# REALD ESTATIT <br> ECORD AND <br> Guide e 

## THE WILLIAM STREET SUBWAY CONTROVERSY

> Arguments For and Against the Proposed Route by the Public Service Commission and Representatives of the Property Owners' Associations Involved in the Dispute.

WLLIAM STREET from one end to the other is in a turmoil over the question of subway construction. The situation has become acute. The division of sentiment is not even. A large number of property owners along the route are bent on having a subway under William street. But the opposition is equally determined to prevent the use of the street for subway construction. And the opposition has proved itself strong enough to create a deadlock. The Public Service Commission, rather than prolong discussion, appealed not long ago to the Supreme Court for a commission to sit on the question. On the 19th of this month a commission was appointed, consisting of ex-Supreme

It is the purpose of this article to present the case for each side, as obtained from themselves, and to leave the reader to draw such conclusions as may be forced by consideration of all the facts. On one side of the controversy are arrayed the Public Service Commission and three influential property owners' associations. These include the Downtown Interboro Association, the Owners' Protective Association and the Abutting Property Owners' Association. On the other side are a considerable number of large property owners, whose refusal of consent has been of sufficient importance to cause the removal of the subject from the field of mere local controversy and carry it into the courts.
most importance to the whole dual system of rapid transit as planned by the commission.
"As soon as the route had been adopted by the commission and approved by the Board of Estimate the commission, as required by the Rapid Transit act, began soliciting the consents of property owners along the route. As a prerequisite to the building of a subway the commission must obtain the consent of property owners to the extent of a majority in value of the property along the route, or apply to the Appellate Division of the Supreme Court and get from that tribunal a determination that public convenience requires the construction of the road. This

william street, north from fulton.

Court Justice David Leventritt, Austen G. Fox and Robert C. Morris. The first hearing of the commission is set for Dec. 4 at $4 \mathrm{p} . \mathrm{m}$., in the office of Judge Leventritt, 111 Broadway.

Fragmentary statements of this strife have appeared from time to time. As a mere local difference of opinion interest in it would not penetrate far beyond William street. If, however, the internecine strife among property owners on William street threatens to upset the plans agreed upon by the State and city officials and the transit companies, or it it threatents to delay the carrying out of these plans, the squabble over this William street link becomes a matter of concern to all the taxpayers of the city.
The William street subway as laid out by the Rapid Transit Commission in the dual subway plan accepted by the Interboro Rapid Transit Company and the Brooklyn Rapid Transit Company is an important and, under existing conditions, a necessary link in the five-borough system of rapid transit,

The Public Service Commission, by request, states its case this way: Statement By the Public Service Commission.
"The so-called William street subway was planned by the Public Service Commission to connect the proposed Seventh avenue subway extension, to be operated by the Interborough Rapid Transit Company, with the downtown business district of Manhattan and with Brooklyn. The route, as laid out, leaves the proposed Seventh avenue line at West Broadway and Park place and runs through Park place under the U . S. Post Office property and through Beekman street to William street, thence down William street to Old Slip, thence under the East River by tunnel to Clark street, Brooklyn, through Clark street to Fulton street and through Fulton street to a junction with the existing subway. It is to be a two-track line. As the connecting link between the new Interborough subway in Manhattan and the existing subway, operated by that company, in Brooklyn, it is of the ut-
determination serves in lieu of the consent of property owners.
"Opposition to the route was manifested soon after the commission began seeking property owners' consents. This opposition was led by the Farmers' Loan and Trust Company, which owns property on William street, and resulted in the organization of a committee to oppose the building of the line on the ground that its construction would imperil some of the expensive buildings in William street. It was alleged that the locality was full of quicksand and that the subway construction work might undermine the foundation of buildings.
"Alfred Craven, Chief Engineer of the Public Service Commission, whose staff has made a careful survey of the proposed route, assured the commission that the fears of the opposing property owners were groundless and that the proposed subway can be built without in any way endangering buildings along the route. All buildings will be underpinned, Mr. Craven stated, and should
be, if possible, on more solid foundations after the subway is built than they are now. He further said that additions to buildings on William strect have been made lately and that no undermining of adjoining structures resulted. The subway in the street, he said, can be built with less danger to existing buildings than is caused by the erection of new buildings.
"Many owners of property on William street, however, favor the construction of the subway. On October 23, 1912, a meeting of such property owners was called by Dr. William Jay Schieffelin, chairman of the Citizens' Union, and himself an owner of property along the proposed route. At this meeting it was learned that the following property owners are supporting the Public Service Commission in its proposal to build this subway; F. W. Woolworth, now constructing the Woolworth Building, William R. Grace \& Co., now erecting a bank building in the district in which the greatest opposition developed; Lehn \& Fink, wholesale perfumers; Humphrey Medicine Company, owners and merchants; Annin \& Co.; the Burling-Jones Envelope Company.
"In addition to these the Downtown Interborough Association, an organization embracing some of the large property owners in the financial district, has been actively supporting the subway project. Charles A. Schieren is president of this association.
"It became apparent to the commission, however, that the number of consents necessary under the law would not be obtained without prolonged work. The commission decided to make an application to the Appellate Division for the appointment of commissioners to sit and determine whether the proposed route shall be built. Notice of this application was given by publication in October, and on November 8 counsel for the commission presented the application to the Appellate Division for the appointment of commissioners."
In this application the total value of property along the entire route is given as $\$ 67,201,500$. Consents had been gained for property of a total value of $\$ 7,871,500$. The value of property along William street is placed at $\$ 40,362,000$, of which consents had been gained representing a value of $\$ 3,706,000$.

## Owners' Protective Association.

David Rumsey, vice-president of the Continental Fire Insurance Company, and managing director of the company owning the twenty-four story, No. 80 Maiden Lane Building, recently organized the Owners' Protective Associatior. to fight for the construction of the William street subway. Mr. Rumsey announces that many prominent property owners in the district between Pearl street and Nassau and between Beekman street and Wall are joining the association. At a recent meeting of this association it was unanimously adopted that the association urge the prompt legalization and construction of the William street route. This association will be represented by counsel and has also engaged the services of an expert engineer. The association claims that the route should be built as a public necessity and believes that it can safely be constructed without great damage to adjoining buildings.
The executive committee of the association consists of:
Dudley Olcott, representing the Central Trust Co., owners of No. 54 Wall street; Adrian Iselin, representing No. 36 Wall street; Hon. Jefferson M. Levy, representing the property Nos. 93-9 Maiden Lane and No. 27 Pine street; C. M. Cross, representing the Continental Insurance Co., owner of No. 42-6 Cedar
street; E. R. Finch, representing No. 32-8 Beekman street; Irving Ruland, representing No. 35-7 Ann street; David Rumsey, representing the Fire Companies Building Corporation, owners of No. 80 Maiden Lane, and Samuel H. Ordway, representing the property No. 8 Cedar street.
"It is a significant fact," says a statement issued by this association, "that many prominent owners on Wall street and Pine street are members of the Owners' Protective Association, and are just as anxious for the subway to be constructed as the few property owners in the financial district are opposed to its construction. Property valued in excess of $\$ 20,000,000$ is represented by the members of the Owners' Protective Association."

## The Abutting Property Owners

The Abutting Property Owners' Association was organized in October to join in the fight for the William street subway. Its executive committee consists of William Jay Schieffelin, chairman; Harry Hall, secretary; Seth Sprague Terry, Albert Plaut, H. B. Harding, J. Louis Schaefer and Charles F. Noyes. The following list of property owners represented, with properties owned by them, is furnished by the secretary:
William Jay Schieffelin, 170-172 William st. ${ }^{\text {Wian }}$ Louis Annin Amees, $144-150$ iam st.: C. F. Noyes, $152-4$ William st.;
Humphreys Hom. Med. Co., 156 William
 Woodbridge Co., 92-100 William st. South
Manhattan Realty Co.. $110-116$ William Manhattan Realty Co.̈110-116 William
st.: Collegiate Realty Co., 12333 William
st.: Cruikshank Co. agents $122-126$ Will st.; Cruikshank Co., agents, 122-126 Will-
iam st.; New York Cotton Exchange, William and Beaver sts. William He,
W,
Whiting. agents, 19-21 Beesman st.; S. S. Whiting, agents, 19-21 Beerman st.; S. S. way Pub. Co.., 24 Park place; Francis H Place Realty Co., Broadway, Park place and Barclay st.; Wm . R. Grace \& Co. Hanover Square: Wm. Engelman, 110
Pear1 st.: Harry K. Gregg, 75 Front st.
L. J. Carpenter, agents $37-39$ Old Slip: A. Klipstein, 10-12 Old Slip.

This organization represents a property value of about $\$ 20,000,000$.

## Downtown Interboro Association.

The Downtown Interboro Association is a property owners' organization started about four years ago. It antedates the present subway discussion and even the plan for a subway under William street. Its president is ex-Mayor of Brooklyn Charles A. Schieren. Edward M. Bassett, formerly a member of the Rapid Transit Commission, is its counsel. Its membership includes many large holders of property on and adjacent to William street. This association is also in the fight to a finish for the William street subway.

## Statement By the Opposition.

A representative of the side that has come to be referred to as the opposition was asked to present the case of the owners who are fighting to keep rapid transit away from William street. Here is how he puts it:
"This matter of a subway under William street is an extremely grave one. It has a threefold aspect, each phase o. it presenting a difficulty which those opposed to the construction of a subway under this narrow, heavily weighted thoroughfare believe to be worthy of the gravest consideration on the part of the city officials. Taken together, these difficulties, we believe, are grave enough to stamp the project as not only unwise and dangerous, but entirely impracticable.
"First is the engineering difficulty. The lower portion of William street is flanked by some of the largest and most expensive structures in the city. The width of the street itself through which it is proposed to build the subway
is about forty feet. Most of the structures on each side of this narrow thoroughfare are built on quicksand. They are practically floating structures. Now, what would happen if the entire retaining area along the front of those structures were removed, as would be necessary in excavating for a subway? We have the best available engineering authority for the statement that the inevitable result of subjecting these foundations to the tremendous lateral pressure that would follow excavation would be the instant sagging of these heavy structures. The natural result would be that they would sag outward to such an extent as to render them unfit for occupancy.
"The Public Service Commission, on the advice of their engineers, take the position that these buildings can be ad equately shored up and that, if necessary, caissons will be sunk to secure the structures during subway construction and that the buildings will be more secure after the work is done than they are at the present time.

## Caissons May Be Used.

'We don't believe, however, that it is possible to sink caissons under immense structures, after the structures are up, with the foundations such as they are here. Underpinning the front would still leave the rest of the foundations unprotected. And even if it were possible, it would not be practicable to do this without ordering the structures vacated. Can you imagine what it would mean to scores of financial and legal firms, some of them the largest in this country, to come to their offices some fine morning and be informed by the Building Department that their building had overnight been condemned as unsafe, and that they could not get in even to secure their books and papers? This might easily happen. And we do not propose to run any such risk of loss if it can be avoided.
"Secondly, there is the objection of cost. Why should the city and taxpayers be rushed into what, for its length, is bound to be the most expensive piece of subway construction that the city has ever undertaken? The Public Service Commission seems perfectly willing to let the city go into tremendous expense for what we believe to be at best an unnecessary project, and one of very doubtful success. Assuming that its proposed method of caissons and shoring is practicable, which we do not believe, it will be tremendously expensive.

## Possibility of Damage Suits.

"Finally, there is the objection of inconvenience and loss to property owners. Why should the owners of these buildings-not to mention the tenantsbe compelled to put up with all this? Believing as we do that this William street subway is impracticable as an engineering project, we look upon the ultimate damage to buildings as quite inevitable. And what does this mean? Simply that owners will have to face suits against the city or against the contractor for property damages.

Now, the contractor gives a bond to the city to indemnify it against just such possible claims. If the necessity for damage suits should arise it would be necessary to determine whether the fault rested with the contractor or with the city. And it is easy to appreciate how difficult it would be to determine who was at fault when the scene of the trouble was a dark hole many feet under the ground. So much for the objections.
'It is claimed by those who are so eager to have this William street subway that it is essential for the building up of the extreme lower east side of the city, between Wall street and the water-
front. We appreciate fully the need of adequate transit. But would not this object be as well, even better, served by using some other street? Would not Pearl street, with its old and often dilapidated buildings, serve the purpose just as well, at half the cost?
"In any event, we believe we are right in the stand we have taken and we pro-
pose to fight this matter out, even to the court of last resort."
This side of the controversy is represented by Carl A. Mead, of Shearman \& Sterling, as counsel, and Daniel E. Moran, as engineer. Its committee is as follows: A. V. Heeley, representing the Farmers' Loan \& Trust Cor; Lloyd P. Stryker, representing Lords' Court

Building; A. H. Titus, representing the National City Bank; Walter M. Bennett, representing the Bank of America; Felix M. Warburg, representing Kuhn, Loeb \& Co.; J. Edward Wyckoff, of Wallace, Butler \& Brown, attorneys, representing the Liverpool \& London \& Globe Ins. Co. and the Royal Insurance Co.

# MODERN WAYS IN LAND SUBDIVISION. 

A Big Operator Says It Really Does Pay to Spend Money on Beautiful Things When Developing Suburban Real Estate.

" ${ }^{\text {T}}$NE of the aims of platting residence property should be to keep every home close to nature and provide as wide a range for the cultivation of the soil for garden, grass and flower purposes as possible.

So declared a big real estate developer, J. C. Nichols, of Kansas City, in an address which he delivered on land subdivision at the Louisville convention of the National Association of Real Estate Exchanges.
He further advised that every neighborhood should be gardenlike in its character. Efficient platting should encourage the individual effort of every owner to produce desirable landscape effects and create a home fitting to its surroundings:
"I attended a lecture by the president of the Park Board of Kansas City a short time ago, and was so deeply impressed by remarks relative to the importance of making beautiful with shrubs and flowers every available spot, that the next day I ordered all my sales offices moved back one hundred feet further from the street, for the creation of space for more shrubbery and more flowers.
"The motto of the Commercial Club of our city is 'Make Kansas City a Good Place to Live In.' Cities are beginning to compete with one another in the ascendency of the beauty of their residence sections, and with this emulation, the residence districts of our great cities within fifty years will be the beauty spots of the world. And those cities that lead in beauty will just as surely and more rapidly attain industrial and commercial supremacy.

## Guarding Against Reaction.

"Before we began the development of this plan which eventually led to one thousand acres, I platted a number of additions elsewhere in the city, and it was almost invariably my experience that within a few years after the property had been sold and the first enthusiasm had died, fully one-third of the property in the addition was for sale at a loss to the purchaser.
"And you all know that one of the most difficult things of platting property is the sale of the last five, ten or fifteen per cent. of your lots; and in all of the additions I have platted where we did not throw away the safeguards around the purchaser which we are doing in our present development, we were always disappointed in the sale of our last holdings. In our present development, our last lot is always the high-est-priced lot sold in the addition; and we do not have our market flooded behind us by our purchasers endeavoring to resell their land below our own prices. And every sale we make adds value to our adjoining holdings instead of boosting the value of the land of outside holdings.
"Get away from the immediate sale idea. Get away from sensational adver-tising-sensational advertising has no place in the sale of home property. Don't kill the future of your property by auction sales. In fact, when property is platted and maintained along the lines outlined, the merit of your proposition is obvious.

## Do Not Overload Your Market.

"There is no surer way of depressing your prices than to force more property on the market than can be healthily absorbed. Real estate men by their anxiety to sell do more to cut down the profits of one another than their buyers themselves. Do not scatter your development. It is not easy to close the gaps behind. Do not burden your purchaser with unexpected future improvement taxes. Be willing to bind yourself to protect and restrict all the surrounding property for several blocks for long terms of years. Provide every convenience that your purchaser will want even ten or fifteen years from this time. Make your poorest property your most attractive instead of your most neglected, and have the nerve to cut down your sales unless a man will buy a piece of ground large enough to give a good foreyard, placing his house back at least fifty feet from the street line, in many cases one hundred or more, yet restricting him so his rear and side lawns are almost as beautiful as his front lawn.
"We even go so far in almost all of our property as to require the outbuilding to be of the same style of architecture and material as the residence to which it belongs. In every case we specify within a reasonable limit where this outbuilding must be erected.
"On every corner lot we require the residence to have two fronts, one on each side. We will not sell any man lots running through from one street to the other, and if he may so acquire the property by buying from some of our purchasers, he is so restricted that, should his residence facing on one street extend even one foot over on the other lot, he must have a double front, one on each street.
"On our corner lots we so provide that a purchaser cannot run a diagonal line from one corner of the lot to the other, and claim that he has complied with our restrictions of so many front feet of ground on the street for each residence. We specify which way each lot faces and which way the residence must face upon that lot. The restrictions are set forth in the deed that is to be recorded, and every prospect before he buys has the opportunity and knows the restrictions upon all the property which surrounds him.
"When circumstances make it impossible for one real estate man to command a large tract of land, I believe
that it will pay well for him to organize the real estate men platting lands in this particular part of the city, and set aside the different sections for different characters of houses, and distribute the churches, schools and business centers and meeting halls, in the least injurious and most effective way, thus carrying out in their scattered holdings the same general plan we have carried out in our unified interests. He will find that the profits accruing from the increasing values of each separate trac: from the development and beauty of surrounding holdings far more than offset any temporary sacrifice he may make by allowing his holdings to be subordinated in any way to the general scheme.

The power is placed in the majority of owners of each of our additions to extend their restrictions for additional periods of twenty-five years. I believe this unique to our plan. Also in our plan of subdividing, every purchaser knows the locations which are available for business purposes. Our plats show the ground that is unrestricted, and there can be no future misunderstandings.

## Prizes for Lawns.

"From the very beginning we offer prizes for the most beautiful lawns and lay as much stress upon the 50 foot lot as we do upon the grounds of ten acres or more. We also have prizes for flower box contests and treatment of the parking space between the sidewalk and street-a vital problem to every city. Our improvement associations have their monthly trips of refuse wagons which haul away all trash from each lot at a nominal expense to the residents, and their snow plows which quickly clean the way after every storm. A fund is created in each addition by which all vacant lots are kept constantly mowed and in good order, and not allowed to become objectionable to the people who have built their homes on adjoining lots; and these lots are sowed in clover and blue-grass or gardened.
"In our early development we made the serious mistake in many places of being afraid to ruin a few lots for the greater value of our entire property. Our attitude was the same as that of our city council to-day-rather than injure an occasional lot we were willing to commit all future generations to climb these steep hills daily and force their teams to suffer in their heavy hauling over steep grades. I think every city should have a law preventing any piece of property being platted until the streets are actually graded. I have found that it really does pay, in order to make your grades right to ruin a few lots, if necessary, and eventually cut them down or fill them up; and the value will return at a good profit when
your addition has really become a success.
"You will say this was all possible because we had a large piece of land. We began with ten acres, and in a smaller way than most of our competitors. We grew to have more than thousand acres and we platted it upon the broad plan I have outlined, simply because we found that it paid. This has become so evident that the owners of the land which we could not buy are perfectly willing to place it in our hands for selling, or co-operate with us in our same general plan of development.

Conserving American Ideas.
"And I wish to make it plain that our property is not particularly intended for a $\$ 50,000$ or a $\$ 100,000$ home, any more than it is for the $\$ 3,000$ cottage, nor for the cash purchaser more than for the one who is forced to buy on monthly installments. I believe the real estate men of this country who are extending such liberal credit to their monthly installment purchasers are, in their creation of a people of home owners, doing more to preserve the ideas of the American Republic than all the banks of our land. The entire district is characterized by conspicuous balance and symmetry in home grouping, the costly homes with spacious grounds being protected from the proximity of the less pretentious ones.

American people instinctively love their homes, and if you so handle your subdivision as to appeal to the sense of beauty and feeling of security in the surroundings of their families, you will find they will respond in a remarkable way. More than 400 of our purchasers combined this past year in purchasing shrubbery and flowers for their homes on a wholesale plan, a remarkable illustration of the present widespread enthusiasm for beauty in home surroundings.
"I believe the plan we have worked out for handling subdivisions is efficient. I would be glad to discuss any of the points I may have suggested; and I know I can get many valuable ideas from you which I can incorporate in our plan; but my ideal of efficient platting is this:

## Rules For Efficient Platting.

'First. It really does pay to sacrifice immediate sales for the future.
"Second. It really does pay to sact fice immediate prospects of greater results by selling in the beginning lots twice as large for less than twice as much money
"Third. It does pay to keep the good-will of your purchasers even at a monetary sacrifice, for their co-operation is essential.
"Fourth. It pays to control your situation, so that you will get the accrued benefit of your own work.
"Fifth. It really does pay to spend more money upon the beautiful things. "Sixth. It really does pay to have regard for a city plan as a whole in every plat you file.
"Seventh. And in proportion to the size of your city and the absorbing power of your market, it does pay to look ahead and provide that your section of the city shall permanently remain available for the particular character of residence property you select, and so bind your own self before you bind your purchaser, that your restrictions must live."
-The Metropolitan Sewerage Commission's plans for an elaborate sewer system for the upper East River and Harlem districts were described to the Flushing Association at the League Building Monday night by Kenneth A1len, engineer for the commission.

## GREAT PLANS FOR THE BRONX.

## President Miller Would Build An In-

 dustrial Railway and a Big Market.The commercial possibilities of The Bronx, though very great, have been developed scarcely at all. Hitherto The Bronx has felt that her interests were bound up with Manhattan's, but recent events have led her to adopt lines of independent thought both commercial and political. Borough President Cyrus C. Miller has thought out a plan for an extensive waterfront development.
The principal feature of the plan is an industrial railway along the south and east shores to connect all the railways coming into the borough with the dock system planned by Commissioner Tomkins. The waterfront to be treated is fourteen miles long. President Miller also advocates a big wholesale terminal market on the line of this industrial railway, to aid in decreasing the cost of living.
"At present, traffic comes into The Bronx by the railroads having direct access. As the coastwise trade and Panama and South American trade develop, ships will land at its shores and an immense increase in freight will come in over the Hell Gate Bridge.
"We shall be fortunate if the volume of our business does not increase faster than we can provide facilities for it," says President Miller in a public statement.

## Necessity of a Plan.

"We must furnish facilities which will induce more manufacturers to come here. How is this to be done?
"First, by the adoption of a comprehensive plan of development, so that everyone, interested-railroads, owners, builders, manufacturers, and others may work in the same direction and avoid duplication and inconsistent developments. It may be necessary to change the map of the street systems now so as to adapt the localities under consideration for commercial development. We must anticipate these needs far in advance, with a clear idea of the ends in view. The realization of the whole plan will take years."

## Industrial Development of East and

 South Bronx Planned."The prime necessity for the whole plan is an industrial railway for freight around the south and east shores of the Bronx, so as to connect all the railroads coming into the Bronx with the dock system planned by Commissioner Tomkins, and by means of spurs with the factories to be built in the territory described.

