); Dec13'12; Jan3'13; A \(\$ 16\),60TH st, 243 W (4:1152-9), ns, 200 e Wm A Keener, ref, to Metropolitan Savings Bank. a corpn, 59-61 Cooper sq E; A \(\$ 6,000-9,000\) 8.500 60TH st, 245 (4:1152-8), \(\mathrm{ns}, 175.1\) e Wm A Keener ref to Metropolitan Saves CTOS Nov26'12; Nov27'12; Jan \({ }^{\prime} 13\); A \(\$ 6\).63D st,
Ams
ms
( Ams ay, \(20 x 100.5\), 5 -sty bk tnit; Frank \(P\) W 63: B\&S: mtg \(\$ 15,000 ;\) Jan7; Jan9'13;
A \(\$ 11,000-18,000\).
 Deutsch to Henry Deutsch, 477 W 145 ; 64TH st, 150 W (4:1135-54), Ss, 250 e Ams av, \(33.4 \times 100.5\). \(5-\) sty bk tnt bs , Regrna
Deutsch to Henry Deutsch Jr, 477 W 145; 64TH st. 227 w ( \(4: 1156-18\) ), ns, 850 Ams av, \(25 \times 100.5\). 3-sty bk garage: Wm Grossman to Beekman Holding Co (Ine), a corvn, R 901, 115 Bway: mtg \(\$ 20,000\);
Dec \(31^{\prime} 12 ;\) Jan7 \(13 ;\) A \(\$ 7.000-15,000\). nom G9THI st. \(428 \mathrm{E}(5: 1463-35)\), Ss, 233.4 w Realty Co to Samı Wacht, 790 Riverside 70TH st. 511-3 E (5:1482-10-11), ns, 223 Adamec to Anna Barak. \(423 \mathrm{E} \quad 77\) \& Jno Svasek, 408 E 71 . AT: QC; Dec24'12; Jan 72 D st. \(161 \mathrm{E}(5: 1407-31), \mathrm{ns}, 125 \mathrm{w} 3\) vany \& ano to Mary A Thornton, 500 W 143: two \(1-7\) pts: mtg \(\$ 27.000\) on whole;
Jan2: Jan3'13; A \(\$ 25,000-38,000\). nom 72 D st, 161 E: Viola I Mulvany by Henry being A T, dower, \&c, in the 1-7 portion of Edw P S Mulvany, her husband; Dec2n'12? 720 st. 161 E: Mara K Mulvany et al by Wm G Brown, GDN to same; \(5-7\) pts A T:
B\&S: Dec2'12: Jan3'13.
\(\mathbf{2 3 , 9} 2.57\)
75TH Nt \(317 \mathrm{E}(5: 1450-11)\), ns, 250 e Uhlmann TRSTE will Fredk Uhlmann for benefit Elise Blumhardt. to Gertie Halpin, 127 E 117; Jan6; Jan7'13; A \(93.000-25,000\).

77TH st, 210 E (5:1431-41), ss, 180 e 3 thew J Byrne to Andw Byrne, \(470-2\) W \(165 ; \mathrm{mtg} \$ 5,500 ;\) Dec31'12; Jan3'13; A\$11,79TH st, 414-20 E (5:1473-38-41), ss, 219 e 1 av, \(100 \times 102.2,45\)-sty bk thts, strs in
420 ; Clara Thorman to Chas Hammel \& \(6^{\prime} 13\); A \(\$ 40,000-100,000\)

79TH st, \(416 \mathrm{E}(5: 1473-40)\) ss, 244 nom av, \(25 \times 102.2\), 5 -sty bk tht; Bessie Hershfield to Antoinette Dudensing, 1078 Mad av; mtg \(\$ 25,000 ;\) Jan4; Jan6'13; A \(\$ 10,000-\)
s1sT st, 14\% W \(\left(4: 1212-15 \frac{1}{2}\right)\), \(\mathrm{ns}, 414.6\) Trust Co of N Y, as TRSTE Helena Rogers, to Wm E Harned, 249 W 107; AL; Dec
\(30 \cdot 12 ;\) Jan7'13; A \(\$ 12,500-21,000\).
\(\mathbf{2 2 , 0 0 0}\) SIST st, 204-6 W \((4: 1228-39)\), ss, 137.6 W Ams av, \(37.6 \times 102,2,5-\) sty bk tnt; Isaac
B Hyman et al to Florence H Hyman, 200 B Hyman et al to Florence H Hyman, 200
 SIST 201
S1ST st, 204-6 W \((4: 1228-39)\), SS, 137.6 w H Hyman \& ano to San Diego Realty Co, Inc, a corpn,
AL; Dec \(26^{\prime} 12 ;\) Jans' \(13 ;{ }^{86 ;}\) A \(\$ 28,000-52,000\).

82D st, \(\mathbf{1 0 7}\) E (5:1511-5), ns, 100 e Park av, \(25 \times 102.2,2\) \& 3 -sty bk stable; Annie
S Arnold to Stephen C Clark, at Coopers-
town. NY; Nov12'12; Jan6'13; A \(\$ 16.000-\) 25,000 . O C \& 100
S3D
st, \(1121 / 2 ~ d ~ 115, ~ o n ~ m a p ~ 113-5 ~ E ~(5:-~\) sty stn tints: Jno R Merritt et al to Jonas
Kahn, 200 W \(112 ; \mathrm{mtg} \$ 56,000\) : Nov30'12;
 re recorde
\(000-61,000\).

S7TH st, 242 E (5:1532-32), SS, 150 w ser \& ano, EXRS \&c Adelaide Peyser, to ser \& ano, ExRS \&c Adelaide Peyser, to
Nellie Scheyer \& Moe B Scheyer, both a 18,000
91ST st, \(334 \underset{\mathbf{E}}{\mathbf{E}}(5: 1553-33), \mathrm{ss}, 150 \mathrm{w}\) 1 av, \(25 \times 100\), 5-sty Stn tnt; Minnie Kahn
to Louis Greenfield \& Clara his wife, 49 E 8 s , tenants by entirety; mtg \(\$ 22,000 ;\) Jan ; Jan6'13; A \(\$ 8,500-22,000\). O C \& 100
 man to Minnie Kahn, 1084 Park av; mtg \(\$ 22,000\) \& AL; Jan3, Jan413; A \(\$ 8,500-22\),

92D st, 316-S E \((5: 1554-41)\), ss, 250 e 2 Safir to Ettie Ginsburg, (0) 29 Orchard:

O C \& 100
92 D st, 37 W \((4: 1206-20), \mathrm{ns}, 465\) e Col
\(\mathrm{y}, 20 \times 100.8,3\)-sty \& b stn dwg; Benj J J av, \(20 \times 100.8,3-\) sty \& b stn dwg; Benj J
Sforza to Auguste Gahren, \(255 \mathrm{~W} 90 ; \mathrm{mtg}\) Sforza to Auguste Gahren, 255 . \(\$ 12,000\); Oct 1712 ; Jan \(913 ;\) A \(\$ 13,000-18,000\).

94TH st, 10 E (5:1505-65), ss, 178.4 e Neuburger to
Nenj
G Paskus, (o) 128 Eway; mtg \(\$ 18,000\); Jan7; Jan9'13; A \(\$ 40\),-
\begin{tabular}{c}
\(94 T H\) \\
st, \(106 ~ W\) \\
\((4: 1224-37), ~ S s, ~\) \\
\hline
\end{tabular} 00 w Col av, \(17.2 \times 100.8,3-\) sty \& b stn dwg : Mc
Nulty Realty Co, of Westchester, a corpn, at Yonkers, NY, to Christopher Land Co, a corpn, 63 ,S Bway, Yonkers, NY; Jan9'13;
A \(\$ 9,000-15,500\).

100TH st, \(311 \mathbf{E}(6: 1672-9), \mathrm{ns}, 180\) e 2 Lowe, Jr, ref to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS; Dec20'12; Jan8
.13 ; A \(\$ 12,500-40,000\). 100TH st, \(401 \mathbf{E}\) (6:1694-1), nee 1 av (No 1940), \(50 \times 63.5,6\)-sty bk tnt \(\&\) strs; J Wm
Nathanson to Manhattan Holding Co, a corpn, \(89-91\) Delancey; QC; July14.09; Jan
\(3^{\prime} 12 ;\) A \(\$ 25,000-52,000\). 8100 100TH st, 409 E (6:1694-9), ns, 174.7 e av, \(37.1 \times 100.5\), 6-sty bk tnt \& strs;
Joshua L Cowen to Manhattan Holding Cosha a corpn, 89-91 Delancey; B\&S: Aug29 \(12 ;\) Jan \({ }^{\prime} 13 ;\) A \(\$ 10,500-30,000\). O C \& 100 100'TH st, 413-15 E (6:1694-12), ns, 248.4 Joshua L Cowen to Manhattan Holding Co, a corpn, \(89-91\) Delancey; B\&S; Aug29
\(12 ;\) Jan \({ }^{\prime} 13 ;\) A \(\$ 10,500-30,000\). O C 100
 Frank G Bossey to Louis Newman, 122 E 500-7,500. \$3,000; Decs0 12; Jans 15; A\$0,

101 sT st, \(\mathbf{7} 6 \mathrm{w}\), see Col av, 835
\(\mathbf{1 0 2 D} \mathbf{~ s t}, 213 \mathbf{E}(6: 1652-9)\), ns, 205 e \({ }^{3}\) ton Williams, EXR \&c Jas Bowen, to
Beatrice Sanders, 212 E 15 ; Jan8; Jan9'13 A \(\$ 10,000-22,000\).
\(\mathbf{1 0 3 D} \mathbf{~ s t , ~} 163 \mathbf{E}(6: 1631-30)\), \(\mathrm{ns}, 150 \mathrm{w}\) 3 ay, \(30 x 100.11\), 4 -sty bk tnt: Frank Fischer to Annie M Majewsky, 1007 Union A \(\$ 12,000-20,000\). O C \& 100

104TH st, 231 E ( \(6: 1654-16\) ), ns, 216.8 w ris Mandelbaum et al to Union Theologi cal Sandelbaum et al to Union Theologi-
cal City NY, 3041 Bway; QC;
Dec9'12; Jan9'13; A exempt-exempt. nom

110TH st, 112 E (6:1637-66), Ss, 130 Park av, \(25 \times 75\), with all title to strip in
rear, \(25 \times 0.11\), 3-sty bk synagogue; Jno Shrady to Eliot-Melville Co, a corpn, at \(34:\) B\&S \& CaG; AL; Dec30'12; Jan3'13;

110TH st, \(209 \underset{4-\operatorname{Ety}(6: 1660-6)}{\mathbf{E})}\) ns, 135 e 3 Realty Co to Hannah E Abel, widow, at
Newark, NJ; mtg \(\$ 13.000\); Dee \(2 \mathbf{C}^{\prime} 12\); Jan
Realty Co to Hannah E Abell, widow, at
Newark, NJ; mtg \(\$ 13,000 ;\) Dec \(26^{\prime} 12 ;\) Jant
\(13 ; A \$ 10,000-15,500\) nom
 Realty Co to Hannah E Abell, widow, at Newark, NJ; mtg \(\$ 13,000\); Dec \(26^{\prime 12}\); Jan6
112TH st, \(540-2\) on map \(540 \mathrm{wV}(7: 1883\) \(57)\) SS, 125 e Bway, \(50 \times 100.11\), 6-sty bk
tnt; Kilonga Realty Co to Alpha Holding o (Inc), a corpn, 165 Bway; mtg, \$ Dec16'12; re-recorded from Dec16'12; Jar
\(114 \mathrm{TH} \mathbf{s t} .159 \mathbf{E}(6: 1642-24), \mathrm{ns}, 320 \mathrm{w}\) 3 av, \(18.9 \times 100.11,3-\) sty \& b bk bldg; Zacha-
riah Hirsch et al to Patk MeGrath, 157 E \(114 ; \mathrm{mtg} \$ 4,000 \& \mathrm{AL} ;\) Dec3'12; Jan7'13; A
\(\$ 7,500-9,000\)

115 TH nt, 50 E, see Mad av, 1746-8.
115TH st, 215. W (7:1831-21), ns, 265 w
av, 20x100.11. 5 , sty stn tnt; Anita H Trop to Benj H Gordon, 215 W 115 ; mom 115 TH st, 401 W , see Morningside av W, 50-3.

117 TH st, 1 E , see 5 av, 1441.
117TH st, \(321 \mathbf{E}(6: 1689-11)\), ns, 250 e avv, \(25 x 100.11,5\)-sty bk tnt \& strs; Nicola
Menza to Louis Alterisi, 2063 E 17 , Bklyn: \(\mathrm{mtg} \$ 21,100\); Jan7; Jan8'13; A \(\$ 9,000-20,000\).

117TH st, \(535 \mathbf{E}(6: 1716-14), \mathrm{ns}, 323 \mathrm{e}\) Pleasant av, \(100 \times 100.10,1 \& 2\)-sty fr stable \& office \& 2-sty ir coal pocket, E 76 : mtg \(\$ 17,400\); Jan6; Jan7'13; A \(\$ 20,000-35.000\) O 100

118TH st, 106 W ( \(7: 1902-38\) ), ss, 109 w Lenox av, \(17 \times 100.11\), 3-sty \(\&\) b stn dwg:
llfred Freund et al to David Davies, 136 Prospect Park W, Bklyn, ADMir Arice 9'12. A \(\$ 10,200-13.000\) order of court
11 STH st, 106 W ; David Daves, ADMR Alice Davies, decd, to Pauline Lieberman,
\(63 \mathrm{~W} 117 ; \mathrm{mtg} \$ 13,500\) \& AL; Jan9'13.

121ST st, 340 E (6:1797-36), ss, 190 W av, \(30 \times 100.11\), 4 -sty bk tnt: Melillo Constn Co to Maria Melillo, 4331 Martha
1 av. \(30 \times 100.11\), 4-sty bk tnt; Melillo \(120 \mathbf{D} 20 \mathbf{E}\) E (6:1786-46), ss, 105 e 3 122D st, \(208 \underset{\text { E }}{\mathbf{E}}(6: 1786-46)\), St, 105 e \({ }^{3}\) \begin{tabular}{l} 
Levine, ref, to Sigismond Levy, 77 E 80 ; \\
\(\mathrm{mtg} ~\) \\
\hline
\end{tabular} 9,000 \& AL; FORECLOS Dec30'12 mtg \(\$ 19,000\) \& AL: FORECLOS Dec30'12: 122D st, 450 E \((6: 1809-30 \mathrm{D})\), ss, 87.6 w Pleasant av, 12.6x50.5, 3-sty \& b fr dwg; \(\begin{aligned} & \text { Geo D Smith to Margt Gaffney; } \\ & \text { mtg } \$ 1,700 ; \\ & \text { Nov } 2312 ; ~ J a n 713 ; ~ A ~\end{aligned} 2,000-\) 123D st, \(304 \mathrm{E}(6: 1799-501 / 2)\), ss, 80 e 2 av, \(28.8 \times 100.11\), \(6-\) sty bk tnt \& strs. Co
Harding Rogers, ref, to Lawyers Mtg. Co,
a corpn, 59 Liberty; FORECLOS Dec 7 , 123D Nt, 408 E ( \(6: 1810-43\) ), ss, 136.6 e 1 Sol Kohn, ref, to Wm Koch, 361 Ford: Forectas
Nov14'12; Jan7'13; A \(\$ 6,000-12,000\). \(\mathbf{6 0 0}\) 123 D st, \(126 \mathrm{~W}(7: 1907-461 / 2)\), ss, 316.8 w Adeline E wife Jno Jasper to Lydia M Jasper, 130 W 123; Jan2; Jan3'13; \$10.000124 TH st. \(129 \mathbf{E}(6: 1773-15)\), ns, 340 e Park av, \(25 x 100.11\), Costy corpn. to W W Langley, at Great Neck, LI, \& Clinton M Hall, firm Garden City Hotel, Garden City; Lf m. \(\$ 25,000\); Oct \(31^{\prime} 12\); Jan \(6^{\prime} 13 ;\) A \(\$ 12,000-1\).
21,000 . 12STH st. 23 E (6:1753-13), ns, 90 w Mad av, \(20 x 99.11,3\) sty \& b stn dwg
Henry Corn to Rosella Corn, 1966 Bwav \(1-3 \mathrm{R}, \mathrm{T} \& \mathrm{I}\); AL; Jan3; Jans'13: A \(\$ 9.500-\) 128TH st, \(161 \mathrm{E}(6: 1777-28)\), ns, 193.4 w 3
av, \(41.8 \times 99.11,6-s t y ~ b k ~ t h t, ~ E m a n u e ~\)
Leavitt to Morris Steinberg, 531 W 151 \(\mathrm{mtg} \$ 40,000\) \& AL; Dee30'12; Jan9'13; A
\(\$ 17,000-46,000\)
C 12STH st, 161 E; Morris Steinberg to Millie Schwarz, 1044 Findlay av: AL: Jan
2: Jan9'13 129TH st, 217 W (7:1935-23), ns, 200 w 7 av. \(16.8 \times 99.11,3-\) sty \& \(\quad\) b stn dwg: Jno
\(W\) Sterling \& ano EXRS \&e Miriam A OSborn to Edw M Kirkpatrick at Valle Cottage, Roc
\(\$ 8,500-10,500\). 131ST st. 126 W \((7: 1915-46)\), ss, 430 e
7 av, 20x \(99.11,3\) sty \& b stn dwg: Loring
M Black Jr. ref, to Wm R Rose, 309 W
81: FORECLOS Dec2'12: Dec31'12; Jan6 81: FORECLOS Dec2'12; Dec31'12; Jan6
10, A \(\$ 9,600-14,000\). 132D st, \%6 w (6:1729-65 \(1 / 2\) ), SS, 147.6
,enox av, \(18.6 \times 99.11,3-\) sty \(^{\circ}\) \& b bk dwe Lenox av, Pearce wid \& heir Willard Pearce to Mary E Brown, 76 W 132; AL
Jan7; Jan 8 ' \(13 ;\) A \(87,000-9,500\). \(133 \mathrm{st}, \mathbf{6 5}\) w (6:1731-8), ns, 160 e Lenox
av, \(25 \times 99.11,5-\) sty bk tht; Jos M Levie et al to Georgena K Wilson, 82 Washington
nl W mtg \(\$ 19.000\); Dec \(9{ }^{\prime} 12\); Jans'13; A \(\$ 9\),
\(000-19.000\). \(000-19.000\).
134TH
st
W \((7: 1988-\mathrm{pt}\) lot 1\()\), ns, plot 135 th \& w bv ws Bloomingdale rd
\((c l o s e d):\) vacant: A \(\$\) - also 134 TH (closed) : vacant: A \(\$\) - \(\$\) p, plot bounded e
ST \((7: 1987\)-pt lot 1 ), ss,
by line 90 e Bway, w by ws Bloomingdale by line 90 e Bway, w by ws Bloomingdale
rd (closed), gore: all easements \& rights
of way Realty Co to Rebecca Mayer, 45 E 82 ;
134TH st W, ss, plot bounded e by line 90 e Bway, de, see 134th W,
bounded e by line 90 e Bway, \&e.
135TH st W, ss, abt 690 wh Ams av, sec 134th W, ns, plot bounded e by line 90
Bway, \&c.
 Co, 50 Union Sq; FORECLOSED \& drawn
Dec30'12; Jan 3 '13; A \(\$ 8,5000-14,500\). \(\mathbf{1 5 , 0 0 0}\) 139TH st, 231 W \((7: 2025-161 / 2)\), ns, 387.1
8 ay, \(18.2 \times 99.11\), \(4-\) sty bk dwig; Minnie Dolfini or Donfini to Robt Thedford \({ }^{2 d}\),
1441 Union, Eklyn; mtg \(\$ 13,000 ;\) Dec31 12 ;
Jan3'13; A \(\$ 8,500-13,000\). 141ST st 117-35 w (7:2010-11 \& 18), ns, A \(\$ 104,000\)-P 270,000 ; also 142 D ST Wk W ( \(7:-\) no 141 st (Nos \(137-45\) ), xe125xn99.11xe
\(25 \times n 99.11\) to 142 d xw 150 to beg, 26 -sty be tnts: A \(\$\) to \(\$ \frac{142 \mathrm{~d}}{}\); Kramer Contrg Co to Gertrude A Vanderbeck, 149 W \(126 ;\) B\&S;
\(\mathrm{mtg} ~\)
\(697.500 ;\) Jan6; Jan7'13. O C \& 100 141ST st, 137-45 W, see 141st, 117-35 W. 142 D st W , ss, 100 e \(\mathbf{7}\) av, see 141 st, \(117-\) 143D st, 461 W (7:2059-7), ns, 156 e Ams \begin{tabular}{l} 
Dunnigan to Ellen D Potter, 461 W 143 ; \\
\(1 / 2 \mathrm{pt} \mathrm{AT} ; ~ A L ; ~ J a n 8 ' 13 ; ~ A ~\) \\
\hline
\end{tabular}, \(600-17,000\). 146TH st, 506-8 W (7:2077-37), Ss, 100 Hirshfeld to Eliz Horling, 275 W 145 ; \(000-50,000\). W O \& 100 146TH st, 510-2 W (7:2077-38), ss, 140 Hirshfeld to Louis Schmidt, Taylor av, Classons Point: mtg \(\$ 43,262.81\) \& AL; Jan
\(4 ;\) Jan \(6^{\prime} 13 ;\) A \(\$ 23,000-50,000\). C \& 100 onial pkwy, el (if extended) at wn Co153 d (if extended).
159TH st, \(540 \mathrm{~W}(8: 2117-16)\), ss, 237.6 e Bway, \(37.6 \mathrm{x} 99.11,5-\) sty bk tnt, Ferguson Prospect dr, Yonkers, NY; mtg \(\$ 35,000\) \& 160 TH st W, nee Ft Wash av, see Ft 166TH st, 453-5 w ( \(8: 2111-105\) ), ns, 95 w Holding Co to Henry A Goldman, 838
Hewitt pl; AL; Jans'13; A \(\$ 12,000-30,000\). 173D st, \(568 \mathrm{~W}(8: 2129-9)\), ss, 100 e St Rich av, \(37.6 x 100\) Hesty bk to Henry Helmsley \& Vinnie his wife, 560 W 180 , tenants by entirety; mts
\(\$ 43,000 ;\) Jan \({ }^{\prime} 13 ;\) A \(\$ 12,000-39,000\).

\author{
207TH st W, sec Sherman av, see Sher-
} Av A, 218 (2:407-5), es, abt 75 s 14th
-x- \(4-s t y\) bk tht \& strs \& \(4-s t y\) bk reai tnt; Frank M Avery, ref, to M W Realty
Co, a corpn, 30 Church; FORECLOS Nov29
 A Moore to Benj F Foster, \(306 \mathrm{~W} 100 ; \mathrm{mt}_{8}\)
\(\$ 27,000\) \& AL; Jan2; Jans'13; A \(\$ 26,000-28\), \(\$ 27,0\)
000.

Amsterdam av, 1520-2 (7:1988-103), nw Strs: Fredk Plump et al to Frank J Eber1 \(842,000-87,000\) O C \& 100 Amsterdam av, 1520-2; Frank J Eber hard to Chas D Donahue, (0) 291 Lenox
av; mtg \(\$ 88,000\); Jan7; Jans'13. O C \& 100 Colenial pkway (7:2054-53-55), ws, at cl
153 d , if extended, runs s75xw100xn75xe 100 to beg, 6 -sty bk tnt; Chas L Hoffman,
ref, to Great Centres Realty Co, a corpn, ref, to Great Centres Realty Co, a corpn,
45 W \(34 ;\) FORECLOS Dec18 12 ; Jan6; Jan
\(8^{\prime} 13 ;\) A \(\$ 37,000-\$\) -
\(\mathbf{1 0 0 0 0}\)

Columbus av, \(\mathbf{8 3 5}\) ( \(7: 1836-61\) ), sec 101st (No 76), \(25.6 \times 74,5-\) sty bk tnt \& strs; Louis
Kempner et al, EXRS \&e Nathan Kempner to Mary J Noonan, 60 W 101; \(1 / 2 \mathrm{pt;} \mathrm{mtg}\) \(\$ 28,000\) on whole; Dec13'12; Jan7'13; A
\(\$ 29,000-45,000\). Columbus av, 835; Isidor H Kempner to Jan7'13. \(\mathbf{2 4 , 0 0 0}\) Fort Washington av (8:2137-65 \& pt lot for greenhouses \& vacant; M J B Constn Co to Saranac Constn Co, a corpn,
Bway; mtg \(\$ 61,250\); Dec3i'12; Jan6'13; A
O C \& 100 Lexington av, 658 ( \(5: 1310-15\) ), ws, 20.5 Mandelbaum to C Alfred Capen, (0) 45 mtg \(\$ 22.000 ;\) Jan \({ }^{\prime} 13\); A \(\$ 15,000-21,000\). Madinon nv, 1526 (6:1609-57), ws, 51 s.
104th, \(25 \times 95,5-\) sty bk tnt \& strs; ChrisLian Kuhner to Edw C Prescott. Madison av, \(1746-8\) (6:1620-57-58), swe strs: Jno Z Lowe Jr, ref, to Reuben Sad-
owsiy, 85 West Erdav; mtg \(\$ 57.000 \&\)
AL: FORECLOS Dec17 \(12 ;\) Jan \(3 ;\) Jan \({ }^{\prime} 13\); A \(\$ 37,000-60,000\).
Morntmaside av w. \(\mathbf{5 0 - 3}(7: 1867-59)\), nwe
115 th (No 401), 100.11x85. 6-sty bk tnt; 232 Mad av: mtg \(\$ 187,000\) \& AL: Dec3112: Morningside Av w, 50-3; Maxlow Realty Park av, 1215 on map 1217 (5:1523-70) Saml Steinfelder to Douslas L Elliman. Park av, 1503 ( \(6: 1637-4\) ), es, 74 n 109th. to Classon Building Co, a corpn. 26 Court.

Sherman av (8:2223-1), see 207 th, 100 x Co to Chas V Sheehan, 145 W \(123 ;\) mtg 1ST av, 1040, see 100 th, 401 E.
1ST av, 1516-8 \(: 1559-2-3)\) es, 27.2 n


1SW av, 1518 (5:1559-3), es, 52.2 n 79th, \(25 \times 75,4\)-sty stn trit \& stre Annie Schulman, \(55 \mathrm{Av} \mathrm{A} ; \mathrm{mtg} \$ 18,750 ;\)
Jan6; Jan \({ }^{\prime} 13 ; \mathrm{A} \$ 10,500-19,000\). O C 8100 2D av, 965 (5:1325-25), ws, \(20.5 \mathrm{n}_{\mathrm{n}}^{\mathrm{n}}{ }^{51 \mathrm{st} \text {, }}\) ger \& ano ExRS \&cc Adelaide Peyser to Isabella Unger, 139 W 130; \(1 / 2 \mathrm{pt} ; \mathrm{AT}\) : mtg
\(\$ 6.000\) on whole; Jan2; Jan \(413 ;\) A \(\$ 9.500-4,000\) 2D av, \(969(5: 1325-261 / 2)\), ws, 60.5 n 51 st ,
20 x 70 , ger \& ano EXRS \&cc Adelaide Peyser to
Bertha Peyser, 1919 av; mity \(\$ 5,000\); Jan
 \(25.3 \times 74,4-\mathrm{sty}\) bk tnt \&* strs, As15,500-21,s 105 th, \(25.3 \times 74,4-\) sty bk tnt \& str: A
\(\$ 15,500-21,000\); Eugenle Gordon to Bernard Gordon, her husband, 1881 Mad av;
mtg ( \(\$ 37,750\); Jan8; Jan9'13.
O
C \&
100 \(\mathrm{mtg} \$ 37,750 ;\) Jan8; Jan913.
\(\mathbf{3 D}\) av, 1895, see 3 av, 1893.
5TH av, 74-6 (2:577-42), ws, 51.7 n 13 th . runs n51.7xw125x to beg, 12 -sty bk loft \& str bldg; Roscorn Realty Co to Kroywen Realty Co, a corpn, (o) 39 W 32 . AL; May
\(23^{\prime} 12\), re-recorded from May \(1^{\prime} 12\); Jan' \({ }^{\prime} 13\); 18195.000-470.000. w: Kroywen Re 32 . AL. Sept \(2712 ;\) re-re5TH av, \(\mathbf{~ 4 - 6}\); also 13 TH ST, 1 W ; Conreco Co, a corpn to Municipal Mtg Co a
corpn, 176 Bway , mtg \(\$ 430,000\) AL Nov 15'12; re-recorded from Nov19'12; Jan4'13.

5TH av, 1441 ( \(6: 1623-1\) ), nee 117 th (No 1). \(25.9 \times 85\), 5 -sty bk tht \& strs: Moritz Lenox av:
\(000-50,000\).
 son to Edw A Johnson, (o) Tribune Bldg, 6TH av. \(485-7\) ( \(3: 805-52-55\) ), nwc 2 2 Wh 74 to ns 29 th xe 100 to beg, 2 4-sty bk tnts \& strs \& 2 t-sty stn thts: Van Schaick
Realty Co to Oscar. Carl, Isaac, Moritz \& \(W \mathrm{~m}\) Oestreicher, 302 Central Park W; mtg
\(\$ 2: 0,000 ;\) Jan \(3113 ;\) A \(\$ 232,000-246,000\). \(n\) nom GTH av, 646-8 (3.839-88-89), es, 59.3 s
3 th, \(39.6 \times 75,2\)-stv bk thts \& Baer to Mathilde Baer, his wife, 2119 O C \& 100
 130 th, \(25.10 \times 74.10,5-\) sty bk tnt \& strs;
Louis H Rose to Jas S Anderson. (o) 5 , Peekman: mtg \(\$ 23,300\); Jan2: Jan7 13 : STH av. 2572 (7:2023-2), es, 24.11 n Rush, 533 Lex
 STH av, 2715 (7:2044-31), ws, 49.11 n
144 th, \(25 \times 100\), 5 -sty bk tnt \& strs: Saml 144 th, \(25 \times 100,5-\) sty bk tnt \& strs; Saml
H Baer et al to Leonard Adair, 336 W 145 .
 STH av, 2797 (7:2045-74), ws, 50 s 149 tn ,
\(25 \times 100\), 5 -sty bk tnt \& strs: Henry J Beck to Chas Petroll, 15 E 184; mtg \(\$ 27,000\); Dec30'12; Jan6'13; A \(\$ 12,000-27,000\).
9TH av, 585 ( \(4: 1052-30\) ), ws, 20.5 n . 42 d , hattels \&c: Julius Franke, individ \& EXR Gottried Franke, to Jno Walter, 585 . 9 \(\$ 20.000-26,500\). \(11,961.40\) 10 TH av, 369 (3:703-33), ws, 74 n 31st,
\(2.8 \times 100\), sty fr office; Thos Stokes to


10TH av, 38i (3:703-37) swe \(500-2\). 24, sxino, 24 4-sty bk thts \& strs;
Kath E Hughes \& ano, heirs Mary Hughes.


 Jans'13.
Interior strip
Witt C Hayes same; Jan6; Jans'13. Robt Hayes to Interior strip (4:1002), same prop; Mary
Fisher et al to same; B\&S; Jan3; Jan8 Interior strip ( \(4: 1002\) ), same prop; Win-
field L Hayes to same; QC; Jan4; Jan \({ }^{\prime} 13\). Interior strip (4:1002) same prop; Robt
Hayes to same; QC; Jan7; Jans'13. nom Interior strip \((4: 1002)\) s \({ }^{\text {same }}\) prop:
rances Archer to same; QC Jan4; Jan8 Miterior strip (4:1002), same prop: Sarah Interior strip (4:1002), same prop; Ella
Laverty to same:QC; Jan6: Jansi13

MISCELLANEOUS CONVEYANCES.

\section*{Borough of Manhattan.}

Arden st ( \(8: 2174-\mathrm{pt}\) lot 85 ), sws, 129.6 nw Nagle av, \({ }^{80 x 130,}{ }^{2} 5\)-sty bk tnts; re
mtg; Union Mtg Co Co Brown Bros (Inc) Jans; Jan913; A \(\$\) - a corpn, 33 E \(20 ;\) QC 99,184 Broome st, 216-8, see Eldridge, 204-6. Eldridge st, 204-6 (2:416) ; also BROOME name of grantee in deed recorded Jan \(6^{\prime} 13\) : name of grantee in deed recorded Jan6'13;

Essex st, 126 (2:353-16), es, 52.6 s Rivington, \(17.6 \times 50,3-\) sty bk tnt \& strs; re dower; Bertha wife Rubin Auerbach to
Edw E Hoenig, 617 W 127 ; QC; Dec18'12; A \(\$ 11,000-12,500\). Pitt st, 123 (109) (2:345-65), ws, abt 125 -sty bk rear tnt; re mtg; David Gordon to Robt W Smith, 120 Riverside dr; AT;
QC; Dec30'12; Jan7'13; A \(\$ 19,000-28,000\).
4TH st, 313-5 E (2:374-60), nes, 150.10 se Av C, 42.10x96, 6-sty bk tht \& strs; re
mtg: Union Exchange Natl Bank of NY to Dayid J Fox, 216 W 100 , TRSTE in bankruptcy of Jos Hoffman; QC; Jan3;
Jan \(6^{\prime} 13 ;\) A \(\$ 28,000-60,000\). \(31 \mathbf{S T}\) st, 12 E (3:860); hotel Le Marquis; all RT\&I to all furniture, chattels, \&c Geo C Van Tuyl J., as Supt of Banks in Carnegie Trust Co in liquidation of the Belgravia Realty Co (Inc), a corpn, 165 Bway; Oct10'12; Jan6'13. a corpn, nom 32 D st, \(\mathbf{3 4 0 - 2} \mathbf{E}(3: 937-46), \mathrm{ss}, 170 \mathrm{~W} 1\) av, \(36 x 98.9,6-\) sty bk tnt \& Strs; re-mtg; \(\$ 15,500-45,000\). 45TH st, 422 W ( \(4: 1054\) ); asn rents; han Z M Boyajian, (o) 141 Bway D 11'12; Jan6'13. 750 53 D st, 4 W \((5: 1268-43)\), ss, 125 w 5 av, \(25 \times 100.5\), 4 -sty \& b bk dwg, 3 -sty ext; re merly wife Isaac Cornell Moran, decd, to Juliet is Lamont. \({ }^{2}\) W 53 , \& Paul D Cra vath, 107 E 39 , EXRS \&e Danl S Lamont

59TH st, 43 E ( \(5: 1374\) ); agmt as to holding above in trust in equal shares, \&c Chandlee H Hickok with Lena H\&Anne H Franklin ay, West Brighton, SI; mtg \(\$ 32\),69TH st, \(32 \mathrm{~W}(4: 1121)\), owned by party
1 st pt ; also 69 TH ST, 34 W , owned by party 2d pt; agmt as to party fence, division line, \&e; Sara Rothschild, 32 W 69
with Chas \(R\) Smith, 34 W 69; May112 69TH st, 34 w , see 69 th, 32 W .
71ST st, 322 W (4:1182-42), ss, 224.8 W CONTRACT; Margt Mckeon with Wm F Finn, 165 Bway; mtg \(\$ 16,500 ;\) Nov4'12; Jan
\(3 \cdot 13 ;\) A \(\$ 9,500-20,000\).
20,000 \%2D st, \(\mathbf{1 6 1} \mathbf{E}(5: 1407-31)\), \(\mathrm{ns}, 125 \mathrm{w} 3\) Trowbridge to Irene, Margt R, Mara K ow Pany, a vany at 385 Fort Washington av; QC; Nov
\(26^{\prime} 12\); Jan '13; A \(\$ 25,000-38,000\).
116TH st E , sec Lex av, see Lex av, sec 147'TH st, \(\mathbf{3 0 8} \mathbf{- 1 0} \mathbf{W}\), see Bradhurst av 162D st w, nuve Ft Wash av, see Ft
Wash av, swe 163 d . 163 D st W, swe Ft Wash av, see Ft 186TH, st W, swe st Nich av, see St Nradhurst av (7:2045), sec 147 th (Nos
Brad lease to July1'13.' J Willett Fox of Yode ors, NY, to Herman Gettner, 746 St NichFort Washington av, nve 102d, see Ft Fort Washington av \((8: 2136)\), swe 163 d WASHINGTON AV \((-2136)\) pt; also FORT Riverside by party 2 d pt; party wall agmt W 119, with Hilliard Constn Co, corpn, 420 2865 Bway; Jan3; Jan7'13.
Lexington ay (6:1643-52), sec 116 th ; consent to stairway to 116 th st station,
Peter Doelger to City NY ; Oct-12; Jan st Nicholas av (8:2166-44), swe nom \(157.2 \times 100 \times 156 \times 100 ;\) vacant; re me mig Benj Blossom to Bendheim Constn Co, a corpn
128 Bway, R 703 ; QC; Dec \(26{ }^{\prime} 12 ;\) Jan \({ }^{\prime} 13\) General re of legacy (miscl) ; Chauncey Smith Williamson, at White Plains, NY

Appointment (miscl) of TRSTE under will; Abr Heyman et al, TRSTES Simon 87: Dec26'12; Jan7'13. He Heyman, nom Power of atty (miscl) ; Arthur C James
o Jas McLean, 7 E 75; Nov12'12; Jan7'13. Power of atty (miscl) : Douglas S Grant do Edythe Vicomtesse, wife of Vicomte Power of atty (miscl): Adele, Countess Earl of Essex, to sarae; Dec20'12; Jan6'13.

Power of atty (miscl); Lucie C ViallBeekman to Calvin S Tilden, both of Bos-
ton, Mass; Nov9'11; Jan6'13. Power of atty (P A); Edith A Forster
to Henry Forster, 270 W 84; Jan12'12; Jan

Power of atty (P A); Fredk P Forster
Henry Forster, 270 W 84 : May27'12; to Henry Forster, \(270^{\circ} \mathrm{W} 84\); May27'12; Power of atty (miscl); John McB Davidson to Je
'12; Jans'13.
Power of atty (miscl): Margt A Davidson individ \& EXTRX Henry Q Davidson to same; Dec26'12; Jan8'13.
Power of atty (miscl) ; Gilbert C DavidPower of atty (miscl); Eliz D Jones to Power of aity (miscl); Donald David-
on to same; Dec \(20^{\prime} 12\); Jan \(8^{\prime} 13\).

\section*{WILLS}

\section*{Borough of Manhattan.}

St Nicholas pl, 10 (7:2054-44), nec 150th, \(62.6 \times 100,21 / 2-\) sty stn dwg; Louis Schaefer
Est, Eugene Schaefer. EXR, 527 Riverside dr; attys, Leary \& Goodbody, 55 Bway; A

11TH st, 75-7 W, see 6 av, 148-50
21 ST st, 327 w ( \(3: 745-20\), \(\mathrm{ns}, 375 \mathrm{w}\) \& Est: EXRS, Wm \& Maria Dwyer 1225 Madison av; attys, Wesselman \& Kraus, \({ }^{5} 51\) Liberty; A \(\$ 12,500-30,000\); Will filed Jan

33D st, \(\mathbf{1 5 7} \mathbf{E E}(3: 889-31), \mathrm{ns}, 195 \mathrm{w} 3\) av, \(20 x 98.9\),
Est: Chas A Hickey, EXR.
A atty, Henry S Cook, 38 Park row; A \(\$ 18,-\) atty, Henry S Cook, 38 Park
\(000-20,000\); Will filed Jans'13.

36TH st, 246-8 w (3:785-69-70), SS, 194.8 e 8 av, \(38.4 x 98.9,{ }^{2}\) 3-sty bk dwgs; Thos A
Hill Est, Mary E F Hill, EXTRX, 440 W 162; atty, Wm R Hill, 141 Bway; A \(\$ 53,000-\)
36TH st, 405 w ( \(3: 734-29\) ), ns, 100 w 9 Schumacher Est, Marie B Schumacher EX ... \(\mathrm{X}, 405 \mathrm{~W}\) 36: attys, Joline, Larkin \& Rathbone, 54 Wall: A \(\$ 10,000-17,000\);

56TH st, 26 E ( \(5: 1291-57\) ), ss, 25 w Mad av, \({ }^{\text {Est, Jx }}\) Jennie P Childs EXTRX, \({ }_{26}\) E 56 . Est, Jennie P Childs ExTRX, 26 E 56 ;
attys, Hatch \& Sheehan, 14 Wall; A \(\$ 60\),attys, Hatch \& Sheehan, 14 W
\(000-65,000\); Will filed Dec31'12.
61ST st, \(147 \mathbf{E} \quad(5: 1396-24)\), ns, 101.6 e Watts Est, Eben H P Squire, EXR, White Plains, NY: atty, Allan C Rowe, 149
Bway; A \(\$ 21,000-35,000\). Will filed Dee
7isT st, 21 w ( \(4: 1124-22\) ), ns, 250 w \& 2-sty bk extension: \(1 / 2\) int: Sarah Oak ley Est, Mary Oakley ExTRX, 21 W 71 atty, L E Warren, 261 Bway; A\$22,500-44,500; Will filed Jan \({ }^{\prime} 13\)

 \& 58), swc Lex ay (Nos 1236-46), 67.2x 102.2, 2 5-sty bk tnts \& strs: A\$68.000Adam Stein, 2118 Prospect av. \& Henry, \& Kuhl, Hicksville, LI; attys, Edw Carpel Jan 8' 13 .
84TH st, 128-30 E, see \(82 \mathrm{~d}, 155 \mathrm{E}\)
S5TH st, \(444 \mathbf{E}(5: 1564-30)\), Ss, 94 w Av mann Est, Louis Lehmann EXR E LehGrand; atty, Moses Morris, 150 Nassau; A \(\$ 8,500-17,500\). Will filed Jan7'13.
107TH st \(\mathbf{~ W}(7: 1861-42-45)\), ss, 225 w cant; Isaac Hopper Est, Thos F Hopper WXR, A\$45,000-55, 000 . Will filed Dec3i, \({ }^{2} 6\)
150TH st, nee St Nicholas pl, see St
Lexington av, swe S4th, see \(82 \mathrm{~d}, 155 \mathrm{E}\).
Pleasant av, 433 ( \(6: 1810-241 / 2\) ), ws, 90.11 \(123 \mathrm{~d}, 15 \times 100,3\)-sty bk dwg; Jos C Downey Est, Mary C Downey EXTRX, 433 Pleasant av; atty, Thos B Browning,
\(24061 / 21\) av; A \(\$ 4,000-6,000\); Will filed Dee \(24061 / 2\)
\(31^{\prime} 12\).
\(\begin{array}{ccccc}\text { GTH av, } & \text { 14S-50 } & (2: 575-1-2), \text { nec } 11 \text { th } \\ \text { Nos } 75-7) & 42.6 \times 69 & 2: 55-5 t y & \text { bk }\end{array}\) \& 1 -sty fr bldg in rear; pt int: As 45,000 49,000 : also 7 TH AV, 47 ( \(2: 609-4\) ). es, 573 \(n 13\) th, \(15.6 \times 100\), 5 -sty bk tnt; pt int; A
\(\$ 12,500-15,500 ;\) Cordelia Platt Est, Waren A Clapp EXR, 133 W 87 ; atty, Noah
Rogers, 100 Bway: Will filed Jan6'13 TTH av, 37 , see 6 , Will filed Jan6'13.

\section*{CONVEYANCES.}

\section*{Borough of The Bronx.}

Beck st, \(\mathbf{S 6 3}(10: 2710)\), ws, 53.2 s Intervale av, \(38 \times 100,4\)-sty bk tnt; Robt Marine Jan2; Jan3'13. Beech st (*). nwe 151 st, \(12.6 \times 34 \times 31.7\), gore; Herman Menaker to Henry C SchaeBronx ter ( 05, except pt for E 222d, Wakefiel.t. Mu tual Trust Co of Westchester Co to Down Town Realty Co, a corpn, 20 Nassau; B\&
nom Concord st ( \({ }^{*}\) ), es, 96 n 236 th , \(50 \times 95\); 213 E 111; mtg \(\$ 1,270\); Jan6; Jan7'13.
 Howard Parkes to Arnold Seizer, 661 Beck; mtg \(\$ 1,000 ;\) Dec30'12; Jan4'13. O C 100

Featherbed 1a \((11: 2874)\), ss, 48.8 w Nelson av, \(24.4 \times 110.1 \times 25 \times 113.6\), 5-sty bk tnt; J Flanagan, 4012 Hill av; mtg \(\$ 15,000\); Jan

Forest st (*), ws, 325 n Walker av, 50 x100, Westchester; Wellman Finance \& Realty Co to Rose Zoglin, 146 W 121; mty
\(\$ 8,000\); Jan2; Jan 3 '13.

Fox st, \(961(10: 2714)\), ws, 205 n 163d, 40x106.8x40x107.1, 5-sty bk tnt; Gustav P,
Helfrich to Augusta Sieghardt, 410 E 85 :
mtg \(\$ 30,000 ;\) Jans; Jan913. O C 100

Fox st, 1536, see Prospect av, 572-4.
 (9:2527), ws, 418.6 s 167 th, \(175 \times 100\), vacant; Feuchtwanger Estate Inc to Clara A
Feuchtwanger, 6 W 70, EXTRX Abr H Feuchtwanger; Dec23'12; Janz'13. O \& 10,000
Herkimer pl, nwe 233d, see 233 d E, nwc
 (Nos 1142-6), \(92.10 \times 60.9 \times 92.10 \times 61,5-\) sty \({ }^{5 k}\)
tht \& strs; Annie Tow to Ida Jacobson, 1893 Washington av; \(3-5\) pts: AT; mtg
Kelly st, 891 (10:2702), nws, 73
sw sm In-
ervale av, \(33.4 \times 100,4\)-sty bk tht; Henry Hornstein to Bernath Horn, 125 W 116 : \(\mathrm{mtg} \$ 19,500\) \& AL; Dec 30'12; Jan7'13. 100

Kelly st st (10:2703), swe 163d, runs s on
surve, \(131.3 x w 101\) \& 86.2 to es Intervale av curve, \(131.3 \times w 101\) \& 86.2 to es Intervale av
n 100 to ss 163 d xel99.7 to beg, vacant:
H 100 to Corpn, Morgenthau Co to Simbar Reathern blvd; B\&S; Sept26'12: Jan6'is.
Latting st, sec Balcom av, see Balcom
 van, 1570 Lex av; mtg \(\$ 4,000\) \& AL; Jan7;
Matilda st (*), es, 433.4 s 239 th, 16.8 x Taupier, 542 W 112; B\&S \& C a G G; AL:
Jant: Jan9'13.
Matilda st (*), es, 250 n Eliz, \(50 \times 100\); no G Muth to Louisa M wife Adam New-
mann, 212 W 104; mtg \(\$ 2,500 ;\) Jan2; Jan3 man

Oak ter, 590 (10:2555), sec Crimmins av, \(36 \times 100\); vacant; Pomac Holding, Co to


Oak ter, 591, see Crimmins av, 340.
Pell st (*), ses, 161 ne Demilt av, 33.4x Tone to Alfred Q Elgar, 4814 Osgood, Tone
Bronx; B\&S; AL; Jan4; Jan6'13. Prospect st (*), ns, adj land Mary A
Booth. runs niso to land of Hawkins xe16
to to land of Banta xs50 to land of Baxter x e24 to land of Cook Xs100 to st xw 40 to Florence Koehler will Philip Koehler to
Geo P Koehler, 433
E

Reservoir Oval W, nws, at es Woodlawn rd, see Woodlawn rd, es, at nws Reser-
 prop at S Mt Vernon \& line bet NY \& Mt 161. on said map \& s by said pl \& \(e\) by said ws of pl, except pt conveyed to Geo
J Penfield; also SALT MEADOW 1ying on the Hammocks, begins at cor of Wm Pinkneys meadows, runs e with creek to land
Jas Hunts, s by Jos Oakleys, w \& by Abr Valentines xn- to beg: also WHITE PLAINS RD (*), es, 100 n line bet lands ME Church of Mt Vernon \(100 \times \mathrm{x} \mathrm{n}\) - to ts Penfield av xw- to rd \(x\) to beg, except Ws lot 145, map Penfield prop at S, Mt Vernon, runs s-xw- to land said church
\(\mathrm{xn}-\mathrm{to}\) av xe- to beg; Wm W Penfield to Chauncey O Middlebrook; QC; July5'10
Simpson st, 1057-9 (10:2726), ws, 197.6 n
Westchester av, \(43.9 \times 100\), 5 -sty bk tht Chas L Hoffman, ref, to Ida Edman, 555 Em V 151; mtg \(\$ 28,000\); FORECLOS Jan7; Jan8 Tacoma st, nee Rosedale nv, see Rose-
Tompkins st (*), ws, \(150 \mathrm{~s} 152 \mathrm{~d}, 156.5 \mathrm{x}\) 10 to Classons Point \(r d \times 178 \times 94.9\) : Louis \({ }^{4}\) J Jan6'13. old lines, runs e-xsw50xwio1.4 to pl xn 50 to beg, with all title to land in pl, 2 -sty
fr dwe: Wm G J Marks to Duo Co corpn, 391 E 149; B\&S \& C a G; mtg \(\$ 3,-\) Vineyard pl (11:2958), es, 125 n 175th, old lines, runs e 98.11 to ws Mohegan av,
new line, \& bounded s by line 75 n 175 th \& runs e98.10 to ws Mohegan av, e by
Mohegan av 50 ft \& w by Vineland pl 50 ft, with right to said pl, \(2-\) sty fr dwg; D corpn, 906 E 176. \(\mathrm{mtg} \$ 5,900\) \& AL: Jan Washington st (*), es, 175 s C \& \& 100 Washington st (*), es, 175 s Van Nest
V, \(50 \times 100\) Josepha Krueger to Chas H Dittmar, 1691 Clay av; Marguerite D Morgan, Isabella D Peake \& Emily D ratt, all at 102 W 130 ; Dec21'12; Jan6'13.