This will make it possible for a loaded freight car to come into the Bronx on any railroad and be transferred on the industrial railway to any other railroad,
or to any factory or warehouse that is connected with the railway by a spur. Raw materials will be brought to our shores directly, made into finished products in our factories, and sent out of the borough directly on any steamship lines or railroad. Factories loaded within the territory named can be assured of cheap coal, skilled labor and good rail facilities.
"Our business is now disconnected. We must connect up its scattered elements so that we may work economically and be able to compete with other localities. I have directed my engineers to prepare tentative plans for the Industrial Railway and have interested men of capital in the possibilities now before us. One step in this development has been made by the Ryawa Realty Company, which has begun a $\$ 20,000,000$ development at the mouth of the Bronx River, similar to the Bush Terminal Stores in Brooklyn.

## Bronx Terminal Market.

"If we are to have happy, contented and industrially efficient working people, we must provide them with cheap and wholesome food. Part of the plan is to have a union terminal market on the line of the Industrial Railway, where food products may be carried by all the railroads and steamships coming to the Bronx and distributed cheaply and directly to the retail dealer of the borough.
"The cities of Europe and the United States are waking up to the necessity of better methods of food distribution.
"They are building wholesale terminal markets. Such a market would attract many people to the Bronx who now suffer from the high cost of living elsewhere, and would relieve the people now here. It would save the unnecessary increase now imposed on our food supply by the present crude methods of handling and would induce the farmer to send his produce here, thereby increasing the supply and decreasing the cost.
Effect of Such Development on the Borough.
It will make the Bronx self-sustain-ing-we will have schools, parks, wide streets, good water and good drainage for the benefit of residents, and factories, railroads and shipping for the employment of residents. We will bring employment nearer the employed. Our people will live in the borough, work in the borough and trade in the borough, which will mean:
"(1) Increase in business for our stores.
"(2) Increase in business for our banks.
(3) Filling our houses and stimulating our real estate interests.
"My friends, will you adopt this plan and will you work for it?"


HOMES AT KEW GARDENS

## BROOKLYN INTERESTS

A New President and New Committees for the Real Estate Board of Brokers.
De Hart Bergen, the new president of the Brooklyn Board of Brokers, belongs to one of the old families of Brooklyn. The Bergen farms owned by his ancestors have played an important part in the development of the city. The present Bergen street marks the northern boundary line of one of the old farms.
Mr . Bergen was born on the D. H. Bergen farm, which was his grandfather's for many years, at 42 d street and New York Bay. His father, Mr. J. D. H. Bergen, has been engaged with real estate affairs since his youth, and is a member of that distinguished fraternity, the First Subscribers to the Record and Guide. For thirty-one years the main offices of the firm of J. D. H. Bergen \& Son have been at 314 Court street. Previously the senior member had offices at the corner of Broadway and Warren street, Manhattan.


DE HART BERGEN,
The New President of the Brooklyn Real Estate Board of Brokers.

In the spring of this year the firm purchased the building at 63 Lafayette avenue, in a section which is being exceptionally favored by the construction of new transit lines, and which is destined to be far more than it is now, a fine civic centre. Here they have opened a branch office, after remodeling the building, and the new president of the Brooklyn R. E. Board is in charge, while the senior member of the firm continues at the Court street offices. The Lafayette avenue office is equipped with complete real estate records and will make a specialty of appraising.

## Committees of the Real Estate Board.

President Bergen has announced the following committees:

Executive-W. G. Morrisey, Howard C. Pyle, Frank H. Tyler; Ways and Means, C. C. Mollenhauer, John Pullman, William H. Smith.

Admissions, I. Cortelyou, A. B. Gritman, W. H. Goldey, George H. Gray, E. J. Rustin; Arbitration, John F. James, J. M. May, Charles L. Gilbert, alternates, Charles Partridge, George O. Walbridge, A. J. Murphy.

Legislation and Taxation, Frank H. Tyler, W. J. T. Lynch, Robert A Wright, Charles C. Stelle, Isaac H. Cary, I. O. Horton, George E. Lovett. Entertainment, F. P. Snow, John E. Henry, E. J. Grant, A. B. Gritman, W. J. T. Lynch, Howard C. Pyle, A. H. Waterman; Press, George H. Gray, F. B. Snow, Everett Kuhn.

Municipal Improvements, David Porter, C. B. Smith, W. W. Carner, Thomas Redmond, Frank A. Seaver, Sig. Ceder-
strom, John Churlo, Harry A. Crosby, M. G .Straus, W. A. A. Brann.

Transportation and Subways, Howard . Pyle, James L. Brumley, I. Cortelyou, W. H. Goldey, Thomas Hovenden, John F. James, A. B. Gritman, Joseph M. May, A. J. Murphy, David Porter, F. B. Small, William P. Rae, A. J. Waldron and A. H. Waterman.

A Prosperous Year Predicted.
At the annual meeting of the board the members were pleased to welcome back, after a long and dangerous illness, Mr. Thomas Hovenden. Good prospects for the coming year was the report which most members brought to the meeting. Frank H. Tyler referred to the rapid growth of the automobile centre in the vicinity of Bedford avenue and Fulton street during the past year. He advised his colleagues to assist the authorities in every way toward a speedy adjustment of rapid transit plans. Joseph M. May reported that the market in the Williamsburgh section had greatly improved during the year Past President William G. Morrisey predicted that good times for Brooklyn real estate would be here again by next Spring.

## BIG MARKET IN L. I. CITY.

To Be Built by the Long Island Rail-road-Estimated Cost, $\$ 4,000,000$.
The Long Island Railroad Company contemplates the erection of a general market in Long Island City, on property adjoining Dutch Kills Creek.

The location is regarded by wholesale commission men as ideal, for it is not only accessible by rail and water, but is much nearer the truck farms of Queens than Wallabout Market, thus requiring a shorter haul by wagon.

That this market will stimulate the raising of farm produce on Long Island is another feature of the big project. The Long Island Railroad has already done much to encourage agriculture on the island and this new market will do still more.

Speaking of the plans the other day President Ralph Peters, who originated the undertaking, stated:
"The whole property is owned and controlled by the Long Island Railroad and there is enough land to carry out the plans on a sufficiently large scale to meet all present needs, and those for the immediate future, for the big population of the East Side of Manhattan, Brooklyn and Long Island.
"There is ample room for handling the oysters, clams, fish and other sea foods, and the fruits, vegetables and other products.
"We have all-rail communication and water communication. We will not be limited in space as is the case at Washington, Fulton, Gansevoort and Wallabout markets. It will be a big centra! distribution depot and it is admirably located.
"There will be room for the warehouses and salesrooms and offices of the commission merchants and for cold storage plants and all that is necessary for a comprehensive, up-to-date market."

## Transfer Tax Law Fails.

While the intent and purpose of the stock transfer tax law is to impose a tax on transfers of the stock of joint stock associations as well as corporations, At-torney-General Carmody, in an opinion, holds that because the Legislature omitted to provide a method for determining the amount of the tax in the case of a transfer of stock or stock certificates issued by a joint stock association which have no face value, the law as to such transfers is unworkable and inoperative.

## THE DUAL SYSTEM.

First of the New Rapid Transit Lines To Be Operated Next Year.
The conferences between the Public Service Commission, the Interborough Rapid Transit Company and the Brooklyn Rapid Transit Company on the operating contracts for the dual system of rapid transit are drawing to a close, and within a short time the commission will be able to advertise those contracts for public hearing.
These are the contracts by which the companies mentioned will get an operating lease for 49 years upon the new subway and elevated lines in the dual system respectively allotted to them. This system will embrace more than 600 miles of single track underground and clevated railroad, and will cost about $\$ 350,000,000$.
Aside from the contracts the commission is pushing work on many of the details if this vast scheme of transportation. Construction work on Lexington avenue, Manhattan, and in Brooklyn and The Bronx is going on to the extent of more than $\$ 70,000,000$ already. Consents of property owners are being obtained on some of the new routes, and on others the commission has applied to the Appellate Division of the Supreme Court for a determination in lieu of such consents.

The Engineering Department is rushing work on the plans as well as supervising the immense amount of construction work already going on. It is probable that the first part of the dual system will be placed in operation some time next year. This part will be the Fourth avenue subway in Brooklyn from the Manhattan Bridge and its connection in Manhattan, the Centre stree: loop subway, which connects the Williamsburgh and Manhattan Bridges over which trains from the Fourth avenue subway and the Brooklyn Rapid Transit Elevated lines enter Manhattan. This part of the dual system will be operated by the New York Municipal Railway, a company organized by the Brooklyn Rapid Transit interests for the purpose. Eventually that company's elevated lines to Coney Island will be connected with and operated as a part of the Fourth avenue subway.

## The Queens Borough Holdup.

The Public Service Commission for the First District has practically reached an agreement with the Long Island Railroad Company in regard to the rapid transit line laid out to go through the Sunnyside Yard of that company in Long Island City. These routes are for the extension of the Steinway Tunnel, already built under the East River from 42d Street, Manhattan, to Long Island City. The extensions will connect the Queens end of the tunnel at the Queensboro Bridge Plaza with the proposed lines to Astoria and Corona in Queens Borough.
The only obstacle now in the way of fully legalizing this route is the lack of consents from property owners on Ely avenue. Should these consents be obtained the construction of the Steinway Tunnel line and the other lines in Queens can be undertaken without delay. In case they are not obtained the commission will push a proceeding, aiready begun, before the Appellate Division for a determination in lieu of such consents, but it is reluctant to do this because the time necessary for investigation by the commissioners appointed by the court wil' mean further delay in the construction of the roads.
-The City Club, at Yonkers, is discussing the project of a ferry for vehicles across the river to Alpine.

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 mea3contractors and toward the acquisition of title to real estate by the city or toward construction work, in-
cluding the grading of streete, the laying of cluding the grading of streete, the laying of
sewers, the building of schools, etc. Each such sewers, the bulding of schools, er more-gener-
measure is acted upon by one or measure is acted upon by one or more-genera valid ordinance. In these columns the successive official acts pertaining to it are noted
from the time it is introduced in a Local Board from the time it is introduced in a Local Boari or in the Board or earings on it are granted, the fact is also an-

Municipal improvements may be divided into (wo classes-thobe that are paid for out of the general tax levy and those that are pald for wholly or in part by special assessments on the
property owners beneited. The latter, which are the more important to real estate owners, originate in the Local Eoards. However, every local improvement, except certain street im-
provements calling for an expenditure of not provements calling for an expenditure of not
more than $\$ 2,000$, must be submitted to the moard of Estimate for authorization.
The news is classified and is printed in this Ther: Local Board Calendars, Loal Board
Resolutions Procedings of the Board of EsResolutions, Proceedings of the Board of Es-
Rimate, Public Hearings, Assessments Due and timate,
Payable.

LOCAL BOARD CALENDARS.
As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood certain street improvements, costing not more than $\$ 2,000$. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimeasure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of the side of the measure, as this has been adopted after open consideration by a body supposed o be famillar with local sentiment.
There are twenty-five Local Improvement Disthicts in the city, each with its Local Board. of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secetary of the several boards. Each board has
urisdiction over matters relating to its disrict. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject

## Local Board of Harlem.

AT CITY HALL, MANHATTAN, ON DEC. 3, AT $\mathbf{1 1 . 1 5}$ A. M
1ST AV, ETC.-Construction of sewer and appurtenances, 1 ST AV , between 95 th and
$106 t h$ sts, and outlet sewers in 95 TH AND 102 D STS, between the Harlem River and 102 D

## Local Board of Washington Heights

 AT 11 A . MPUBLIC PARK.-Laying out as a PUBLIC
PARK the triangle bounded by Broadway, SICKLES ST.-Request that title be ac-
ired to SICKLES ST., from Nagle av to Broadway.

## Local Board of New Lots.

at borough hall, brooklyn, on dec.
UNION ST.-To lay a preliminary or perUtica av to Rochester av. EAST NEW YORK AV.-To regulate, grade,
et curb and lay cement sidewalks on EAST
EW YORK AV, from Utica av to Pitkin av NEW YORK AV, from Utica av to Pitkin av. EAST NEW YORK AV-To amend resoluo pave EAST NEW YORK AV with asphalt
on concrete foundation, between Utica av and Pitkin av, by providing for a preliminary or permanent asphalt pavement so as to make To lay a preliminary
phalt pavement or permanent as-
on
EAST
NEW YORK AV, AMES ST -
AMES ST.-To resulate, grade, set cement
urb and lay cement sidewalks on AMES ST, from Dumont av to Riverdale av. AMES ST, AMES ST.-To lay a preliminary
nent asphalt pavement or on AMES
ST, nent asphalt pavement on
Dumont av to Riverdale av.
IRVING AV-- To lay a preliminary or per-
manent asphait pavement $\begin{aligned} & \text { on } \\ & \text { IRVING }\end{aligned}$ AV, from Halsey st to Weirfield st.

LINCOLN PL-To lay a preliminary or permanent
PL from
asphalt
Eastern $\begin{aligned} & \text { pavement } \\ & \text { Parkway }\end{aligned}$ to East New York av.
GRANT AV.-To construct a sewer basin ou GRANT AV, at the northeast corner of Glenmore av at the expense the portions of the streets draining into said basin. Estimated cost, $\$ 200 ;$ assessed valuation, $\$ 31,925$.
BERRIMAN ST.-To construct sewer basins on BERRIMAN ST, at the northeast and
northwest corners of Dumont ay, at the expense of the owner or owners of lots fronting on the portions of the streets draining into valuation, $\$ 121,580$.
HOPKINSON AV.-To amend resolution of HOPKINSON AV, between Dumont av and Livonia av, by providing for a preliminary or
permanent asphalt pavement, so as to make the permanent asphalt pavement, so as to make the
amended resolution read as follows: "To lay a preliminary or permanent as-
an phalt pavement on HOPK,
AMBOY ST.-To lay a preliminary or permanent asphalt pavement on AMBOY $S$ from Blake av to Lott av.
AMBOY ST.-To lay a preliminary or permanent asphalt
from Lott av to East $98 t h$ st.
HOWARD AV.-To lay a preliminary or permanent asphalt pavement on the roadway of excluding space for malls centrally loeated between Blake and Livonia avs, and to set cement curb from Blake av to
cluding curb for the malls.
HOWARD AV.-To fix the curb lines of 98th st, at a distance of 18 ft from their respective side lines and to lay out malls in the center of HOWARD AV, from Blake av to Lionia av.
ELTON ST.-To lay a preliminary or per-
manent asphalt pavement on ELTON ST, from manent asphalt pavement on ELTON ST, from STERLING PL-To lay a preliminary or permanent asphalt pavement and to set ce-
ment curb where necessary on STERLING PL, from Howard av to Buffalo av. STONE AV.-That the lots lying on the east
side of STONE AV, between Livonia av and
Dis Dumont av, known as Nos ${ }^{5}$ and 8 , Block
DT94 be enclosed with a board fence 6 ft high 3794, be enclosed with a board fence 6 ft high,
at the expense of the owner or owners of said at the expense of the owner or owners of said,
lots. Estimated cost, $\$ 10$; assessed valuation.
ASHFORD ST, BELMONT AV, CLEVELAND ST.-That the lots lying on the east side of
ASHFORD ST, between Sutter and Belmont avs; on the south side of BELMONT AV, between Ashford st and Cleveland st, and on the west side of Cutter av, known as Nos. 13, 13 mont av and Sutter av, known wiock 4032, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, $\$ 120$; a sessed valuation, $\$ 10,950$.
LIBERTY AV.-That the lots lying on the
south side of LIBERTY AV, between Sheridan av and Grant av, known as Nos 19 and the unfenced portions of 18 and 20 , Block 4023 , the expense with the owner or owners of said lots. Estimated cost, $\$ 25$; assessed valuation, PITKIN AV, CRYSTAL ST.-That the lots lying on the south side of PITKIN AV, be
tween Fountain av and Crystal st, and on the ween Fountain av and Crystal st, and on the
west side of CRYSTAL ST, between Pitkin av and Belmont av, known as Nos 20 and 24 , Block 4229 , be enclosed with a board fence 6
ft high, at the expense of the owner or own-
ers of said lots. Estimated cost, $\$ 88$; asers of said lots. Es
sessed valuation, $\$ 7,600$
BRADFORD ST.-To lay cement sidewalks on the east side of BRADFORD ST, between
Atlantic av and Liberty av, where necessary at the expense of the owner or owners of the
 lasid. Estim
tion, $\$ 1,680$.

CORNELIA ST.-To lay cement sidewalks on both sides of CORNELIA ST, between Irving the expense of the owner or owners of the lots in front of which the sidewalks are to be
laid. tion, $\$ 25,175$.
ATLANTIC AV.-That the lots lying on the north side of ATtANNTC AV, between Rocka-
way av and Gunther pl, known as Nos 44 and 6, Block 1567, be enclosed with a board fence 6 ft high, at the expense of the owner or own-
ers of said lots. Estimated cost, $\$ 10$; as ers of salu liots.
sessed valuation, $\$ 1,230$.
TAPSCOTT ST.-To regulate, grade, set cement curb and lay cement sidewar av on East

## LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at in the different districts as indicated below : Local Board of Newtown.

## at hackett building, long island

 CITY, ON NOV. 15.MYRTLE AV.-Petition for a park basin on
the south side of MYRTLE AV, at the west line of the right of way of the Long Island Railroad, 2 d Ward. Denled. WHITNEY ST.- To legally open WHITNEY
ST, from Academy st to the Crescent, 1st Ward. ST, from
Adopted.

RAMSEY ST (MADISON AV).-To legally
pen, From Queens Boulevard to Grand st, 2 d
Ward. Adopted. CORINTH AV, ETC.-To legally open CORINTH (GRANDVIEW) AV and CARTER PL
(PROSPECT AV), bet Grand st and Caldwell av : and DIVISION AV, from Calamus to Caldwell av, and SAMUELSON ST, from Corinth 20 TH AV .-To legally open 20 TH AV, from Jackson av to Quinn st, and WILSN AV, from
Old Bowery Bay rd to 20 th av, 1st and 2 d Wards. Adopted.
ADAMS AV, ETC.-Opening ADAMS (COLUMBIA) AV, from Laurel Hill Boulevard (Shell rd), north to Queens Boulevard, in WINFIELD
2d Ward. Adopted.
5TH ST.-To legally oven 5TH ST, from ThomCYPRESS AV, ETC.-"That the grade of CYestablished to its former grade, from a point about 175 ft south to a point about 175 ft north of the crossing of the Manhattan Beach division
of the Long Island Railroad, at EVERGREEN, rd." Adopted.
HOWARD ST.-Construction of a storm water sewer and appurtenances in HOWARD ST from
Newtown creek to Bradley av, 1st Ward.「ewtown
Adopted.
FOREST AV.-Construction of a sewer in FOREST AV. - Construction of a sewer in Putnam av northerly, and in PUTNAM AV,
from Forest av to Buchman av, 2 d Ward. dopted
ELLIOTT AV--Petition to eliminate from the proposed street opening proceeding such
part of ELLIOTT AV, bet Juniper av, Mount Olivet
Adopted
5TH ST.-Regulate and grade the sidewalks and curb and lay concrete sidewalks, from Woodside av to Riker av. Laid over. ONDERDONK AV.-Construct a sewer in dam st. Adopted.
WOODBINE ST.-Construction of a sewer and appurtenances in woodBing si, from Cy GREENE AV.-Construction of a sewer and appurtenances in GREENE AV from Seneca av
to Forest av, 2d Ward. Laid over until the next meeting.
HUNTERS POINT AND EAST AVS.-COnstruction of a receiving basin and appurten-
ances on the southeast corner, 1 , $\begin{aligned} & \text { Ward }\end{aligned}$. ances on
FAIRVIEW AV.-Construction of a sewer and ppurtenances in FATr Wew A Ad rom Putnam SHERMAN ST. - To construct a sewer and appurtenances in sher ward. Adopted,
डTH ST.-To regulate and grade the sidewalks ST, bet Howell and Jackson avs, WOODSIDE, 2d Ward. Rescinded.
WEBSTER AV.-To pave with asphalt block on a concrete foundation WEBSTER AV from Vernon av to Jackson av,
tion to rescind is denied.
PUTNAM AV.-Regulating, grading, curbing and paving with a permanent pavement of sheet AV, from Forest av to Frech Pond rd, 2d
wOODBINE ST.-Regulating, grading, curbing with cement curb, laying sidewalks where d paving with a preliminary pavemen of sheet asphalt on a concrete foundation 2d Ward. Denied. MADISON ST.-Regulating, grading, curbing ready laid to grade and in good condition, and paving with a preliminary pavement of sheet from Myrtle av to Cypress av, 2d Ward. Laid from Myrtle av to Cypress av, 2d Ward. Laid
over until the next meeting. COVERT AV.-To lay sidewalks on COVERT AV, bet
WHITNEY ST.-Regulating, grading, curbing and laying sidewalks in WHHTNEY ST, from FRANKLIN ST.-Regulating and laying sldewaiks where not already laid to grade and in good condition in FRANKLIN ST, bet Van MADISON ST.-Paving with permanent pavement of sheet asphalt on a 6 -inch concrete to Forest av, 2d Ward. Adopted.
MADISON ST.-Regulating, grading, curbing
and laying sidewalks, crosswalks in MADISON ST, from Wyckoff av to Seneca av, 2 d Ward. Adopted.
7TH AV, ETC.-Paving with asphalt block on
concrete foundation the roadway of 7 TH AV (Blackwell st), bet Grand and Flushing avs; resetting and repairing curbing wherever same grade, and setting in new curbing where necessary. Adopted.
BUCHMAN AV, ETC.-Paving with asphalt on a concrete foundation BUCHMAN AV, from
Catalpa (Elm) av to Myrtle av, 2d Ward. Catapted.
NEPTUNE AV AND BOULEVARD-Temporary catch basin on the southeast corner, at
ROCKAWAY BEACH. Laid over. ROOSEVELT AV.-Shifting the lines of Ro Kelly av and 5 th et to a point at poast 80 of Kelly av and 5 th $6 t$, to a point at least 80
ft north thereof, thereby enabling the erectlon of the NEW Long Island Railroad station and
the Roosevelt av elevated station at the same place. Laid over.

SOTHERN AV.-Petition that SOTHERN AV, from South Railroad ay to Lurting
marked off on Map No. 25. Adopted.
WYCKOFF AV.-Petition for laying crosswalks on WYCKOFF av, from the KingsQueens lin
GEORGE ST.-Regulating and paving with a permanent pavement of sheet asphalt on a
6 -inch concrete foundation GEORGE ST, from Wyckoff av to Cypress av. Adopted.
CENTERVILLE AV, ETC.-Gas mains in
CENTERVILLE AV (RD), from Rockaway rd CENTERVILLE AV (RD), from Rockaway ru to the Conduit, and in OLD SOUTH RD, from
Enfield st to the Conduit, 4th Ward. Adopted
BELLE HARBOR. - Fire hydrants on SUFFOLK AV, bet Washington and Newport avs, and on the corner of WASHINGTON and SUF-
FOLK AVS, BELLE HARBOR, 5th Ward.
Adopted. CLINTON ST.-Lights, bet Jackson and Prometcha av, 2d Ward. Adopted
WASHINGTON AV.-Lights bet Smith av 1 Flushing ra, 2 d Ward.
ONDERDONK AV.-Lights bet Suydam st
and Flushing rd, 2 d Ward. Adopted. HARMAN ST.-Water mains and fire hydrants on HARMAN ST, from Gra
to Forest av, 2 d Ward. Adopted.

## Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, ON NOV. 26.
PINE PL, ETC.-To construct sewers in revised resolutions, in the 2d Ward. Adopted. RHINE AV, ETC.-To straighten and correct,
he lines of Rhine av, Oder av, Britton av, he lines of Rhine av, Oder av, Britton av,
Main av, Neckar av, Weser av, Elbe av and Mosel av, northeast and southwest of Clove KNOX (JOHN) ST.-Sewer in KNOX f Richmond Trom a point about 165 ft north of Franklin st, and through AN EASEMENT
from John st to Broadway, WEST NEW


## PROCEEDINGS OF THE BOARD OF ESTIMATE.

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

## MANHATTAN

CENTRAL PARK WEST-Fixing the roadway width of CENTRAL PARK WEST from over until Dec. 5 . BRONX.
SEWERAGE DISTRICT 43-B-4.-Modification SEWERAGE DISTRICT 43-B-4
SEWERAGE DISTRICT $43-\mathrm{K}-2$--Modification in the drainage plan. Adopted.
WEST 254TH $\begin{gathered}\text { ST.-Sewer, from Broadway } \\ \text { Preliminary work. Adopted. }\end{gathered}$ LIEBIG AV, ETC.-Sewers in LIEBIG AV,
rom West 259 th st to West 260 th st; WEST 260TH ST, from Liebig av to Riverdale av, and
RIVERDALE AV, from West 259th st to West RIVERDALE AV, from West 259th st to
261st st. Preliminary work. Adopted. WATSON AV.- Sewers in WATSON AV. from Pugsley av to pariot
AV, from Watson av to
liminary work. Adopted.
WEBSTER AV.-Relief sewer in WEBSTER AV, from Wendover av to a point 200 ft north
of Tremont av. Public hearing on Dec, 12 . WEST 179TH ST.-Regulating and grading WEST 179TH ST, from Osborne pl to Aqueduct ROSEDALE AV, ETC.-Petitions of 87 propquesting relief from so much of the assessproceeding for acquiring title to ROSEDALE AV, COMMONWEALTH AV and ST. LAWFarms rd, as is due to the grades to which road improvement was carried out Laid over, pending an answer from the railroad company.

## BROOKLYN

8TH AV.-Communication from the Sea Beach Railway Co., transmitting blue prints showing details of bridge carrying 8TH AV, over the tracks of the Long Island Rail
AV M.- Request from the Borough President hat the Corporation Counsel take no final ward acquiring title to the portion of AV M. bet Coney Island av and a point 100 ft west of East 17 th st, as it is proposed to
change the lines of the street. Adopted.
EAST 12TH ST, ETC.-Request from the sel take no final action until the receipt of further notice in the matter of acquiring title to EAST 12 TH ST, from Av H to Av T ; to
EAST 13 TH ST, from Av H to Av T, and from Gravesend Neck rd to Neptune av; to EAST to Kings Highway, and from Av v to Grave$A v \mathrm{H}$ to Kings Highway, and from Av V to Emmons av, excluding from each street the the tracks of the Long Island Rallroad, and also from EAST 13TH ST and of the Brooklyn and Brighton Beach Rallroad. Adopted.

WEST 33D ST.-Regulating and grading WEST 33
Adopted.
EAST 38TH ST,-Sewer in EAST 38TH ST rom Av J to Av K. Adopted.
EAST TTH ST.-Paving with asphalt (pre erley rd to Av C. Adopted.
41ST ST.-Paving with asphalt (preliminary
pavement)
41 ST ST, from 16 th av to West st. pavement)
42 D ST.-Paving with asphalt (preliminary pavement 42 D ST, from New Utrecht av to
13 th av and from 14 th av to West st. Adopted.
CHURCH AV.-Paving with asphalt (permanent pavement) CHURCH AV,
York av to Brooklyn av. Adopted.
EAST 34 TH ST.-Sewer, from Clarendon rd
WEST 16TH ST.-Paving with asphalt (preliminary pavement) WEST 16 TH ST, from EAST 25TH ST.-Paving with asphalt (preiminary pavement) EAST 25TH ST, from Clarndon rd to Canarsie la. Adopted.
MALBONE ST.-Paving with asphalt (pernanent pavement) MALBONE ST, from New
York av to Nostrand av. Adopted. ALABAMA AV.-Paving with asphalt (permanent) ALABAMA AV
EAST 17 TH ST.-Paving with preliminary asphalt EAST 17TH ST, from Av I to A
Referred back to the Borough President.
LOTT AV.-Paving with preliminary asphalt Preliminary work. Adopted.
97 TH ST.-Paving with preliminary asphalt 97 TH ST, from Shore r
liminary work. Adopted.
SENATOR ST.-Paving with preliminary asphalt, where not already paved, SENATOR ST,
from 4th av to 5th av. Preliminary work. Adopted.
EAST 31ST ST.-Paving with asphalt (pre-
liminary) EAST 31 ST ST, from Snyder av to Tilden av. Preliminary work. Adopted.
EAST STH ST.-Paving with asphalt (pre-
liminary) and curbing where necessary EAST liminary) and curbing where necessary EAST
STH ST, from Ditmas av to 18th av. Preliminary work. Adopted.

## PUBLIC HEARINGS

One or more hearings are granted in conneccase of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Galendars. Hearings by all other bodles are noted in the present column. In acquiring title to land for streets, sewers, proceedings are commonly resorted to. A proceeding having been authorized by the Board plication to the Supreme Court for the appolntment of three commissioners. If the cost of the land is to be pald wholly or in part by property owners benefited, the commissioners are known They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all damages or assessments for benefit to land. If the cost of the land is to be paid by the clty as a whole, as in the case of school sites, dock property etc., the commissioners are known as commissioners of estimate and appraisal
whose place of meeting is at 258 Broadway. Whose place of meeting is at 258 Broadway ments of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constlwith assessments for such improvement as the regulating and grading of streets, the laying of sewers, etc.

## By the Supreme Court

## INAL REPORTS

BRAGAW ST, QUEENS.-Acquiring title to the lands, etc, required for opening and exSkillman av to Borden av, 1st Ward. The final report of the commiesioners in the above matter will be presented, for confirmation, to Part 1, Supreme Court, Queens County Court
House, Long Island City, on Dec. 3, at 10 a. m .

TIEBETT AV, ETC. BRONX.-Acquiring title to the lands, etc., required for opening and
extending TIBBETT AV, from West $230 t h$ st extending TIBBETT AV, from West 240 th st, and CuRLEAR AV, from West 230th st to West 240th st, in the 24th Ward. The final report of the commissioners in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supren
Court, Manhattan, on Dec. 5 , at $10.30 \mathrm{a} . \mathrm{m}$.

## BILLS OF COST.

LENOX RD, BROOKLYN.-Acquiring title to the lands, etc, required for opening and extending LENOX RD, from New York av to
East 98th st. 29th and 32 d Wards. The bill of costs in the above proceeding will be preSupreme Court, in the County Court House, Broklvn, on Dec. 9, at 10 a. m.
WEST $18+$ TH ST, ETC, MANHATTAN.-Acquiring title to the ends, etc, required for opening WEST 184 TH ST, from Broadway to
an unnamed street (Overlook Terrace), and an unnamed street (Overlook Terrace) and STREET from West 184th st to Fort Wachington av. 12 th Ward, 60 as to relate to
OVERLOOK TERRACE, from West 184th st to

Fort Washington av; WEST 184TH ST, from Broadway to Overlook Terrace; WEST 186TH
ST , from the east line of Overlook Terrace , s laid out Dec estabished east line of 1911. WEST 187TH ST. from the east line of
Overiook Terrace as laid out on Dec. 11, 1903, Overlook Terrace as laid out on Dec. 11, 1903,
to the east line of Overlook Terrace as established on Jan. 26, 1911. The supplemental and additional bill of costs in the above proceeding will be presented for taxation on Dec.
10 at Special Term, Part 1, 1 Supreme Court,
Manhatian at 1030 .

## By Comm'rs of Estimate and Assessment.

AV V, BROOKLYN.-Acquiring title to the ands. from 86 th st to $V$ an siclen st exclung ing the right of way of the New York \& Sea Zurn, Geo J S Dowling and John A Dillmeier, commissioners of estimate in the above pro-
ceding, have completed their estimate of damage, and all persons who are opposed to the same must present their objections, in writ-
samg, to the commissioners at 166 Montague st, ing, to the commissioners at 166 Montague st,
Brooklyn, on or before Dec 14, and they will Brooklyn, on or before Dec 14, and they will
hear all such parties in person on Dec 16 , at $0.30 \mathrm{a} . \mathrm{m}$.
John M Zurn, commissioner of assessment in the same proceeding. has completed his esposed to the same must present their objections, in writing, to the commissioner at 166 Montague st, on or before Dec 14 , and he win
hear all such parties in person on Dec 17 at hear all such
$10.30 \mathrm{a} . \mathrm{m}$.

SENATOR ST, BROOKLYN.-Acquiring title to the lands, etc, required for opening and extending SENATOR ST, from 1st av to 5th av,
30th Ward. John C Fawcett and A McKinny, 30th Ward. John C Fawcett and A McKinny, the above proceeding, have completed their amended and supplemental estimate and assessment, and all persons who are opposed to he same must present their objections in writing to the commissioners, at 166 Montague st, Brooklyn, on or before Dec 7, and they wlll hear all
2 p. m.

## By Comm'rs of Estimate and Assessment

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

## MONDAY, DEC. 2.

GRAND AV, ETC.. BRONX.-GRAND AV, fom Burnside av to Fordham rd; WEST 180TH ST, from Aqueduct Av East to Davidson av, and
AQUEDUCT AV EAST, from West 180th st to West 184th st. At $3 \mathrm{p} . \mathrm{m}$.
EAST 174 TH ST. BRONX.-From Southern Boulevard to West Farms rd. At $3 \mathrm{p} . \mathrm{m}$. 3 D AV, ERONX.-Widening 3D AV, opposite WEST 238TH ST. ETC. BRONX.-WEST 238 TH ST, from Kingsbridge ay to Riverdale av; WEST 236TH ST, from Albany rd to Riverdale av: WALDO AV from Greystone av to West 242 d st, and GREYS. ONE AV, fr
erdale av to West 242 d st . At $3 \mathrm{p} . \mathrm{m}$. WEST 172D ST, BRONX.-From Aaueduct
av to Plimpton av and from Shakespeare av to Jessup pl. At $4.15 \mathrm{p} . \mathrm{m}$. THERIOT AV, ETC., BRONX.-THERIOT AV, from Gleason av to West Farms rd, and
LELAND AV, from Westchester av to West Farms rd. At $11 \mathrm{a} . \mathrm{m}$.
KINSELLA ST, ETC., BRONX.-KINSELLA ST, bet Matthews (Rose) st and Bear Swamp
rd, and VAN NEST (COLUMBUS) AV. bet West
Farms WATERBURY AV, ETC., BRONX-WATEREURY AV, from Westchester av to Zerega av:
NEWBOLD AV, ELLAS AV and POWELL AV from Virginia av to Zerega av, and GLEASON p. m.
BEACH AV, ETC., BRONX.-BEACH AV from Gleason av to West Farms rd, and TAYLOR AV. from Westchester av to West Farms rd. At 2 p. m.
HAV LLAND AV, - $C$.. BRONX.-HAVILAND AV. from Virginia av to Zerega av; BLACKginia av to the bulkhead line of Westchester rd to Havemeyer av ; and from the unnamed
street west of Zereza av to the bulkhead line street west of Zereaa av to the bulk
of Westchester Creek. At 3.30 p . m.

TUESDAY, DEC. 3.
GRAND AV, ETC.. BRONX.-GRAND AV,
from Burnside av to Fordham rd; WEST 180TH from Burnside av to Fordham rd; WEST 180TH
ST, from Aqueduct Av East to Davidson av ST, from Aqueduct Av East to Davidson av ;
and AQUEDUCT AV EAST, from West 180 th EAST 213 TM ST, BRONX.-From Eronx Boulevard to Boston rd. At 11 a a. m . Arrietta
COTTON ST, RICHMOND.- From st to Griffin st. At 2.30 m . m. PUGSLEY AV, ETC., BRONX.-PUGSLEY
 BEACH AV, BRONX.-Bet Gleason av and Bronx River av. At 11 a. m.
ZEREGA AV, BRONX.-ZEREGA AV, from Castle Hill av near Harts st to Castle Hill av at or near West Farms rd, being the whole
length of ZEREGA AV (including Av A and

WHITE PLAINS RD, BRONX.-Closing WHITE PLAINS RD, from the north boundary of the city to Morris Park av. At West 137th st, Edgecombe av and St. Nicholas av. At 4 p. m.
BOYER ST, QUEENS

LIEBIG AV, ETC., BKONX - - LIEBIG
from Mosholu av to the city iine, and TYN: from Mosholu av to the city ine, and TYN:
DALL AV, from Mosholu av to west 2 2toth st. At $9.30 \mathrm{a} . \mathrm{m}$.
 EAST 23SD ST, BRONX. From Baychester
av to Boston rd at Hutchinson river. At 3 p. m. Boston $\quad$ WEDNESDAY, DEC. 4.

CASTLETON BOUEVARD, RICHMOND.EDEN AV BronX - From East 172 dt st to
 p. m.

McGRAW AV, BRONX, -Bet Beach av (Cla-
sons Point rd) and Unionport rd. At
2 thursday, dec. 5 .
ROCKAWAY BEACH- Public park known as
SEASIDE PARK, ROCKAWAY
BEACH, SEASIDE PARK, ROCKAWAY BEACH, etc.,
ete. At 3 p. $m$.

## Notices to present cl ims

9TH AV, QUEENS--Acpuiring title- to the ands, ev., requre for opening and extending
9TH AV. Trom Flushing av torrian av, 1st
Ward. Aul persons having any claim on acWard. All persons having any claim on ac-
count of the boove proceding must present same, in writing, to James H. Quinlan, A. D. D.
Van Siclen and John wild. commissioners, at the Municipal Building. Long Island City, on
or before Dec. 7 , and they will hear all such or before Dec. 7 , and they will hear all such
parties, in person, on Dec. 10 , at 10.30 a . m .

## ASSESSMENTS PAYABLE. <br> The Comptroller gives notice to all persons af- fected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date men- tioned at the end of each improvement interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

## MANHATTAN,

VERMILYEA AV.-Paving, curbing, recurbing and furnishing manhole covers in VERst, 12th Ward. Area of assessment: Both sides of VERMILYEA AV, bet Dyckman and the intersecting streets. Jan. 12
way and Park Terrace West, and a storm way and Park Terrace West, and a storm
sewer in 218 TH ST, bet Broadway and the sewer in 218 TH ST, bet Broadway and the
summit west of Park Terrace East, 12 th Ward. Area of assessment:
in Block 2244 , Jan. 12.

WEST 169TH ST.-Acquiring title to the purposes in a parcel of land south of WEST 169 TH ST and extending from Haven av to Riverside drive, 12th Ward. Area of assessment obtainable at Bureau of Assessments and WEST 142D ST.-Regulating. grading, curbng, flagging and side drive, also erecting fence and retaining wall, 12 th Ward. Area of assessment: Both
sideg of WEST 142D ST, from Riverside drive sides of WEST 142D ST, from Riverside drive
to Broadway, and to the extent of one-half the to Broadway, and to the extent of one-half the block at the intersecting st

## BRONX.

COSTER ST, ETC.-Sewer in COSTER ST,
from the existing sewer south of Spofford av to Lafayette av, and sewer in LAFAYETTE AV, bet Coster and Mamida sts, 23 d
Area of Ward.
assessment: Blocks $2740,2763, ~ 2765$ Area of assessment:
and 2766 . Jan. 12 .
RECEIVING BASINS.-At the southwest corner of WEST 170TH ST AND CROMWELL
AV. bet Coster and Manida sts. 23d Ward Avea of
Aran. 12.
EAST 233D ST.-Sewer in EAST 233D ST, bet Napler av and Mount Vernon av, 2tth
Ward. Area of assessment: Blocks 3362 and 3363. Jan. 12

EAST 237 TH (ELIZABETH) ST.-Tempor-
ry sewer in EAST 237TH (ELIZABETH) ST ary sewer in EAST 237TH (ELIZABETH) ST,
bet White Plains rd and Barnes av, 2tth Ward,
annexed annexed territory. Area of assessment: In Thomson-Rnse Estate. Plot $36-150$, Lots G-16,
G-17 and G-18, in WAKEFIELD. Jan. 12 . WEST 178TH ST, ETC.-Sewers in WEST
17STH ST, bคt Harlem River and Sedgwick 178 TH ST, bot Harlem River and Sedgwick
av ; in RURNSIDE AV, bet Sedgwick av and
the existing sewer the existing sewer; in Aquoduct av, with
branches in CEDAR AV. bet Sedgwick av and
the summit north of West 1soth st. in WeST the summit north of West $180 t h$ st: in WEST
177 TH ST, bet Cedar av and the Putnam division of the New York Central \& Huinam Riv-
er Railroad, in LORING PL, bet Purnside av er Railroad; in LORING PL, bet Rurnside av
and West 180th st, and in ANDREWS AV, bet
Burnside ay and Weet 180th Area of assessment: Plots $95-14,95-15$. $62-11$,
 CRESTON AV.- Sewer in CRESTON AV, bet
East 198 th st and Minerva pl, and in MINERVA PL, bet Jerome av and the Grand Boulevard and Concourse. 24th Ward. Area of as-
sessment: Block 3319 . Jan 19. EAST 207TH ST.-Opening, from Woodland rd to Perry av, 24th Ward. Area of assecstant 100 ft north from and parallel with the being measured at right angles to the line East 207th st, and by the prolongations of the
sald line; on the east by a line distant 100 ft
east from and parallel with the east line
Perry av, the gald distance being measured Perry av, the Gald distance being measured a south by a line midway bet East 206th on the East 207th st, and by the prolongations of the said line ; and on the west by a line distant 100 ft west from and parallel with the west line of Woodlawn rd, the said distance being measured at right angles to the line of Woodlawn r
(excepting, however, from the above described area 60 much of it as is exempt from assessment under the provisions of section 992 of the Charter). Jan 20 .
EXTERIOR ST.-Payi
EXTERIOR ST.-Paving the roadway and setting curb in EXTER1OR ST, from Eas
$149 t h$ st to East 151 st st, 23 d Ward assessment: Both sides of EXTERIOR ST, from East 149th to East 151st st and to the extent of one-hal
ing streets. Jan 22 .
LEGGETT AV.-Paving the roadway in LEG GETT AV, from Southern Boulevard to the west side of the New York, New Haven \& assessment: Both sides of LEGGETT AV New Haven \& Hartford Railroad bridge and to New Haven \& Hartiord Railroad bridge and to
the extent of one-half the block at the inter-
secting streets. Jan 22 .

## BROOKLYN.

44TH ST,-Regulating, grading, curbing and
flagging 44 TH ST, bet 6th and Fort Hamilton flagging 4ath ST, bet 6th and Fort Hamilton Both sides of 44 TH ST, bet 7 th and Fort block at the intersecting avenues. Jan. 12 the PRESIDENT ST.- Regulating, grading,
urbing and flagging PRESIDENT ST, bet curbing and flagging PRESIDENT ST, bet New York and Nostrand avs, 24th Ward. Area
of assessment: Both sides of PRESIDENT ST, from Now York to Nostrand avs, and
to the extent of half the block at the interto the extent of half the
senting streets. Jan. 12 .
VAN SICKLEN AV.-Sewer, from New Lots rd north to the end of the existing sewer bet New Lots rd and Livonia av, 26th, Ward,
Area of assessment: Block 407S, 4074, 4087 nd 4088. Jan. 12
CHESTER AV.-Regulating, grading, curbing and flagging CHESTER AV, bet Church
av and Louisa st, 29th Ward. Area of assessment: Both sides of CHESTER AV, from Church av to Louisa st, and to the extent of 12.
lagging AvTHegulating, grading, curbing and Ward. Area of assessment. 12 TH . 61 st sts, 30 th 12 TH AV, from 60 th st to 61 st st, and from 62 d st to 63 d 6t, and to the extent of half
the block at the intersecting streets. Jan. 12.
50TH ST,-Regulating, grading, curbing and fagging 215 ft west of 11 th av, and from New point 215 ft west of 11 th av, and from New
Utrecht av to 17 th av, 30 th Ward. Area of assessment: Both sides of 50 TH ST, from
Fort Hamilton Utrecht av to 17 th av, and to the extent of
half the block at the intersecting avenues. half the block at the intersecting avenues.
Jan 12.
MONTGOMERY ST.-Opening, from Frank $\operatorname{lin}$ av to the former city line, west of Bedsessment: Beginning at a point on a line midway bet Crown st and Montgomery st, dis in ave, the said distance west line of Frank right angles to Franklin av, and running thence east along the said line midway bet Crown and Montgomery sts to the intersection with the
west line of Bedford av: thence south along west line of Bedford av; thence south along
the west line of Bedford av to the intersection with a line bisecting the angle formed by the intersection of the prolongation of the center lines of Montgomery st and Sullivan st, as
these streets are laid out bet Franklin and Bedford avs; thence we-t along the said bisecting line to the intersection with the east gles to Franklin av it to the intersection with line parallel with Franklin av and passing along the said line parallel with Franklin to tht print or place of beginning. Jan. 20 .
COWENHOVEN LA.-Closing and discontinArea of assessment: Includes the certain parcels of land lying within the area and distance of ascessment, to wit: Within the lines and ued and closed, 12 th ave, 55th and 56 th sts Jan 20.
WARWICK ST. Opening, from Belmont ay ment: Beginning at a point on the north line of New Iots rd, midway bet Warwick st and gles to the line of New Lots rd a distance anrd gles to New Lots $r d$ and passing through an point on its north side midway bet Jerome and Warwick st; thence north along the said
line at right angles to New Lots rd to its nort line at right angles to New Lots rd to its north Jerome and Warwick sts to a point distant 100 ft north from the north line of Belmont 100 thence east and parallel with Belmont av to the intersection with a line midwav bet War-
wick st and Ashford st: thence south along th said line midway bet Warwick and Ashfor sts to the point or place of beginning. Jan 20 to Fairfield av. 26th Ward. Area of assessment Rounded on the north by a lino distant 100 ft north from and parallel with the north line of Dumont av, the said distance being measured at right angles to the ine of Dumont av; drix st and Srhenck av; on the south by with the south line of Fairfield ay and parallel tance being measured at right angles to the ways midway bet Hendrix ft and Van Sicklen

STANLEY AV.-Open STANLEY AV, from Louisiana av to Fountain av, 26 th Ward. Arta of assessment, Bounded on the north by a
line midway bet Vienna and Stanley avs, as Tine midway bet Vienna and Stanley avs, as
these streets are laid out east from Louisiana av, and by the prolongations of the said line ; on the east by a line always distant 100 ft east from and parallel with the east line of Fountain av, the said distance being measured at
right angles to the line of Fountain av; on right angles to the line of Fountain av; on
the south by a line midway bet Stanley av and Wortmann av, and the prolongations of av said line; and on the west by a line distant 100 ft west from and parallel with the west line of Louisiana av, the said distance being moasured at right angles to the line of Lou64TH ST.-Regul
flagging 64TH ST, bet grading, curbing and Ward. Area of assessment: Both sides 30 th 6+TH ST, from 4 th to 5 th av and to the ex-
tent of one-half the block at the intersecting avenues. Jan 22 .