133D st E \((10: 2562), \mathrm{ns}, 29 \mathrm{w}\) Willow av, 50x100, vacant: Jas H Donald to Gustave
H Neumeyer, 272 W 90 \& Abr J Dimond, 21 Treacy an, Newark, NJ (firm of Neu-
meyer \& Dimond, 82 Beaver or Beam st)
5,500 Nov1412; Jan 7113 .
 449 Willis av; mtg \(\$ 16,000\) \& AL; Jan4: Jan6'13. OC \& 100
 Barnaby to Dunken Realty Impt Con-
 mington, Del; mtg \(\$ 3,000\); Dec13'12; Jan
 strom to Kenneth \(T\) Barnaby, 150 W 79 ;
mtg \(\$ 3,000 ;\) May9'12: Jan9'13. 140 TH st E, nec Cypress av, see Cypress i418T st, 880 E (10:2598), sec Walnut 2d) av, \(10 \times 25\), vacant, Eliza Miller wid of Wm Miller \& mother \& heir of Wm F
Miller ded to D H McLaury Marble Co, a
 Willis av, \(25 \times 100,2\)-sty \& b fr dwg, 1 -sty fr rear factory; Lillie Mayer to Anna M 145 TH st, 401 E , see Willis av, 440 .
145 TH st, 411 E , see Willis av, 440 .
147 TH st, 484. E \((9: 2291)\), ss, 115 w Real Estate Co to Mary Eckert, 1342 Clin151 st
151st st, 261 E, see Morris av, 617.
152 D st, 387 E (9:2399), ns, 325 e Court landt av, \(25 \times 100\). 3 -sty fr factory \& 2 -sty
fr rear stable; Haffen Realty Co to J \&
 153D st, 415-17 E, see 153d, 419-21 E.
153D st, 419-21 E (9:2375), ns, 195 w El-

 old to Katie Herold his wife, \(130{ }^{\text {S }}\). \({ }^{6}\) av
Mt Vernon, NY; mtg \(\$ 73,000\); Dec 30 '12; Jan \({ }^{3} 13.5\) st E , nwe Union av, see Union 163 D st \(\mathbf{E}\), sec Intervale av, see Kelly swc 163 d . E, swe Kelly, see Kelly, swc \({ }^{163 d}\) st, 410 E (9:2384) ss, 75.6 e MelKraft to Mabel L Kraft, his wife 20 Alexander av; mtg \(\$ 30,000\); Jan3; Jan \(8^{\prime} 13\).
167TH st, 987 E ( \(10: 2752\) ), ns, 50 e Hoe av, \(25 \times 1000^{2-s t y ~ f r ~ d w g: ~ W m ~ C ~ B o y d ~ t o ~}\) Roman, a corpn, 985 E 167; Dec \(28^{112}\); Jan 170TH st E, ss, 130 m Boston rd, see Boston rd, ns, 85 w fr ns Boston rd \({ }^{1715 T}\) st, \(\mathbf{4 5 2}\) (714) \(\mathbf{E}\) (11:2902), ss, 125 Schwartz to Wm J Diamond, 336 E 166 ; mis O C \& 100 174 TH (12TH) st, \(451 \mathrm{E}(11: 2907), \mathrm{ns}\), 100 se Park av, \(50 \times 100,2\)-sty fr dwr \& Klappert, 873 West End av: FORECLOS
17sTH st E. swe Mapes av, see Prospect at se remont av.
178TH st E, see Prospect av, see Pros
178TH si, 743 E (11:3093), ns, 100 w Prospect av, \(72 \times 95,2\)-sty fr dwg, 2 -sty fr
rear stable \& vacant; Edw W Woker \& ano ADMRS Minna Knoch to Hyman Har
kavy, 510 E 85; AL; Dec30'12; Jan \({ }^{\prime} 13\).

179TH st E, nee Grand blvd \& \(\mathbf{1 0 , 5 0 0}\) course, see Grand blvd \& concourse, nec \({ }^{179 T H}\) st, 446 E (11:3035), ss, 50 e Park


1797H st E (11:3123), ns, 95 e Mohegan av,
Leahy to Obark Reaty A Co, a corpn, 1007
E 180 , Dec30'12: Jans'13.
180TH st E \((11: 3094)\), ss, 42 w from es lot 32 runs s169xw74 to w 1 lot 31 xn53x \(25 \times n 15\) to st xe
being pts lo beg. except \(31 \& 32\) map ( 436 in for St ,
W Co Antonio Galiani, 2078 Prospect av: AL,

182D st, 622-4 E, see Hughes av, swe 182 d .
W84TH st, 463 E. (11:3039), ns, 128.8 w nie \(M\) Majewsky to Frank Fischer, 218 Valentine avimtg \(\$ 6,500\); Jan4; Jan \(\mathbf{6}^{\prime} 13\).
187 TH st E, ns, 100 e Valentine av, see 18TTH st, 547 E, see Valentine av, sec
\(\mathbf{1 8 7 T H}\) st E. swe Tiebout av, see Valen187TH st E, sec Valentine av, see Val211 TH st E, sec White Plains rd, see White Plains rd, sec 211th.
215 TH st E (*), Ss, 279.5 e Barnes av, \({ }^{25 \times 195 ;}\) Lawrence Ryan to Martha A Smith, 313 State, Ban ' \({ }^{\prime} 13\). Aug23'06; Jat nom 215TH st E
Smith to Clara S
 Jan6'13. 41 E 232, mty \(\$ 23,000\); Jany 222D st E (\%), ns, 506.7 e Barnes av, 25x es Franklin av nr Du Bois, Detroit, Mich, 222D st E (*), same prop; Chas Ringel-
stein, Sr, to same; QC; Oct \(25^{\prime} 12\); Janj'13.

223D st E (*), Ss,
\(114 ;\) also
203
e Barnes av, 100 D av, \(25 \times 114\), Wakefield, Stanislawa
to Srews
to Sanislaus Belski, both at 834
E
223 , party of 2 d pt to support party 1st part
during her life; AL; Feb17'12; Jan8'13. 223D st E, ss, 205 e Barnes av, see 223 d 224 TH st, 715 E, see Willis av, 440.
 Dec2'12; Jan3; Jan 1113 . E 69; Foreclos \({ }^{238 T H}\) st E, ns, 175 e Katonah av, see 238 TH st E, nwe Martha av, see Martha 239TH st E (*), sws, 36 e Fulton, 38.4 x
\(100 \times 36.4 \times 100\) : Rosalie \({ }^{\text {G }}\) Goodman \& ano to Mich1 F McCann, 678 E 239; Dec19'12: 242 D st E (12:3390), ss, 160 e Katonah

 Creek xsw60 \& 40 xnw \(75 \times \mathrm{sw} 34\) to st xw
2.4 to beg, vacant: also LAND at Yonkers, NY, as follows: DUKE PL (Yonkers, NY),
nes, 130.9 e Mt Vernon av, 100 xirreg to sws McLean av at ws Martha av x136.7x
irres; Chas L Cohn, ref to Herman Heidel-
 \(\$ 3\), soo over
\(\$ 3\), S00 over \& above liens for parcels 1, 2 242 D st \(\mathrm{E}, \mathrm{ns}, 95\) e Mt Vernon av, see 260TH st W, nec Huxley av, see Huxley 261ST st w ( \(13: 3423\) ), ns, 51.2 w Fieldston rd, \(40 \times 114.7 \times 40 \times 110.6\), vacant; \({ }^{\text {Henry }}\)
Forster to Jno H Kliegl, 203 W
56 ; Dec Andrews av, 2236 (11:3218), Co \& \& 100 Fordham rd, \(25 \times 100\) 2-sty fr \(\mathrm{dwg} ; \mathrm{H} \mathrm{C}\) Sorpn 59 Liberty; FORECLOS Dec 2712 ,
 E 125; mtg \$1,125; Dec19'12; Jan3'13 nom Rainbridse av (12:3293), ws, 31.8 s av xni4 to beg, 5-sty bk tnt; Jno J Tully itg \(\$ 22,000\); Jan Bainbridge av (12:3293), ws, 71.8 s 194th
\(50 \times 86.3 \times 80.11 \times 83.6,2\)
5 Tully Co, a corpn, to Jakob Re
Beck; mtg \(\$ 47,900\); Jan3; Jan \({ }^{\prime} 13\)

Bainbridge av (12:3293), Jakob Reich to Elkan Kahn, 1018 E prop; 163 ;
mtg \(\$ 47,900 ;\) Jan3; Jan 413 . Balcom av (*), sec Latting; 50x100; Jacob P Hock to Maximilian © Sonnennom Barnes av, nee Van Nest av, see Van Barker av (*), es, 175 n Waring av, 25 261 W 44 : Sept20'12; Jan 4'13. nom Bartholdi av (*), ss, 75 w Pine av, 25x
100, except pt for Bartholdi; Rosario Lo Bue to Talie Jungman, 1186 Lex av: mtg
\(\$ 5,250\) O Jan8; Jan9'13.
O © 100 Beech av (*) ses, \(350 ~ s w ~ E l m, ~\)
25x193x
5.7x199. Laconia Park; Wm P McCarthy O Wm Gallagher, 306 E 93; Jan8; Jan9
 181 st, \(17.11 \times 84.10 \times 17.11 \times 84.7 .2\)-sty fr dwg.
Hermine B Burkard to Mary Laub, 876 6'13. \(72.4 \times 51.7 \times 59.9\), \({ }^{2-s t y}\) ir stable \& vacant:
Mich1 J Leahy to Annie Leahy, his wife, 446 Prospect av; Jan6; Jan9'13. nom
Boston rd
(11:2937) ns 85

 o beg; vacant: Wm D Addicks to Andw W
Gerlach, 673 Jefferson pl; mtg \(\$ 3,500\). Jan
0 C 100 Broadway (13:3423), ws, 55.6 n 260th, \(5 \times 100\); vacant; Jno Whalen, TRSTE for creditors Chas J Schmitt, to Eliz Bernd,
128 W 67. Dec1312; Jan \({ }^{1} 13\). Broadway ( \(13: 3423\) ), nwc Mosholu av, to Ralph Wurts-Dundas, Henry \({ }^{22}\) W; corBrook av, 1372 NY \& H RR, 4 -sty bk tnt; David J Mallen Jr to Earney SalimBryant av, 2122 ( \(11: 3138\) ), es, 35.2 s Margarette Kavanaugh to Dora Speckmann, 322 E 86; mtg \(\$ 31,500 ;\) Jan2; Jan Cedar av (11:2881), es, 223.11 s s 177 th , 111.3, vacant; Aug Lauter to Milton Bldg
Co. Inc, 837 Washington av; mtg \(\$ 5.925\) \&
AL; Dec30'12; Jan \({ }^{1} 13\);

Cedar av (*), ns, 176 e Elm, \(50 \times 100 ;\) Wm
 Central ay (*), ss blk front bet Law-
rence \& Main avs, \(200 \times 25\); all RT\&I of esreate \&nder will of Terrence McGuire; Warren G Moore to Cath
147; Nov2'11; Jan6'13.
Central av (*); same prop; Viola R Wer-
nome to same: AT: Nov2'11; Jan6'13. Central av (*) same prop; Cleophas V Moore to same; AT; Nov2'11; Jan6'13. nom Central av (*) same prop; Terence M
Moore to same; AT: Nov2'11; Jant'13. - nom Central av (*); same prop; Milton J
Moore to same; AT Nov2'11; Jan6'13. nom Classons Point rd, es, abt \(150 \mathrm{~s} \mathbf{1 5 2 d}\), see Tompkins, wi,
Clay av, 1047 ( \(9: 2428\) ), ws, 125 n 165 th \(25 \times 100,{ }^{2}\) \& 3 -sty \& b bk dwg: August Kirchner to Frances Gla
mtg \(\$ 7,000\); Jan7; Jan \({ }^{\prime} 13\).
Clay ay, 1133-5 (9:2429), ws, 325 n 166 th 50x97.4x50x93.9, \({ }^{1}\) \& 2 -sty fr dwg \& str: mtg \(\$ 9,000 ;\) Dec30'12; Jan7'13., O C \& 100

Colleze av, 1360, see College av, 1362.
Colleme av, 1362 (11:2783), es, 276.5 s
70 th, \(16.8 \times 100,2-\) sty fr dwg; aiso COL170th. \(16.8 \times 100, \quad 2\)-sty fr dwg; also col-
LEGE AV, \(1360(11: 2783)\), es, 293.1 s 170 th , \(16.8 \times 100,{ }^{2}\)-sty fr dwg; Kingston Securi 925 3 av, tenants by entirety; B\&\& \& C C a
Concord av, 333 (10:2573), ws, 120 n
\(41 \mathrm{st}, 20 \mathrm{x} 100\), 3 -sty \& b bk dwg; Francis S McAvoy, ref. to Herman C Kudich, 119 W 57: FORECLOS Apr23'12; Apr29'12; \(\begin{gathered}\text { 5an7 } \\ \text { 5. } \\ 500\end{gathered}\)
 bk rear factory; Hugo Wegener to Robt
 590.


 tnts; Orson A Raynor, ref, to Manhattan Mtg Co, a corpn, \({ }^{200}\) Bway; FORECLOS Cypress av \((10: 2567)\), nec 140 th, \(100 \times 120\);
acant: Richd Vallender to Lulu Quigg,

Decatur av, 2764 (12:3278), es, 192.3 s
\(98 t h, 26.4 \times 100.7\) 2-sty fr dwg: Ward D Williams to Massachusetts Bonding \& Ins Co, a corpn;
\(14^{\prime} 12\).
Jan \(3^{\prime} 13\). Wm; CaG; mtg \(\$ 5,000\); June Dudley av, ns, 7s e George, see Fair-
Eastburn av, 1756 ( \(11: 2796\) ), es, 213.3 n per to Taxpayers Holding Co, 99 Nassau:
AL: Nov21'12: Jan \({ }^{\prime} 13\). \(\& 100\)
Edwards av ( \(\%\), es, 300 n Latting. 50 x 100: Jefferson M Levy to Oswin F Fritz-
sche, 151 E 49; B\&S; Jan2; Jan3'13. Edwards av (*), es, 275 n Latting, 25x 100; Jefferson M Levy oswin F FritzEverareen av, nec Westchester av, see Fairmount av (*), Ss, 50 e Fairfax av,
\(25 \times 100\) also \({ }^{\text {DUDLEY }}\) AV ( \()\) ns, \(\%\) e George, \(25 \times 100 ;\) L P Fries Co, a corpn, to
Sidney B Hickox, 2246 Gleason av: AL; Dec30'12; Jan3'13. Ficlaston rd \((13: 3423) \dot{e s}, 137.1 \mathrm{n}^{261 \mathrm{st}}\) Moody, 828 President, Bklyn; Decl \(7^{112}\).
Fieldston rd (13:3423), es, land in bed of rd, 214.1 s 261 st runs s25xw30 to el
rd xn25xe30 to beg Jas \& Victoria Hes-
sion to City Ny Novil'12. Jans'13 Hes Fieldston rd (13:3423) es, land in bed
of rd, begins 189.1 s 261 st. runs \(\mathrm{s} 25 \times w 30\) to el rd xn25xe30 to beg: Henry Twelve-
trees to City NY: Nov13'12: Jans'13. nom

Forest av, 1142-6, see Home, 756 .
Fulton av. 1236
\((10: 2612)\), \(168 t h, 14.9 \times 100 \mathrm{x}-\mathrm{x} 100\) except pt for av ,
with all title to land in rear, \(14.7 \times 10 \mathrm{x}-\mathrm{x}\) 11,2 -sty \& b fr dwg: Wm Mlau as TRSTE in bankruptcy of the Manhattan Proper-
ties Co, bankrupt, to Martin Caflisch, 1439
Prospect av: Dec \(30^{\prime} 12 ;\) Jan \(4^{\prime} 13\), Grand bivd \& concourse (11:2812), nee
 Phelan Bros Constn Co, a corpn, 1910
Webster av correction deed; mtg \(\$ 7750\) \&
AL; Dec \(3112 ;\) Jan 313 . Grand blvd \& Concourse, 2436 ( \(11: 3160\) ) es. 166.8 s 189 th (now 188th) \(50 \times 37.2 \times 50.1\)
\(\times 33.2\) 2-sty fr dwg; Ida A Holiand EXTRX
Jos H Holland to Ida A Holland, 521 W
125. Dec31'12; Janf'13. A
Hoe av ( \(11: 2982\) ), ws, 25 n 172 d , \(100 \times 100\), bins Holdinn Co, Corpn, 74 Bway; motg
\(\$ 43,000 ;\) Jan3'13: Hoe av, ws, 354.5 \& Aldus, see So blvd,
 strs; Sophie Knepper to Taxpayers Realty Co, 99 Nassau; AL; Sept11'12; Jan4'13.

Hughes av, 2456 ( \(11: 3078\) ), es, 337.10 Pelham, \(25 \times 87.6\), 4 -sty bk tnt \& strs; Ropes y AL; Dee31'12; Jan7'13. O C \& 100 Huxiey av ( \(13: 3423\) ), nee 260 th, \(50 \times 100\), creditors Chas J Schmitt, to Thos F Rice, 43 Sidney pl, Bklyn; Dec26'12; Jan9'13. \(\mathbf{6 , 7 0 0}\)

Huxley av ( \(13: 3423\) ), es, 25.7 n Forster pl, \(76.8 \times 74.6 \times 75 \times 91.3\); vacant; Jno Whalen, Wm Gaul, \({ }^{15}\) Philipse pl, Yonkers, NY; Jan

Huxley av (13:3423), sec Whalen, 25x95; vacant; Jno Whalen. TRSTE for creditors Chas J Schmitt, to Providenzia Rizzo,
E 74;
\(\mathbf{1 , 1 0 9}\)
Dec \(26^{\prime} 12\); Jan6'13. Intervale av, sec 163a, see Kelly, swc 163.

Intervale av, 970-8, see Westchester av,
Jerome av \((12: 3320)\), es, 28.6 n \(199 \mathrm{th}, 51.4\) x138.5x45x113.9, vacant; H C S Stimpson
ref to Hy G Merkel, 629 Park av \& Cath M Schumann, 3750 Bway, as EXRS \&c Theo \(\mathrm{F}^{\prime} 13\) Schumann: FORECLOS; Dec30'12; Jan Johnson av (13:3409), land in bed of av bet 232 d
map
(1129)
Hayden cession: Fred L Smith \& ano to City NY: Johnson av \((13: 3409)\), land in bed of av, begins Johnson ay cl at cl 235 th, runs \(180 \times w 140 \times n 180 x e 140\) to beg; deed of ces-
ion: Edw J Gallagher et al to City NY sion: Edw J Gallagher et al to City NY;
B\&S: May2
Bom Jan8 13 .
Johnson av, land in bed of av, begins
cls of 235 th © Oxford av, runs s alons at cls of 235 th \& Oxford av, runs s along xn3s to cl 235 th xe270 to beg, deed of NY; B\&: \(;\) May 17 12; Jans'13. nom
Johnson av ( \(13: 3409\) ) \& © oxford av, land Nov14.06 in 19 p 15; re mtg; Anna Carroll
to City NY; QC; May23'12; Jan8'13. nom
Lawrence av, sec Central av, see Central
Lind av, ws , 41S.6 \(s 167\) th, see Graham
Main av, swe Central av, see Central av
Mapes av, swe 178, see Prospect av, ses
Martha av, 4331 ( \(12: 3387\) ), nwe 238th \(25 \times 100,2\)-sty fr dwg \& 1 -sty fr rear sta-
ble: Melillo Constn Co to Maria Melillo, \({ }_{6}{ }^{\prime} 13\). Martha av; \(\operatorname{mtg} \$ 4,200\); June4, Melillo, Jan 6'13. Mohegan av, ws, abt 125 n 175th, old

Moheдan av (11:2958), new ws, with 125 n 175th from a pt on es Vineyard pl 125 n 175 th , old line, runs e from pt on
es Vineyard pl, old line, \(\frac{\mathrm{w}}{}\) to Ws Mohegan av x again 4.3 to av xn50 to beg; vacant;
Louisa H Schultz to Duo Co, a corpn, 391
\(\mathrm{E} 149 ;\) Jan4; Jan \(9{ }^{9} 13\). Morris av, 617 (9:2441), nwe 151 st (No 261), \(26.8 \times 100,6-\) Realty Co to Fan tht \& strs. Na vasky Realty Co to Fannie Navasky, 1397
Stebbins av: mtg \(\$ 25,000 ;\) Jan9'13. nom Morris Park av ( \({ }^{*}\) ), swe Wallace av Helfst, 1743 Wallace av; mtg \(\$ 9,500\); Dec Morris Park (*), Ss, 25 w Wallace av,
\(5 \times 100\); Johanna Helfst to Lucille Brunjes, \(25 \times 100\); Johanna Helfst to Lucille Brunjes
21943 av; \(\mathrm{mtg} \$ 1,600\); Dec \(30^{\prime} 12\) : Jan \(6^{\prime} 13\). Mosholu av, nwe Bway, see Bway, nwe Mosholu
Mosholu av \((13: 3421)\), Ss, 74.9 e FieldGeringer, at swe 259th \& Riverdale
nom Murdock av (*), ws, 125 n Jefferson av, sky, on Murdock av, Ws, 100 n Jefferson
av: AL; Dee \(30^{\prime} 12 ;\) Jan \(8^{\prime} 13\).
O C 100 Netherland av \((13: 3409)\), bet 232 d \& Lot 146; said lot being a portion of Plot
T. map (1129) lands in partition Hayden Campbell to City NY; May15'12; Jan8'13

Netherland av \((13: 3409)\), land in bed of in 18 p 101; re mttg: Mary E Hart to City Newbold av, nive Zerega av, see Zerega Newton av \((13: 3421)\), bet W 256th \(\mathbb{E}\)
losholu, land in bed of st in front of lot 34, map Sheridan \& Segrave; deed of cession: Nich J O'Connell to City NY; June
\(10^{\prime} 12\); Jans'13. vewton av (13:3421), land in bed of Samler Estate; deed of cession \& re mtg:
Adolph Flegenheimer et al to City NY
B\&S: Mar11 12 ; Jan \({ }^{\prime} 13\). North Oak dr (*), ss, abt 425 w So Oak Gustave Illwitzer; AL; June21'07; Jan4'13. Oxford av \((13: 3409)\), land in bed of av, begins at cls 235 th \& Oxford av, runs s
330 xw 270 to cl Johnson ay xn330 to cl I Gallagher et al to City NY: May17'12: Park av, 340S-12 (9:2388), es, 174.3 n 166th: Magdaxena Walter to Gotham Mtg dwgs: Magdalena Walter to Gotham Mtg
Co, 38 Park row; Jan2; Jan3'13.