## QUEENS

GOODRICH ST.-Opening GOODRICH ST, from Flushing av to Winthrop av ; and ab, 1st Ward. Area of assessment: Obtainable at the Burea of Assessments and Arrear Municipal Bilding, Court House sq, Long Island City. Jan 21.
Flushing av.-Opening, from Jackson av to Flushing av, 1st Ward. Area of assessment: of Jackson av with the center line of the line bet 12 th av and 13 th av and running thence north along said center line to its intersection with the bouth line of Flushing av; thence west along said south line of Flushing av to blocks bet 12 th av and 11 th av, thence the along said last mentioned center line to its interaection with the north line of Jackson av : thence east along said north line of Jackson av to the point or place of beginning. Jan 21. av to Flushing av, 1st Ward. Area of Jackson ment: Beginning at the intersection of the north line of Jackson av with the center line of the blocks bet 13 th av and 12 th av, and the sounning thence north along said center line to along the south line of Flushing av to its in tersection with the center line of the blocks bet 13th av and 14th av; thence south along said last mentioned center line to its inter-
section with the north line of Jackson av; section with the north line of Jackson av ;
thence west along said north line of Jackson av to the point or place of beginning. Jan 21.

## REAL ESTATE NEWS.

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

Fifth Avenue and Contiguous Real Estate Figured in the Week's Dealings.

There were not as many private sales in Manhattan reported this week as during the preceding week. The falling off was principally in the section south of 59 th stret, more especially in the mid-。 town mercantile district. There was less demand for unimproved sites, although a number of such sites figured in trades for recently finished buildings.
The Manhattan sales totaled 28, against 56 last week and 30 a year ago.
The number below 59 th street was 6 , against 17 last week and 7 a year ago. The sales north of 59th street aggregated 22, compared with 22 last week and 23 a year ago.
From the Bronx 20 sales at private contract were reported, against 17 las: week and 16 a year ago.
The amount involved in the Manhattan and Bronx auction sales this week was $\$ 594,575$, compared with $\$ 632,500$ last week, making a total since January 1 of $\$ 42.979,934$. The figure for the corresponding week last year was $\$ 781,478$, making the total from Jan. 1, 1911, \$42,197,007.

## Sale of Cobweb Hall.

Cobweb Hall, at 80 Duane street, east of Broadway, was sold this week in the Vesey street Auction Room in foreclosure proceedings, Joseph P. Day being the auctioneer. The property was bought by Francis H. Higgins, who is said to represent the second mortgage holders, for $\$ 70.000$. The plot is $25 \times 77.3$ $x$ irregular. The action was brought by the City Savings Bank against M. J. Ferrigan, a son of the original proprietor of the old-time eating-house and political rendezvous,

PRIVATE REALTY SALES.
Manhattan-South of 59th Street.
16TH ST.-The D. H. Jackson Co. bought from the Inter-City Land \& Securities. Co. 25 West 5th and ath avs. The sellers bought the property
37 TH ST.-Richard E. Thibaut, Inc., bought from Daniel Brophy 508 West 37 th st, a $\overline{\text { fosty }}$ joins the 6-sty factory at the southwest corner of 10th av and 37 th st, $98.9 \times 150$, recently acquired
penter.
45 TH ST.-Albert P. Baumann resold 154 East 4 th st, a 3 -sty dwelling, on lot $18.9 \times 100.5$. be-
tween 3 d and Lexington avs, The buyer is $G$. E . Walter, decorator, who owns the building directly in the rear at $15 \overline{5}$ and 157 East 44 th st.
LEXINGTON AV.-The Cochran estate, rep-
resented by Edward D. Dowling, sold 617 Lexresented by Edward D. Dowling, sold 617 Lex-
ington av, a 3 -sty dwelling, on
an the northeast corne
are Hayflisch $\&$ Co.
LEXINGTON AV.-The Capen Realty Co. bought through the Bachrach
from Maurice Mandelbaum 658
Bexiage
Lexington av adjoining the northwest corner of 55th st, a
4 -sty dwelling on lot $20 \times 73$, leased to Stras-4-sty dwelling on lot of lamp shades. The
burger, Inc., makers or
properiy has been held at $\$ 35,000$

## Manhattan-North of 59th Street

 63D ST.-Post \& Reese sold for Mrs. Susan E. Swezey and others, heirs of G. H. Swezey, 141East 63 d st, a 3 -sty dwelling on lot $12.6 x 100.5$, to John B. Boyd for occupancy.
75 TH ST.-Arthur H. Levis and others sold 250 West 75 th st, a 3 -sty dwelling, on lot $20 \times 102.2$,
between Broadway and West End av. The sellers acquired the property in June last from Emma A. Halloway, of Dantury, Conn

79TH ST,-Slawson $\&$ Hobbs sold for Abra-
ham Ruth 102 West 79 th
st, a
3
 on lot
southwest corner of Columbus ay. The pur-
chaser buys for investment. The corner par chaser buys for investment. The corner par-
cel was acquired last May by Marie M Karrenberg

79TH ST- Slawson \& Hobbs gold for A. M Leon 222 West 79 th st, a $31 /$-sty dwelling on 83D ST.- J. Levy sold to an investor 113 and 102.2, about is. ft east of Park av. Emily Har S6TH ST.-John J. Cody sold for the Stein of Park av, a 4 -sty single flat, to Wmilliam Henry Corbitt, the owner of 102.2 ft . This property has been held by Mr Steinkamp for over 32 years.
${ }_{\text {Farmers }}{ }^{95 T H}$ ST.-Pease $\&$ Elliman sold for the Farmers Loan \& Trust Co, represented by side of 95 th $6 t$. 150 ft east of 5 th av, on plot $100 \times 100.81 /{ }^{2}$, to Ernesto ${ }^{G}$ Fabbri, who will
erect a residence for his own occupancy on the westerly 50 ft . Mr. Fabbri recently ex changod his residence at 11 East 62 st with
Charles Steele, of J P Morgan \& Co, which is a $45-\mathrm{ft}$ new American basement, for the property belonging to Mr. Steele at $11-15$ Eas
6 atth st, on which are erected three 4-sty pri vate houses. The westerly 29 ft of this prop-
erty Pease \& Elliman recently sold to Orme Wilson, Jr, on which Mr Wilson is having plans prepared for the erection of a private
house. This is the most important sale in the house. This is the most which has taken plaw in a great many years; in fact, since Mr the property at 91 st st and 5th av. Other re cent purchases in this neighborhood have been
made by Judge James W . Gerard. who bought a $40-\mathrm{ft}$ plot on 5th av, adjoining the corner o 95 th st; Mr. Ogden Codman, who is erecting a $40-\mathrm{ft}$ residence on the north side of 96 th st neares in this neighborhood are Andrew Carnegie, Johniliman his property : John H Hammond, I Townsend Burden, James A Burde and Mrs Frederic Bronson, who purchased the corner or 91st st and Park av through Peas \& Elliman, which shows that with the in av is about to come in for a great revival of terest.
quired ST.-A Jewish congregation has ac100.11, at 105 and 107 East 103 d st, located 48 acquired in forecloseure proceedings by the acquired sellers the Equitable Life bsy the Society and the Lawyers Mortgage Co. The buyers will erect a synagogue.
107TH ST, -Arnold, Byrne \& Baumann sold for
Dr. Wittmeyer 5 and 7 West 107 th st, two 5 -sty Dr. Wittmeyer flats, on plot $50 \times 100.11$.
111 TH ST.-Michael Piel sold 75 to 79 East 111 th st, a 6 -sty tenement with stores, on plot Mr Piel acquired the property in foreclosure

115 TH ST.-Emanuel Glauber sold to Newman
Sros. 118 West 115th st, a $\overline{5}$-sty flat, on lot 25. 100.11, between Lenox and St. Nicholas avs. 121ST ST.-The Tilmil Realty Co. (William. $\&$ Grodginsky) sold the 6 -sty tenement, on
$25 \times 100 \cdot 11$, at 106 East $121 s t$ st, located $90 ~$
$9 t$ east of Park av. The buyer, George W. Silver horn, gave in part payment 55 West 113 th st and Lenox avs.
$\underset{\text { Swift to }}{\text { STH }}$ E. - Maurice G. Straus sold for E. Munson 243 West 136 Eth Swift to E. B. Munson
3 -sty dwelling on lot $17 \times 90,11$.

15TT.. ST.-Frank H. Martin, of Paris, and c. Grayson Martin, of New Yor bought from
the Irving Judis Construction Co, the Hillchester apartment house, a 6 -sty structure, on plot 200 ft east of Broadway. The buuuing was designs prepared by Gronenberg \& Leuchtag architects. In part payment ..r. Martin gave 2525 th av, a 5 -story building, on a lot $17.1 \times 100$
adjoining the Second National Bank Building the northwest corner of 28th st. The new own ers will make extensive alterations to the structur
167 TH ST.-The Samuel J. Huggins estate sold the block front on the south, side of 167 th
st, between Audubon and $S t$. Nicholas av plot with frontages of 179.2 it on 167 th st, so
ft on Audubon av and 83 ft on St. Nicholae av ft on Audubon av and 83 ft on St. Nichola6 av
The buyer is said to be a builder who whli
erect an apartment house on the site.

AMSTERDAM AV.-Emily Schorn sold 2176
 $50 \times 100$.
BROADWAY.-Edgar A. Landauer bold the
 located about 91 ft north of 122 d st, to a buy er who is said to have given 23 houses in the
Borough Park section of Brooklyn in part payment.
PARK AV.-Joseph McNamara sold 1071 Park av, a $1-$ sty taxpayer with two stores, on lot
$25.2 \times 82.3$, located 50 ft south of $\$ s t h$ st.

PARK AV.-Worthington Whitehouse sold sty dwelling on lot $20 \times 8011$, between 69th and Toth sts. The buyer is Lincoln Cromwell, the present tenan
west end AV.-The West End Avenue and Eighty-sixth Street Co., Mulligan \& Moeller east corner of Weot End av and 86th st to M. Loughman. In part payment were give 20x98.9, and 92 lots at Flushing, Long Island now used as horticultural nurseries. The Wes
End avenue house was held at $\$ 850,000$ and the entire deal is reported to have involve about $\$ 1,100,000$. The F. R. Wood, W. H. Dol
5TH AV.-The former residence of Philip American basement dwelling, has been sold to Edward D. Faulkner, of the firm of Johnson
Faulkner, represented by the law firm of Whit Faulkner, represented by the law firm of whit-
ridge, Butler \& Rice, who bought the property ridge, Butler \& Rice, who bought the property
through S Ssgood Pell \& Clark $T$ Chambers and Post \& Reese, from the Rockledge Con struction Co, represented by I H Kramer as attorney, The property comprises a plot $25 x$
110 , between soth and s1st sts, and adjoins the large residence formerly owned by Louls Hugo Reisinger The selling price, Hugo Reisinger. The selling price to be about $\$ 180,000$. The Rockledg Construction Co. acquired the parcel last June in a trade forlits iz-sty apartment hous known as Rockede Drive and 102 st, which Mr. Liy of Riverside ingston purchased
5TH AV.-Charles I. Weinstein sold the new 6-sty apartment house on the southwest corner,
of 5 th av and 111 th st, known as 1316 and 1318 , 5th av, on plot $50 \times 100$. The buyer is an invest-
or. Jacob Rosenbaum acted as the broker. The building adjoins a new th atre lately finished racing the Circle on the Cathedral Parkway rontage, ooth improvements having been starte formerly a portion of the Pinkney estate, at auction over a year ago.

## Bronx.

CEDAR ST.-John W. Vaughn sold for Peter Murphy to John W. Bartlett the plot, $50 \times 100$ $c$ the west side of Cedar st, 200 ft . north
Boston Post road, Seneca Park; also for a Mr Marke a two-family house on Cedar st, nea Boston Post road
FAILE ST,-The Cross \& Brown Co., in con junction wo the ten 2-family brick and stone
 646 , 650 and 652 Faile st, The Cross $\&$ Brown Company has been appointed by the
ers as agent for these properties.
JENNINGS ST.-Edward Polak sold for Ellen Brown 901 and $\begin{aligned} & \text { flat on lot } 50 x 75 \text {, to Bridget Taggart, who gave }\end{aligned}$ in part payment three 2 -sty dwellings at 24 to 28 South 12 th av, near West 1 st st , Mt Vernon, on plot $83 \times 105$.
JENNINGS ST.-Charles
William Klenert, executor the 3 -family told for William Klenert, executor, the 3-family tene-
ment on the south side of Jennings st 100 ment on the south side of Jennings st 100 ill alter for business purposes
KINGSBRIDGE TERRACE.-Arthur F. DuCret \& Co. sold for Henry Kramer to M. F.
Wood, 2743 Kingbridge terrace, a two family house. A dwening at Newark, N. J., was glve in exchange.
SIMPSON ST,-The American Real Estate Co sold a plot fronting 126 ft on the west side of Simpson st, north of the Podgur Realty Co which will improve the site with three 42 -ft houses, similar to the ones which adjoin
not and just disposed of by the company.
Slot and just disposed of by American Real Estate $\circ$ sold the plot, 100x110, at the to nor of Simpson and 163 d sto to the Podgur
Realty
Co, which will erect a
G-sty apartment house on the site
SIMPSON ST.-The Podgur Realty Co sold to an investor 989 Simpson st, a 5 -sty flat on plot $42 \times 110$, located north of 163 d st. This houses erected at that point by the company houses er
this year.
177 TH ST,-Charles Kuntze sold for Max
lot $25 \times 100$. The purchaser gave in exchange
six lots on Rochambeau ay
176TH ST.-Arnold, Byrne \& Baumann sold for Anna V. Wittmeyer to a Mr. Corey 807 East 179 TH ST.-Joseph A. Cassidy sold for a cll179 TH ST.- Joseph A. Cassidy sold for a cll-
ent the block front on the south side of $179 t h$ st, between $H$
tiss $P$. Byron. 211TH ST.-The E. A. Polak Realty Co. sold
for the estate of Isabei Peati, 4 (lots $\begin{aligned} & \text { running } \\ & \text { through from } \\ & \text { 211th to }\end{aligned}$ 212th st, 100 ft. west through from 211th to 212 th, st, 100 ft . west of White Plains av to a Dr. Stivers,
 brick dwelling on lot $25 \times 114$, at 847 East 225 th
st, near Barnes av, for the Perfect Home Co st, near Barnes av,
to Henry R Muller.
BATHGATE AV.-Edward Polak sold for Samuel McCarthy a ${ }^{2}$-sty dwelling at and 1610
Bathgate av, near 172 d st, on lot $27.6 x 84$, HEATH
Deane to
Jacob - A. Martinband
Cohen the pold for
fox side of Heath av, 645 ft south of Kingsbridge DECATUR AV.-Richard ${ }^{\text {H. Scobie sold for }}$
Henry Bcoch to a client the
4-sty Henry Bccich to a client the 4 -sty 8 -family 198 th st and Decatur av on lot $25 \times 90 \mathrm{ft}$.
PERRY AV.-W. P. Varian sold to a client
or G. Kingston, the 3 -sty brick dwelling at ${ }_{2971}$ Perry
PERRY AV.-W. L. Varian sold for G. King valentine AV.-Gustav Helfrich sold the 3-sty private dwelling, occupying a plot 35 x Valentine L. Varian negotiated the transaction.

WALTON AV.-Mrs. P. Bunt bought from the welfare Construction co., 2t0\% Watton av, owns the houses on either side, being 2403 2405 and 209 . They are all 3 -sty buildings houses erected by the Welfare company about
two years ago. The property is between Fordtwo years ago. The pr
ham road and 184 th st.

## Brooklyn.

DECATUR ST.-Everett W. Kuher sold for Spence Bros., 247 Decatur st, a ${ }^{3}$.
stone front dwelling on lot $20 x 100$.
ELDERT PLACE-The Brown-Weiss Reallots corated in Fldert place, Blake, Forbell and Grant av, East New York. In part payment the buyer gave a dwelling in Mott av, Far Rock away, L. I.
PACIFIC ST.-Robert Frith and Harry Crosby sold for Frederick Young the 3 -sty brick building at the southwest corner of pacyic an stores in the building.
3D ST.-The Jerome Property Corporation sold for John Kerrigan to Mrs. M. Lauten-
bacher the 3 -sty dwelling, on lot 20 x 100 , at

4 TH ST.-Maurice G. Straus sold to P. H Cleary $54+4$ thi st, a 2 amily house. The seller took as part payment a plot $40 \times 100$ in the 6outh
side of Midwood st 140 ft east of Albany av.
18 TH ST.-G W Snyder \& Son sold the 2 -sty frame dwelling, 47318 th st, near Prospect Park West. on lot $25 \times 100.2$, for the owner to
a client, who will hold the property for invest-
18TH ST.-G. W. Snyder \& Son sold the 2 FOSTER AV.-Arthur Strong sold to John A FOSTER AV.-Arthur Strong sold to John A. Schaefer the Englich bungalow on the northFlatbush, occupying a plot $56 \times 101$ Mr. Schaefer has sold his home in the Arlington section
of Ridgewood to A. H. Ackerman. 72D ST.-Tutino \& Cerny sold for John R Ryon to a client for investment the 2 -sty 2 -
family brick dwelling on lot 20x100 at 1325 7 amily brick dwelling on lot GATES AV.-The office of Jas L Brumley ald the property at a 78 gites av, in depth, with a detached frame dwelling thereon, formerly occupied by the late Darwin $R$. James, $_{\text {Glentworth } R \text {. Butler. who is to remodel }}$ ccupy the same; also 229 Gates av, near Clason av, which is a lot $29 \times 100$ it in depth frame which there is a 3 -sty semi-detached
Iwelling, to the Fairchild Realty Co.
ROCKAWAY AV.- Meyer Levenson sold to n investor 892 Rockav
STH AV.-Delack \& Spader with Julius Nolte id 8 th av and 5 th st a 6 -sty elevator structure on plot 100x119. In part payment the buyer gave a tract of 40 acres at Hem.
The deal involved about $\$ 350,000$.

## Queens.

ARVERNE.-J. F. Butler sold at Somerville Park, a nine-room cottage and plot 40x
100 , at 239 vernam av, for the Nassau Building and Loan Association ; to Jules Adler a plot $65 \times 90$, corner of Amstel Boulevard and Carlton av, for the New York City Waterfront he east side of Clarence av, between Amstel Boulevard a H . Minnis.
BAYSIDE.-The Mills House, overlooking the BAYSIDE,-The whe occupied last season by the National City Bank, has been purchased by F.
S. Vreeland of Brooklyn. Beside the dwelling the property consists of $71 / 3$ acres. It was Knisht Realty Co. The consideration was $\$ 45$,Knight Reaty No. The City Bank Club had an op-
oon. The Nat
tion

## Vreeland will remodel the dwelling for Sum- mer occupancy

 ELMHURST.-Charles Wetzel sold a plot 40 x100, on the south slde of Broadway, 60 Itnorth. of Parls Boulevard, to a syndicate which north of Paris Boulevard, to a syndicate which
will mprove the property with a moving plic
ture theatre, to be completed about Jan 15 .

## Richmond.

BRIGHTON HEIGHTS.-Cornelius G. Kolff
sold for Mrs Julia P Hunt, of New Brighton, two lots on Frelinghuysen rd to Mr, and Mrs, William R. Brison, upon which they will erect home for their own occupancy
GREAT KILLS.-H. T. Metcalfe \& Sond sold
for David Bennett King, a strustee for the creditors of Erastus Wiman, a house and several acres of land on
to Daniel G. Whitlock.

## Suburban.

ARMONK, N. Y.-Otto H. Hartman sold a Sterling and abutting on the Kensico reservoir The property has a frontage in Kings av and
the main State road running north from White the main State road running north from White
Plains to the county line. The Douglas Robinson
kers.
GREAT NECK.-Frederick C Franke sold for John D Van Derven his estate at Elm Point
to Gertrude Baumgarten. The house will be remodeled for occupaney.
GREAT NECK.-The McKnight Realty Co.
sold on the estates of Great Neck to A. I. sold on the estates of Great Neck to A. J.
Maier, of Great Neck, a plot $100 \times 100$ on Maple st, 175 ft west of Hillside av. Mr. Maier has plans drawn by George J. Hardway, arheidence; to F. A. Volmer plot $80 \times 100$ on Cedar Drive, near the entrance to the estates of Great Neck. To the same man plot with a dering on the large Shea estate. The same man also bought a plot of 102 ft frontage on and it is the intention of the blots is $\$ 16,000$, residence on each plot from plans drawn a residence on each George J. Hardway.
JERSEY CITY, N. J.-The Duryea Mfg Co bought as a factory site the Mount Zion Sanc-
tuary grounds, $219 \times 220$, on the New York Bay shore at Greenville. The property extends from the Lehigh Valley Railroad tracks in the JERSEY CITY, N. J.-Benjamin Edelman bought from Alexander Oliver the plot 100xil1. at the southeast corner of Jackson av and
Wade st, also a plot $225 \times 100$, in the 6outh side of Wade st.
MASSAPEQUA.-The Queens Land $\&$ Title
Co sold to H L Beyer a plot $40 \times 100$ on MassaCo sold to H L Beyer a plot $40 \times 100$ on Massahusetts av ; to E M Beyer, a plot, 40 x 100 , on on Massachusetts av ; to F Bollin, a plot, 40 x
100 , on Euclid av ; to A E Johnston, a plot, 40 r100, on Massachusetts av ; to S S Sanders, a plot, $40 \times 100$, on Massachusetts av.
NORTH BERGEN, N. J.-Flower Hill Cemetery bought from the Andrew Beck estate sack turnpike.
WEST HOBOKEN, N. J.-The Henry Hudson Co. sold to Giovanna Cona the plot 100 x
100 , at the northwest corner of Clinton av and Hague st.
WOODMERE, L. I.-The Woodmere Realty Co sold to E J Johnson 3 plots with a front-
age of 240 ft on the south side of Georges Browers Point Branch, a part of the property now used
by the Woodmere Country Club for its golf links ; to Jesse W Ehrich, the southwest cor-
ner of Woodmere Boulevard and Broadway: to ner of Woodmere Boulevard and Broadway $;$ to ette pl, between Central av and Cedar la; to way, and to Charles A Newman, an entire block front on the north side of Amundsen st,
between Browers Point Branch and Smith st, prising over lote.
HEMPSTEAD.-The Windsor Land and Improvement Co sold to D . Scully and J. J.
Dunn each a plot $40 \times 100$ on Windsor Parkway. VALLEY STREAM.-The Windsor Land \& $40 \times 86$ and to A. R. Kertz a plot $40 \times 100$ on
Lincoln av ; to D. McNally a plot $40 \times 100$ on Lincoln av ; to D. McNally a plot $40 \times 100$ on \& ROCKVILLE CENTRE.-The Windsor Land \& Improvement Co. sold to P. Chignbrume a and J. Sassano a plot $40 \times 100$ on Langdon Boulevard; to K. Sickinger a plot $40 x 100$ on Fox av. FLORAL PARK.-The Windsor Land \& Im-
provement Co. sold to L. B. Botsford and M. provement Co, sold to L. B. Botsford and M. plot $60 \times 100$ on Violet av ; to S. Fox a plot
$60 \times 100$ and to J. A. McCarthy a plot 125x84x94 on Calla av ; to J. E. Botsford and E. Lloyd cell a plot $40 \times 100$ on Belmont st; to J. PurHotchkiss a plot $20 \times 100$ on Tulip av in to W.
Casey a plot $20 \times 98$ on Plainfield av to M. Baxstrom a plot $40 \times 100$ on Geranium av ; to M.
S. O'Connell a plot $70 \times 101 \times 87 \times 100$ on Childs av and Crocus av; to J. Malley a plot $70 \times 100$
on Gladiolus av ; to A. Cosgrove a plot $40 \times 100$ Mayflower av
OCEANSIDE.-The Windsor Land \& Improvea plot $40 \times 100$ and $F$ and M . Vaillant a plot
60 x 100 on Windsor Parkway ; to H and Binder a plot $40 \times 100$ on Ebert av: to M. Zimmerman a plot $40 \times 100$ on Hoke av ; to A.
Henry a plot $80 \times 100$ on Perkins av.