Park av, 4053 (11:2899), ws, 428.10 s Hyman Sertey pl vor av, Clemente \& Jos Scavone, 685 Lex av; mtg \(\$ 4,500 ;\) Jan2; Jan3'13. Penfield av, see White Plains rd, see
Penfield av, ss, at ws lot 145 map Penfield prop.
Pentielal
Pentield av (*), Ss, at ws lot 145 map
Penfield prop, at So Mt Vernon Penfield prop, at So Mt Vernon, runs s
\(96.7 \times n w\) along es of church prop 100 to ay xe25 to beg, also WHITE Prop 100 to (*), sec Penfield av, runs slixe- to w field Methodist Episcopal Church, a corpn field Methodist Episcopal Church, a corpn Jan9'13. \(P\). av, sw , at ws lot \(\mathbf{1 4 5}\) map Penfield prop, see Robertson pl, ws, a strip
Penfield av (*), \(\mathrm{ns}, 216.3\) e Baker av, 50 x100: Albt \& Clara F biebman to Clara
F Liebman. 745 Riverside dr; \(1 / 2 \mathrm{pt} ; \mathrm{mtg}\) \$1,008; Jan \(2412 ;\) Jan7 13 .
Prospect av, 572-4 ( \(10: 2683\) ), see Fox tnt \& strs: Broad Realty Co to Hunts tht \& Reint Realty Co, a corpn, 165 Bway; B\&S \(\mathrm{mtg} \$ 48,500 ;\) Dee30'12; Jan3'13.

Prospect av, see 17sth, see Prospect av ses, 242.10 ne Tremont
Prospect av \((11: 3106)\), ses, 242.10 ne Trenws Mapes av xne52xnw \(150.2 \times n e 0.4 \times n w\) 150.2 to Prospect av xsw52 to beg, except parts for Prospect \& Mapes avs \& 178 th vacant: Nathl Erenner to Saml Goldber-

Rosedale av nee Tacoma st, C \& Rosedale av, nec Tacoma st, see Rose
dale av, sec Tremont av.

Rosedale av (*), sec Tremont av, 52.11 to Tacoma, \(x-100 x-x 108\), except pt for
177 th: Hyman Turchin, ref, to Jno L Eymer, 1765 Av A; FORECLOS; Jan3; Jan4;
Jan 13.000 Sedowick av, ws, 223.11 s \(\mathbf{1 7 7 t h}\), see Ce dar av, es, 223.11 s 177 th.
Sedgivick av \((12: 3263)\), abt 225 w Van Cortlandt av, \(50 \times 100 \times 72 \times 99.11\); vacant at Haverford, Pa; B\&S; Jan4; Jan7'13. 100
 wife of Jno J Warner to Margt F Warner at sec Bayside pl \& North Fairview av,
Rockaway Beach, NY; Dec24'12; Jan \(3^{\prime} 13\).

Southern blvd ( \(10: 2742\) ), es, 354 s Aldus, runs e150xs70.6xe150 to ws Hoe av at pt 425 s Aldus xs 20.11 xw 300 to es of So blvd xn94 to beg; vacant: American Real Estate Co to Oval Constn Co (Inc), a
corpn, 1042 So blvd; AL; Jan7'13.
spencer av \((13: 3423)\), es, 400 O C \& \& 100
x105: vacant; Jno Whalen, TRSTE for creditors Chas J Schmitt, to Maurice \(P\)
Costello, 642 Ams av; Jan2; Jan3'13. S00 Spencer av \((13: 3423)\) es, 425 n \(260 \mathrm{th}, 75\) x105: vacant; Jno Whalen, TRSTE for creditors Chas J Schmitt, to Jacob Roeser,
2140 Fulton, Bklyn; Dec26'12; Jan3'13.
Stebbins av, 1270-8 (11:2973), ses, 100 ne nts: Stebbins Holding Co to Threshold Realty Corpn, 74 Bway; mtg \(\$ 147,750\) \& Stebbins av, 1270-S; Threshold Realty \& Adolph Deutsch, 322 E 4: mtg \(\$ 147.750\) \& AL; Jan6'13. Sylvan av ( \(13: 3421\) ), land in bed of av n front of lot 103, map (1368) Samler EsFlegenheimer et al to City NY; B\&S; Mar Jan8'13.
Theriot av ( 175 th st) (*), es, 375 s Ludlow av, old line, or Eastern blvd, \(150 x\) Halsey, Bklyn; Dec31'12; Jan4'13. nom
Tiebout av, swe 187th, see Valentine av
Tremont av, see Rosedale av, see Rosedale av, sec Tremont av. Tyndall av \((13: 3423), ~ e s, ~\)
\(50 x 90\) : vacant: Henry Forster to Geo Steurer, 457 W 42 : Jan6; Jan9'13. O \& 100 Union av, \(801(10: 2666)\), nwe 158 th, 50 x Alice Nilant, widow, 70 Carver, L I City; Unionport ri, \(\mathbf{1 7 1 3}\), Gan Nest av. \(25 x-x 25 x-\), Josephine De Luca to Sami Freedman, 283 S A, Bkiyn; Enionport rid ( \({ }^{*}\) ), ws, 199.8 n Col av, 25.1 Fredk H Schomburg, 17 State: mtg \(\$ 5,500\);
FORECLOS Dec3'12; Dee7'12: Jan 413 . Valentine av, es, 75 n 187th, see Valen Valentine av, es, 50 n 187th, see ValenValentine av, en, 25 n 187th, see Valentine av, sec 187 th

Valentine av, 2426, see Valentine av, sec Valentine ay \((11: 3147)\), sec 187 th , runs beg; vacant; also TIEBOUT AV (11:3147) swe 187th, \(38.3 \times 125 ;\) vacant; also VALEN TINE AV, 2426 (11:3147), nec 187 th No AV \((11: 3147)\), es, \(25 \mathrm{n} 187 \mathrm{th}, 25 \times 100\)


187th, \(25 \times 100,2\)-sty fr dwg; also 187 TH ST E (11:3147), ns, 100 e Valentine av, 35x
100; vacant; Chas Putzel, ref, to Marie J C Carey, 2 238 Valentine av; PARTITION Valles av (13:3421), land in bed of av in
ront of lot 26, map (1368) of Samler Esfront deed of cession \& re mtg; Adolph
tate: der
Flegenheimer et al to City NY; B\& ; Mar 1'12; Jans'13.
Van Nest av (*), nee Barnes av, \(25 \times 100\),
Geo Paolillo to \(\begin{aligned} & \text { Jos Paolillo, s01 Van Nest }\end{aligned}\) Geo Paolil1o to Jos Paolillo, 801 Van Nest
av: Dec31'12; Jan6'13.

Virginia av (*), cor Elackrock av, land map (1045) of Pugsley Estate, Unionport: deed of cession; WmR Devine to cry

Virminia av (*), land in bed of av in
ant of lots 302 \& 303 , map (1045) Pugsley Estate; re mtg; Annie C Ruh1 \& Leo-
nora Wurm to City NY; QC; Apr1012 Jans'13.
Waldo av (13:3414), land in bed of av 167, map ( 1345 ) of Waldo Hutchins: deed of cession; Lucy C Stroub to City NY; B
\(\& S ;\) May13'12; Jan \({ }^{\prime}\), S3. Waldo av \((13: 3406\) \& 3414\()\) es, land in
bed of av bet \(238 t h\), 242 d , begins 100 n bed of av bet 23 sth
238 th , runs \(n-\) to \(242 \mathrm{~d} \times \mathrm{d}\), to Wz of av x \(\mathrm{s}-\mathrm{to}\) cl of Dash's lane xe- to beg:
Louisa Dash to City NY; AT: Mar23'12 Wallace av, swe Morris Park av, see Walnut av, see 141st, see 141st, 880 E . Washington av, 205s. \((11: 3036)\), ws, 248.4
\(180 t h, ~\)
\(37.6 \times 145,6-\) sty
bk tht


Washington av, 2055 ( \(11: 3036\) ), ws, 248.4 s 180 th, \(37.6 \times 145,6\)-sty bk tnt \& strs;
Fanny Gruen to Jonas Weil, 21 E 82 \&
Bernhard Mayer, Bernhard Mayer, 41 E 72 ; B\&s; mtg \(\$ 35\).-
Westchester av, 941-5
(10:2704), nec In-
ervale av (Nos \(970-8\) ), runs nelo0.1xnw tervale av (Nos \(970-8\), runs nel \(100.1 \times n w\)
\(52.6 \times w 52.6\) to es Intervale av xs
xs 100.1 to beg, 1-sty bk strs; Edmund Sens to Jno Eicher Brewing Co, a corpn, 35823 av;
mtg \(\$ 50,000\); Dec31'i2; Jan 413 .

Westchester av (*), nec Evergreen av. runs n104xe100xs7.10xe100 to Ws Wheeler av xstio to ns Westchester av Xw 200.5 to

Westchester ay (*), nec
uns \(n 104 \mathrm{xe100xs} 7.10 \mathrm{xe} 100\)
Wheeler av xs 110 to ns Westchester av son ExR \&e Wm Watson to American

Westchester av, nwe Wheeler av, see Wheeler av, nwe Westchester av, see White Plains rd, es, \(\mathbf{1 0 0} \mathrm{n}\) line bet lands ws, a stripi\&c. rd (*), sec 211th, runs e \(100 x s 24.2 x w 100.11\) to rd xn2.8 to beg; Jno
 son, 827 E 233; Alex Thompson, 815 E 233 ; E Thompson. 813. E 233. Emma L Thompson, 827 E 233; Cornelia F Briggs, 729
Gun Hil rd; Edith E T Willis, 680 E 232; Adaline R T Paskett, 820 E 234 : Florence
M Willis, 1703 Bussing av \& Eliza A T
Mranigan, 827 E 233 , Jan'13.
1,425 White Plains av, nee 219th, see 219 th E, ec White Plains av.
White Plains av (*), ws, 75 s Mace av,
5x 100 : Max J Russianoff to J Clarence Davies, \(14 \mathrm{E} 81 ;\) B\&S \& CaG; AL: Jan3. White Plains rd, sec Penfield av, see
Penfield av, SS, at ws lot 145 map Penfield
Wilkins av, 1360 (11:2976) es, 50 s Jennings, \(25 \times 94 \times 25.2 \times 96,3\) sty bk tnt \& str;
Jos Frisch to Lena Feinblatt, 1360 WilJos Frisch to Lena Feinblatt, 1360 Wil-
kins av; mtg \(\$ 8.000 ;\) Dec29'12; Jan7'13.
Williv av, 440 (9:2290), nee 145 th nom

 Kate Stillwell \& Emmma \& Jacobe Muller. Carrie Zwier, 401 E 145; AT: B\&S; Jan8

Wodiawn rd (12:3343) es, at nws Res-
 Zerega av (*), nwc Newbold av, \(108 \times 105\) Unionnort, Frank H Spurck et al heirs \&c Jeannette E Rittenhouse to Lena E Ab-
bott. 1010 28th, Sioux City, Ia; July \(25^{\prime} 12\);


 heim. ref. to Thos D Malcolm, 1223 River ORECLOS Dec17'12; Jan9'13
 heim. ref. to Thos D Malcoim, 1223 River
avi FORECLOS Dec17 \(12 ;\) Jan9 13 . 17,000
Lots 311,310 . \(2 \times 4,385,3 \times 7-389,392,359,370,375,3<30,881\), 431. 432,438 \& \(439 \mathrm{map}(1106\) in W Co) of Arden prop. Westchester: also PLOTS 533 showing addition to Arden prop: excent parts for Baychester av: also LOTS
\(295,306,327,328,339,344,351,361,362\)

367, 368, 404-408, 411, 457, 462, 468, 470 ,
map (106) Arden prop; a1so LOTS 542,
\(543,55-547\) \& 553 . 554 map (208) of Armap \((1106)\) Arden prop; also LoTS 542 , den prop; except parts for 222 d \& Bay-
chester av. also LOTSS \(318,352,360\). 412,
\(413,414,433,445-447\), map \((1106)\) Arden prop; aiso PLOT 548, map (208) Arden
prop: except part for Baychester av or
pry other st pray Honry G Heath rof any other st or av; Henry G K Heath ref
to Sarah A Vaden, 428 Tecumseh av, Mt Yernon, NY; FORECLOSED \& drawn Dec
1 1'12; Jan3'13. Plot (*), begins 740 e Whtie Plains rd at
point \(895{ }^{\circ}\) n along same from Morris Park av, runs el00xn25xw 100xs25 to beg, with
right of way over strip to Morris Parke
avi Rosa Nathan et al EXRS, \&c, Marcus Nathan to Henry J McIntyre, \& Jennie L,
his wife, 1912 Wallace av, tenants by en-

\section*{miscellaneous conveyances.}

\author{
Borough of The Bronx
}

Featherbed la \((11: 2874), \mathrm{ss}, 48.8 \mathrm{w}\) Nel-
son av, \(24.4 \times 110.1 \times 25 \times 113.6 ;\) consent to son ov, above premises. Flannagan \&
sale of
Sweeney Constn Co to Thos J Flanagan; Light st ( 8 ). ss, 80 w Rombouts av, \(\overline{20 \mathrm{x}}\) 100 ; me mtg; Dyre Ave Realty Co to Patk
Sulivan, 1570 Lex av; QC; Jan7; Jans'13. Oak ter (10:2555-27), ns. 125 w BeekKannel Realty Co, \(145^{\circ} \mathrm{W}\) 45, with Kate 2,000 orvehard st, nws, at sws Bedford Park Orchavd. \(50 \times 100\) st E ( \(10: 2562\) ), ns, 29 w Whifow av F Coyle, to Jas H Donald, at Norfolk, Va;
AT; QC; Dee10'12; Jan7'13. 167TH st, S46-S E \(\quad(10: 2691)\), ss, 69.1 Stebbins av, \(50 \times 146.11 \times 53.4 \times 161.8\); re asn rents; recorded Aug20'12; Royal Co of
NY to Carmine Constn Co, 1228 Hoe av; Jan6, Jans 13 .
 212, to Alema Realty Exchange Co, a 114 NTH st E(*). ns, 230 w Barnes av, 25 x 114. Wakefield; re mtg; Adrienne Blot to
Giacomo \& Santo Principe, 314 E 114; Q
C: Jan7: Jans 13 . 254TH st W (13:3421); land in bed of st in front of Estate; deed of cession \& re mtg; Adolph Flegenheimer et al to
City N Y; B\&S Mar11'12; Jan \({ }^{\prime} 13\). nom 256TH st \(\mathbf{W}(13: 3425)\), \(\mathrm{fr}_{1}\) ws Riverdale av to ws Arlington av, land lying in bed of Henry D Babcock et al EXRS, \&c, Saml
Jans'13.
260TH as changed on curved line bet Spencer ay \& Tyndall av, -x- deed of cession
Fredk \& Hy A Forster to City NY; Oct A1 Abany rd (12:3267), ws, bet 231 st \& 233 d ; agmt as to re of easement over strip
bet above \& old line of former Post rd; Mary O'Neil, 46 Henry, Bklyn, \& Jno H Mary ONeil, 46 Henry, Bklyn, Morrison, decd, et al, with Augustus Van K Cortlandt, Jr, at Garden City, LI, \& Chas Cortlandt, decd, \& Max Marx, 419 Convent
av, et al; Dec17'12; Jan7'13.
Bartholdi av (*) SS, 75 w Pine av, 25 100, axcept pt for Bartholdi; re mtg; Alfd
Frankenthaler to Rosario Lo Eue, 1299 Laconia av; QC; Nov21'12; Jan9'13. nom Bediord Park blvd (12:3284), sws, at owned by Kingston; ablso BEDFORD
own bR BLVD (12:3284), sS, 57.7 se Marion av, \(50.1 \times 100.5 \times 50 \times 103.9\), owned by Kies sws, at ses Marion 11 sws,
113.10 owned by Kohl; agmt as to re of
restrictions, \& Jennie E Kies \& Augusta C Kohl; Nov2 Bedford Park blvd, ss, 57.7 se Marion av, see Bedford Park blvd, sws, at nws Bedford Park bivd, sws, at ses Marion
av, See Bedford Park blvd, sws, at nws College av, 1360, see College av, 1362. College av, 1362 ( \(11: 2783\) ), es, 276.5 170th, \(16.8 \times 100,2-s t y \mathrm{fr}\) dwg; also COL-
LEGE AV. \(1360(11: 2783)\), es, 293.1 s 170 th . \(16.8 \times 100\), 2 -sty fr dwg; re mter Northern
Bank of NY by Geo C Van Tuyl, Jr, as Supt of Banks State NY, to Kingston Securities Co, a corpn, 60 Bway; QC; Dec21

Decatur av, \(2705(12: 3283)\), ws, 75.6 n 195th, \(25 \times 102.6 \times 25 \times 103.6\), 3 -sty fr tnt; re
mtg: Clara Nauss to Annie Mullins, \(8 z 0\) McLean av, Yonkers, NY; QC; Jan3; Jan 7
13.500 Marion av, ses, at sws Bedford Park Orchard. Morris av ( \(9: 2423\) ), es, 66.11 s s 164 th ,
\(1.8 \times 100\), vacant; re mitg; City Mtg Co to Thos D Malcolm Constn Co, 3651 av: Morris av (9:2423), same prop: re mtg: Underhill ay Underhill av
\(50 \times 149.3 \times 50.8 \times 145.4\); re , 181.8 s Watson av, Richd H ar nold to Anna Miller, 240 Audubon av; Jan Webster av, 2404 (11:3032); agmt as to man mon chattels \&c. for \(\$ 600 ; \mathrm{H}\) Rodman \& Son to Chas P Nagler, 3079 De-

\section*{LEASES.}

\section*{Borough of Manhattan}
\({ }^{1}\) Essex st, 137 (2:411), s stte \& b; Bernard \({ }^{1}\) Forsyth st, "we stanton, see Stanton, 40 . \({ }^{1}\) Frontst, 33 (1:5); str: Juliet Wallace to Grand st, 218 (2:470), w str \& b; Ales-
 1Henry st, 193 (1:285), basement, baths,
fixtures it, Benj Solomon to Beile Seike\begin{tabular}{l} 
witz, \\
8'13. \\
193 Henry; \(5 y f\) Deel'12; 5 y ren; Jan \\
540 \\
\hline
\end{tabular}
 \({ }^{6.13} 1\) Maiden la, 25 (1:65), str \& b; \(66{ }^{6}\)
 Monroe st, 27-9 (1:276); sur Ls; Giuseppe Giudice to Sadie Paskewitz, 691 Madison.
Bklyn; AT: Jan1; Jan413.
\(1,258.09\) Honroe st, 27-9 (1:276); all: \(\underset{\text { Sam }}{\text { Sam }} \mathbf{W}\)
Rubin to Gluseppe Giudice, 78 Roosevelt: (13. Jont'13 (13:000 \({ }^{1}\) Mott st, 302-4 (2:521), all; Emilio Sarno to S Jarmulowsky. 16 E 93; 5 yf Jan1, upon Jan6
Pitt st, 123 (109)
\((2: 345)\), ws, \(25 \times 100\);
nom 120 Riverside dr; Dec2 \(8^{\prime} 12\); Jan7'13. nom IStanton st, 40
str \& pt c; Ernst Plath to Jacob Rorsyth,
Rosen str \& pt c; Ernst Plath to Jacob Rosen-
berg, on premises; 5yf May1; Jan9 13 . 1sylvan pl,
\& Geo Ringler \& Co to Wm C Cross, 331
Webster av, Jersey City, NJ, \& anoo
\(5-12 \mathrm{yf}\) Jan10; Jan913.
I, 200 Washington st, 246 (1:129), all; Chas E Donough, Bklyn \& Chas T, G Wm \& Frank
 \({ }^{\text {'West }}\) st, 126 ( \(1: 82\) ); all; agmt modifying Ls \& reducing rent to \(\$ 1,500\) \& \(\$ 2,000\);
Jno Bain Jr. ATTY for Julia M Love et ai
with Patk West st, 126; asn Ls; Mariano Pistorin
to Patk Murphy, 126 West; mtg \(\$ 2,481\)
 12, Jan913. nom \({ }^{1}\) West st, 425 (2:637); asn Ls; Cornelius Jans; Jan9'13.
Went st, 425
(2:637), see 11th: all: Jno yf May1; Jan9'13. \({ }^{15 T H}\) st, \(619-21\) E; asn three Ls; Adelheid Lieb to Mary F Staney; AT; Sept20
'10; re recorded from Sept2910: Jan \({ }^{\prime} 13\). \({ }^{15 T H H}\) st, \(619-21\) E; sur Ls; Mary F StanB Reynolds at Kingston, NY; Dec31'12:
Jan3'13: \({ }^{15 T H}\) st, 619-21 E; asn three Ls; Mark Aept \(28^{\prime} 10\); re recorded from Febit 11 : \({ }^{1} 5 \mathrm{TH}\) st, 619-21 E; sur Ls: Augusta Goodman to Sarah B Reynolds at Kingston,
NY: AT; Dec31'12; Jan3'13. 0 C \(\mathbb{C} 100\) \({ }^{15 T H}\) st, 621 E (2:388), leasehold, agmt \& authorization as to Management of above: Mary F Stanley) \& Augusta Goodman w atty for Sarah B Reynolds; Julv13'12 15TH at mom 15 TH
st, 621 E, leasehold; cancellation of
above agmt: Same with same: Dec31.12; \({ }^{17 \mathrm{TH}}\) st, S3 E (2:449), parlor ff; Lena
 111 TH st W, see West, see West, \(425{ }^{660}\) 112TH st, 528 E (2:405); asn two Ls: Nathan Tamler to Hyman Tamler, 1164
2 av; Jan2; Jan913. \({ }^{1} 1\) STH st, \(\mathbf{1 6}\) E (3:846), str \& b; Louis
 \({ }^{126 T H}\) st, 151-63 w (3:802), 3 d loft; SiMad av; 3yf Feb1'13; Jan7'13. Levin, 6,000 \({ }^{1} 297 \mathrm{mt}\) st, \(54 \mathrm{~W}(3: 830)\); str: Patk A GalDect'12 to Apr30'18; Jan3'13. \({ }^{780}\)
131ST st, 120 W (3:806), top fl, with furniture, scenery, \&c. with option to pur-
chase chattels. \&c for \(\$ 3,500\) De Witt C
Wheeler to Wray Physioc, 488 av; 90 Wheeler to Wray Physioc, 488 for term 375 \({ }^{1330}\) st, \(1-13 \mathrm{E}\) (3:863), 10 th 1oft: 5 th Av 532 Carlton rd. Westfield, NJ \& ano: 5 ypf
Feb1'13; Jan 313 .
8,000 \({ }^{134 T H}\) st, 27 W (3:836), str: Moses H Harris to Gotham Silk Mfg Co, a corpn,
430 E 53 et al; \(57-12 y f\) Jan113; Jan7'13. 135 TH st W , sec 8 av , see \(8 \mathrm{av}, 496\). 147TH st, 34 W \((5: 1262)\); asn Ls; Angero
Sproviero to Maria G Sproviero, 34 W 47 ;
\({ }^{153 D}\) st \(315 \mathrm{E}(5: 1346-8)\), all; Thos Tor-
 159 TH st \(\mathbf{W}\), sec 9 av , see 9 av , sec 59 th. 1630 st E ( \(5: 1418-18\) ), ns, 155 w 2 av, 25 x
100.5 ; the land: Levantia \(W\) Boardman to Arthur S Vernay, 170 W \(73 ; 21 \mathrm{yf}\) Feb1: Jan4'13. 172D st, W, swe Bway, see Bway, 2077. 1920 st. 117-19 w (4:1223), two bldgs: Gustav Staats et al EXRS \&c Jno Bauer
to Abbie R Kenyon, \(119 \mathrm{~W} 92 ; 5 \mathrm{yf}\) Oct1
'13. Jann'1.
 1103D st. 64 E; asn
to Wm Toplowitz, Harry Feldman
E
He to Wm Toplowitz, 64 E 103 \& ano; AT;
Nov712; Jan3'13. \({ }^{1} 107 \mathrm{TH}\) st, 319-21 E (6:1679); all; Israel
 dithoth st E, nwe Sylvan pl, see Sylvan \({ }^{1} 126 \mathrm{TH}\) st W, nwe 7 av, see \(7 \mathrm{av}, 2120\). \({ }^{1130 T H}\) st, \(\mathbf{~ S t a y}\) w; also OLD BROAD-\(2344-6\)
Realty
Co to 1984,
Co
 142D st W, see Bway, see Bway, 3478. \({ }^{1} \mathbf{1 4 6 7 H}\) st, \({ }^{\mathbf{4 7 0 0}-2} \mathbf{W}\) ( \(7: 2060\) ), all; Abr N

\({ }^{11715 T}\) st W, see St Nich av, see St Nich \({ }^{1 / 79 T H ~ s t, ~ 517 ~ W ~(8: 2152), ~} \mathrm{~ns}, 258 \mathrm{w}\) Ams av, 17x100; all. Calabra Blag Co to Hans
G Nickstat, 4308 Bway \& ano. 1 Iyf Jan4
'13; Jan6'13.
900 \& 1,200 Amsterdam av, 813 (7:1854), \({ }^{\text {S }}\) Str; Sol
Weinhandler to Angelo \& Emil Rinaldi,
 Jans
Rroadway
Ston
(1 11 ), Beaver st, whitehall \& Stone sts, Room G, on ground fi \& Room
501 in tower of N Y Produce Exch; N Y
Produce Exchange to Consumers Co of America, a corpn, 4 Bway; 5 yf May \({ }^{1} 12.60{ }^{2}\).
Jan6'13.
1Broadway, \(532-4 \quad(2: 497), 12 \mathrm{ft}\) space in
ront of str, also show windows; David front of str, also show windows; David
Luster to S A Kalfon, on premises; fr Nov
112 to Feb1'14; Jan \({ }^{\text {N }}\), 13 .
1Broadway, 835 (2:564), basement; Lilly Seelig, EXTRX Adolph Seelig, decd, to
 \({ }^{1}\) Broadway, \(20 \pi 7\) (4:1163), swe 72 d , str No \& \({ }^{2}\) basements; Harsen Co, a corpn,
to Malandre Bros, 2094 Bway, ioyf Febi
'13; Jan7'12.
3,500 to
4,500 1Broadway, 3478 (7:2073), sec 142d, str
\& pt e; Helen W Hoefler to Chas Tarr, 3478 Bway; 3yfoct1'12; Jan7'13.
1Old Broadway, \(2340-6\). see 130 th, \(526{ }^{1,500} \mathrm{~W}\). 1St Nicholas av (8:2127), sec 171st. Cor
ste \& pt b: Ehler J Ernst to Neil A Flan-
 1isT av, 58 (2:431), str \& b; Louis Geiss.
ler to Jacob Hauben, 581 av; 3yf May114;
Jan \(\mathbf{N}^{\prime} 13\). Jan6
12D av, 157 ( \(2: 465\) ), all: John Palmieri to
Isaac \& Minnie Turetsky, 157
2 av \(; 3 y f\)
 13D av, 403, \(4031 / 2\) \& 405 (3:909), all;
David Lippmann to Max Greenberg, 165 3
 sent to same: Max Greenberg to Michl A
Volino, 208 E 24 \& ano; AT; Jan6; Jan \({ }^{\prime} 13\). \({ }^{14 T H ~ a v . ~} 61\) (2:555), 1 st to 5 th lofts; nom Blossom \& ano. TRSTES Minnie P C Blos-
som, to Sandford, Bell \& Lahm (Inc), a corpn, 614 av; 5 yf May1'13; Jan7 (13, 4,250 CTH av, 1S2 (2:576), front 1/2 of b;
Charlotte M Simpson to Jas P Pinto, 145
Sullivan: 2 4-12yf Jan1; Jan9'13. Sullivan; 2 4-12yf Jan1; Jan9'13. 216 \& 240
 9,000
 Dec28'12; Jan9'13.
18TH av, 496 ( \(3: 784\) ), see 35 th, \(25 \times 77.4\); 18TH av, 496 (3:784), Sec 35th, 25x77.4;
all: Saranac Realty Co to Francis JDavid-
son: \(182-12 \mathrm{y}\) \& 15 days f Feb15.03; Apr
 18TH av (7:1931), sec 126 th, \(49.11 \times 100\);
all, Hotel Braddock: Ernst Struck \& ano all, Hotel Braddock; Ernst Struck \& ano
to Patk Doonan, 23008 av: \(353-12\) yf Jan
\(1^{\prime} 13 ;\) Jan 3 '13.
taxes, \&c, \& \(10,714.30\) 19TH av, 45 S ( \(3: 759\) ); asn Ls \& consent
to same: David Tsenbera firm Tsenberg to same: David Isenberg; firm Isenberg
Bros, to Isidor Thorner, 11 Fulton, Bklyn,
\& ano; Jan913. 19TH Av (4:1049), see 59th. 1 -sty bldg.
all: Cath E Boland to Alex McMullen, 106
W \(61: 5-12 \mathrm{yf}\) May1.14. Jan9.13.
 107H av, 612 (4:1053); asn Ls, Reuben
Hird to Malcolm G Broabent, 333 W 27 ; Hird to Malcolm
May13'12; Jan \(3^{\prime} 13\).

\section*{LEASES.}

\section*{Borough of The Bronx.}
\({ }_{(10: 2661)}^{{ }^{1} \text { Home }}\) st, 756 ; also FOREST AV, 1140 (10:2661)
Harry Pelesovitch, \({ }^{\text {Ls }}\) H6 Home; Picower to
13. Jan6; Jans
nom
 Mott Iron Works, a corpn to Prudential
Coop Laundry Co, \(246 \mathrm{E} 37 ; 20 \mathrm{yf}\) Oct 112,
Jan913. 13.

162 D st E, nwe 3 av, see 3 av, nwe 162 168
925.
\({ }^{1}\) 180TH st, 881 E (11:3124), str \& b; Tommaso Giordano to Eugene Bonsaing, 904
\(\mathrm{E} ~ 182 ; 10 \mathrm{yf}\) Nov1'12; Jans'13. 660 to 1,200 \({ }^{1} 1830\) st E, sec Park av, see Park av, sec Arthur av ( \(11: 3065\) ), ws, 164 s 187 th, 50 x 15: sobrn of Ls to mtg for \(\$ 13,000\); FiloFeinstein lessees with Ino Bussing Fanny Mt Vernon, NY; Jan4; Jan6'13. nom Clason Point rd, (*), es, 250 n Gilder-
sleeve rd or 149 th, \(25 \times 111.6\), all; Susan \(H\) Rudd to Anton Bubak, 213 学 126 ; 10 yt Elder av ( \(*\) ), nwe Westchester av; c 1019 Stebbins av; \(10 y \mathrm{y}\) Jan1; Jan9'13.
Forest av, 1140, see Home, 756,
\({ }^{1}\) Intervale av, see Westchester
\({ }^{1}\) Intervale av ( \(10: 2703\) ), sec Westchester av,
Jno J Burke, 361 W
W
\({ }^{1}\) Park av (11:3038), sec 183d, \(90 \times 43.8 \times 90\) x47.1: sobrn of Ls \& two mtgs of \(\$ 5,000\) owner, \& Jno H Lansen \& Doretta Gaffney, lessees \& mortgagees of 4532 Park av, \& A Hupfels Sons, a corpn, mortgagor
with Caroline Christman, 163 W 95 ; Jan
iUnion av, 925 ( \(10: 2668\) ), swc 163d, nom \& b: Solomon Rashbo to Louis Horowitz, \(1,080^{\circ} \& 1,200\)

\section*{Westehester av, sec Intervale av, see}
\({ }^{1}\) Westebester av ( \(10: 2703\) ), sec Intervale nv, str, \(20 x 40\) \& rear of str adj cor on
Westehester side of bldg. forming an \(L\) Bernard Gallagher, 11493 av; 5 vff Oct 1 , to Jan3'13

1,200 to 2,400 .
\({ }^{1}\) Wextchexter av, nwe Elder av, see El-
\({ }^{13 D}\) av \((9: 2367)\), nwe 162 d ; str \& pt b;
ur Ls: dated Nov906; Jno Masser et al to Thos J Quinn, 2345 Valentine av; AT: \({ }^{139}\) av (9:2367), nwe 162 d , str, \(22 \times 55\), \& s pt b, \(27 \times 93\); Thos J Quinn to Jno Mas-
ser, 923 Eagle av; \(10 y f\) Sept1'12; Jan6 13 .

\section*{MORTGAGES.}

\section*{Borough of Manhattan.}
\({ }^{\text {m Allen st, }} 17\) (1:300), nwe Canal (No 73), I5x22.6: Dec27'12; Janc'13, 5y41/2 © Louis mallen st, 17; sobrn agmt; Jan6'13; Eph\({ }^{m A r d e n}\) st ( \(8: 2174\) ), sws, 129.6 nw Nagle Jans; Jan9'13, 5 y5\%; Brown Bros (Inc),

mArden st \((8: 2174) ;\) same prop; \({ }^{2}\) certfs
as to above mtgs; Jan8; Jan9'13; same as to above mtgs; Jan8; Jan9'13; same
to same. mirden st \((8: 2174)\); same prop; 2 sobrn with same. mbarrow st, 144-50 (2:604), nec West to West xsts to beg; Jans; Jan9'13, \(3 y 5 \%\). Mary Brennan \& Thos F Farrell, exrs \&c
Wm Farrell \& Dora Farrell, widow, to
Emigrant Indust Savgs Bank.
85,000 mBeekman st, 109-11 (1:95), sws, 53.10 se mbeekman st, 109-11 (1:95), sws, 53.10 se
Pear1, 38.4x48, \(10 \times 29.1 \mathrm{x}\) irreg; ext of \(\$ 25.000\) mtg to Jan4'18 at \({ }^{\text {4 }}\) Louise Darrow wis Jredk M Jan Hilto at Briarcliff, NY. mbieecker st, 185-7, also MACDOUGAL Jan 20.18 at \(5 \%\); Nov12'12; Jan7 '13; KtingJan20 18 at \(5 \%\); Nov12'12; Jan7'13; King-
\({ }^{\mathrm{m}}\) Broome st, 216-S, see Eldridge, \(204-6\).
 12 . Jan6 13: due Dec1 17 , \(6 \%\) Forsythe
St Realty Co to Jacob Levy, 157 W 119 . 10,000
 Forsythec30'12; Jan6'13; due Dec1'17, \({ }^{6} \%\).
Fit Realty Co to Jacob Levy,
W 119.
W. mBroome st . \(220(2: 352), \mathrm{ns}, 88.9 \mathrm{w}\) Nor-
folk, \(46.9 \times 75.5 \times 46.6 \times 75.5\); given as collat-



\author{
marmine st, ss, see Varick, 230
}

Cedar st, 119-21, see Liberty, 114-8.

 Ray Ashendorf, 126 Dupont, Bklyn. 2,000
 \(41 / 2 \%\); Church of Our Lady of Pompei, a Eldridge st, 204-6 (2:416) es 172,000
 Dec3012; Jan6'13; due Decl' \(17,6 \%\) Forsythe St Realty Co to Jacob Levy, 157 W
119.
meldridge st 204-6 (2:352); also BROOME name of mortgagor in 4 mtgs, recorded Jan6; Jan9 13; Jacob Levy to Forsyth St Realty C
mForsyth st, 14 (1:292), es, 200 s Canal,
runs e100xs \(25 \times w 79.8\) to es of runs el00xs25xw79.8 to es of a new st n Jans.13: \(5 y+1 / \mathrm{F}_{\mathrm{F}}\); Lewis Adelson to Union meranklin st. Centre, runs n100xe44.2x55, ns, 97.7 , to st xw 45.11 to beg; PM; pr mtg \(\$ 60,000\); Jan2; Jan3'13; 3y6\%; Jno B Corsiglia to
Angelo Legniti, 325 E 13.000

 \({ }^{m}\) Houston st, 148 E (2:442), ns, 284.7 w due \&c as per bond; Pauline Ossman wid Eliz P Lorick \& Henry, Stephen, Sylvia, Letitia \& Rosalind E Ossman to Stephen \({ }^{\text {mawrence st, }} \mathbf{5 0}(7: 1966)\), sws, 193.6 se Jans'13; due \&ce as per bond; Jos Loer wald to Cath Loerwald, 50 Lawrence. 1,500 \({ }^{m}\) Liberty st, 114-S, also CEDAR ST, 119-21 (1:52); ext of \(\$ 450.000\) mtg to Jan \(1_{1}^{\prime} 16\) at meyer with Augustus Hemenway, Canton Mass, et al, trstes Augustus Hemenway.
macdougal st, 100-2, see Bleecker, 185-7. mMadison st, 244-6 (1:270); certf as to 6; Jant13: Isaac Shiman, at Cleveland, 0 to Mollie Sklamberg.
mercer st, 109 (2:499), ws, abt 100 n per bond: Emerick, Louisa \& Mary Kiss to Eliz W Burke at d.ewellyn Park, OrWRivington st, 241-3 (2:338), ss, 125 e
 Hyman Schnitzler \& Simon Siegel to Ger\(m_{m i n}\) Savgs Bank, \(100 \mathrm{E} 14 . \quad 35,000\) mRivinyton st, \(241-3\); sobrn agmt; Jan3
13 Jacob Marks with same. \({ }^{m}\) Scammel st, \(34(1: 266)\), es, 52.1 n Monnette Hodes 434 E ; Jan 141 , to Abr E Jean stein, 131 Bleecker. mSouth st, 19 ( \(1: 5\) ); ext of \(\$ 24,000\) mts
to Dec 2715 at \(5 \%\) Nov14'12; Jan \({ }^{\prime} 13\). Theo With Eamp as committee Ferd W Suydam with Ellen, wife Jos Crowell. nom
 Chrsstie, \(25 x 100 ;\) Jan4; Jan6'13, 5 y \(41 / 2 \%\); Abr Hochman to Frederic de P Foster,
Tuxedo Park, NY \& ano, trste for Henry Mi
Sands, will Abr E. Sands, \({ }^{m}\) Stanton st, 18; sobrn agmt; Jan4; Jan6 '13; Wm Knapp; with same. miarick st, \(230(2: 528)\), es, 48.7 s Car-
mine, runs mine, runs e48.2xn5xn61.6 to Carmine (No \(13,3 y 5 \%\); Edw Tully to Emigrant Indus m West st, 384-5, see Barrow, \(144-50\). 11,000 mWest st, 425 (2:637). sec 11th; lease installs, \(21 / \mathrm{c}\). Ed win Gins
 mWest st, \(425(2: 637)\); leasehold; Jan8;
Jan913, demand, \(6 \%\) Edwin F Grant, 878 Jan9'13, demand, \(6 \%\), Edwin F Grant, 878 \({ }^{\text {m2D }}\) st, 112 (E \((2: 430)\), ns, 193.3 e 1 av, \(25 x 121.11 ;\) pr mtg \(\$ 30,0 \theta 0 ;\) Jan8'13, \(5 y 5 \%\);
Chas Abrahams to Aaron Morris, 26 oli-
ver. \({ }_{24}\) min st, \(238 \mathrm{E}(2: 385)\), ns, abt 280 w Av C, 24.9x105.10; ext of \(\$ 4,50 \mathrm{mtg}\) to Jan 1 '16 at Ferd \& Wm Funk, 6342 da , Bklyn. \({ }^{m} 4\) TH st, \(355-7\) E, see Av D, 41-3.
 24.11x93.11; PM; pr mtg \(\$ 30,000\); Dec30 \(0^{\circ} 12\); tates, Inc, a corpn to Rose Judson, 47 E m9т
 Welkovitz, 207 E 15 to Ratschel Josenh. m11TH st, \(718-22\) E (2:380), ss, 21.1 w Dry Dock, \(62.11 x 75.4\); Jan6; Jan7 13 , \(3 \mathrm{y} 5 \%\) \%
Max Haefner, 266 W
46 , to Barbara Trinks, \({ }^{m 11 T H}\) st, \(276 \mathbf{W}(2: 622)\); ext of \(\$ 10,000\) mtg to Jan1'16 at \(5 \%\); Dec \(28^{\prime} 12\); Jan6 13 with Herman Reher, 276 W 11 . Hadnom \({ }^{m} 11\) Th st \(W\), sec West, see West, 425 \({ }_{2512 T H}{ }^{\mathrm{m}} \mathbf{5 1}\), \(330 \mathrm{E}(2: 453)\), ss, 357.8 e 2 av \(25 \times 93.8\) to el former Stuyvesant xsw 17.5 x Tan3'13: 3y \(6 \%\) : Pasqua Cannariato, 234 F 下 5 to Abr Dorb, 180 Claremont av 3,000


 patrick to American Mtg Co, 31 Nassau. 55,000 \({ }^{\text {m } 16 T H}\) st, 327 E \((3: 922)\) : ext of mtg for Alice I Connoly, individ \& Theo Connoly, exr Sarah L Holly, with Sarah A Bre-
m18TH st, 16 EE (3:846) performance of contract \& for repayment Pabst Brewing Co, a corpn, \(609 \mathrm{~W}_{4}\).
m19TH st, 35 w \((3: 821)\); ext of \(\$ 45,000{ }^{2} \mathrm{mtg}\)
to Dec \(8^{\prime} 17\) at \(5 \% ;\) Dece \(28^{\prime} 12 ;\) Jan \(7^{\prime} 13 ;\) Herto Dec28'17 at \(5 \%\); Dec \(28^{\prime} 12\); Jan7'13; Her-
man Levy to Seamens Bank for Savgs in man Levy to seall
 56. 115 E E23d St, a corpn, Annie T L At exr Edith L B Bailey, \& Chas N Black with Met Life Ins Co, 1 Mad av. nom
 mtg; Aug14'12; Jan7'13; Bldg \& Engineering Co with Florence Coleman, 50 nom m25TH st, \(158-62\) w (3:800); ext of
mtgs for \(\$ 11,645.85\) each to Jans'16 at \(6 \%\) Dec10'12; Jan7'13; Adolph Altman with m27TH st, 100-12 E, see 4 av, 381-5.
 Glantz to Pabst Brewing Co, \(606 \frac{\text { Morris }}{\mathrm{W}} 49\) m30TH st, 237 E (3:911), ns, 210 w nom 20x98.9; Oct11'12; Jans'13, \(2 \mathrm{y} 5 \%\); Cath V Corduke, White Plains, NY, to Jos Ken-
 xw50xni 12.6 to 31 st xe53.8 to beg pr mt \$396, 802.16; Dec28'12; Jan6'13; due June \(15 ' 15,6 \%\); New Belgravia Realty Co (Inc) a corpn, 165 Bway, to Geo C Van Tuyl Jr as Supt of Banking Dept State NY, Al m36TH st, 17 w (3:838), ns, 298 w 5 av, 24x98.9; pr mtgordity Co, a corpn to Jno I Downey, 43 E 57.000 , mesth st, \(17 \mathbf{w}\); certf as to above mtg Jan3; Jan4'13; same to same
36TH st, \(\mathbf{1 7} \mathbf{W}\); ext of mtg for \(\$ 75,000\) Thompson, 36 E 67 with Charter Realty Co, a corpn, 3 E 35 .
m3STH st, 26 w (3:839), ext of mit \(\$ 87500\) to Jan2 18; 41, \%; Jan2; Jan3 13
Helen L Alexandre with Wm H Wheeler 66 W 51 . Alexand \({ }^{m 407 H}\) st, \(14 \mathrm{E}(3: 869)\), ss, 171 w Mad av Schanz to Adelaide B Harris; 14 E 40 Jos
\({ }_{\text {m }} \mathbf{4 0 T H}\) st, \(437 \mathbf{W}(4: 1050), \mathrm{ns}, 450{ }^{88,500} 9\) av, \({ }^{25 x 98.9 ; ~ J a n 6 ~ M a r s ~ t o ~ L a w y e r s ~ M t g ~ C o, ~} 59\) Liberty. 12,000
bader
m40TH st, 437 w; sobrn agmt; Jan6'13; same \& Sophia T, wife of \& Jno C Harre,
with same. \({ }^{\prime \prime} 42 \mathrm{D}\) st, 225-7 W (4:1014), ns, 437.6 e 8 av, \(37.6 \times 100.5\); Jan7; Jans'13; \(1 \mathrm{y} \%\) as per
bond: Louis V \& Mary A O'Donohue \& Isabelle O'D Amy to Farmers Loan \& \({ }_{\text {Trust }}\) Co, \({ }^{22} \mathrm{Wm}\). Ignes \(;\) Mr \(\mathrm{mtg} \$ 10,500\); Jan9 13, \(1 \mathrm{y} 6 \%\); Agnes M McCaffery, heir \& devisee Edw
Moran, to Rebecca Jacobs, 400 West End \({ }^{m 43 D}\) st, \(459 \mathrm{~W}(4: 1053\) ), ns, 125 e 10 av \(25 \times 100.4\); pr mto \(\$ 11,000\); Jans'13; due \&c River Savgs Bank, \(31 \mathrm{~W} 34 . \quad\) to \(\begin{aligned} & \text { North } \\ & 1,000\end{aligned}\)
m44TH st, \(27-31 \mathbf{w}(5: 1260)\), ns, 350 w 5 ay runs n200.10 to ss 45th Janz 13, Citv to Farmers Loan \& Trust Co,
of N Y Co,
22 William. \({ }^{\text {m44TH st, }} \mathbf{3 7 - 4 1} \mathbf{W}(5: 1260)\), ext of \(\$ 190,-\) Yorktg to Dec1'17 at \(41 / 2 \%\); Jan3 13 ; New m45TH, \(37-41\) West 44 .
45 TH st, 158 E, see 3 av, 716
\({ }^{\mathrm{m}} 45 \mathrm{TH}\) st, 26-36 W, see \(44 \mathrm{th}, 27-31 \mathrm{~W}\).
 ay \(16.6 \times 10.5 ;\) ext of \(\$ 45,000\) mtg to Dec
27,17 at \(41 / \% \%\) Dece \(7^{\prime} 12 ;\) Jan \(713 ;\) Bowery Savgs Bank with Margt E McCormick, 21




 \({ }^{6}\) Ciinton Wm H White, Tarrytown, NY, to Clinton S Harris, 220 Marlborough \(\underset{1,000}{\text { rd, }}\)
Bklyn.
\({ }^{m} 49\) TH st, 403 W , see \(9 \mathrm{av}, 721-3\).
m50TH st. 307 w \((4: 1041\) ), ns, 118.4 w 8 \(6 \%\); Eliz A Viau, 232 W 49 , to Wm J Far-
mSisw st 419 E (5:1363) ns 185.8 e, 1 2v \(16.8 \times 100.5\); Jan7'13, installs, \(6 \%\); Bertha