WOODMERE. - The Woodmere Realty Co, reports the following sales. To Dr. M. D. Lederman a residence on the west side of Wood
lane between Broadway and Central av, plot

226x122; to Leopold Stern of Stern Bros. Co two plots on the west side of Irving pi be-
tween Central av and Broadway, 125x156; also a plot on the south slde of West Broadway Allen a plot of $31 / 2$ acres in the Park section fronting on Woodmere Boulevard between the residences of J. Timpson and Henry Ziegler:
to Joseph Fox property on Woodmere Bouleto Joseph Fox property on Woodmere Boule-
vard and the north side of Broadway, 232 ft vard and the north side of Broadway, 232 ft
on Broadway by 132 ft on Woodmere Boulevard. This property is immediately adjoining the
residence of Mr. Guerney; to David E. Sicher three plots on the west side of Neptune av,
$210 \times 100$; to Milton E. Oppenheimer a plot on 210x100; to Milton E. Oppenheimer a plot on
the west side of Lafayette pl, between Broadway and Cedar lane adjoining the residence of Dr.
B. D. Sheedy; to Miss M. E. Morgan five plots on the north side of Sherman av and the west side of East Broadway, and to Charles S. Un-
termeyer a residence on the west side of $w y$ ckoff pl between Central av and Broadway, plot
s0x170.
JERSEY CITY, N. J.-Daniel De Masber bought from Thomas Paterson 134 to $1361 / 2$ Sher-
man av, three frame dwellings on plot $60 \times 100$. man av, three frame dwellings on plot $60 \times 100$.
JERSEY CITY, N. J.-Anthony Napiolski sold JERSEY CITY, N. J.-Anthony Napiolski sold
to the Brunswick Laundry 224 Tonnele av, a to the Brunswick Laund
dwelling on plot $50 \times 135$.

JERSEY CITY, N. J.-Walter O'Mara bought dwelling on plot $50 \times 132$
JERSEY CITY, N. J.-Charles Barbash sold to Patrick J. Kane the plot 50x 103 at the south west corner of Bergen and Bostwick avs.
HEMPSTEAD MANOR.-The O. L. Schwencke Land \& Investment Co. sold a plot $100 \times 120$ on on Clarendon rd to John A. White; a plot $40 x$ 100 on Beverly rd to G. Latoy a corner plot a plot $40 \times 100$ on Bedford ay to D. Brennan a plot $40 \times 100$ on Bedford av to D. Madden
a corner plot $50 \times 100$ to A. J. Haglund.

## RECENT BUYERS.

MRS F R BAIN is the buyer of the dwelling WILLIAM MITCHELL is the buyer of the Emil Thiele house at the no
Riverside Drive and 103 d st.
GEORGE $S$ RUNK is the buyer of the property at 1264 and 1266 East 178 sth st, a plot $49 x$ 123 , just sold by Smith \& Phelps.
THE REMBRANDT REALTY CO, Joseph E Marx, president, is the buyer of the plot, 7 Jx
222 , on the east side of Broadway, 400 ft north of 232 d st, the sale of which by the Charle
ENNIS \& SINNOT are the buyers of 5 and West 107th 6
EDWARD D. FAULKNER of the firm of at 35 East 17th st, is the buyer of the dwelling edge 5th av. sold last week by the Rockferred subject to a mortgage of $\$ 100,000$ at 4 per cent., held by the Bankers' Trust Co. at 139 West 76 th st, the sale of which by Mary R. Richardson was reported recently.

## LEASES-MANHATTAN

AMES \& CO leased for S W Peck the top Repairing Co $29 t h$ st to the Ostrich Feather for F J Walsh to the N Y Polyclinic Hospital, for J H Henshaw to C Sacoveth; the store in DANIEL BIRDSALL CO A Poquay.
DANIEL BIRDSALL \& CO rented space in Church st, ; in 71 and 73 Worth st to House, Stowe \& Co: in 458 Broadway to M J Bernstein and Pacific Woolen Co. of 415 Broadway,
and for the Bliss estate, in 466 and 468 Broadway.
S M BONDY leased for ten years to William M McRae, of 2 Columbus Circle, for a total of about $\$ 0,000$, the store and basement in 16
Broadway, in the Albany Hotel building.
HENRY BRADY leased to the Oxygen ProdWest 23 of st, and to Benjamin Heneke the store THE DUROSS CO leased 146 West 19 th st for J L Van Sant to Charles A Glenn; the 2d ser Co. Inc., of 41 West 32d st ; the 1st loft in ser Co. Inc., of 41 West 32 d st; the 1 st loft in
194 William st to C A Antonoplo; 150 West 15 th st to Ann Lee, and 113 Bedford st to Margaret O'Rourke; the 3 -sty house at 207 West
17 th st to Gillomette Morere and the 3 d loft in
124 West 18th st to FOLEY \& HUGHES leased for Lucie H Faure the 4-sty dwelling at 238 West 11th st
THE JULIUS FRIEND, EDWARD M LEWI 5.000 sq ft of space in building 31 and 33 East
$32 d$ st to the Burton Dress Co, 164 5th av, for a term of years; also for the George Hayes es-
tate, space in 174 Wooster st to Rosenberg \& tate, space in 174 Wooster
Cohen for a term of years.
C. HICKSON \& CO, ladies tallors, leased
rom the Leasehold Invesiors' Corporation rom the Leasehold Investors' Corporation
the entire 4th floor in 657 and 659 5th. northeast corner of 52 d st also in the
adjoining building at 661 and 663 th av, with an L in 52 d st, comprising about $14,500 \mathrm{sq} \mathrm{ft}$. The lease is for a long tearm of years at an anAlwyn Ball of $\$ 18,000$. Frederlck Southack \& sees have been located for some time in the building at the southwest corner of Sth av and
39th st, which was recently leased to Aitken Sons \& Co
JAMES KYLE \& SONS leased the bullding at Emma L Graham for a term of yesrs; exten. sive alterations are to be made, yesrs; exten-

GERMAN H. LENNEY leased for Herbert A Sherman the 4 -sty dwelling at 41 East 41st st lor a form of years to Mrs S Radway the 4-sty dwelling at 104 West 71 st st for 3 years to August THE LIBMA
Benjamin Englander REALTY CO. leased through 56 West 38 th st to H Berger \& Co. MAXIMILLIAN MOSES AND FREDERICK STMONDS leased 136 and 138 Edgecombe av
to Zanderer at an aggregate rental of $\$ 11$,-

THE CHARLES $F$ NOYES CO leased the store in 210 Fulton st and the store in 7 and 9 Telegraph Co; the 4th floor in 543 Broadway, extending through to Mercer st, to Levie \& Schulman, of 403 Broadway offices in the Fulton Chambers Building to Levitt \& Gold of
102 Fulton st and to Samuel P. Konyn, and in 102 Fulton st and to Samuel P. Konyn, and in surance \& Trust Co to Dean King.
PEASE \& ELLIMANN leased space in the new Aeolian Building, at 25 West 42d st, to the fol-
lowing: Miss F Soule Campbell, the National Retail Dry Goods Association, of 239 West 39th Mark6. Miss Emma R Sammis and Miss Agnes

PEASE \& ELLIMAN leased the parlor store in East 48th st for Joseph Keen to Joseph Epdict, Jr, of 1 Wall st; also store, 136 Madison ay to $G$ Schneider; the private dwelling at 173 East 8oth st, a 5-sty American basement, West 46th st for John Morgan to Campbell Steward; also the following apartments: In 830 Park av, to Frederick Richards, in con-
junction with Benj H Lummis; in 157 East Brown; in 875 Park av, to John Victor, Mrank. S . Brown Co as ar Doug Wr W Mas in 35 East 30 th st, to O H Gruner, of Cedar-
hurst, L I , and in fot Madison av, to Clary M \& L ROSENTHAL leased to the Phillips Jones Co., of 502 Broadway, the 1st floor in the Princess Building, at the southwest corner of
Broadway and 29 th st for 10 years at an aggregatt rental of $\$ 65,000$.
WALTER J. SALOMON leased to the Phillips Cigar Stores Co the corner store, $15 \times 25$, in the
building at the southeast corner of Madison av and 42 d st for a term of years at a rental of approvimately of approximately 375 sq ft , and at the rental
quoted the price per square foot equals $\$ 37$. L. TANENBAUM, STRAUSS \& CO leased the Bleecker st, southwest corner of Mercer st, to J W Goddard \& Sons for a term of years ; also to Israel Friedman the 3 d loft in the same
building and the 6 th loft in 48 to 56 West building and the 6 th loft in 48 to 56 West
38 th st to George Rawak, of 696 Broadway, for a term of years.
has been OSTERMANN reports that a lease has Building, corner 29th st and Madison av, for a term of years. A P Villa \& Bros are large importers in the raw silk business and have branches in foreign countries. They have been for many years located in the old Silk ExJOHN W WOODWARD leased
Shoe Co to PK K Ramswamy the fore the Beck ment in 1177 Broadway. Mr. Woodward is also the broker for a renewal of the lease for a term of years.
HEIL \& STERN leased for Philip Braender comprising 20,000 sq ft of space to Bashwitz comprising 20,000 sq ft of space to Bashwitz
Bros \& Co, of 707 Broadway. FREDERICK SOUTHACK \& ALWYN BALL, Burger, 1st loft in 96 and 98 Prince st for the Baudoine estate to Max Abraham \& Co; store and basement in 510 Broadway, for the Tuscany Realty Co, to the Martin Knitting Works, of 31 Walker st, and the 8th loft in the Flat-
iron Shape Euilding at ou 6 th av. These leasts iron Shape Euilding at oo 6th
ALBERT B. ASHFORTH leased the top loft in 312 and 314 7th av for a term of years to
the M. L. Rimes Illustrating Co., of 857 BOHN J. CLANCY \& CO. leased dwellings
JOHN at
West 58 th st to Mary Zeilan; 112 West
$73 d$ 5sth st to Dr. K. A. Heizeson. THE DUROSS CO. leased the 1 st and 2 d vacant lot at 161 West 15th st to Charles Kennelly, the three upper floors in 494 and
496 Hudson st to 496 Hudson st to M. Gorman, the vacant lots at
livan; the 2 d and 8 d lofts in 156 and 158
13th av to Charles Beckman, and the 13 th av to Charles Beckman, and the 3 d loft
in 145 to 151 West 18 th st to George A.
FREDERICK FOX \& CO. leased the 4 th loft in 119 to 120 . West 26 th st to Jacobs \& Jacobs, and the
6th loft in 132 and 134 West 22d st to Jacob

FREDERICK FOX \& CO. leased for Charles Kaye, the 5 th, 8 and 9 an lofts in the new
18 -sty building now nearing completion at 12 to 16 West 27 th st. The lessees are Grunauer Bros. of 72 5th av © Schuss, Bernard \& Co., turers of cloaks and sults.
THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for the Marmac Construction Co.,
8.500 sq ft of space in 158 to 184 West 27 th st, to Karp Bros., of 7 East 17 th st, for a THE E. A. POLAK REALTY CO. leased for
the Fleiscbmann Construction Co., for three

| s, 213 to 219 West 111th st, two 6-sty |
| :---: |
| apartment houses, on a plot $50 \times 100$, at an |
| aggregate rental of $\$ 27,000$; also for William |
| Ehrennause and Jeanette Rochelle a 3-sty |
| house at 218 West 121 st st, for 3 years; also |
| to Morris Moore the 5 -sty apartment house at |
| 63 East 133d st, for 3 years, at an aggregate |
| rental of \$4,500. |
| LEONARD J. MUHLFELDER leased for |
| Mary B. Hughes the 11th loft in 28 and 30 |
| East 10th st to Hannauer \& Rosenthal ; also for |
| Spear \& Co., the 4th loft in 1141 and 1143 |
| Broadway to O. H. Hart \& Co., of 145 Spring |
| st; for the estate of Jacob Scholle, the 3d |
| loft in 712 Broadway to Malawista \& Lessor, |
| of 11 West 3d st; for Ernest E. Johnson the |
| 6th loft in 36 and 38 East 20th st to Bert |
| Salinger, of 90 Prince st; for the 25 th Construc- |
| tion Co., Inc., the 3 d loft in 158 and 160 |
| West 29th st to J. Atkin ; for Cora L. Penny |
| 4th loft in 135 and 137 Eleecker st to H. |
| bovitz Clothing Co., of 552 West Broadway, |
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|  |

A. VON OSTERMANN leased space in the Emmet Building, corner of 29th st and Madison
av, to the following: William T. Grund, of
H5 Broome st, Maybrunn, Lehmann \& Co.,
and with the Ernestue Gulick
A MANDER J, ROUX \& CO. leased the 4th
floor containing 17,000 ft in the Schlegel
Building, at the southeast corner


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Co., for a term of years; for Hencken \&
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THE CROSS \& BROWN CO. leased an apartand space in the United States Rubber Building, Broadway and osth st, to the General Accident,
Fire \& Life Insurance Corporation, of 1 LibMATT J. WARD CO., in conjunction with the Taylor-Sherman Co., leased the Hotel New
Weston, at Madison av and 49th st, for ten
$\qquad$
$\qquad$
$\qquad$
$\qquad$Universal Caster \& Foundry Co., of 1170 Broad-International Art Service, of 501 Wiener, the
$\qquad$
$\qquad$
East 6sth st, a 5 -sty American basement, to
WILLIAM H. WHITING \& CO. leased from the plans the 6 -sty building which is to be
erected at 60 Cliff st to the J. E. Linde Paper WILLIAM ZIEGLER rented for the winter East 51st st, through S. Osgood Pell \& Clark
T. Chambers and Douglas L. Elliman \& Co.
The house is directly opposite the Cathedral The house is directly opposite the Cathedral
and the rental asked was $\$ 18,000$. The house man house, recently purchased by Bertram G. SPEAR \& CO leased for L S Samuels 15 , 000 ft in 476 to 478 Broome st to Weinberg
Broe. and B. Fishel \& Co., of 127 Mercer st; in 10 to 14 East 12 th st to Newmark \& RobCo. a loft in 34 and 36 West Houston st; for
Alfred R. Conkling a loft in 127 Spring st HEIL \& STERN leased for F. \& L. Building the 11th loft in the new building, at 115 to n the new building, at 158 to 164 West 27 th
 space in the building at the southwest corner for a term of years a loft in 383 \% th av to ears, and the corner store in the bullding at K. C. Pardee of 7 West 61st st for a term of years.

## Borrowers

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

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

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

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

FIRE ESCAPES
Erected and Repaired to meet all requirements of Fire Prevention Bureau IRON WORK OF EVERY DESCRIPTION GRAND CENTRAL IRON WORKS

212 EAST 52nd STREET, N. Y.

## 

SPEAR \& CO, have leased for Hauptman \& co. a loft in 132-134 West 21 st st; and for
 oft in $131-133$
of 35 Goerck st.

## LEASES-BROOKLYN.

THE L. L. WALDORF CO. leased for Thomas Miller the 3 -sty brownstone private dwelling,
440 th st, to Mrs. Mildred Adams; also for Mitier the st to Mrs. Mildred Adams; also for
a The cilient the 3 -sty brick and store private
a dwelling, 436 6th st, to W. Philips; also for
a client the 2 -sty brownstone private dwelling, $527 力 6$ th av to Mrs. Lindner: for James J. Johnson the 2 d apartment in 528 5th st; for
a client the a client the -u apartment east in the Park-
dale, 598 6th st, to Mre. Anna F. Rice, and the 3 d apartment east in the same building to Herbert E. Fowler, for a cllent the 4th
tapartment west in 469 th st to Wm. Ball;
 the 2 d flat north in 248 (th av; aso ${ }^{\text {mrs }}$. Elizabeth Brydon the 1st store in the newly altered building, 1237 th av to the Imperial Restaurant; also for a client the north store
in 134 7th av; also the corner store in 519 6 th av,
Adami.
CHARLES E, RICKERSON leased 8 8th av a 4 -st bay window box stoop brownstone dwelling, for Joseph A. McGarry to Mrs. M. E. Tyson
for a term of years; 611 Cariton av, a 3-sty brownstone dwelling, for Mrs. William J. Gel-
ston to Mrs. Anna Keogh for a term of years.

## REAL ESTATE NOTES.

CHARLES J. McKENNA, formerly at 147
4th av, has moved his office to 253 West 58 th ${ }^{4 \text { th }}$.

GEORGE NEIMAN was the broker in the sale of 617 Lexington
Hayfisch \& Co.
KICK \& SHARROTT have opened offices at 2802 Broadway, where they will engage in a general real estat business.
SLAWSON \& HOBBS have been appointed agents of the E1 Dorado Apartments
tral Park West, from 90 th to 91 st sts.
THE CHARLES F NOYES CO have been appointed agents for 72
Pearl st, 66 to Pearl st, 66 Front st, 27 Pearl
119 Leonard st and 332 Broadway.
the crescent real estate co., Frederick A. Holmes, proprietor, have moved ito offices from 2875 Broadway to the
corner of 110 th st and Broadway. corner of 110th st and Broadway.

JOHN B MOSELEY, who makes a specialty of managing improved property occupied by insurance office at 640 Fulton st, Brooklyn.
benjamin leavy, real estate and mortgage broker, has resumed business at his old location, 55 Nassau st Suite 803 . Mr. Leavy represents several of
insurance companies.

WILLIAM A. CALDER was elected a
irector of the stockholders of the Realty director of the stockholders of the Realty the late Henry Batterman. All the other retiring directors were re-elected.
JAMES A. STRYKER was the associated broker with Edward Margolies in leasing the store and basement for a term of years in the Winter Garden Theatre Building at the northeast corne
Smith \& Healy.

HALL J HOW CO negotiated the recently reported exchange of the southeast corner of Vermillye av and Academy st for a plot $50 \times 150$ on the west side of Post av, between Dyckman and Academy sts. The principals were T G Galardi \& Co and Charles J Eder.
THE CHARLES $F$. NOYES CO has been appointed exclusive managing agents for 72 to 76
Walker st, 253 Pearl st and 332 Broadway. These are all downtown store and loft buildings recently sold by the Noyes Company.
WILLIAM R. WARE real estate, has moved from 451 Columbus av to Euclid Hall, southwest解er Broadway and s6th st
ISAAC LEVY, formerly connected with the Kurz \& Uren real estate office, has associated Liberty st. Mr. Levy will be in the Manhattan and Bronx Sale and Exchange department.
DOUGLAS L. ELLIMAN \& CO., Osgood Pell and Clarke T. Chambers were the brokers in the recent lease of the furnished dwelling at
11 East 51st st for John Pierce to William 11 East
HENRY LONDON has been appointed agent frown place, occupying the block front on the Brown place, occupying the block fron
east side, between 136 th and 137 th st6.
-Chairman William R. Griffiths, of the City Plan and Scope Committee, has made a report to the United Civic Associations of Queens, and urged the association to approve of several park propositions which the people of the respective communities have advocated. Among these is an eleven-acre park in Corona, the Cryder's Park in Whitestone, a park site near North Beach instead of that resort, and one in Jamaica.
-To have trolley cars running directy from Queensboro Bridge to Jamaica will be a traffic convenience of the highest order for Queens.

## STANDARDS OF VALUE.

Rules for Estimating the Value of Lots of Varying Depths.
When the actual work of assessment is undertaken, the first problem that confronts the assessor is to find a basis for valuation, that is to say, a standard of value by which to measure each parcel and in terms of which to express its relation to the standard.
It is apparent that the primary need of the assessor is to determine for his own locality the normal unit of land area. This may be the lot of average size, say $25 \times 100$ feet, or $50 \times 150$ feet, or whatever is by common consent regarded as a normal lot in the particular city. It is impossible to lay down one unit for all cities. Lots in one city may be generally 100 feet deep, in another 150 feet and in still another 200 feet. The normal width of such lot may be 20 feet in one place and 50 feet in another. But in each city or section thereof it is clearly possible to fix upon a lot of a given size as the normal. From this lot of normal size the assessor may easily determine the value of one foot frontage of the normal depth, and from this smaller unit he can determine the value of a lot of normal depth of any frontage by simple multiplication.

In Trenton, N. J., the Commissioners of Assessment keep a unit value book, by streets, showing for each block on the street the front foot value determined by the board for inside lots 100 feet deep. These values are revised by the board annually before the actual assessment is made, and the book is ruled so that the values for several years appear in parallel columns. In New York the unit value used is noted by the assessor on his field book.