 42x100.5; PM; pr mtg
S'13; due May7'13; \(6 \%\); 33 West Fifty-first Cary, Ridgefield, Conn. 5 av to Julia M
 Co to Margt
Peekskill, NY.
mansT st, 237 W ; certf as to above mtg;
\({ }^{m} 51 S T\) st, \(329 \mathbf{W}(4: 1042), \mathrm{ns}, 343.3 \mathrm{~W} 8\) nec Juliet (old line) also abt \(3 \mathrm{ft} n 158 \mathrm{th}\), (9:2474), ws, 51.7 n 158 th, \(52 \times 92\); given to 6 mos , \(6 \%\); Gustave A Robinson, Richfield Spring, N Y to Augusta L Robinson of
m52D st E, see 3 av, see 2 av, 1103-5 53D st, 26-8 E, see Mad av, 507-11.
m53D st, 156 E, see 2 av, 1103-5.
ms3D st, \(158-60\) E ( \(5: 1307\) ), ss, 97 w 3 av,
runs s \(75.5 \times \mathrm{w} 3.9 \times \mathrm{s}-\mathrm{xw} 42.10 \times \mathrm{xn} 100.5\) to \(53 \mathrm{~d} \times \mathrm{x}\) e48 to beg; PM; Jan313; 5 y . \(\%\); Neerg Realty Co, 160 Bway to Emily Cook extrx
Peter Cook, 62 St Marks pl.
38,000 m53D st, \(158-60\) E; PM; Jan3'13; \(3 \mathrm{y} 6 \%\); \({ }^{m} 54\) TH \(\mathrm{st}, 131 \mathrm{E}(5: 1309)\), \(\mathrm{ns}, 129.4\) W 41/2\%: Eliz H, wife Chester Griswold, to
 m54TH st, 154-6 E (5:1308), ss, 70 W 3 av, uns w49xs58.4xw0.6xs42.1xe49.6xn100.5 \% First Universalist Mission Society of the
City of
Y to Mary B Van Etten, 233 Wity of N Y to Mary B Van Etten, \({ }_{4,000}^{233}\) m56TH st, 21 E ( \(5: 1292\) ), ns, 97.11 w Mad av. \({ }^{22.1 \times 100.5 ; ~ J a n 3 ' 13 ; ~ d u e ~ \& c c ~ a s ~ p e r ~}\) Zie. 607 Lafayette av, Bklyn, \& ano trstes
Duncan E Mackenzie. m57TH st, 563 w ( \(4: 1086\) ), ns, 50 e e 11 av,
runs n75.5xw50 to es 11 av (No 844 ), xn25 runs n75.5xw50 to es 11 av (No 844), xn25
xeo6.8xs100.5 to st xw16.8 to beg; Jan6; Ian 713 ; due \&e as per bond; Kath F Reynard to Title Guar \& Trust Co. ard to
59TE st \(\mathbf{W}\) see 9 av, see 9 av, 103-5. m597\% st w, sec 9 av, see av, sec 59th \({ }^{\mathrm{m} 62 \mathrm{D}} \mathrm{st}, 154 \mathrm{E}(5: 1396), \mathrm{ss}, 140 \mathrm{w} 3 \mathrm{av}^{3} \mathrm{av}\), 5\%: Jan3'13: Wm B Anderson with Wilson M Powell, trstes Josephine L Travis.
\({ }^{\text {me4TH}}\) st, 418 E (5:1458); ext of \(\$ 10.000\). mtg to Jan1'16 at
Bankers Trust
Bo with Lec14'12; Jan4'13; Bankers Trust Co with Louis Tekulsky, \({ }^{(\mathrm{m} 64 \mathrm{TH}} \mathrm{st}^{2} 42 \mathrm{~W}(4: 1116)\); ext of \(\$ 30,000\) \(m\) tg to Jan \(3^{\prime} 18\) at \(41 / 2 \%\); Dec31'12; Jan4'13; Chas Steckler with Jacob Israelson \&
Leon \& Nathan L Ottinger. Leon \& Nathan L Ottinger. \(\quad\) nom
 8'13: demand: \(6 \%\). Arnold Jacob, 967 Ams m71ST st, \(411 \mathrm{E}(5: 1466)\), ext of \(\$ 25.000\)
 Jos L R Wood with Saml Golde, 131 E 86 .
m72D st, \(161 \mathrm{E}(5: 1407), \mathrm{ns}, 125 \mathrm{w}{ }^{3}\) av,
 143 to Louise C McCreery, 350 Lex av. m72D st, \(240 \mathrm{~W}(4: 1163)\); ext of \(\$ 33.500\) mtg to Jan2'18 at \(41 / 2 \%\) Jan2; Jan7'13; City NY, 2804 av.
 Bruhl trste with Berthe Hummel, 52 E \({ }^{7} \% 4 \mathrm{TH}\) st, \(152 \mathbf{~ W}(4: 1145)\); ext of mtg for \(\$ 20,000\) to Feb9'16 at 41/2\%; Jan2; Jan9'13;
Sarah E Arnold with Nannette E Kauf Sarah E Arnold with Nannette E Kaur
man. 30 E 83 .
nom \({ }^{\text {m75TH }}\) st, 317 E ( \(5: 1450\) ), ns, 250 e 2 av Gertie Halpin to Arnold Thayer, Port Washington, LI, et al, trstes Geo A Thayer. m7eTH st, \(321 \mathrm{~W}(4: 1185\) ); ext of \(\$ 28.000\) mtg to Junes at \(5 \%\) Aug22'12; Jan7'13 dren of Clergymen of the Protestant Episcopal Church with Eliza J Wiggins. nom \({ }^{m 77 T H}\) st, 426 E ( \(5: 1471\) ), ss, 338 e 1 av

 \(25 \times 102,2, \mathrm{pr} m\) tg \(\$ 15,000\) : Feble Fantel. \({ }^{2}\) \({ }^{\text {mis1ST}}\) st, 534-6 E, see East End av, 28-34, \({ }^{\text {ms SiST st. }}\) 147. W (4:1212), ns, 414.6 w Col av, 19.6x102.2: PM: Jan6; Jan7'13, \(3 y 5 \%\); Haynes, 440 Riverside dr. 19.000 \({ }^{\text {m8SD }}\) st, \(51-63\) E (5:1495), ns, 175 e Mad School, a corpn, to Emigrant Indust ms6TH st, 127-31 E, see Lex av, 1280-4. \({ }_{25 \times 1008: ~ P M: ~ J a n s: ~ J a n g ~}^{\text {ms }}\) per bond: Nellie \& Moe B Scheyer to Title
Guar \& Trust Co. mSSTH st, 127 E, see Lex av, 1324-6. ms9TH st. 274 wh (4:1236), ss, 82 e West End av, \(18 \times 100.8\), equal lien with mtg fo
\(\$ 15,000\) recorded Jan 707 ; Jan 313 ; due \&ec as per bond; Mary E Tucker. 274 W 89 to David Wesson, 111 South Mountain ay Montclair, NJ \& ano trstes Matilda E Cod \({ }_{\text {mgoth }}\) st, 145 E, see Lex av, 1361-5. m90TH st E, nec 1 av, see 1 av, 1740. \({ }^{\text {m94TH }}\) st, 10 E ( \(5: 1505\) ) \(\dot{0}^{\text {ss, }} 178.4\) e 5 av
 m96TH st, \(\mathbf{1 6 3} \mathbf{E}\) ( \(6: 1624\) ), ext of \(\$ 17,00\)
 \({ }_{\text {m97TH }}\) st. 144 E ( \(6: 1624\) ) ; ext of \(\$ 12.000\) mtg to Jan3'18 at \(5 \%\); Jan3; Jan f13:
Francois Guillot with
Jas Barrett.
nom \({ }^{m} 101\) ST \(\mathrm{st}, 106 \mathrm{E}\) (6:1628): SS, 47.9 e Parlk av, \(16 x 10011\) : PM: Dec30'12; Jan3'13; 2y
5. Nouis Newmann to Frank G Bossey
1062 Halsey, Bklyn. \({ }^{m} 1020\) st. 105 E (6:1630), ns. 52 e Park av, \(25 \times 100.11\) at ext of \(5 \%\) Jan3: Jan7'13: Bertha Selig 18 at \(5 \%\) : Jan3: Jantin: Bertha Selig
man with Fredk Holtermann \& Jno Meyer
 25x100.9: PM; Jan \(8 ;\) Jan9'13; due \&c as m103D st, 253 w (7:1875), ns, 80 e West \&c as per bond; Jas A Lynch to Title
Guarantee \& Trust Co.
13,000 m104TH st, \(27-31 \times(7: 1840)\), ns, 140 e
Manhattan av, \(50 \times 100.111\) bldg loan; pr
 m104TH st, \({ }^{27-31}\) w; certf as to above
mtg; Jan6; Jan913; same to same. m105TH st, 321 w ( \(7: 1891\) ), ns, 100 e Riverside dr, \(2 \times 100.11\); pr mtg, \(\$ 33,500\);
Jan3113; due \&c as per bond; Gladys E;
Wife of, \& Ward Brower. Wife of \& Ward Brower, \({ }^{300}\) Central
Park W , to Rhoda H Nicholls, 39 W 67 .
 y5\%; Edw Fagan to Mary J Kingsland,
1026 : 5 av; re recorded from Dec \({ }^{1} 12\),
 18.9x100.11; ext of \(\$ 4,000 \mathrm{mtg}\) to Jan1. 16 at trstes of Emanuel Lodge No 1 Independent 157 E 114.
\({ }^{m} 115 \mathrm{TH}\) st, 301-3 E, see 2 av 2240 nom \({ }_{\text {m1 }} 115 \mathrm{TH}\) st, 450 E (6:1708), Ss, 94 w Pleasmand. \(6 \%\), Thos Tucci, Tarrytown, NY, Prospect av, Mt Vernon, NY. \(\quad 3,000\)
 \({ }^{m 118 T H}\) st, \(106 \mathbf{w}(7: 1902)\), ss, 109 w Nov11'15 at \(5 \%\). DecT'12; Jan9'13; Mary
A Howland to Ald Freund, 158 E 31 \&
Wole \({ }^{\mathrm{m}} 122 \mathrm{D}\) st, 65 E ( \(6: 1748\) ), ext of \(\$ 2,000 \mathrm{mtg}\) to Jan8'17 at \(6 \%\); Jan8'13; Abr Cohl to
Abr Rogalsky, 2026 Lex av.
nom m125TH st, 450 W (7:1965); certf as to Jan 8. Jan9'13, Jane L Armour to Hein-
\({ }^{m} 126 T H\) st, 272 W , see 8 av, 2342-4
\({ }^{m} 127 \mathrm{TH}\) st, \(239 \mathrm{~W}(7: 1933)\), ns, 310 w 7 av, \(15 \times 99.11\); Jan7; Jan \({ }^{\prime} 13\); due \&c as per
bond: Irma F Wessely to Title Guar \& m127TH st, 239 W ; sobrn agmt ; Dec- 12 m12STH st, \(130-2\) E, see Lex av, 2116. m129TH st, 151 w (7:1914), ns, 250 e \({ }^{\text {en }}\) to Julia F Henes, 1209 Park av. \({ }^{\mathrm{m}} 129 \mathrm{TH}\) st, \(217 \mathrm{w}(7: 1935)\) ns, 200 w Kirkpatrick, Valley Cottage. Rockland
Co, NY, to Jno W Sterling, 912 av, 7.750 \({ }^{\mathrm{m}} 135 \mathrm{TH}\) st, \(35 \mathrm{~W}(6: 1733), \mathrm{ns}, 410 \mathrm{w}{ }^{5}\) av.
\(3 y 6 \%\). Oswald Gasteyer to Henry F Kro-
6,000 m1357H st, 501 W , see Ams av, \(1520-2\) m143D st, \(261 \mathbf{w}(7: 2029)\); ext of \(\$ 22,000\) mtg to Jan1'18 at \(5 \%\) Oct \({ }^{\prime} 2^{\prime} 12 ;\) Jan \({ }^{\prime} 13\) \({ }^{\mathrm{m}} \mathrm{m}_{14 \mathrm{D}} \mathrm{st}, 453 \mathrm{~W}(7: 2059), \mathrm{ns}, 230\) e Ams

 due \&c as per bond; Wm J Alexander Parkersburg. Grantwood, NJ Va, 6,00 \({ }^{m} 152 \mathrm{D}\) st \(\mathbf{w}\) (7:2099), ns, 350 w Bway, 25 \(13 ;\)
Eliz Adams, 614 Hudson, Hoboken, NJ, \({ }^{m} 153 \mathrm{D}\) st W, ss, 350 w Bway, see 152 d W , \({ }^{\mathrm{m}} 153 \mathrm{D}\) st W , el, if extended at ws Colonia1 pkway, see Co
153 d , if extended.
\({ }_{\text {m159TH }}\) st, 540. W ( \(8: 2117\) ), ss 237 e
 Schiffer with Jas Tyroler, 316 W 79 . nom migoth st W, nee Ft Washington av, sed \({ }^{m} 162 \mathrm{D}\) st \(\mathbf{W}\), nwe Bway, see Bway, 3883. \({ }^{m} 163 \mathrm{D}\) st, 549 w , see Bway, 3883 .
m175TH st, 500-18 w, see Ams av, 2308-16 \({ }^{\mathrm{m}} 18 \mathbf{1 8 T H}\) st, 541-3 W, see Audubon av, 450 \({ }^{m 1 S S T H}\) st \(\mathbf{W}\), swe Audubon av, see Audu-

 \(6 \%\) May19'11 Jan7 13 : Isac Goodstein



\section*{Amsterdam av, 10S4-6 (7:1885) ; certf as to payment of \(\$ 4,000\) on acct of mtg of
\(\$ 14,000\); Jan \(3^{\prime} 13\); St Luke's Realty Co to} Frank Rogers.
mamsterdam av, \(1520-2\) ( \(7: 1988\) ), nWe 135th due Mar1'13, 6 F . Frank J Eberhard
8'13: Eredk Plump, 601 W 180 et al. 14,500 mamsterdam av, 2308-16 ( \(8: 2131\) ), swe 175 th (No \(500-18), 100 \times 150\) asn rents to
secure mtg for \(\$ 110,000 ;\) July16'12; Jan secure mtg for \(\$ 110,000 ;\) Judson Mtg Co,
3.15 . Lentz Realty Co to Hud
 m Audul
av, 450.
Mudubon av, \(450(8: 2158)\), WS from 87 th (Nos \(541-3\) ) to \(188 \mathrm{th}, 189 \times 75\); sobrn
gmt of mtg for \(\$ 20.000\) to mtg for \(\$ 170\).000 : Dec31'12; Jan313; Audubon Block Front Co, 220 Bway, \& Saul \& isidor
Oliner, 117 Av B, with Metropolitan Life Ins Co, a corpn, 1 Mad av. nom mudubon av, \(450(8: 2158)\), ws, whole front from 187th (Nos 541-3), to 188th, dubon Block Front Co \& Jacob Levy to
Metropolitan Life Ins Co, 1 Mad av. nom mBowery, 312-4 (2:521), Ws.. 40.4 s \&c as per bond; Abr King to Title Guar
30,000 mBroadway, 3159 ( \(7: 1993\) ), ws, 80 s 127 th: mBroadway, \(\mathrm{mtg} \$ 45,000\); Jans \(13,2 \mathrm{y} 6 \mathrm{~F}\),
Fox100; pr
Florence N Silverman to Millie Hellinger, 67 E 90 .
malonal pkay ( \(7: 2054\) ), ws, at el \(153 d\) of extended, runs s75xw100xn75xe100 to beg; bldg loan; Jan6; Jans'13; 2y6\%;Graty Co
Centres Realty Co to Montrose Realty
100,000 135 Bway. 100,000 mColonial pkway (7:2054); same prop to same.
\({ }^{m}\) Broadivay, 3883 ( \(8: 2137\) ), nwe \(162 \mathrm{~d} ;\) also 163 D ST, \(549 \mathrm{~W}(8: 2122)\); agmt that asn of rents made Jan \(17{ }^{\prime} 12\) include \& cover in debtedness of \(\$ 704 ;\) Dec2 Realty Co with Chas Berlin.
Columius av, \(70 \quad(4: 1134)\), ws, 50.8 53 y , children of Fredk W Strubbe \& Mary Strubbe to Consumers Brewing Co of
\(\operatorname{Lim}, 1011\) Av A. nn East End av, \(2 \mathbf{2 s - 3 4}\) ( \(5: 1577\) ), SWC 81St
(Nos \(534-56\) ), 102.2x223; also DUNCOMBE \(\mathrm{AV}(*)\), sec Elizabeth, \(200 \times 125\); also BARKER AV (*), ws, 100 s Elizabeth, \(50 \times 125\); Mass: supplemental to mtg for \(\$ 5,000.000\) dated Junel'11: Dec18 \(8^{\prime} 12\); Jan \({ }^{\prime} 13\); due \&o as per mtg dated June1;11; General Baking Co to Guaranty Trust Co, 28 Nassau \({ }^{m}\) Fort Washington av ( \(8: 2137\) ), nec 160 th 102.2x124.3x99.11x102.8; PM; pr matg Constn Bway.
mLexington av, 316 ( \(3: 894\) ); ext of \(\$ 21,00\)
8,75 \(\mathrm{mtg}^{13}\) to Nov \(266^{\prime} 15\) at \(4 \frac{1}{2} \%\); Dec3'12; Jan 7 Bank, 128 Bowery. mexington av, 1280-4 (5:1515), NWC 86 th
(Nos \(127-31\) ), \(100.8 \times 906 ;\) Jan4; Jans \(13 ; 3\) Bway. (No 127) 100. 8x 1324-6 (5:1517), nwe 88th 8, Jan913, 2 y 6 c , Harriet S Goldsmith to
Chas Schlang, 330 W 57 . mexington av, 1361-5 (5:1519), nee 90th (No 145), \(100.4 \times 20 ; \mathrm{pr} \mathrm{mtg} \$ 30.000\) Gan7;
Jan \({ }^{\prime} 13\); due, \&c, as per bond: Geo W Godward to Fannie Gersten, 163 Lenox mLexington av. 2116 ( \(6: 1776\) ), swe 128th
\((N o s ~ 130-2), ~ 99.11 \times 40\); ext of mtg for \(\$ 25,-\) 000 to Oct10'14, \(5 \%\) Dec2 \(6^{\prime} 12\); Jan7'13; Geo
A Gardner, 120 W 86 with Louis Lese, 133 E 80 . S Trust Co of N . Y with Witherbee Real madison av, 507-11 (5:1288), sec 53 d (Nos
\(26-8), 100.5 x 47.9 ;\) ext of \(\$ 235,000 \mathrm{mtg}\) to Jan 6'18 at 4 4\%; Jan3; Jan7'13; Henry madison av, 1004 ( \(5: 1392\) ), ws, 46 s 78 th 15.2x74: Jan3: Jan+'13; due. \&e. as per bond: Mary F Doran to Jno Mackenzie,
607 Lafayette av, Bklyn \& ano trstes Duncan E Mackenzie. 10,000
 Prescott to Christian Kuhner, 821 Faile.
manhattan av, 121 ( \(7: 1840\) ) : ext of \(\$ 10,-\)
000 mtg to Jan1'18 at \(5 \%\) Dec18.12; Jan urnside.
nom Park av, 1215 on map 1217 (5:1523), es,
20.8 S 95 th, \(20 \times 69\) PM; Jan6; Jan7'13, 3y \(5 \%\) Douglas L, Elliman, of Noroton, Conn,
 m1ST av, 1516-S (5:1559), es, 52.2 ne 79 th,
two lots, ea \(25 \times 75\) two PM mtgs, ea \(\$ 8,-\) \(750 ;\) two pr mtgs \(\$ 10.000\) ea; Jan4; Jans'13;
due, \&c, as per bond: Jos Frisch to Jere N
Martin, 787 West End av.
 m1sT av, 1745-51 (5:1553) : ext of mitc for \(\$ 2,000\) to Jan \(16,6 \%\); Jan6; Jan8 13: Kath
Heins. 336 E 92 , with Nelson P Sandqwist,
411 E. 88 .
m2D av, 048 ( \(5: 1343\) ), es, \(40.5 \mathrm{n} 50 \mathrm{th}, 20 \mathrm{x}\) 70; ext of \(\$ 2,500 \mathrm{mtg}\) to Jan 1 '16 at \(6 \%\); 18 E Bway. nom m2D av,
50 : Jans: Jan9'13, 2y5
50 , Jas Baird, 535 50 : Jans; Jan9'13, \(2 \mathrm{y} 5 \%\); Jas Baird, 535
W 112 , to Wm H Rockwood, 513 West
End av, \& End av, \& ano, exrs \(\mathrm{Wm} H\) Sherman. 5,000 m2D av, 1103-5 (5:1332), nwe 58th; also
53 D ST, \(156 \mathrm{E}(5: 1307)\), also 3 D AV, \(855-\)
7 (5:1325), see \(52 d ;\) asn all R T \& I to above premises under will Amelia Herman to secure payment of five notes ag
gregating \(\$ 25,000\); Jan6; Jan9'13: installs, \(6 \%\) Jerome C Herman, 40 W 52 , to Ste phen H P Pell, Ticonderoga, NY, \& ano m2D av, 2240 ( \(6: 1687\) ), nec 115th (Nos 301Teresa \(20.10 \times 80 ;\) Jan2, Teresa, wife Antonio Passarelli, to \(\frac{\text { Lion }}{1,500}\)
Brewery, 960 Col av. m3D av, \(716(5: 1299)\), swe 45 th (No 158) \(24.11 \times 95^{\circ}\) : ext of \(\$ 30,000 \mathrm{mtg}\) to Jan6'16 at \(\begin{array}{ll}5 \\ 5 & \text { Jan3; Jan6 13; Geo Goetting with } \\ \text { Oto P Amend, } 33 \text { W } 81 \text {. }\end{array}\) m3D av, \(855-7\), see 2 av, 1103-5.
math av, 381-5 (3:882), sec 27th Nos 100 12), runs e162.6xs98.9xw \(62.6 \times n 22.4 \times w 39.8 \times n\) 22.7xw60.4 to av xnos.9 to beg, given as additional security for payment of mtg
for \(\$ 1,500,000\), covering Madison av, sec 25th. \(74 \times 175\); pr \(\mathrm{mtg} \$ 600,000\). Dec14'12; \(25 t h, ~ 74 \times 175 ;\) pr mtg \(\$ 60000\) as per bond; Aibt F Hyde 100.000
Jan9'13: due to Title Ins Co of N Y.
msTH av, \(1412(6: 1599)\), ws, 80.11 s 116 th 20x100; ext of \(\$ 5,500\) mtg to Dec24'16 a \(6 \%\); Dec24'12; Jan3'13; State Bank to BarmדTH av, 1837 ( \(7: 1821\) ), sec 112 th (No of mtg to \(\$ 8,750\); Jan7'13; Chas Meyer to Pa Adolphe, 142 W 112 . mSTH av, 379 (3:752), nws, 161.9 ne 28 th, \(17.11 \times 60\); leasehold: Jan 6 '13, \(3 y 6 \%\) : Max
Rosenthal, 385 Central Park W, to Marie Rosenthal, 385 Central Park W, to Marie
Madeleine Isabelle De Courval, Paris, France. 3,500 \(\begin{array}{cc}\text { mSTH av, } 2194 & (7: 1924) ; \\ \text { mtg to Jan3'18 at } 41 / 2 \% ; & \text { Jan3; Jars } S^{\prime} 13 ;\end{array}\) Chas Petroll with Bowery Savings Bank mSTH av. 2342-4 (7:1931), sec 126th (No 272), \(49.11 \times 100\), Hotel Braddock; leasehold given to secure 146 promissory notes each for \(\$ 500 ;\) Jan2; Jan3' \(13 ;\) due \&c as Ernest Struck \& August Schiesheim,
E 1272
\(\mathbf{E}, 000\) \({ }^{\text {fnsTH av, } 2715 ~(7: 2044), ~ w s, ~} 49.11 \mathrm{n} 144\) th, 25x100;Jan6; Jan7'13; due \&c as per bond; \({ }^{m} 9 \mathrm{TH}\) av, 486 ( \(3: 761\) ): ext of \(\$ 22,000 \mathrm{mtg}\) mtg to Jan 1 '16 at \(41 / 2 \%\); Dec18'12; Jan6 G Baldwin, with Katharina Schmuck.
m9TH av, 511 (3:736), ws, 49.5 n 38 th , m9世н av, 11
\(24.8 \times 100 ;\) Jan2; Jan3'13; due Jan1' \(19,5 \%\)
Marianna Lackas to Mary Grobet, 438 W 47 . m9TH av, 585 ( \(4: 1052\) ), ws, 20.5 n 42 d ,
\(20 \times 62 ;\) PM; pr mtg \(\$ 40,000 ;\) Jan6; Jan7'13; due Nov1'13, \(5 \%\); Jno Walter to Geo
Ehret, 1197 Park av. m9TH av, 721-3 ( \(4: 1059\) ), nwe 49th (No 403), \(39.3 \times 80.6 ;\) Jan6'13, \(5 y 41 / 2 \%\); Rebecea Gettinger to Lawyers Title Ins \& Trust m9TH av ( \(4: 1049\) ), see 59th; sal Ls; Jan7: Jan9'13, demand, \(6 \%\). Alex McMullen to
Lion Brewery, 104 W 108 . 9,550 m11TH av, S44, see \(57 \mathrm{th}, 563 \mathrm{~W}\).
mCertf (miscl) \& consent to chattel mtg for \(\$ 2,957\); Jan6; Jan7'13; No 25 Maiden
Lane Cafe Co, a corpn, to Pabst Brewing
 steamboats, barges, \&c; Dec19'12; Jan7'13 Jno E Moore Co, a corpn, to Thos C Mil-
\({ }^{\text {m Certf (miscl) }}\) (as to mtg for \(\$ 10,000\) Hotel Co to Wm J Beattie of Littleton NH
mand at West Rockaway, NY (miscl) certf as to mtg for \(\$ 6,500\); Dec19'12; Jan 13; Neponsit Bldg Co to Title Guarantee \&
Trust Co, 176 Bway. \({ }^{m}\) General mitg miscl) \& equipment agmt car lease \&c: May \(21^{\prime} 08\); Jan4'13; \(15 y 41 / 2 \%\) :
Guarantee Trust \& Safe Deposit Co as Guarante to Lehigh \& New England R R Co,

\section*{MORTGAGES.}

\section*{Borough of The Bronx.}
\({ }^{\mathrm{m}}\) Adams pl , sec Crescent av, see Crescent
mAdams st (*), es, 222.3 n Van Nest av \(5 \%\) Dec23.12; Jan6'13; Dorotha Steinkamp. with St Luke's Evangelical Luth nom mBeck st, es, 175 n 156 th , see Ludlow av m Belmont \(\mathrm{kt}(11: 2791)\), \(\mathrm{ns}, 50\) e Mt Hope
v , \(45 \times 95\) Jan7; Jan813: \(3 \mathrm{y} 5 \%\) Mary J Tremont
9,000 (imelmont st, nee Mt Hope nv, see Mt \({ }^{m}\) Butler pl, swe Herschell, see Herschell
mDavson st \((10: 2687)\), nws, 100 Sw Leg-
gett av, \(16.8 \times 67.10 \times 16.10 \times 65.7\); pr mtg \$-; Dee30'12; Jan3'13; due June1'13, \(6 \%\); Aaron Solomon to Louis Pickleman, 970 Prospect av.
melizabeth st, see Duncombe av, see East -34, Manhattan.
\(\mathrm{m}_{\mathrm{F}} \mathrm{ox}\) st, sce Prospect av, see Prospect
\({ }^{m}\) Herkimer pl, nwe 233d, see 233 d E, nwe Herkimer pl
\({ }^{m}\) Herschell st (*), swe Butler pl, 25.3x 109.11x25x113.11; Jan6; Jan7'13, \(3 y \%\); AnClark, at Messena, NY. 5,500
mJennings st, 902-6 (11:2976-7), ss, 126 w So blvd, 3 lets together in size sixi28.8x
\(39.2 \times 126.4\); ext of 3 mtgs for \(\$ 3.000\) each \(39.2 \times 126.4 ;\) ext of 3 mtgs for \(\$ 3,000\) each
to Jan116 at \(5 \%\); Dec3012; Jan6'3 ; Fredk A Pfister, 704 E 175, with Frank Sehlennille, SI. Richmond Turnpike, nom
mJuliet st, nwe Walton av, see 51 st, 329
\(\mathrm{m}_{\mathrm{m}} \mathrm{Kelly}\) st \((10: 2703)\), ws, 131.3 s 163 d , 135.2x101; Sobrn; agmt; Dec23'12; Jan3'13; Harry Morgenthau Co with City Mort mKelly st, swe 163d, see 163 d E, swe
mKingsbridge ter, swe Boston av, see mLating st, see Balcom, see Balcom, seo Latting. Namagenta pl, swe Mage
genta av, SWe Magenta pl
manida st ( \(10: 2768\) ), ws, 300 s Spofford av, \(25 \times 700\) : ext of \(\$ 4,500 \mathrm{mtg}\) to Jan \(1^{\prime} 16\) with Patk J Gaffney, 728 Manida. nom matitlda st \((*)\), ses 100 s 241 st , \(50 \times 100\) Washingtonville; Jan6; Jan7'13; due \&c as per bond: Thos F O'Rourke, 4751 Matilda

\section*{\(\mathrm{m}^{\mathrm{m}}\) North st, sec Aqueduct av, see Aqueduct}
av, sec North.
mVineyard pl (11:2958), es, 75 n 175 th
as on map Fairmount, \(50 \times 98.11\) to Moas on map Fairmount, \(50 \times 98.11\) to MoPM; pr mtg \(\$ 39,900\); Jan7; Jan913; due \(\& c\) as per bond; McEvoy \& Koester Con-
stn Co to Duo Co, 391 E 149 .
1,000 mashington st, ws, 150 s Van Nest av
see Unionport rd, es, 141 S Van Nest av.
West st \((11: 3124)\), ss, 78.4 e Mohegan \(13 ; 3 y \%\) as per bond; Royal L Wolcott 14 Irving pl, NY; to Henry Rohrssen, 8,009
Teller av. \({ }^{m}\) West st \((11: 3119)\), sec Mohegan av, 50 132 hegan Lyons, 859 E 181, to Frank B Wood, 55 Maple av, New Rochelle, et al, trstes
Louisa Randell. mWillam st, see Scofield av, see Scofield av, sec William.
mWright st (*), ws, being lot 84 map (1064) 107 lots HudsonPark; Jan7'13; due \&e as per bond; Frances M Collins to
Martha Handel, 647 E 219 . m133D st E \(\quad(10: 2562), \mathrm{ns}, 29 \mathrm{w}\) Willow av, \(50 \times 100\); PM; pr mtg §- ; Jan6: Jan7'13 Dimond to Jas H Donald, 508 W Fairfax
av, Norfolk. Va. m136TH st, 289 E (9:2312), ns, 175 e Lincoln av, \(25 \times 100 ;\) PM; pr mtg \(\$ 16,000\); Jan
4 : Jan6 \(13,1 y 6 \%\); Perfect Home Co, 449 Willis av, to Thos J Shelley, 1231 Mad av,
Man \({ }_{\mathrm{m}} \mathbf{1 3 7 \mathrm { TH }}\) st, 244-6 E (9:2320) ; leasehold; Oct \({ }^{\prime} 12\); Jan \(9^{\prime} 13\), installs, \(6 \%\); Prudential Co-op Laundry Co to Adams Laundry Mam138TH st E, nwe Walton av, see Wal \(\mathrm{m}_{140 \mathrm{TH}}\) st E, nee Cypress av, see Cy press av, nee 140th.
\({ }^{\mathrm{m}} \mathbf{1 4 0 T H}\) st E \((9: 2285)\), ns, 317 e Willis Evangelical Lutheran St Peter's German Evangelical Lutheran St Peter's Congre-
gation in City NY to Emgrant Indust Savgs Bank. 20,000 \({ }^{m 141 S T}\) st, Sso E, see Walnut av, sec \({ }^{m} 144 \mathrm{TH}\) st E, nee Jackson av, see Jack \({ }^{\text {m }} \mathbf{1 4 4 T H}\) st E \((9: 2340)\), Ss, 50.8 W Rider av Kate C Clark, 1758 Topping av to Augus us Van Cortlandt Jr, Garden City, LI, \& \(\mathrm{m}_{147 \mathrm{TH}}\) st, \(464 \mathrm{E}(9: 2291)\), \(\mathrm{ss}, 115 \mathrm{w}\) av, to German Real Estate Co, 391 E 149.
 Brook av, \(25 \times 100 ;\) PM; pr mtg \(\$ 13,800 ;\) Nov
\(7:\) Nov26'12. \(2 \mathrm{y} 6 \%\); Aline Hinsche, 330 E 236 th, to Max Baron, 50015 av, Bklyn; corrects error in issue Nov30, when prop
was 147 th st, 499 E . m148TH st, E (9:2337), ns, 225 w Morris av, 25x106.6: Dec23 12: Jan313; \(5 y 51 / 2 \%\) 品
Antonina Di Pillo to Mary Dunn, 357 W
55.000
\({ }^{m}\) 149TH st E \((10: 2557)\), ss, 29 W Jackson av. \(30 \times 100:\) ext of \(\$ 6,000 \mathrm{mtg}\) to Jan1'16 at with Jno Gribben, Hastings-on-Hudson, m149TH st E (9.2337), ss, 200.9 w Moris av, \(25 \times 106.6\), except pt for 149th; Jan2: Jan8'13, \(3 \mathrm{y} 6 \%\); Jennie E Brolles, 872
Bronx Park S to Anna M Hoops, 582 E mi55TH st E ( \(10: 2665\) ), ns, 157.8 e Tinton hond: Alex Duke to Title Guarantee \&

\({ }^{\text {mi59TH }}\) st \(\mathbf{E}(9: 2381), \mathrm{ns}, 100\) e Elton av, \(16.10 \times 100 ; \mathrm{pr} \mathrm{mtg}\) - \(;\) Janl; Jans
\(3 \mathrm{y} 6 \%\); Andw Miller to Ina F Burgoyne at
Florence, Mass.
m159TH st E, sec Park av, see Park av, sec 159 th.
\({ }^{m 161 S T}\) st E, nee Morris av, see Morris
\(\mathrm{m}_{\mathbf{1 6 3 D}}\) st \(\mathbf{E}(10: 2703)\), ss, 125 e Intervale av, runs s111.11xw \(40.3 \times w 11.7 \times n 100\) to 163 m \& other property; Sept26'12; Jan6'13; due Mar26'16, \(6 \%\); Simbar Realty Corpn, \({ }^{\text {a }}\) corpn, to Henry Morgentiau 12,000 \({ }^{m} 163 D\) st \(E\), see Intervale av, see 163 d
 vale av, sec 163 d .
\({ }^{m} 163 \mathrm{D}\) st \(\mathbf{E}(10: 2703)\), swe Kelly, runs s 100 to 163 d xe199.7 to beg; bldg loan; Jan 6'13, demand, \(6 \%\); Simbar Realty Corpn, a corpn, to City Real Estate Co, 15 Wall.
\({ }^{m} \mathbf{1 6 3 D}\) st E \((10: 2703)\); same prop; certi
m 163 D st E (10:2703), swc Kelly, 74.7x \(111.11 \times 60.9 \times 131.3\); PM; pr mtg, \(\$ 150,000\) on his \& other property, sept Rea; Jan6'13; due Mar26'16, \(6 \%\); Simbar Reary Morgenthau Co, 165 Bway.
m165TH st E, nwe Forest av, see Forest
av, nwc 165 th.
mith'H
st Enion
av, nee 166 th .
m16\%TH st, 987 E ( \(10: 2752\) ), ns, 50 e Hoe av, \(25 \times 100\), PM; Jant John Chrysostom, Catholic Church of St Jdust Savgs Bank. \({ }^{m 167 T H}\) st, St6-S E \((10: 2691)\) ns, 69.2 e Stebbins av, \(50 \times 146.11 \times 52.1 \times 161\). \&c as per \(^{\prime}\) bond; Carmine Constn Jennings. 7,000 Barbara Lopard, \begin{tabular}{l} 
miG7TH st, 846-8 E; certf as to above \\
\hline
\end{tabular} at E, nec Clay av, see Clay av, nec \(16 \varepsilon\) th.
mec 174 TH st, 451 E (11:2907); ns, 100 se Park av, \(50 \times 100 ;\) PM; Jant; Chas Stahl, 118 East End av
m175TH st, \(241 \mathrm{E}(11: 2800)\), ns, 70 W Topm175TH \(25 \times 105.10 \times 25.4 \times 101.1\), except pt 3 , \(25 \%\); st: pr mtg \(\$ 6.000\); Jan6; Jan, to Nargt J Margt E Stamford, Conn. misist st E, nee Mohegan av, Park av, sec Mohegan av. Park av, see Park av,
mis3 st \(\mathbf{E}\), sec Pat mec 184 TH st \(\mathbf{E}(11: 3039), \mathrm{ns}, 128.8 \mathrm{w}\) Wash
m
mov \(25^{\prime} 14\) av, \(16.8 \times 100 ;\) ext of \(\$ 4,500\) mtg Townsend Alat, \(5 \%\) : Dec21'12; Jan6 Hendrickson, with Anna Majewski, 1007 Union av. mis7TH st E. swe
m18\%TH st E, swe
osfir st \(E\), ns, 100 e Valentine av, see mis\%THist av, sec 187 th. miszTH st E. nee
entine av, sec 187 th.
st \(E\), see Valentine av, see Valm87TH st E, 187 th.
m1SSTH st E, see Valentine av, see Valntine av, sec 188 th.
199TH st \(\mathbf{E}(12: 3284), \mathrm{ns}, \quad 25.2 \mathrm{w}\) De\(6 \%\); O'Rourke Bros Co, 3185 Hull av, to Anna M Scheele, \({ }^{\mathrm{m}} \mathbf{1 9 9 T H}\) st E (12.3284); Same Jan \({ }^{\prime} 13\); same to same st E (*), ss, 279.6 e Barnes av,
 Jan4'13, \(3 \mathrm{y} 6 \%\); Clara S Dean, \(\mathrm{Haisted}\),174 Prospect pl, Bklyn.
to Ellen A
m215TH st E. ss, 279.5 e Barnes av, see 215 th E, ss, 279.6 e Barnes
m233D st \(\mathbf{E} \quad(12: 3363)\), nwe Herkimer pl, \(50.6 \times 97 \times 50 \times 89.7 ;\) PM: Jan3; Jan \(\mathbf{E} 69\) to Wm as per bond.
Beaman, 447 St Anns av. m23sTH st E (12:3379), ns, bet Kepler \& Katonah avs, being lot 74, blk 3379, is97map; transfer of tax \(\& 190.1907\), assessed to Carrie Cole: June19'11it Jans
City NY to Saml Goldsticker, 171 E 64 . \(1,023.80\) m239TH st E \((*)\), sws, 36.4 e Fulton, 36.4
e100, So Washingtonville; PM; Jan 3 '13, 3100,50 Michl F McCann, 678 E 259, to Rosalie C Goodman, Lenox, Mass. \(\$ 4,000\) m240TH st, 263 E ( \(12: 3381\) ), ext of \(\$ 4,000\) mtg to Jan \({ }^{\text {Pride with Jacob F Mack, } 263 \text { E } 240 \text { nom }}\) m260TH st \(W\), nee Huxley av, see Huxley mAqueduct av (11:3209), sec North, 50.8 x m Aqueduet av
\(93.3 \times 50 \times 84.10^{\circ}\) Jan6: Jan7'13; due \&c as per bond; Wm A Murphy, 155 W 68 , to
2,500 Adolph H' Schimpf, 840 E 156 .
 due \&c as per bond: Jno E Nagle, 65 W 125 , to Wm J Hyland, on Eastern blva, nr
mArthur av ( \(11: 3065\) ), nws, 164.7 s 187 th,
\(50 \times 124\), except pt for av due Jan \(4.44,6 \%\); Filomena Tesoro to \({ }^{\text {dno }}\) Bussing, Jr, Mt Vernon, NY. mArthur ay (11:3065); same prop; sobrn agmt; Jan4; Jan6'13; same \& Giuseppe Iamascia \& Concetta Giarmattasio, 624, E \({ }^{m}\) Bainbridge av \((12: 3293)\), ws, 31.8 s 194th, 40x-; ownership agmt; Jan2; Jan Amelia er, 51 E 123 .
 Jan3; Jan4'13, 4y5 \(1 / 2.6\); Jno mtg \(\$ 20,500\); 1603 Boston rd, to Jno J Tully, 1603 Bos\(\overline{\mathrm{m}}_{\text {Bainbridge av }}(12: 3293)\); same prop certi as to above mtg; Jan3; Jan4'13; same \({ }^{\text {m Bainbridge av }}(12: 3293)\); same prop; ext of \(\$ 22,000 \mathrm{mtg}\) to Jan2'18 at \(5 \%\); Jan2; Jan
4'13; Amelia Loercher \& Anna L Beller with Jno J Tully Co, 1603 Boston rd.
\({ }^{\text {mBainbridge av }}\) (12:3293), ws, 111.8 s 194th, 40x86.3x42x84.10; pr mtg \(\$ 20,500\); Jan3; Jan4'13, 4y5 \(1 / 2 \%\) Jno J Tully Co,
1603 Boston rd, to Jno J Tully, 1603 Bos1603 Boston rd, to Jno J Tully, 1603 Bos-
ton rd. mBainbridge av (11:3293); same prop; certf as to above mtg; Jan3; Jan4'13; same to same.
mBainbridge av (12:3293); same prop 3: Jand'13; Van Dyck Estate, a corpn,
with Jno J Tully, 1603 Boston rd.
nom \(\mathrm{m}_{\text {Bainbridge av }}(12: 3293)\), ws, 71.8 '17 at \(5 \%\); Jan2; Jan6'13; Jno J Tully Co, 1603 Boston rd. with Luke Kouwenhoven, on Shore rd, Steinway, LI. Souwenhoven,
\({ }^{\mathrm{m}}\) Balcom av (*), sec Latting, \(50 \times 100\); Jan 6; Jan7'13, \(2 \mathrm{y} 6 \%\); Maximilian J Sonnen-
berg to Jacob P Hock, 1418 Glover. 500 Barker av, ws, 100 s Eliz, see East End mbathgate av, 2167 (11:3049), ws -150 Jan6'13, 5 y \(5 \%\); Jno Kiein, Bklyn, to Fm , Jan6'13, \(5 y 5 \%\) : Jno Klein, Bklyn, to EmimBeech av (*), ses, 350 sw Elm, 25x193x bond; Wm Gallagher to Wm P McCarthy, mBoston av \((12: 3256)\), sec Heath ay, runs
\(\$ 94.10 \times n e 100.3\) xnw \(5 \times n e 25\) s94.10xne100.3xnw5xne25.1xnw55xne97 to xw258.6 to beg; Jan 313,3 y \(51 / 2 \%\), Benj T

10,000
mboston av, swe Kingsbridge ter, see mBoston rd ( \(11: 2978\) ), \(\mathrm{ss}, 58.8 \mathrm{n}\) from ss
Boston rd \& es Minford pl, 2 lots ea 40 . \(6 x\) Jan3; Jan413, 3 m6\%; Trask Bidg Co to Wm Hagerdon, 318 E 85. 11,000 mBoston rd ( \(11: 2978\) ) ; same prop; 2 certfs
as to above mtgs; Jan3; Jan \({ }^{\prime} 13 ;\) same to
mboston rd, 1061 ( \(10: 2607\) ), ext of \(\$ 2 \$, 000\) mers Title Ins \& Trust Co with Rachel
yer
Cassel mBroadway \((13: 3423)\), ws, 55.6 n 260 th ,
\(25 \times 100 ; \mathrm{PM} ;\) Dec13'12; Jan313, \(3 \mathrm{y} \% \mathrm{~m}^{2}\) Eliz
Bernd, 128 W 67 , to Jno Whaten, 458 W Bernd,
155 , trste. mans; Jan9'13 (*), due, \&s, 176 e Elm, \(50 \times 100\); F Leddy to Wm P McCarthy, 4761 Richardson av. Wm P McCarthy, 4761 Richn- 325 \({ }^{m}\) Chatterton av (*), ns, 155 e Castle Hill av, \(2 x 108:\) Jan4:Jan7'13; due \&e as per
bond; Peter Cordary to Wm Ennis, 923
Brook av. mCity Island av (Main st) (*), ws, adj lands of Henry Hunikir, formerly of Van xe168. 6 to beg; sobrn agmt; Jan28.08; Jan 4'13: Anna C Patterson with Isabelia Wan
 Schieffelin Sayers, trste Matilda C Oakley, with Louis Gabriel, 456 W 151. mClay av \((9: 2427)\), nee \(168 \mathrm{th}, 34.6 \times 80 ; \mathrm{pr}\)
\(\mathrm{mtg} \$ 28,000 ;\) Jan9'13, 3y6\%: Amelia Maloney, 391 E 168, to Carl F Markgraf, \(16 b 9\)
\({ }^{m}\) Coddington av, ss, 175 e Ft Schayler rd, Collene nv es, S5 m 1001, see Moiris av, ws, 100 n 164 th . College av, ws, \(95.6 \mathrm{n} \mathrm{163d}\), see Morris mCourtlandt av 81
Courtandt av, 813 ( \(9: 2418\) ), ws, 76.6 n 2: Jan3'13; due Jan1'18, \(5 \% ;{ }_{228}^{\text {Robt }} \underset{2}{\mathrm{~F}} \mathrm{H}\)
Wegener to Hugo Wegener,