The next problem is to formulate a rule for valuing lots which are shorter or longer than the normal. This has been met in such cities as Newark, New York and Baltimore by the use of tables, based upon the experience of the Tax Departments, on which are shown, in percentages of the whole, the value for each foot of depth. The Newark rule and the New York rule are not quite identical. The Newark rule gives a little more value to the front part of the lot than the rule in use in New York. We do not undertake to say that one is nearer the absolute truth than the other. Local conditions in each city may require a special table for such locality. A table similar to the Newark and New York tables should be prepared for each city and should be used by the assessors. This table should be given the utmost publicity, and should be revised as occasion demands, whenever the assessors are satisfied that the need exists. There is this, however, to be said, that as soon as any table is generally accepted by the assessors and by the real estate men of any city the need of revision would practically disappear, because whether the rule conforms absolutely to the actual fact or not does not matter, provided purchases and sales of real estate in that city are substantially based on the use of such a rule. This has proven to be the fact both in Newark and New York.
Fifty years ago in deciding a lawsuit Judge Hoffman of New York laid down the rule that an ordinary city lot 50 feet deep was worth two-thirds as much as a lot adjoining which was 100 feet deep, the latter being the standard depth in the city of New York. This formula has been accepted generally by real estate men and by the City Tax Department, and various rules and scales have been devised from it based upon the same principle. The Hoffman rule has been adopted in other cities also.

The Hoffman rule, however, has been found to give too little value to the front portion of a lot or to a short lot as compared with a deeper one on business streets, especially where frontage values are high. Various modifications of this rule are employed by individual assessors in different districts.

In the city of Newark, where front foot values are second only to those in the city of New York, a slightly different rule is used. For business properties the Newark rule gives 50 per cent. of the value to the first 25 feet, taking, also, a 100 -foot lot for a standard. This is about the ratio used by the assessors in New York business districts.

For lots deeper than 100 feet there is a decided variance in rules and opinions. Generally a 200 -foot lot is estimated to be from 25 to 30 per cent. more valuable than a 100 -foot lot where the latter is the standard.

It should be noted also that experienced assessors do not all agree that 100 feet can be used as a unit when normal lots are 150 to 200 feet in depth.

In Baltimore the normal depth of lots in the business section is 150 feet. The table used in that city is calculated to show the percentage which a lot shorter than 150 feet bears to the standard size, and also the additional value of a deeper lot up to 200 feet. This rule practically makes the rear 100 feet of a 200 -foot lot worth 20 per cent. of the front 100 feet. But in the comparative value of the first 50 feet of a 100 -foot lot it comes closer to the Hoffman than to the Newark rule.

Your committee expresses no opinion on these disputed points. We believe that the actual variation between the various rules is negligible compared with the enormous advantage of adopting some tested rule in place of an arbitrary judgment of each piece of prop-

The rules above discussed have been considered only in their application to lots of usable size. The rules may be used on narrow lots and lots of irregular shape, but they should be applied with caution, and the results should be carefully checked by a study of actual conditions and values.-From the report of the committee on assessments of real estate of the National Tax Association.

## Ceding Streets to the City.

Acting under instructions from Borough President Connolly, Clifford B. Moore, chief of the Queens Topographical Bureau, has addressed communications to the residents of Flushing and other sections of the borough calling their attention to the recent decision of the Corporation Counsel whereby dedication of 17 th street, in the Bowne Park section of Flushing was accepted by the city upon affidavit of abutting property owners, without the necessity of costly street opening proceedings. Mr. Moore has asked those residents living on streets where the title is not yet in the city, but where the official map has been adopted-and this condition obtains in regard to nearly all the streets in the newer parts of Flushing -to communicate with him so that the proper form of affidavits may be secured and signed. This will permit the streets to be taken over without condemnation proceedings.
-Satisfaction is voiced by the members of the Wyckoff Avenue Property Owners' Association, in Brooklyn, over the action taken by the Public Service Commission in relation to the purchasing of the Long Island Railroad right-of-way, on Wyckoff avenue, for use as an open cut in substitution for an elevated structure on Wyckoff avenue.

## More Stepless Cars.

The Public Service Commission for the First District has granted the New York Railways Company permission to issue bonds to the extent of $\$ 640,000$, the proceeds of which are to be applied to the purchase of 175 of the new stepless cars, for use on the principal surface lines of the company's system. It is estimated that these cars will cost $\$ 6,000$ apiece, and the company had applied for a bond issue of $\$ 1,050,000$ to cover the whole cost. It was the plan to retire 175 of the cars now in use when the new cars were placed in service.
The Commission, acting on an opinion by Commissioner Milo R. Maltbie, refused to allow the company to capitalize this replacement in its entirety, as both the law and the orders of the commission forbid the issue of bonds for replacements, which should be paid for out of earnings. Inasmuch, however, as the old cars had cost the company about $\$ 3,200$ apiece and the new cars were to cost $\$ 2,800$ in excess of that, the Commission allowed the company to capitalize the difference between the old cost and the new.
Allowing for the sale value of the old cars at about $\$ 800$ apiece, the total amount permissible for capitalization was about $\$ 500,000$. The commission accordingly allowed a bond issue sufficient to produce this amount in cash. As the bonds are to be issued under the first real estate and refunding mortgage and will bear 4 per cent. interest, the commission orders that they shall be sold at not less than 78 .


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Real Estate Titles Under InvestigationStatus of the Improvements.
In answer to an inquiry as to the status of the Jamaica Bay improvements, for which the Board of Estimate appropriated $\$ 1,000,000$ two years or more ago, the Commissioner of Docks and Ferries, Hon. Calvin Tomkins, said that immediately upon the appropriation being made surveys were started for the preparation of maps to be submitted to the Commissioners of the Sinking Fund and army engineers, and the specifications and forms of contract were gotten in shape for the section extending from Bergen Beach to beyond Canarsie. The department was advised by the Corporation Counsel that, owing to certain questionable grants, it was deemed inadequate for the city to adopt lines at Canarsie and immediately westerly thereof, which covered very largely the section upon which dredging contracts had been prepared. Additional surveys and examinations of the bottom were made, extending as far as Barren Island, and the contract was presented early in the summer to the city authorities for dredging a portion of the main channel between Barren Island and Mill Basin. This also involved a transfer of funds which was approved of at a recent meeting of the Board of Estimate and Apportionment, and the Commissioner is in hopes that they will authorize the advertising of this contract at the next meeting. If this should be done, the contract will immediately be advertised. "At the same time that this has been going on, a real estate appraiser has been at work investigating titles with a view to my recommending acquisitions by the city." $\qquad$

## Ferry Award Contested.

Comptroller Prendergast considers the award that has been made by the commissioners in condemnation proceedings to acquire land at the foot of Broadway, Brooklyn, as far too high. The property was used as a ferry landing by the Brooklyn and Manhattan Ferry Co.
The commissioners have made an award of $\$ 1,646,074$, and their report awaits confirmation by the Supreme Court in Brooklyn.
The members of the Condemnation Commission are Thomas J. Pearsall, a lawyer; Bernard Gallagher, contractor; and Edward T. Walsh, a retired merchant. Messrs. Pearsall and Gallagher have signed the report. Mr. Walsh refused to concur, on the ground that the award is excessive.
The assessed valuation of this land is a little more than $\$ 300,000$. Real estate appraisers engaged by the city reported that the actual value of the land was between $\$ 400,000$ and $\$ 500,000$. The city took title to the property and formally appointed the commission to condemn the property.
Corporation Counsel Watson is taking steps to have the award rejected by the court. Mr. Olendorf expects to prove by expert testimony of real estate men that the strips of land required by the city at the maximum are not worth more than $\$ 500,000$.
-The strongest argument in support of optimistic views now generally held in Wall Street is that our fundamental position is unprecedentedly strong. Our tremendously big crops, bank clearings, building figures, sharply increasing railroad traffic, figures on growing foreign trade, brisk revival in incustrial activity and many other important factors are cited to prove this assertion.

AUCTION SALES OF THE WEEK.

## MANHATTAN AND BRONX

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 29 1912, at the New York Real Estate
Salesroom, 14 and 16 Vesey st, and the Salesroom, 14 and 16 Vesey st, and the
Bronx Salesroom, $3208-103_{3}$ av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Indicates that the property de-
scribed was bid in for the plaintiff's scribed
account.

JOSEPH P. DAY.
Belmont st, nwe Eastburn av, see East-
${ }^{\text {Broome st, }} 436$ ( $\%$ ), ns, 129 e Bway, 21.2 $117 \times 21.2 \times 118,3$-sty bk loft \& str bldg, 1sty ext; due, $\$ 36,917.08 ;$ T\&c, $\$ 2,954.20$;
Trustees of the Presbytery of N Y 40.000 "Kingsbridge ter, ws, 225 n Nindham voluntary: Jos Jacobson. \&b bk $\mathrm{dWg}_{7,000}$ ${ }^{\text {a Ridge st, }} 117$ (*), ws, 175 n Rivington, T\&e, $\$ 1,327.93$; sub to a first mtg of $\$ 27$, a21ST Nt 460 W ( $*$ ) $n s, 40$ e 10 av 20 x
 $\$ 2,211.08 ;$ T\&c, $\$ 433.29 ;$ Anna $J$ Conyng-
ham. ${ }^{4} 45 \mathrm{TH}$ st, 522 W ( $^{*}$ ), ss, $325 \mathrm{w} 10 \mathrm{av}, 25$ T\&c, $\$ 399.56$; Eliz $F$ King et al exrs. 15,000 ${ }^{117 T H}$ st. $182 \mathrm{E}, \mathrm{ss}, 100 \mathrm{w} 3$ av, 25 x $100.11,5-$ sty $\&{ }^{5} \mathrm{~b}$ stn tht; voluntary; E ${ }^{\text {a }} 134 \mathrm{TH}$ st, 253 W (*), ns, 270 e 8 av, 15
 ${ }^{\text {n135TH st, }} 300$ E., SS, 276.6 w Willis av, 25
 ${ }^{a} 176 T H$ st E, nwe Southern blvd, see ${ }^{2} 203 \mathrm{D}$ st E , see Adee av, see Adee av, sec 20sd.
n203D st E, nee Adee av, see Adee av, sec ${ }^{\text {Av }}$ Av A,, 218, es, $77.6 \mathrm{~s} 14 \mathrm{th}, 25.9 \times 96$, 4-sty
 stein. $\quad 20,300$ AAdee av (*). sec 203d, - $\mathrm{x}-$; also ADEE AV, nee $203 \mathrm{~d}, 542.6 \mathrm{x}$ irreg to 205 th ; also ROAD TO WESTCHESTER, es, \& White 65.75; Empire City Savgs Bank. 10,000
${ }^{4}$ Adee av, nee 203d, see Adee av, sec 203d. ${ }^{\mathrm{a}}$ Eastburn av, nwe Belmont, 50x95, 2-sty \& b fr dwg \& vacant; voluntary; Rudolph Hall av, es, 191.6 n 203d, see Adee av, aRoad to Westchester, es, - s White ${ }^{\text {as Sedgwiek av, }} \mathbf{1 3 0 5}$ (*), ws, 268.8 n 167 th $5 \times 100$ 2-sty fr tht \& strs; due, $\$ 6,59943$; T\&c, $\$ 378.36$; American Swedenborg PrintSouthern bivd, nwe 176 th. $180 \times 105.7 \times 155$ st x195.4, 2-sty \& b fr dwg \& vacant; voluntary bid in at $\$ 55.750$.
a20 av, 634, es, 41.11 s 35 th, $18.11 \times 72,4-$
sty \& bk tht with str \& 2 -sty bk ext: oluntary; A Rauch. 13.750 ${ }^{4} 3 \mathrm{D}$ av, Ws, 28.7 s 188 th, $86 \times 122.10 \times 75 \times 80$, n3D av, es, $109 \mathrm{~s} 189 \mathrm{th}, 121.10 \times 109.3 \times 100 \mathrm{x}$ 177.6, vacant; exrs sale; W A Evans.

## BRYAN L. KENNELLY.

175TH st, 530-s E, see 3 av, 4072-86.
${ }^{\text {a }}$ 3D av, 4072-86 (*), sec 175 th (Nos 530\& strs, \& 1 5-sty bk tnt \& str; due, $\$ 8$, HERBERT A. SHERMAN
(60TH st, 245 W (*). ns, 175.1 e west End av, $24.11 \times 100.5$, 4 -sty bk tnt; due, $\$ 8,-$ 8.500
${ }^{\text {"60THH st, }} 243 \mathrm{~W}$ (*), ns, 200 e West End T\&c, $\$ 237.37$; Metropolitan Savings Bank.

SAMUEL GOLDSTICKER
${ }^{\text {a }}$ Marmion av, 1892 (*), es, 26 s Fairmount pl. $35 \times 106.10 \times 34.10 \times 103.4,4$ sty bk tnt; due,
$\$ 3,993.24$; T\&c, $\$ 658.81$; Jno M Stoddard.
L. J. PHILLIPS \& CO.

drawn. 145 TH st, $440-2$ E, ss, 400 Willis av $37.6 \times 100$, 5 -sty bk tnt \& strs; due, $\$ 2,-$
$000.76 ;$ T\&c, $\$ 691.25 ;$ sub to pr mtg of $\$ 30,-$ 000 ; Alex Sampson. HENRY BRADY.
${ }^{\text {n Charlotte st, }} \mathbf{1 4 1 5}$ (*), ws, 34.9 n JenT\&c, $\$ 288.22 ;$ sub to pr mtg of $\$ 32,000$; ${ }^{\mathrm{n}}{ }^{176 T H}$ st 338 E (*), ss, 402.2 e Anthony 176TH st
v. runs
s143.1xes.
E av, 10 to beg, $3-$ sty fr tnt; due, $\$ 9,170.18$; T
21.10 , $\$ 653.60$; American Savings Bank. 8,750 ${ }^{\text {a }} 176 \mathrm{FH}$ st. $\mathbf{3 4 0}$ E (*), ss, 423.11 e Antnt: due, $\$ 9.221 .75$; T\&c, $\$ 639.90$; 3 -sty fr Savings Bank.
${ }^{\text {ancheade av，} 519 \text {（ }}$（ ），ns， 150 e Garfield， 25 x 100 ． Van Nest Park；due，$\$ 3,424.70 ;$ T\＆c，
$\$ 324.54$ L Lsonard J Langbein exr，\＆c． 3,000 JAMES L．WELLS．
${ }^{\mathbf{n} 1167 \mathrm{H}}$ st， $\mathbf{4 4 0}$ E（＊），Ss， 194 w Pleasant av $30 \times 100.10$ ，4－sty stn tnt；due，$\$ 18,960.63$ ； \＃116TH st， 438 E（＊），ss， 224 w Pleasant
 T\＆e，$\$ 746.84$ ；Lawyers Mortgage Co．${ }_{11,000}$
 E Bernheimer et al exrs． Total
$\$ 594,575$
Corresponding week ioii 781．478 Jan．1， 1912 ，to date．
Corresponding period i9ii $\cdots:$
$42,197,007$

## VOLUNTARY AUCTION SALES．

ANHANAN AND BRONX
49TH st， 109 W ，see 50 th， $106-12 \mathrm{~W}$ ．
50TH st，106－12 W，ss， 100 w 6 av，runs w75xs200．10 to 49 th（No 109），xe $25 \times n 100$. S5TH st， $333-5$ E，ns， 325 e 2 av， $50 \times 102.2$ ， wo 4 －sty \＆b stn tnts．
$\mathbf{1 2 7 T H}$ st，225，E，ns， 55 e 3 av， $18.6 \times 99.11$ ，

AUCTION SALES OF THE WEEK． BROOKLYN．
The following are the sales that have
taken place during the week ending Nov． 26，1912：

WM．H．SMITH．
Grattan st， $\mathbf{s s}, 275$ e Porter av， $25 \times 100$ ； Kathryn $F$ Murphy．$\quad 9,200$ Johnson st，65，nec Pearl， $25 \times 78.8$ ，3－sty $\& \mathrm{E}_{\mathrm{b}} \mathrm{b}$ fr bldg；voluntary；Herman Otten－
berg．
${ }^{90}$ Lincoln p1（＊），ss， 100 e Albany av， $45.2 \times 2$
Monroe st，ss， 200 w Howard av， $25 \times 100$ ；
Park st，nws， 150 ne Bway，25x100：
ses， 25 ne ne Trem 25x90；Jno Finnegan． Bedford av，ws， 20 s Park pl，27x100： elmotenberg， 20 e Berriman， $40 \times 90$ adreas Bach． 1,350
Fountain av，es， 200 s Glenmore av， 20 x Lexington av，swe United States av， 116
2,000
Warbasse．

WM．P．RAE CO．
Lorimer st，es， 40 n Stagg， $60 \times 20$ ；Sher－
st John＇s p1（＊），nwe East New York av New York av xw20．7xnw7．7 to beg；Will iamsburgh Trust Co．
Scholes st，ns， 125 e Leonard， $25 \times 100$ ；
drawn s sale
E 26TH st，ws， 200 n Av F． $50 \times 100 ; \mathrm{J}$
Raymond Pennafather．
59TH st（＊），ns， 320 w 12 av $20 \times 100$－ foreclos of tax lien；Theo A Cullen． 100 Amherst av（＊），es， 340 s Hampton av， $\underset{0 \times 100 \text { ：Carl }}{\text { Amberst }}$（＊），es， 380 s Hemacher．Hampton ${ }_{5.000}$
Lafayette av（＊），ss， 116.8 w Nostrand Mermaid av（ ${ }^{(*)}$ ），nec W 15 th， $30.2 \times 100$ Welz \＆Zerweck．
St Nicholas av，nes，intersec ses Bleeck
20TH av．ses， 470 sw Benson av， 30 x


69TH st（＊），ns， 120 w 10 av， $20 \times 90$
69TH st（＊），ns， 140 W 10 av； $20 \times 90$ ；
THE CHAUNCEY REAL ESTATE CO．，
Clinton av，249，es， 326.6 n DeKalb av， $45 \times 200$ ，to Waverly av（No 240），3－sty bk $\&$ stn dwg \＆ 8 －sty bk stable \＆garage；
voluntary；$W \mathrm{~m}$ A Butler party in in－
ter terest．

JOSEPH P．DAY．
$\underset{573.4 ;}{\text { 21ST Henry }}$（＊），nwc ${ }^{\text {av }}$ 77th， $280 \mathrm{x}-\mathrm{x} 201.2 \mathrm{x}$
CHARLES SHONGOOD．
Watkins st，es， 125 n Riverdale av，
$00, ~ 25 x$
$0.6 i s m a r c k ~ R e a l t y ~ C o . ~$
W 15TH st，ws， 880 n Neptune av， 87 x
Greene av，ss，196．3 e Sumner av．19．3x
00；Hopkins Security Cum
Linden av（＊），ss， 100.11 e E 35 th， 99.1 x
100 ；A Starr Best exr．
F Throop av，see Park av， $25 \times 100$ ；Alfred $\begin{aligned} & 13,200\end{aligned}$

13TH av（＊），
Johanna

Balaban． $\quad$| es， |
| :--- | Total ．．．．．．．．．．．．．．．．．．．．．．．．．．．．．．．．201，240

## ADVERTISED LEGAL SALES．

The following is a list of legal sales be held at the Real Estate Salesrooms， 14 and 16
$V$ esey st，and the Bronx Salesroom， 3208 － 103 av ，unless otherwise stated．

No Legal Sales advertised for this day DEC． 2.
Herkimer pl，nwe 233d，see 233 d E，nw
Herkimer pl，swc 235 th，runs se120xw
$0 \times n 25 x e-x n 95.5 x e 25$ ，vacant；Hugo Leh－ man agt Bernhard Moral et al．Leh Gruber，Bonynge \＆McManus（A）， 170 Bway；Julius J Frank（R）；due，$\$ 1,774.82$ ；
T\＆e，$\$ 47.95 ;$ mtg recorded Jan 20 ＇11；L J Phillips
$\underset{4-\text {－sty }}{7 \boldsymbol{T H} \text { bt，}} \mathbf{3 4 2} \mathbf{E}, \mathrm{ss}, 200 \mathrm{w} 1 \mathrm{av}, 25 \times 102.2$ 4－sty bk tnt \＆4－sty bk rear tnt；Eas River Savings instn agt winett D Mor $\$ 1,097.92 ; \mathrm{mtg}$ recorded July9＇97；Herber A Sherman．
82D st， 18 E，SS， 119 w Mad av， $26 \times 102.2$ 5－sty \＆b stn dwg，4－sty ext；N Y Life
Ins Co agt Wessley Thorn et al；Geo W ，A104，Steckler $\underset{\text { Bryan }}{\mathrm{Jr}} \mathrm{L}$ Kue，$\$ 104,084.76$ ；T\＆c，$\$ 11,257.37$
131ST st， 126 W，ss， 430 e 7 av， 20 x 99.11, 3－sty \＆b stn dwg；Rebecca Schwa－
bach agt Marion Levy et al；Rose \＆ Putzel（A）， 128 Bway；Loring M Black， Jr （R）；due，$\$ 13.629 .26$ ；T\＆e，$\$ 538.14$ ；Jos 183D st， $453-5$ on map $455 \mathrm{E}, \mathrm{ns}, 204.7$
 Action 1；John Mulholland（A）， 280 Bway Franklin Leonard，Jr（R）；due，$\$ 6,332.31$ T\＆c，$\$ 1,159.15$ ；sub to a mtg of $\$ 22,000$ ；
Joseph P Day． Joseph
1S3D
st， $449-51$
on map
451
E；ns， 239.7 w Washington av， $35 \times 100$ ， 4 －sty bk tnt Fannie A Dodge agt John Rendall et al Franklin Leonard，Jr（R）；due，$\$ 6.288 .79$
T\＆c，$\$ 1,085.32 ;$ sub to a pr mtg of $\$ 20,000$ T\＆c，\＄1，085．32；
Joseph P Day．

183D st，457－9 on map 459 E，ns， 169.7 w Washington av， $35 \times 100$ ， 4 －sty bk tn John Mulholland（A）， 280 Bway；Frank－ in Leonard，Jr（R）；due，\＄24，579．08；T\＆゙e $\$ 1,222.43$ ；Joseph P Day．
233 Dt st，nwc Herkimer pl，50．6x89．7x $50 \times 97.1$ ；vacant；Hugo Lehman agt Julia \＆Curran et al：Olcott，Gruber，Bonynge \＆McManus（A）， 170 Eway：Julius Frank
mtg recorded Jan20 $11 ; ~ \mathrm{~L}$ J Phillips \＆Co 233 D st，ns， 25.3 w Napier av，see Na 235TH st E，swe Herkimer pl，see Her kimer pl，swe 235 th． 235TH st E，sec Mt Vernon av，see Mt Mt Vernon av，sec 235 th，runs s89．11 xe116xs xe25xn95．6xw104．11，to beg；va－ $t$ al：Olcott，Gruber，Bonynge \＆Mc Manus（A）， 170 Bway；Julius J Frank （R）：due，\＄4．452．72；T\＆c：\＄178．23；mt
corded Jan20＇11；L J Phillips \＆Co．
Napler av，ws， 96 n 233 d ，runs n 25 xw $100 \times s 25 x e^{-x s 103.5}$ to 233 d xe $25.3 \times n 99.8 \mathrm{x}$ Minnie Ferguson et al；Olcott，Gruber， Bonynge \＆McManus（A）， 170 Bway：Jul us J Frank（R）；due，$\$ 2,372.58$ ；T\＆c，$\$ 46$ ，
$19 ;$ mtg recorded Jan20＇11；L J Phillips \＆
 Lehman agt Francis E McKiernan et al； Action 2 ；Olcott，Gruber，Bonynge \＆Mc－ Manus（A）$\$ 170$ Bway；Julius J Frank （R）：due，$\$ 2.849 .37 ;$ T\＆c，$\$ 780 ;$ sub to a pr
$11 ;$ L J J Phillips \＆Co．

Goerck st，111－17，see Stanton， 319
Grand st，29，see Lispenard，
Lispenard st，8，ss，abt 60 e West Bway PEARL ST， $500-2$ ，nes，intersec s s park runs e74．6xe19．9x－37．2x－69．10xnw 45.7 to beg，three $5-$ sty bk tnts \＆strs；also
GRAND ST，29，ss，abt 45 w Thompson，

$26.4 \times 90.10$ AY， 466 esty bk office \＆str bldg．1－
Johns la（Nos 7 \＆ 9 ），－x－two $3-$ sty fr
$\begin{array}{llll}\text { tnts \＆} & \text { strs \＆} & 2 \text {－sty bk stable：also } \\ \text { WORTH ST，} & 124, & \text { SS，} 126.7 \mathrm{w} \text { Centre，} 26 \mathrm{x}\end{array}$ $80.1 \times 20.8 \times 84.4, \mathrm{pt} 3-\mathrm{sty}$ bk 1 oft bldg；also
SPRING ST， 150, ss，abt 60.2 w Wooster， SPRING ST， $150, \mathrm{ss}$, abt 60.2 W Wooster， sale of all right，title，\＆c，which Jno $L$ Arden had on Anr27． 115 Bway；Julius Harburger． sheriff ；Henry Brady．
Park st，ss，at nes Pearl，see Lispenard，
Pearl nt，500－2，see Lispenard， 8 Spring st，150，see Lispenard， 8.