Crescent av \((11: 3072)\), sec Adams pl, be-
ing lot 9 blk 3072, tax map, transfer of
tax lien for years 1886 to 1908 , assessed tax lien for years 1886 to 1908 , assessed 6,538.85
mCrotona av (11:3105), ws, 80 s 189 th, 75 x
\(138.6 \times 77 \times 121\); bldg loan; Jan6; Jan7'13. 1 y \(138.6 \times 77 \times 121\); bldg loan; Jan6; Jan7'13. 1y
\(6 \%\) D'Andrea Constn Co to Rockland
Realty Co, 509 willis av Realty Co, 509 Willis av. Co to Rock1,000 merotona av (11:3105); same prop; certf as to above mtg; Jan6; Jan7'13; same to
mCypress av ( \(10: 2567\) ), nee 140th, 100 x Jan3; Jan9'13; Edgar \(S\) \& John S at \(6 \%\) with Lulu Quigg, 35 W 83 . \(\begin{gathered}\text { Appleby } \\ \text { nom }\end{gathered}\)
\({ }^{\text {mDaly av }}\) (11:3122), ws, 231.7 S \(180 \mathrm{th}, 31\) x114.8x30.11x112.9; Jan7; Jan8'13; \(1 \mathrm{y} 6 \%\);
Obark Realty Co to Rockland Realty Co,
509 Willis av. \({ }^{m}\) Daly av (11:3122), same prop; certf as mDaly av (11:3122), same prop; certf as
to above mtg; Jan7; Jan \({ }^{\prime} 13\); same to \({ }_{m}\) Duncombe av, see Eliz, see East End mevergreen av (*), nec Westchester av,
runs nl04xe100xs \(7.10 x e 60 \times s 107.3\) runs ni04xe100xs7.10xe60xs107.3 to West-
chester av xw160.4 to beg; bldg loan; Jan chester av xw160.4 to beg; bldg loan; Jan
\(7 ;\) Jan6'13; demand \(6 \%\); Pew Realty Corpn
to City Mtg Co, 15 Wall. 92,000
\({ }^{\text {m}}\) Evergreen av (*), same prop; certf as
to above mtg; Jan7; Jan \({ }^{\prime} 13\); same to to above mtg; Jan7; Jan8'13; same to
same.
 tate Co with City Mitg Co, 15 Wall. nom \({ }^{\text {mevergreen av }}\) (*), nec Westchester av, 7 Jans' 13 ; due Sept1' \(15 ; 6 \%\); Pew Realty
Corpn to American Real Estate Co. 527
mFieldston rd (13:3423), es, 137.1 n 261 sr , \(50 \times 90\); PM; Dec17'12; Jan7'13, 3y41/2 \% ; Jno
M Moody to Henrv Forster, 138 E 40 . 840 \({ }^{\text {mForest }}\) av, \(\mathbf{8 9 2}(10: 2658)\), es, 239.6 n 161 st, \(23.6 \times 100\); Jant; Jan6'1., \(5 y 5 \%\); Fredk
W Faber, 892 Forest av, to Geo Mayer. 762 Forest av. Forest av, to Geo Mayer, 762 \({ }^{\text {m Forest }}\) av \((10: 2650)\), nwc 165 th, \(88 \times 19.11\); Jan6'13; Michl Regan with Minnie Flomer, 1027 Forest av. nom Garrison ay \((10: 2762)\), ny 25.4 e Long-
fellow av, \(75.9 \times 128.1 \times 76.6 \times 103\). 2,500 Jan9'13; 1y6\%; Walter L Vr mtg masard av, nee Juliet, see 5lst, 329 W , \({ }^{m}\) Harrod av, nee Ludlow av, see Ludlow Heath av, sec Boston av, see Boston av, mHeath av, sec Boston av, see Boston mermany av (*), SS, 205 w Havemeyer Jan8'13; due Nov6'13, 6\%; Jno J Lutz to
Menflel Marcus, 358 5th, Bklyn. \({ }^{m}\) Hoe av, ws, abt 424.5 s Aldus, see So mHuxley av \((13: 3423)\), nee 260 th, 50 x
100 PM; Dee26'12; Jan9'13, \(3 \mathrm{y} \%\); Thos 100: PM; Dee \(26^{\prime} 12\); Jan9'13, \(3 \mathrm{y} 5 \%\) : Thos
F Rice, 43 Sidney pl, Bklyn, to Jno
Whalen, trste, 458 W 155. mHuxley av (13:3423), es, 25.7 n Forster mHuxley av (13:3423), es, 25.7 n Forster
pl, \(76.8 \times 74.6 \times 75 \times 91.3 ;\) PM Jan6; Jan7 \(13,3 \mathrm{y}\)
\(5 \% ; \mathrm{Wm}\) Gaul to Jno Whalen, 458 W 155. mintervale av, see \(\mathbf{1 6 3 d}\), see 163 d E , swe Kelly
\({ }^{\text {mintervale }}\) av \((10: 2703)\), sec 163 d , 100 x \& \& other property; Pr mtg \(\$ 150,000\) on this \& other property; Sept26'12; Jan6 13; due
Mar26'16, \(6 \%\); Simbar Realty Corpn, a corpn, to \(6 \%\) Senry Morgenthau Corpn, \({ }^{\text {a }}\) a
Bway mintervale av, see Westehester av, see mintervale ay \((10: 2692)\), nws, 203.11 sw
Home, \(25 \times 101.8 \times 27.2 \times 91\); ext mtg to Jan1'16 at \(5 \%\); Jan3; Jan6'13; Louisa Kiss with Michl Klug Jr, 1151 In-
tervale av. mJackson av \((10: 2578)\), nee 144th (Grove),
\(200 \times 90 ;\) also JACKSON AV (10:2758), eS \(200 \times 90 ;\) also JACKSON AV (10:2758), eS,
197.6 n 144th, \(75 \times 90 ;\) July \(00^{\prime} 12 ;\) Jant 13 ; \(3 y 51 / 2 \%\) : Anthony Mcowen, 752 Hewitt pl,
to Fredk J Grace, 127 Riverside dr. 5,000 \({ }^{m}\) Juckson av, es, 197.6 n 144th, see Jack\({ }^{m}\) Longfellowv av, 1153 ( \(10: 2754\) ), ws, 332.3 n \(167 \mathrm{th}, 25 \times 100 ; \mathrm{pr}\) mtg \(\$ \frac{1}{}\) : Jan4; Jan
6'13, \(5 \mathrm{y} 5 \%\) J Julia A Golden, 1153 Longfel-
low av, to Margt Grolz \& \({ }^{m}\) Longfellow av, 1153; pr mtg \(\$ 6,500\); Jan 4. Jann'13 due July \({ }^{\prime} 14, \quad 6 \%\); same to
Henry W Uhl, 528 E 150 . mLindow av (*), nec Harrod av, \(100 \times 100\);
also BECK ST \(^{(10: 2707) \text {, es, } 175} \mathrm{n} 156 \mathrm{th}\), 25x100; pr mtg \(\$ 8,200\); Jan7; Jan9'13; due, sco, as per bond; Richd Plechner to Richd
Kohlmann, 352 E 139. mMagenta av (*); Swe Magenta pl, 125 x
\(100 ; \mathrm{pr} \mathrm{mtg} \$ 5,500\); Jan 2 ; Jan \(\mathrm{m}^{\prime} 13\), \(3 \mathrm{y} 6 \%\); 100; pr mtg \(\$ 5,500\); Jan2; Jan6'13, \(3 y 6 \%\);
Donato Pizzutiello to Frank C Mayhew, 3830 White Plains av, trste Levi H Mace. meCombs
rd \((11: 2856)\), ws, abt 120 s
70 th, runs
w \(125 \times 550 \times e 125\) to rd beg: Jan3'13; 3y6\%: Jno A Sonntag, 2 mMohegan av ( \(11: 2958\) ), nws, with a line drawn from a pt on es Vineyard pl, 125 n
175 th , old line, runs e from pt on es Vineyard pl, old line, to ws Mohegan av xw
\(9 \times 850\) to pl at pt 75 n . 175 th xe xe again 4.3 to av xn50 to beg: PM; Jan4; Jan9'13;
1y6\%: Duo Co. 391 E 149, to Louisa H
Schultz, 1899 Bathgate av. mMohegan av, ws. 75 n 175th, see Vinemohegan av, nee 181st, see West, sec mMohegrn av, sec West, see West, sec morris av ( \(9: 2447\) ), ws 100 n 164 th, 69 x 105: also TELLER AV (9:2423), ws, 85 n EGE AV \((9: 2433)\). Ws. \(95,6 \mathrm{n} 163 \mathrm{~A} 16.6 \mathrm{x}\)
\(100 \vdots\) pr mtg \(\$ 20,000 ;\) Oet6'11; Jan6'13, 3 y
;\% Jacol Luhs to Gertrude J Luhs, 73
 colm Constn Co to Jno A Rutherfurd,
Cooperstown. NY trstes Alfred G Myers.
Cole mMorris av \((9: 2423)\), same prop; certf as
to above mtg; Jans'13; same to same. to above mtg; Jans \({ }^{\text {morris }}\) av \((9,2421)\), nee 161 st, \(123 \times 100\);
 Bank, 85 E 125.
m Morris Park (*), sec Unionport rat,
rat \(45 \times 100\) : Jan2 Jan '13, \(3 y 5 \%\), Geo Lahr-
mMorris Park av (*), ss, 100.4 e Fillmore \(50.8 \times 119.5 \times 50 \times 127.6 ;\) pr mtg \(\$ 37,000 ;\) Jan7;
Jans'13; due, \&c, as per bond; F \& Co, Jans'13; due \&c, as per bond; F \& W Co,
a corpn, 64-8 Morris Park av, to Gustav
5,000 \({ }^{\text {moneris Park av (*), }}\), same prop; certf as to same.
morrls Park av (*), same prop; ext of \(\$ 37,000 \mathrm{mtg}\) to Jan7'16 at \(51 / 2 \%\) J Jan7; Jan
S' \(^{\prime} 13 ;\) National Bond \& Morttage Ins Co with F .
mMt Hope av (11:2791), nee Belmont, 95 x
 50. Mount Hope av to Bronx Savgs Bank, 11,000
429 Tremont av. mogden av \((9: 2528)\), ws, abt 242.7 n 167 th ,
 Henry Gerber.
mosgood av (*), ses, 161 ne 242d, \(33.4 \times 100\);
 mPark av, 4053 (11:2899), ws, 428.10 S 175th, \(16.8 \times 120 \times 20.7 \times 120\) except part for av; PM; Jan2; Jan3'13; due July \({ }^{2}\) '14, \(6 \%\) Jos Scavone \& Vincenza Clem-
ente, 685 Lex av, to Hyman Serhey, Noroton Heights, Noroton, Conn.
\({ }_{\text {mpark av }}(9: 2418)\), \(\mathrm{sec} 159 \mathrm{th}, 37.11 \times 98.3 \mathrm{x}\) irreg x79.6; ext of \(\$ 25,000\) mtg to Dectheinkamp et al exrs Christopher H Steinkamp with Noble \& Gauss Constn Co, 406 E 149.
mPark av \((11: 3038)\), sec 183d, \(47.1 \times 90 \mathrm{x}\)
\(43.8 \times 90\), except part for Park av \& 183 d ; 43.8x90, except part for Park av \& 183d;
Jan2; Jan8 13 , \(55 \%\) Hermann N Meyer
to 2 . \({ }_{\text {mpark av }}\) (9:2442), es, \(109.3 \mathrm{~s} 153 \mathrm{~d}, 54.3 \mathrm{x}\) \(113.10 \times 50 \times 92.4\), except pt for av; pr mtg
\(\$-\) Jan8'13; due \&c as per bond; Angela, wife Ferdinando Monttelone, to Man-
hattan Mtg Co, 200 Bway. mPilgrim av (*), ws, 250 s Evelyn pl, 25
 e Ft Schuyler rd, \(25 \times 91.7 \times 25 \times 92.7\); Jan7;
Jan9'13; due, \&c, as per bond; Hervey Thompson to Alice E Worthington, 17600 126.
mProspect av \((10: 2683)\), sec Fox, 61.5 x
\(114.8 \times 50 \times 78.11\) : ext of mtg for \(\$ 7.500\) to 114.8x50x78.11; ext of mig for \(\$ 7.500\) to
Nov25'14 at \(6 \%\) Dec30'12; Jan3'13; Wm \(\begin{array}{lll}\text { L Clark, at Passaic, } & \mathrm{NJ}^{2}, \\ \text { With Broad } \\ \text { Realty Co, a corpn, } 784 & \mathrm{E} \\ 156 \text {. } & \text { nom }\end{array}\)
mProspect av ( \(11: 3095\) ), ws, 95 n Tremont av, phia C Wogram to Elisabetha Ludtke, 1256 Brook av.
mSt Lawrence av, 1538 (*), es, 375 n
Mansion, \(25 \times 100\), except pt for av; Jan 4 ; Mansion, \({ }^{\prime}\), 13 stalls, \(10 \mathrm{y} 51 / 2 \%\); Jno Stradinger mSt Lavrence av (*), Ws, 106.8 s Gleason av, \(50 \times 100 ;\) Jan3; Jan4'13; due \&c as per rence av , to Minnie E Uhi 1211 Beach av. rence
mScofield av (*), sec William, \(50 \times 108\), City Island; Jan6; Jan7'13; due \&c as per bond; av.
mStebbins av ( \(10: 2698\) ), es, 403.8 n Westchester av, \(25 \times 80 ;\) Jan3; Jan9'13, \(3 y 5 \%\);
Fredericka Trefzger to Jno Seeke, 1249 Fredericka Trefzger to Jno Seeke, \({ }_{4,000}\)
mTeller av, ws, 85 n 163d, see Morris av,
mTheriot av (175th st) (*), es, 375 s Ludlow av, old line or Eastern blvd, 150x100, \(6 \%\) Rosina Dame, of Bkiyn, to Geo Schaffner, 360 Lewis av, Bklyn, gdn Har-
old \(R\) Schaffner \({ }^{\text {mThebout }} \mathrm{nv}\), ws, \(\mathbf{1 0 0} \mathrm{n}\) 187th, see Valentine av, es, 100 n 187 th .
\({ }^{m}\) Tiebout av, swe 187th, see Valentine av see 187 th.
\({ }^{m}\) Tremont av \((11: 3106)\), ns , 109 w Mapes 5 av, \(36.3 \times 190 \times 36.3 \times 190.1\), Jant Jan9 53 , 5 y wig, 724 Hudson, Hoboken, NJ, extrx Ferd
Hartwig. \({ }^{m}\) Tremont av (11:3106) ; same prop; certf as to above mtg; Jan3; Jan9'13; same to same.

Tremont av \((11: 2804)\), ss, 184 e Mt Hope av, \(42 \times 83.11 \times 42 \times 84.2 ; \mathrm{pr}\) mtg
13, \(3 \mathrm{y} 6 \%\); August Jacob Constn Co to
6,000 Dora Schwenk, 32003 av. Consth 6,000 mTremont av (11:2804), same prop; certf
\({ }^{m}\) Tremont av ( \(11: 2804\) ), ss, 142 e Mt Hope av, \(42 \times 84.2 \times 42 \times 84.5 ;\) pr mtg \(\$\) Constn Co to Mary Holdermann, 2117 Mapes av.
\({ }^{m}\) Tremont av (11:2804); same prop; certf as to above mtg; Jan6; Jan7'13; same to mTurnbull av, ns, 205 w Havemeyer av,
see Hermany av, SS, 205 w Havemeyer av.
 50x90; PM; Jan6; Jan9'13, 3y41/2\%; Geo
Steurer to Henry Forster. \({ }^{m}\) Union av, 1081 ( \(10: 2670\) ) ; ext of \(\$ 5,000\) mtg to Dec19'17 at \(5 \%\); Dec16'12; Jan8'13; Geo Hard H Joost Ar Anna Watson with \({ }^{m}\) Union av, 1146 ( \(10: 2680\) ), es, 95.2 s . Home, 18.9x100, except pt for av; Jan3; Jan4'13; due \&c as per bond; Wm Schoy
to Title Guar \& Trust Co. mUnion av ( \(10: 2680\) ), nec \(166 \mathrm{th}, 40 \times 100\); ext of \(\$ 5,000 \mathrm{mtg}\) to Jan2'14, at \(6 \%\); Jan2; Jan3'13; Bertha Hofmann to Max Hof-
mann.
mUnionport rd, see Morris Park av, see
Morris Park av, sec Unionport rd.
mUnionport rd (*), es, 141 s Van Nest av,
runs s54xe114 to Washington \(\times n 25 \times w 70 \mathrm{xn}\) \(25 x w 65\) to beg, except pt for White Plains rd; Dec17'12; Jan8'13; due \&c as per bond; Kath Muller, 1672 Unionport rd, to Edw
R Koch, 655
500
mValentine av, es, 25 n 187th, see Valen-
mValentine av, es, 50 n 187th, see ValenmValentine av, es, 100 n 187th, see Valentine av sec 187 th
\({ }^{m}\) Valentine av, nee 187th, see Valentine mValentine av \((11: 3147)\), sec 187 th, runs
e110xs \(38.3 \times 25 \times n 25 \times 85\) beg; also TIEBOUT AV ( \(11: 3147\) ), Swc
 \(3147)\), es \(50 \mathrm{n} 187 \mathrm{th}, 25 \times 100\); also VALENRNE AV, 2436 (11:3147), es, 75 n 187 th,
\(25 \times 100\) also 187 TH ST E (11:3147), ns,
100 e Valentine av, \(35 \times 100 ;\) also VALENTINE AV ( 11.3147 ), es, 100 n 187 th, runs xw235 to av xs101.11 to beg; pr mtg \(\$ 30\). xw0 Jan3: Jan4'13; due \&c as per bond Marie J C Carey to Louis O Van Doren,
299 Alexander av.
 135 ; also VALENTINE AV ( \(11: 3147\) ), sec xw150xn25xw 85 to av xn13.3 to beg: PM; \(\underset{\mathrm{J}}{\mathrm{J}} \mathrm{C}\) C Carey to Title Guar \& Trust Co. Val 15,000 mValentine av \((11: 3147)\), es, 100 n 187 th ,
runs e \(135 \times n 1.11 \times \mathrm{xe} 100\) to Tiebout av xn100.8 xw235 to av xs101.11 to beg; Jan3: Jan4 \(13,3 y 51 / 2 \%\); Marie J C Carey to Mortimer
Smith, Great Barrington, Mass. 15,000 mValentine av \((11: 3147)\), sec 188 th, 113.6 x Frances Weiss, of Albany, NY, to Title Guar \& Trust Co, 176 Bway. 15,000
malentine av, 2436, see Valentine av, sec 187th.
mVyse av ( \(11: 3138\) ), es, \(100 \mathrm{~s}, 180 \mathrm{th}, 72 \mathrm{x}\) \(113.6 \times 70 \times 114.8 ;\) Dec31'12; Jan4'13, \(1 \mathrm{y} 6 \%\);
Jno H K6lly to Geo H Scheele, 731 MelmVyse av, 2073 (11:3127); ext of \(\$ 18,500\) ' 13 ; Julia G De Haven with Seddon Realty Co. nom mWales av \((10: 2653)\), sws, 175 sw 151st,
\(25 \times 105\), except pt for av: pr mtg \(\$-\) Jan4; Jan6'13, 3 y \(6 \%\); Luigi Naccarato to Jan4; Jan6'13, \(3 y 6 \%\); Luigi Naccarato to
Giovanni C Arata, 5 Charlton. 1,000
mWallace av (*), es, 200 n Van Nest av,
\(25 \times 100\) Jan2; Jan 3 ' \(13,3 \mathrm{y} 6 \%\); Minnie Rich\(25 \times 100\);Jan2; Jan3'13, 3 y \(6 \%\); Minnie Richter, widow, \& Peter A G Richter, son \& heir Gustave Kichter, to Henry C Van
Hise, 78 Clermont av, Bklyn.
750 mWallace av (*), es, \(\mathbf{1 0 0} \mathrm{s}\) Van Nest av, Oscar Dressler to Xavier Biehler, \(319 \mathrm{~W} . \mathrm{W}^{5} \mathrm{~W}\)
37.
mWalnut av ( \(10: 2598\) ), \(\sec\) 141st (No 880),
\(25 \times 100 ;\) PM; Jan6; Jan7'13, 3y5 \(\%\) D H
 149. mWalton av, nwe Jullet, see 51st, 329 W ,
Manhattan.
mWalton av \((9: 2344)\), nwc \(138 \mathrm{th}, 102.2 \mathrm{x}\)
\(28.1 \times 100 \mathrm{x} 49.1 ; \mathrm{pr} \mathrm{mtg} \$ 27,000 ;\) Jan3'13: due, \&c, as per bond; Bacon Piano Co to Louis Merzbach, 80 Morningside av. mWalton av (9:2344), same prop; certe as to above mtg; Jan2; Jan3'12; same to
same. same.
mWalton av, ws, 51.7 n 158th, see \(\overline{51 \mathrm{st}}\),
329 W, Manhattan.
\({ }^{m}\) Washington av, 2055 ( \(11: 3036\) ), ws, 248.4 Gruen to Henry L Shattuck 5 , Fanny borough, Boston, trste Augustus Aymar.
mashington Fletcher, \(36.7 \times 73.4 \times 36 \times 79.11\); ' Sept 9 '12; Jan 3'13; due, \&c, as per bond; Nora Constn Co to Webster Iron Works, a corpn, 1240
Webster av. mWendover av
Washington av,
( \(11: 2912\) ), ss, 151.7
e Jan 8 '13; due, \&c, as per bond; Olga Balas6. \(\quad 2,500\)
mWestehester av, nee Evergreen av, see
Evergreen av, nec Westchester av. mWestchester av ( \({ }^{(*)}\), \(\mathrm{ns}, 40.1 \quad\) Ever-
green av, \(40.1 \times 109.6 \times 40 \times 106.9 ; \quad\) PM; pr mtg \$-: Jan7; Jan8'13; due Sept1'15 \(6 \%\); Pew Realty Corpn to American Real
Estate Co, 5275 av. mestehester av (*), ns, 80.2 e Ever-
green av, runs n109.6xe20xs \(7.10 \times 20 \times s 104.5\) to ns Westchester av xw40.1; PM; pr mtg Pew Realty; Corpn to American Real Es-
tate Co, 527 5 av. mWestchester av ( \({ }^{*}\) ), ns, 120.3 e Ever§reen av, 40.1×107.3x40×107.5; PM; pr mtg Pew Realty Corpn to American Real kis.
tate \(\mathrm{Co}, 527\) av. 5 av. \({ }^{\text {m }}\) Westehester av \((10: 2703)\), sec Intervale av, \(-x-\); sal Ls; Dec31'12; Jan3'13; de1197 Park ; John J Burke to Geo Ehret, mWestehester av (*), nwc Wheeler av,
\(40.1 \times 107.3 \times 110 ;\) bldg \(10 a n ;\) Jan7; Jan 40.1x107.3x110; bldg loan; Jan7; Jans
13: demand. 6 Pew Realty Corpn to
City Mort Co, 15 Wall. \({ }^{\mathrm{m}}\) Westchester av (*), same prop; certf as to above mtg; Jan7; Jan8'13; same to
mWheeler av, nwe Westchester av, see
Westchester av, nwc Wheeler av. Westchester av, nwc Wheeler av
mWhite Plains av (*), ws, 159.2 n 240 th ,
\(25 \times 115.2 \times 25 \times-;\) pr mtg \(\$ 3.500 ;\) Dec2 \(28^{\prime} 12\); \(25 \times 115.2 \times 25 \mathrm{x}-; \mathrm{pr} \mathrm{mtg} \$ 3,500 ; ~ D e c 28{ }^{\prime} 12 ;\)
Jan6'13; due Jan2'16, \(5 \%\); Vincenzo Maffucci, 4611 White Plains av, to Vincenzo N Lucrezia, 4640 Garden pl, Bronx
\({ }^{m 60}\) av, 3702 (11:2926), es, 26.7 n 170 th colm to German Savgs Bank, 157 D Mal m3D av, 3712-14
 \(\$ 14,000 ;\) Jan9'13, \(5 y 5 \%\); Thos D Malcolm
to German Savgs Bank, 1574 av. 28,000 m3D av, 3818 ( \(11: 2928\) ) ; ext of \(\$ 6.000 \mathrm{mtg}\) to Jan3'16 at \(6 \%\); Jan3; Jan 13 ; Chas m3D av, 3890 (11:2929) es 119 s 172 nom m av, \(3890(11: 2929)\) es, 119 s 172 d , runs
\(\mathrm{e} 125 \mathrm{xn} 19 \times \mathrm{x} 25 \times n 8 \mathrm{xw} 100\) to 3 av xs 27 to beg; Jan6; Jan7'13, 5 y5 \(\%\). Frank Mucha
to Lawyers Mort Co, 59 Liberty. \({ }^{\text {mPlot }}{ }^{(*)}\) ) begins 740 e White Plans rd at point 895 n along same from Morris Park right of way over strip to Morris Park
av; PM; pr mtg \(\$ 3,000 ;\) Jan 7 ; Jan8'13; installs, \(6 \%\) Henry J McIntyre to Rosa
Nathan, 188 St Nicholas av et al exrs Marcus Nathal.. mPlot (*) begins 740 e White Plains rd Park av, runs e100xn \(25 \times \mathrm{xw} 100 \times \mathrm{x} 25\) to beg, with right of way over strip to Morris Park av; pr mtg \(\$ 3,500\); Jan4; Jan 6 '13, 2 y \(6 \%\); Wm J Cook to Magdalena Erzer, 1180
Jackson av.
1,200

\section*{MISCELLANEOUS MORTGAGES.}

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