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Stanton st, 319, swe Goerck (Nos 111-7) $50 \times 75,6-$ sty bk tnt \& strs; State Bank agt Jacob Jacobowitz et al; Walter (T) Kohn (A), 375.19 Bway; Jos Rosenzweig (R); due, 31'07. Joseph P Day.

St Johns 1a, $\mathbf{7 - 9}$, see Lispenard, 8 .
University pl, 126, see Lispenard, 8 .
Worth st ,124, see Lispenard, 8 .
York st, 2 \& 4, see Lispenard, 8.
12TH st, $330 \mathrm{E}, \mathrm{ss}, 357.8$ e 2 av, runs s $103.3 \times 10.5 \times n e 17.5 \times n 93.8 x w 25$ to beg. 6 -sty bk tnt \& strs; Danl Woodcock agt Rosina
Tuzzolino et al: Jacob M Kornfeld (A), 87 Tuzzolino et al: Jacob M Kornied $\$ 2.943 .56$; T\&c, $\$ 356.85$; mtg recorded June12'09. Joseph P Day.
45 TH st, $555 \mathrm{w}, \mathrm{ns}, 100$ e $11 \mathrm{av}, 25 \times 100.5$, 5-sty bk tnt; Chas E Appleby agt Geo La-
tour et al: Cannon \& Cannon (A), 135 tour et al; Cannon $\frac{\&}{8}$ Cannon (A), due, Bway $\begin{aligned} & \text { Gordon } \\ & \$ 15,081.80 ; ~ T \& ~ \\ & \text { P }\end{aligned}$ K1eeberg $\$ 976.88$; Joseph P Day.
217 TH st, 818 E. ss, 155 e Barnes av, 50 x114, Wakefield: Horace Anderson gdn agt
 nelly.
Av C, $215, \mathrm{ws}, 23 \mathrm{n} 13$ th, $22.10 \times 63,5$-sty bk tnt \& strs; Olga R Bayne agt Max Bernow et al; Roosevelt \& Kobbe (A), 44
Wall: Geo B Hayes (R): due, $\$ 12,894.43$;
 P Day.
Broadway, 866, see Lispenard, 8.
Morris av, 2306, es, 115.9 n 183d, 18.9x 117.6. 3 -sty bk dwg. Mary A Duer et al agt A Warren Constn Co et al; Wagner H Hagen (A), 49 Wall; Robt F Wagner
(R): due, $\$ 8,713.14$; T\&C, $\$ 368.51$; Henry (R): d
 agt Chas Ringelstein et al; Jacob M Peyser (A), 26 Court, Bkily; Saml J Wagstaff (R); d

## DEC. 4.

66TH st, 153 W, ns. 265.8 w Bway, 30.9 x $100.4,5$-sty bk tnt; Chas Wynne agt Nathan Mayer et al; Stoddard \& Mark (A), 128 Bway; Alfred J Talley (R); d.
207.41; T\&
82D st, 128 wh ss, 305 w Col av, $20 \times 102.2$. -sty Anna K Daniel et al; Stewart \& Shearer (A) 45 Wall, Alex Brough (R);
due, $\$ 20,016.42 ; T \& c, \$ 2,335.17 ;$ Danl Green wald
$238 T H$ st E, ns, 175 e Katonah av, see av
242D st Finterse sws Duke pl, see 242 d E, ss, 160 e e Katonah av.
242 D st E, ss, 160 e Katonah av, 175 x sws Duke
also 238 TH
pT
ST
$\mathrm{E}, \mathrm{ns}, 175$ e Katonah av runs ni00xe140xsw \&s $100 \times n w 75 \times s w 34 \times w 2$. to beg; Herman Heidelberg agt Bronx
 Brook av, 352, es, 25 s $142 \mathrm{~d}, 25 \times 100,4-$ sty bk tnt \& strs; Jno Moore agt David Moore et al; Melvin G Palliser (A) ition. Wm ; Eugene

## DEC. 5.

Henry st, 37, ns, 275.3 e Catharine, 24.6 x $100 \times 23 \times 100$, 6 -sty bl tnt \& strs: Louis Jarmulowsky agt Kotzen Realty; Co et als
 $\$ 1,608.53$. Joseph P Day.
Washington st, 712-4, ws, 50 s 11 th, 46 x
 rear bldg; Bella cole agt Douglas Wetmore (A), 5 Beekman; Henry $M$ Stevenson (R), due, $\$ 2.269 .34 ;$ T\& $\&$ c, $\$ 155.55$; sub
to a prior mtg of $\$ 22,000$. Joseph P Day.
$156 T H$ st, 328 E, ss, 200 w Courtlandt av, $25 \times 100$, ${ }^{3 \text { s-sty }} \mathrm{fr}$ dwg; Millie Seebeck ${ }_{3029}{ }^{\text {agt }}$ Geo Dumrauf Jos V Mitchell (R) ; due, \$1,${ }_{860.36}^{302}$ : T\& c, 8153.09 ; sub to a first mtg of $\$ 5,000$. Joseph P Day.
187TH st, 547 E, see Valentine av, 2426 ${ }_{36}$.
Bathgate nv, 2382, es, 77.2 s 187 th, 38.6 x 90. 4 -sty bk tnt; Ver Planck Estate agt Eliphalet LI Davis et al; Middletoning (R); due, $\$ 4,353.26 ;$ T\&e, $\$ 210,45$; sub to
mtg of $\$ 20,000$; Bryan L Kennelly.
Hull av. 3306 on map 3304, es, 125 n 209thil $25 \times 100,2$-sty fr dwg; Egbert Winkler, Sr, agt Jos C Luke et al Action $1 ;$
Mathies \& Eisner (A), 41 Park row Matthies \& Eisner (A), ${ }_{\text {Adam }}{ }^{\text {\& }}$ Frank (R) Park row; ${ }_{8331.49 ;}$ Frank recorded Feb16'10; L J Philiips \& Co.
Hall av, 3308 on map 3306, es, 150 n 209th, ave 100 . 2 -sty fr dwg; Same agt same Action $2 ;$ same (A) , same (R); due
$\$ 1.857 .81$; T\&c. $\$ 331.49 ; \mathrm{mtg}$ recorded Feb $16^{\prime} 10$; L J Phillips \& Co
N Chestnut dr, ns, 401.5 w Bronxwood av, 80 e N Chestnut dr, runs $880 \mathrm{xe} 5 \times n 20 \mathrm{x}$ e 40 xs 100 xw 45 to beg. Wakefield; Aug Lieb et al agt Mercury Realty Co et al; J Ho-
 Geo Price.
 see
av.
Tlebout av, swe 187th, see Valentine

Valentine av, see 187th, see Valentine av,
Valentine av, 2426-36, nec 187th (No 547) $100 \times 135,2$-sty fr dwg \& vacant; also 187 th ST E, ss, whole front bet valentine av \& bout av, xn38.3xw235 to beg, vacant: Thos W Butts agt Marie J C Carey et al; Van Doren $\&$ Sullivan (A), 35 Nassau; Chas
Putzel (R): due, $\$ 21,283.81$; T\&c, $\$ 2,786.70$; partition; Geo Price
5TH av, $\mathbf{1 4 0 5}$, es, $50.5 \mathrm{n} 115 \mathrm{th}, 25.3 \times 100$, agt Hulda Grohs et al; Max Arens (A) 271 Bway; Jno Z Lowe, Jr, (R); due, $\$ 6.245 .54$; T\&e, $\$ 760.73 ;$ sub to a first mtg of $\$ 26,000$; mtg recorded Dec4'06; Joseph $P$ Day.

## DEC. 6.

 100.11, 6-sty bk tht \& strs; Ephraim Samuels agt C N \& S A Constn Co et al;
Davis (A), 52 Bway; Walter A Hirsch (R): Davis (A), 52 Bway; Walter A Hirsch (R);
due, $\$ 36,605.36 ;$ T\&c, $\$ 802.50 ;$ Joseph P Day
111TH st, 69-73 E, ns, 166.9 e Mad av, Co of N Y , 6-sty bk tnt \& strs; U S Trust Stewart \& Shearer (A), 45 Wall; Abr Stern (R); due, $\$ 48,249.35 ;$ T\&c. $\$ 2,480.35 ; \mathrm{mtg}$ ecorded Jan7'07; Joseph
131ST st, 244 W, ss, 341.8 e 8 av, 16.8 x 99.11, 3-sty \& b bk dwg; Lawyers Mtg Co Carroll (A) 59 Wall; MacGrane Coxe (R) due, $\$ 9.536 .53 ;$ T\&c, $\$ 199.16 ; \mathrm{mtg}$ recorded May17'09; Joseph P Day.
131ST st, 246 W , ss, 325 e 8 av, $16.8 \times 99.11$ 3-sty \& b stn dwg; Lawyers Mtg Co agt
Isaac Rosenstock et al; Cary \& Carroll (A) 59 Wall: Max J Kohler (R); due \$9,844.49; T\&c, $\$ 198.16$; Joseph P Day,
Briggs av, ws. abt 200 s 197th, see Valentine av, ss, 174.6 e 196 th .
Clinton av, 2117, ws, 94.6 s 181 st , runs w sty bk dwg; Annie V Schriefer to beg. 3 Pirk et al: Edw P Orrell, Jr, (A): 256 Bway; Myron Sulzberger (R); due, $\$ 5$, 10; Joseph P Day.

Valentine av, ss, 174.6 e 196 th, runs se $154.8 \times s 161.2 \times s e 5.11$ to Briggs av xe $46.4 \times n w$ $48.10 \times n 150.10 \times n w 9.5 \times w 176.6$ to beg, vacant Howard Haviland agt Wm H Valentine et al; Reeves \& Todd (A), 165 Bway; A Walker Otis (R) ; due, $\$ 6,579.45$; T\&c, $\$ 1,581.02$

DEC. 7.
No Legal Sales advertised for this day. DEC. 9.
Allen st, 167, ws, 125 s Stanton, runs w $7.6 \mathrm{xs} 25 \times 41.6 \mathrm{xs} .06 \times \mathrm{xe} 46 \times n 25.6$ to beg, 5 -sty bk tnt \& strs \& 5 -sty bk rear tnt Davis et al agt Henry Machson et al; Edw $\underset{\text { Weinhandler }}{\mathrm{E}}$ Hoenig (R): 35 Nassau; Sampson $\mathbf{H}$ $\$ 644.05$; sub to $a$ first mtg of $\$ 22,000$ Joseph P Day,
75 TH st, $309 \mathrm{E}, \mathrm{ns}, 137.6$ e 2 av, 31.6 x $102.2,6-$ sty ble tht \& strs; Lambert Suydam agt Sophie Grossman et al; Wm R Adams (A), 25 Broad; Edgar H Rosen-
stock (R); due, $\$ 9,556.89 ;$ T\&c, $\$ 900 ;$ Jostock P ( D$)$ :
seph D
$116 T H$ st, 350 E, ss, 125 w 1 av, 16.8 x agt Lordi Pernetti \& De Respiris Constn Co et al: Levi $S$ Tenney (A) $\dot{\mathrm{C}}$ 27 William; $\$ 364.19$; Henry Brady.

## ADVERTISED LEGAL SALES.

## BROOKLYN.

The following advertised legal sales will be held at the Broklyn Salesrooms NOV. 30.
No Legal Sales advertised for this day DEC. 2.
Myrtle av, ss, intersec nws Cedar, 66.4 x55.3; Jennie Cohen agt Irene M Brodst Milton $H$ Latner (R); Chas Shongood. DEC. 3.
Fulton st, nwe Chestnut, $25.4 \times 104.4$; Frankt \& 99 Nassau, Manhat Sankett \& Howard O Wood (R); Wm H Smith Gatling pl, ws, 200 s Monmouth, $20 \times 125$ Jas $S$ Alexander gdn agt Jason C Cameron et al: Action 1; Henry J Davenport Wm H Smith
Gatling pl, ws, 220 s . Monmouth, 20 x 125: same agt same: Action 2; same (A):
Hampton pl, es, 30.4 n St Johns pl, 20x 95; Bklyn Savgs Bank agt Aronson Realty Co et al:Action 2; Snedeker \& Snedeker H Smith.

Hampton pl, es, 170 s Sterling pl, $20 \times 95$; same agt same; Action same (A); Jas Furma
State st, ns, 80.4 e Furman, $19.9 \times 61$; al; Robt E Swezey (A), 50 Pine. Manhattan; Thos J Snee (R); Wm H Smith. Sterling pl, ss, 110 w Hampton pl. 20 x
90.7 :Bklyn Savgs Bank agt Aronson Realty Co et al: Action 4; Snedeker \& Snedeker (A), 164 Montague; $W m$ Watson (R);
Wm Smith. W STH st, es, 78.2 n Av S, $19 \times 82.5$; Heret al; Miller \& Bretzfelde: (A), 55 Lib-
erty, Manhattan
Wm H Smith.
7TH st sw
av, $119.3 \times 111.4 ; \mathrm{Wm}$ M W . W . ers \& Traders Realty Co et al; Harvey O Dobson (A): 189 Montague; Saml T Mad(1): Wm Rae

92D st, ss, 225 e Fort Hamilton av, 25 x
139.5 Home Title Ins Co of NY agt 139.5; Home Jason C Cameron et al; Action 1. HY agt Davenport (A), ${ }^{375}$ Pearl; Henry Escher $\underset{\text { x }}{\mathbf{9 2 D}}$ st, ss, 250 e Fort Hamilton av, 25 x139.5: same agt same: Action ${ }^{2}$; same
(A); Wm Liebermann (R); Wm Rae. Ocean pkway, es, 18.10 n Av S, runs e 250 to E 7th, xn26.5xnw178.5xw133.3xs157.9 to gren et al; Chas C Suffern (A), 203 Mon-
tague; Ralph K Jacobs (R); Wm H Smith. DEC. 4.
Pacific st, ss, 31 w Albany av, 27x107.2; Hirsch et al; Jonas, Lazansky \& NeuberHer (A). 44 'Court; Barker D Leich (R);
Union st, ns, 356 e Utica av, $20 \times 100$; Katherine E Hardung agt Abr Greenberg et al; Whitmel H Smith (A); ${ }^{26}$ Court; Arthur M $17 \times 100$ : 4 Bowery Savgs Bank agt Jennie ${ }^{\text {C }}$ Osborne et al; Harry L Thompson (A), 175 Remsen; Jacob A Freedman (R); Chas Shongoód.
${ }_{1018}^{75 T H}$ st, $\underset{\text { st }}{\text { nec }}$ Ft Ramilton av, 208.6x 101.8: East River Savings Instn agt Josephine Cocheu et al; Omri F Hibbard (A): $:{ }^{56}$ Pine, Manhattan; James P Judge Morgan av, ws, 110 n Lombardy, $20 \times 115$; Nathan Kauffman et al agt Margt Garity et al; Edw Jacobs
hattan; Louis Hanneman sticker.
STH av, ws, 75.2 s 41st, $25 \times 100$; Jessie A Heavey agt Kristian A Helenius et al; Howar N Sievwright (R); Wm H Smith.

DEC. 5.
Bremen st, nc Monteith, $25 \times 75 ;$ Citizens
Trust Co of Bklyn agt Sophie Cash et al Jonas, Lazansky \& Neuburger, Kramer Cohn \& Meyer
Woodworth (R);
(A), 44 Chas Shourt; Leon M Woodworth (R); Chas Shongood. 110 s Pitkin av, $20 \times 90$ Geo Harry $L$ Thompson (A), 175 Remsen: Arnold S Furst (R); Wm H Smith. Cleveland st, ws, 90 s Pitkin av, $20 \times 90$;
Edwin Packard trste agt Greystone Bldg Co et al; Harry L Thompson (A), ${ }^{175}$ Rem-
sen: Henry J Davenport (R); ${ }^{W \mathrm{Wm}} \mathrm{H}$ Smith.
Cleveland st, ws, 130 s Pitkin av, 20 x stone Bld Co et al; Harry $L$ Thompson (A), 175 Remsen; Edwin L Garvin (R); Wm H Smith.
 Feindt agt Henry Alff et al; Robt E
Moffett (A)
S94 Bway: Wallace N Vreeland (R); $\mathbf{W} \mathrm{m}$ H Smith. SoTH st, Ss, 216.10 e 17 av, $22.8 \times 109.8$;
South Bklyn Savgs \& Loan Assn agt Sal South Bklyn Savgs Action Ass Henry J Davenport (A), ${ }^{375}$. Pearl; Abr Rockmore ${ }^{\text {(R) }} \mathrm{Wm}$ Smith. SOTH st, ss, 239.6 e 17 av, $27.4 \times 109.5 \mathrm{x}$ $27.4 \times 109.8:$ same agt same; Action 2; same
(A); W Harry Setton (R); Wm H Smith. 100TH st, ns, 140 w Fort Hamilton av, 40x95: also 100 TH st, $\mathrm{ns}, 112.6$ w Fort Co agt Bay Ridge \& Fort Hamilton Realty
 Nostrand av, es, 45 s Lefferts av, 20x
76 Wm Nykman et al agt Ritaro Realty Co et al; Action 1; Chas C Suffern (A),
203 Montague; Geo Goldberg (R); Chas

## Shongood.

${ }_{76}$ Nostrand av, es, 85 s Lefferts av, 20 x $76 ;$ same agt same: Action 2; same (A)
Walter S Brewster (R); Wm H Smith. Rochester av, ws, 60.7 s St Johns pl,
$20 \times 100$ : Peekskil Savgs Bank agt Harry 20x100: Peekskill Savgs Bank agt Harry Wm H Smith.
 Stromberg et al; S M \& D E Meeker (A)
217 Havemeyer; Sigsmund Trapani (R); Chas Shongood.
5TH av, sec 1st, 23x91.9; Jno H Doscher nier. (A), 44 Court; Geo R Holahan Jr (R), Wm H smith.

[^0]
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Pennsylvania Terminal Zone Properties
10 Story Fireproof Loft Building 260 to 266 West 36th Street
A 10 story cellar and sub-cellar, absolutely fireproof loft building, utilized as a furniture salesroom and
warehouse. Electric light, 2 passenger hydraulic elevators, 2 hydraulic freight elevators, 2 large and warehouse. Electric light, 2 passenger hydraulic elevators, 2 hydraulic freight elevators, 2 large and 1
small dynamos and 1 large and 1 small boilers. Steam heat. Automatic sprinklers and automatic fire small dynamos and 1 large and
alarms. Size of plot $73.7 \times 98.9$

## 247, 249 and 251 West 35th Street

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

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

257 West 35th Street

## 261 and 263 West 35th Street

(To be offered separately and then as one parcel.) Two 4 story and cellar brick tenements with stores and building in rear of No. 263. Size of each lot STERN, BARR \& TYLER, Attorneys for Plaintiff, 299 Broadway, N. Y. City SIGMUND WECHSLER, Esq., 32 Broadway, N. Y. City FIXMAN, LEWIS \& SELIGSBERG, 55 Liberty Street, N. Y. City GOLDSMITH, COHEN, COLE \& WEISS, 45 Wall Street, N. Y. City XENOPHON P. HUDDY, Esq., 50 Church St., N. Y. City

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VOLUME INDEX to The Record and index to Vol. LXXXIX (January 6, 1912, to
June 29, 1912), of the Manhattan edition, June 29, 1912). of the Manhattan edition, supply is running very low. The Record WANTED BY A LARGEREAL ESTATE FRE WHO UNDERSTAND RESENTING
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Copyrighted, 1912, by The Record and Guide Co.
The marble sculptures for the Maine monument will be on view in the Piccirilli studios, at 467 East 142 d street, from noon to 6 p.m. on Saturday, Nov. 30, and Sunday, Dec. 1. Mr. Attilio Piccirilli is the sculptor and Mr. Harold Van Buren Magonigle the architect of the Maine monument.

The Charles F. Noyes Company reports that it has closed sales and leases aggregating $\$ 6,000,000$ since Nov. 1 . The company backed up its statement by giving a list of the properties involved. Most of these, it is interesting to note, are in downtown neighborhoods that will be benefited by the dual subway. system.

The conference on workmen's compensation held this week in the New York Board of Trade rooms under direction of the National Civic Federation is expected to result in legislation at Albany this winter. The Supreme Court having decided in the Ives case that a mandatory compensation act is illegal, some form of elective compensation will probably be suggested to the Legislature as a temporary measure until a constitutional amendment can be put through.

Some three hundred members of the Merchants' Association got together last week over a dinner at the Hotel Astor for the purpose of discussing plans for increasing the membership of the association on a large scale. Each of the diners pledged himself to call personally on business men not now in the association, the calls to be arranged by a central committee in such a way as to cover thoroughly the entire city. It is hoped to raise the membership to at least 5,000 . At the present writing the original membership of 1,500 has already been nearly doubled.

The atmosphere of old Staten Island is reproduced at least once a year, on or about Thanksgiving, in the Philosopher's Retreat on Emerson Hill. The Philosopher, as every one on Staten Island knows, is Mr. Kolff, and the Retreat is the $\log$ cabin where he foregathered last Saturday afternoon with congenial gossips over apple pie, crackers and cheese, cider drawn from the wood, and coffee. When the corn-cob pipes were proffered, and the reminiscenses began, Senator Howard R. Bayne, Commissioner Tribus and other members of the circle, not omitting our host, the greatest philosopher of us all, were called upon to contribute their share. May the cider always sparkle on or about Thanksgiving in the Philosopher's Retreat.

## A Chance for Port Development.

There seems to be a good chance that in the near future the city will take definite action upon the whole question of the proper development of the port of New York. President Mitchel has promised to submit his solution of the difficulty concerning the New York Central tracks within six weeks; and if this phase of the matter is settled satisfactorily, the whole problem will be considerably advanced towards final adjustment. Whatever else happens New York cannot afford to allow the New York Central to build, own and control the marginal railway which must be constructed. Even though the Central should be in the near future the only tenant of such a railroad, the city must own and control it, so as to keep it open for use, if necessary, by other transportation companies. Or if the New York Central should be allowed, because of any lack of funds on the part of the city, to construct the railroad the city should have the same right to purchase it for a definite price as it has in the case of the new subways. A marginal railway connected with a system of storage warehouses and accessible to all business and transportation companies is an essential feature of any satisfactory development of the New York waterfront.
It may be difficult to reach an agreement with the New York Central along the foregoing lines, but we trust that it will not prove to be impossible. That railroad company will be able to obtain every possible convenience for the collection and movement of the freight which it handles in Manhattan. The city merely demands that its opportunities must not be exclusive, and it has every right to insist upon such a policy. It must retain the same control over the transportation of freight in and around New York as it has over the transportation of passengers. Both of these services are vital to the future growth and prosperity of the city, and must be operated in the interests of all of its citizens.

## Seventh Avenue Subway Delayed. <br> The letter which Chairman Willcox

 of the Public Service Commission has addressed to the Borough President of Manhattan in relation to the route taken by the Seventh avenue subway south of 23 d street should be carefully pondered by those property owners who are obstructing the Seventh avenue extension. Mr. Willcox points out that the Board of Estimate had not yet acted finally upon the laying out and opening of the Seventh avenue extension, and that even after such action has been taken some time must elapse before construction work can be commenced along the new part of the avenue. It looks consequently as if the construction of the Seventh avenue route might be seriously delayed, and Mr. Willcox does not hesitate to threaten in case the delay continues the commission will fall back upon an alternative route via Greenwich street and West Broadway, which has already received legal authorization.The carrying out of this threat
would have serious and undesirable consequences both for the city and for property owners in Greenwich Village. A route by way of the Seventh avenue extension is much to be preferred to the old Washington SquareGreenwich street line. It is much straighter and would permit the operation of a quicker train service. It also has the advantage of penetrating a section which needs very badly additional means of communication. If Greenwich Village should fail to be served by the Seventh av nue subway, its development would suffer from a blow from which it could not recover for a long time. It would have to wait for any improvement in its means of communication until a Hudson street-Eighth avenue route is built, and that will not be for many years. The loss which property owners would suffer during those years would be far greater than the amount which they are being assessed for the Seventh avenue extension.

In the interest, consequently, of the new transit system, the city at iarge and of the local property owners it is very much to be hoped that the Board of Estimate will be able to take final action at an early date. No matter how quickly the business is pushed, six months must elapse between the action of the Board and the taking of title by the city; and six months' delay in beginning the operation of the new West Side subway will be a serious matter from every point of viewbut particularly in view of the fact that at best the Lexington avenue route will be finished some years sooner than the West Side extension, with which it is to be supplemented.

## A Test Case Needed.

The proposal to restrict the height of buildings on Fifth avenue to 125 feet is meeting with a good deal of opposition from real estate brokers and property owners of prominence. The Allied Real Estate Interests have declared against it, and so have other representative organizations and men. Some of them are opposed because the limitation is too severe, others object to any limitation at all, while others claim that the courts would declare the provision unconstitutional.

In regard to the legal aspect of the matter, it is entirely possible that the Court of Appeals of New York would consider such a limitation an unjustifiable exercise of the police power-in spite of the fact that similar provisions have been held valid in Massachusetts and have been confirmed in their constitutionality by the Supreme Court of the United States. But it is extremely desirable to have the question tested, and the proposed limitation of buildings on Fifth avenue will provide a good test case. The majority of the business men who conduct stores on the avenue are in favor of the restriction, but that fact would not, of course, affect the possible legal rights of one protesting property owner.
Moreover, in the case of this particular proposal it could hardly be urged that any essential public interest was endangered by the absence of restrictions, as, for instance, it could be in the case of the present practice
of building eighteen-story factories on 60 -foot streets. Fifth avenue presents, consequently, from the legal point of view, a comparatively weak case for the application of a restricted regulation. At best a limitation to ten-story buildings would be a matter of expediency rather than anything approaching public necessity; and we should like to see a policy of restriction urged on these grounds, because if any systematic plan is ever adopted many of its provisions will have to rest on substantially the same footing as the proposed Fifth avenue limitation.

## The "Crossway" Suggestion.

It is absurd to object to the proposed "Crossway" between Seventh and Fifth avenues on the ground that it is intended chiefly for the benefit of the two railroad companies. The only way it can benefit the Pennsylvania and New York Central Railroad companies is by benefiting the patrons of these railroads. As a matter of fact, however, the circumstance that the "Crossway" provides a more convenient connection between the two terminals is the least of its merits. If that were all it accomplished it would be worth only a very small part of the money which it will actually cost. The amount of traffic between the two stations is and will always be small-compared, for instance, to the traffic between the north and south stations in Boston. The value of the "Crossway" consists in its effectiveness in relieving the congestion at the worst intersecting streams of traffic in central Manhattan. It will divert traffic from the intersection of Broadway and 34th street and Fifth avenue and 34th street and it will divert traffic from the intersection of Fifth avenue and 42 d street. Moreover, it will not merely provide improved accommodations for existing traffic, but it will create by virtue of its increased convenience a large amount of new traffic. It will enormously improve the business availability of the whole of the central business district of Manhattan. There can be no doubt that it is the best single suggestion ever made for the improvement of the street system of the Borough of Manhattan.

## Nine-Story Apartments.

For some years almost all the apartment houses erected in the Borough of Manhattan have contained elevators. The time is now approaching when the great majority of them will be fireproof. On Washington Heights fireproof apartment houses are now being erected in considerable numbers on all the avenues, and within a few years the value of real estate on these thoroughfares will relegate the nonfireproof house to the side streets. In the meantime the side streets themselves elsewhere on the West Side are gradually being occupied by the lately developed type of nine-story fireproof building.

It has proved to be a very successful type, and it would be built in large numbers were it not for the difficulty of securing desirable sites at sufficiently moderate prices. This difficulty will always limit the number of this class of buildings and prevent
that over-construction which has had such unfortunate effects at different times in the case of almost every other popular type of construction. Eventually these nine-story buildings will be erected on the few remaining vacant plots on the better side streets of Washington Heights. 'The planning of new apartment houses is now the most active phase of the building market-which is natural considering how sound renting conditions proved to be during the fall.

## THE WEEK IN REAL ESTATE.

Some recession of brokerage activity was, of course, to be expected this week. However, the recession that has taken place is too decided to be attributable exclusively to the influence of a midweek holiday. Developments in the mortgage loan market undoubtedly had something to do with it. The fact is that capital is being diverted from mortgage investments partly through financial conditions created by the war in European Turkey, but more especially perhaps by the rising tide of commerce and industry in the United States.
Savings banks, for example, are not investing heavily in mortgages at a time when the war cloud abroad may possibly spread and cast its shadow over the stock exchanges of Europe. If the holders of American securities abroad should be obliged to realize on a much larger scale than they are already doing, their action would affect the mortgage situation in two important re-spects-money would be required to buy in the securities here by parties in interest and the low prices would attract investors away from real estate. Thus, savings banks, to use such institutions again as an illustration, would embrace the exceptional opportunity to purchase bonds at profitable figures.
Even more notable as a factor in the mortgage situation is the demand for capital in commerce and industry. The interior banks are withdrawing their deposits from New York and there is less idle capital here seeking employment. The competition for capital is growing keen, and in this competition real estate is not in a position $t$ offer as good terms as are commerce and industry. In other words, the great number of new buildings erected during the last few years of industrial stagnation has temporarily affected rents, thereby shutting out the possibility of profits on building enterprises unless interest rates and costs of construction are abnormally low. At present, however, interest rates and building material prices are on the upward turn, and this fact is beginning to make itself felt in the Manhattan brokerage business.

The falling off in the Manhattan private sales was mostly in the midtown loft building district. However, the decrease in the demand for building sites was evident also in the apartment house section of the borough, and was observed in the outlying boroughs as well. There is a rather unusual number of building operations assured for the immediate future on sites already purchased, but according to well informed brokers there has been a sharp contraction of demand for sites for further building operations, a statement which is borne out by the private sales currently reported.

Such a contention is of course a normal and wholesome development under existing circumstances. It augurs increased earnings on the part of real estate, and will be followed in due time by a corresponding expansion of dealing in improved realty.

## Building Materials.

The building material market showed one decline, and two positive and several prospective price advances this week. The decline was in linseed oil, which is one of the basic elements in the manufacture of paints and varnishes. The advances were in the lumber department, which is subject to marked price fluctuations at this time of the year, when there is a rush to get material to distributing points before heavy weather comes on.
Upward tendencies were noted in the fire brick, fire clay and fire sand departments, but no actual advances were reported in quotations. This movement is due to heavy specifying on the part of crucible, fire brick and retort makers who show a disposition to be prepared against any shortage of crude material due to protracted cold weather, which, it will be recalled, almost necessitated the closing down of some plants last winter.

The settlement of the teamsters' strike through arbitration, which allowed the teamsters hauling building materials, a slight advance over the scales heretofore prevailing, is generally looked upon as having a tendency to encourage other trades not bound by long term contracts to take advantage of the heavy building season to come forward with demands for higher wages. It is not generally believed, however, that serious trouble will develop among the building trades this winter, although there possibly will be some readjustments here and there before the 1913 building season gets under way.

The buying movement in the common brick department this week continued fairly active with price bars still down, but the activity in this line might be accounted for by the report, which seemed well founded, that higher prices will be quoted next week.

The Pittsburg iron interests having representation in this city expressed themselves as satisfied with the prices fixed for lake ores for the year 1913. Heretofore the fixing of ore prices has been left until the middle of December at least, and occasionally has gone over to the opening of the new year. This is the best proof of the unusual conditions now prevailing in the basic metal market, because pig iron is the very basis of all building material prices, with the single exception of lumber.

For a short week building material transactions were unusually heavy, both on actual demand and upon reservations for next year's delivery, apparently showing that projected building operations which were held up until after election are now actually coming forward.

## Don't Be a Mossback.

'Successful municipal ownership or socialism is a comparative term different at different times and at different places. Wherever and whenever a city directly undertakes and carries on a public service successfully, it affords a conclusive demonstration of its socialistic capacity to that extent. The municipal range in these matters is slowly broadening with occasional retrogression. You never can tell till you try, but don't try too much or too soon-and don't be a mossback." -Commissioner Tomkins.

## New Ideas in Apartments.

A feature of an apartment house just completed in the city of Cleveland, Ohio, is that each suite of rooms has a front porch $10 \times 16$ feet. and a sun parlor of the same size opening from the living room. There is a covered sleeping porch in the rear of each suite. The servants' rooms and butler's pantry are grouped in the center of the building
entirely separated from the family portion of the suites, and there are extra servants' quarters and baths in the basement. Each tenant has an individual brick garage. The building is heated by the vapor steam system, and in the front rooms of the suites the indirect lighting system is used.-"Building Age."

FACTORIES AND WORKROOMS.
Safety Code Prepared by New York Committee.
The Committee on Safety of the City of New York has issued a leaflet containing the following safety code for factories and workrooms:
(1) Forbid smoking in the workrooms.
(2) Blow out matches before throwing them away.
(3) Clear out rubbish and clippings every day from workrooms, hallways and basements. Metal cans or metallined boxes are required by law to hold such rubbish during working hours.
(4) Do you keep benzine, naphtha, gasoline, alcohol, turpentine, paint or varnish, except in safety cans, as required by law.
(5) Get a license from the fire department before storing these inflammable fluids on your premises.
(6) Keep gas jets guarded by wire cage, so that materials may not touch the flame.
(7) Keep motors and gas engines boxed and enclosed in fireproof partitions.

A Warning About Accident Insurance.
Many a property owner feels with secure and comfortable satisfaction that he has insured his property in case of accident, and thereby escapes personal liability, says the latest Bulletin of the United Real Estate Owners' Magazine. Blissfully relying upon this fact, he forgets or neglects to notify the insurance company of the happening of an accident or perhaps he thinks the injury or damage so trivial that it is not worth while to notify the company. He is brought back to earth with a dull and sickening thud when six months later he is served with a summons and complaint for a large sum of money, and is told by the accident insurance company that the company is not liable because it did not receive timely notice of the accident, as required by the policy.
Moral: Immediately notify the insurance company, no matter how great or small the accident!

Hell Gate Bridge Injunction Suit.
The City of New York has applied to Supreme Court Justice MicCall in the case of the Manhattan State Hospital against the New York Connecting Railroad for permission to be made a party to the suit for a permanent injunction to prevent the construction of a bridge over Ward's Island connecting the Long Island Railroad with the New York, New Haven \& Hartford Railroad. The trial has been set for next Tuesday.
The city holds that it acted properly in granting a franchise for a bridge over the Island occupied by the plaintiff, in spite of the contention of the State Hospital managers that a special act of the. Legislature is necessary before any such bridge as that contemplated is constructed.
This action on the part of the city practically puts it in a position where it is on the side of the railroad, making the railroad's interests its own.
-The City Market Commission, of which Borough President Miller, of The Bronx, is chairman, will begin sessions again next week.

## REAL ESTATE STATISTICS




 $\begin{array}{lrl}\text { No. with consideration.... } & \$ 51,096,654 & \$ 42,447,184 \\ \text { Consideration.......... } \\ \text { Assessed value. }\end{array}$





Consideration............ $\quad \$ 12,265,771 \quad \$ 11,374,601$


Nov. 22 to $27 \quad$ Nov. 24 to 29


Jan. 1 to Nov. $27 \quad$ Jan. 1 to Nov. 29
 $\begin{array}{lrr}\text { Alterations....................... } & \$ 18,065,896 & \$ 21,411,793 \\ \$ 946,965 & \$ 799,522\end{array}$

## RICHMOND <br> BUILDING PERMITS

Nov. 22 to $27 \quad$ Nov. 24 to 29


## Kings and Queens Brokers Meet.

Regular meetings of the Kings and Queens County Board of Real Estate Brokers are being held weekly. The by-laws have been completed and will be ready for action at the next meeting. The invitation to join the organization has been accepted by real estate brokers from Jamaica, Richmond Hill, Greenpoint, Brooklyn and Flatbush. Their applications are now in the hands of membership committee and will be acted upon at the next meeting. All real estate brokers, irrespective of what section they are located in, providing they have an office, are eligible to membership. Information can be obtained by communicating with the secretary, George H. Westhall, 193 Himrod street, Brooklyn.
-A building which has no better claim to "historic interest" than that it was built "nearly one hundred years ago" is not very notable, when any old town can show many much older. The old Assay Office won't be missed when a much handsomer building takes its place.

# BUILDING SECTION 

## THE NORTH RIVER DOCK PROBLEM

Can the Brick Market Be Made to Move On ?-Commissioner Tomkins_Says It Would Mean Higher Cost of Shelter-Wants the Whole_Waterfront Problem Settled Now.

T
HE North River dock question, with which is bound up matters of the highest importance to real estate and building, will be decided by the Board of Estimate next Thursday, and in the meantime the members will talk it over in an executive session.
No intimation was given at the hearing held on Wednesday of this week of what the board intends to do, whether to combine the plans for the big piers with the rest of the Dock Commissioner's plans for the water front of Manhattan and make one big proposition of the whole, or whether to do as Brooklyn asks and build the piers at South Brooklyn.
It wasn't an extended hearing. Only three Brooklyn men had been permitted to speak before the Mayor broke in and closed the remarks, with an intimation that he did not care to hear any more when the subjegt was not evidently understood. No protest was made in behalf of the building material interests, against being deprived of their market and landing place at the foot of West 52 d street, beyond the submission of a brief from the Building Trades Employers' Association.

## Brooklyn Wants the Piers.

Brooklyn is solidly in favor of having the piers built on her southern shore. Twenty-five civic and commercial organizations have organized a central body for the express purpose of fighting for the piers, and they have the support of the New York Board of Trade and Transportation. Manhattan building material interests are relying on the protection given in the Charter, which expressly sets aside the basin at the foot of West 52 d street for the use of North River boats. This protection can only be withdrawn by act of the State Legislature. The up-state shipping interests through their representatives in Senate and Assembly, and with the aid of the Brooklyn representatives, would be able, it is said, to block the city plans if they should be found inimical to the local transportation interests.

## The Charter Gives Protection.

The City Charter provides in Section 854 that the "water adjacent to the north side of the pier at the foot of 51st street" shall hereafter be reserved from the 20th of March to the 31st of December in each year for "the exclusive use and accommodation of canal boats and barges engaged in the business of transporting property on the Hudson River, and for the use of lighters engaged in loading and unloading such boats;" and it is made the duty of the Commissioner of Docks to prevent all other vessels from approaching or entering the slip.

In addition to this specially reserved section other piers in the vicinity are also used for unloading building material from up the river and the canals.

## Building Trades Opposed.

The objection which the Building Trades Employers' Association has to the plan for the new piers is that it will deprive the building trades of the use of the present facilities.
"Piers for their use located at any great distance above or below would work considerable hardship upon the building trades and the numerous merchants who use the public piers between 44 th and 55 th streets," state the counsel of the association, Messrs. Eidlitz \& Hulse. "The added haul would increase the price of building materials over New York City. Heavy trucking and the cartage of beams through the streets for unnecessarily long distances would be neither for the advantage of the condition of the roadway nor of the general traffic of the city. It is therefore submitted, if the plan be approved, that other sufficient piers in the immediate vicinity be afforded to the use of the building trades."

## President Howland's Views.

That another part of the water front will be offered to the Hudson River boating interests seems probable. Francis N. Howland, of Candee, Smith \& Howland Company, who is president of the Association of Dealers in Building Materials, said it looks as if the building material and other interests must retire gracefully from the field, and allow the more important needs of the city to take precedence.
"I can remember the Brick Market when it was at the foot of West 11th street, then Hammond street, and its being removed to the foot of West 30th street as the needs of commerce demanded; and after a number of years there of being forced to the foot of West 52 d street, as the steamships gradually approached toward the upper part of that section. And now I suppose the next move will be to the foot of West 79th street and vicinity, where no doubt proper facilities can be found for many years to come for the docking of barges with building and other material for the city's needs.
"Certainly it is reasonable to expect, if it should be necessary to order the Hudson River boating interests to move on, some place will be found by the city through its present efficient Dock Commissioner, for the docking and caring for of building materials and kindred interests."
What the Dock Commissioner Says.
When interviewed for the Record and Guide, Hon. Calvin Tomkins, the Commissioner of Docks and Ferries, said that in his judgment there could be no satisfactory solution of the congestion, disorder and expense along the West Side of Manhattan except through the prompt construction of a marginal elevated freight was under public control and for general use.
"Every day's delay in coming to a conclusion about this puts back the day of settlement and makes a final working out of the problem more difficult."

Commissioner Tomkins would consider it unwise to make two bites of the problem. The entire West Side Terminal development should be considered as a unit, at least from 60th street south, and the construction and piers and docks throughout this district
should be considered in relation to and dependent upon the organization of marginal upland facilities.

The basic principle of modern seaport organization, the Commissioner says, is to provide railroad circulation of traffic parallel to and behind the docks as free and unobstructed as is the water front traffic circulation in front.

Future of the Building Material Market.
In answer to a question as to what is to become of the Brick Market the Commissioner called attention to a report he had just prepared and forwarded to the Mayor, under date of Tuesday, November 26 . In this report he says:
"A very heavy indirect tax is now imposed upon fuel and shelter as a consequence of the long hauls incident to trucking building materials from the district north of 44th street to the intermediate and downtown districts. The landing of these coarse freights has gradually been forced away from the downtown water front by the steamships and the railroads, so that the average haul is now several times as long as it otherwise would be, and unless the marginal railroad shall be constructed, permitting of the release of piers down town for handling local coarse freights, the only alternative will be to drive this business into the Riverside Drive section, to the detriment of that locality and to the increased cost of building.

DeWitt Clinton Park, created under the 'Small Parks Act,' at great expense, will be curtailed or eliminated; it will also be necessary to repeal Section 854 of the Charter, which sets apart for the use of canal boats and barges engaged in the business of transporting property on the Hudson River, the docks between West 51 st and West 54th streets.

The large steamship companies are apparently eager to secure this uptown location, but if, in co-operation with the Federal Government, this great expense can be avoided and the funds saved for improvements elsewhere, I believe the city should leave no stone unturned to bring about this result.
"I am not yet convinced that the uptown location is unavoidable."

## Rival Plans.

Commissioner Tomkins also called attention to a report prepared by him and submitted to Mayor Gaynor under date of November 21, in which he said:
"The contention of the Board of Estimate's Terminal Committee, that the only railroad tracks reaching Manhattan from the West shall be discontinued at 30th street, and that drayage, lighterage and car float deliveries to lower Manhattan shall be substituted, as opposed to the Dock Department's contention that direct rail service along the West Side of Manhattan should be continuous, has brought about the deadlock which has threatened the city's commerce for the last two years. Whatever may be the merits of the rival plans, it is imperative that the dispute regarding this fundamental principle should be decided without further delay. If it is un-
wise to discontinue the tracks below 30 th street, then no further delay need be incurred in considering the commit tee's 'Isolated Terminals' plan. If further discussion is needed, this should be forced on specific plans.

Since the deadlock must continue until the issue is settled, I deeply regret that the committee has not publicly attacked my plans and defended its own, and even at this late date I again urge upon it a prompt reply to the following queries:

## Pertinent Queries.

(1) Since the principal wholesale district of the city is connected with the State and country only by one railroad, and since this fact has resulted in the absorption of literage charges by all the other railroads about the port (which is of immense industrial and commetcial advantage to the city) is it desirable that the tracks of this one road should be terminated at 30 th street?
"(2) Is it likely that the State of New York will permit this?
(3) In view of its rights and interests, is it likely that the Central Railroad will submit, without resistance?
"(4) Is it likely that the courts will permit such discontinuance?
"(5) Will not such discontinuance impose a still more intensive railway pier terminal service on the lower Manhattan water front; will not existing congestion become worse confounded as the railroad traffic grows, and will not necessary expansion of this floating railroad yard progressively drive more and more of the marine commerce naturally secking Manhattan to less convenient and desirable terminals?
(6) What will be the effect upon manufacturing concerns like the Na. tional Biscuit Company, depending upon railroad connections, and what will be the effect upon real estate values and tax receipts along the West Side in cuting off abutting property from the future possibility of such connections?
"(7) The report of the New York State Food Investigating Commission on the cost of living in New York City, and its relation to terminal markets, will receive prompt attention when the Legislature meets; is it rot probable that the creation of such a West Side market, to which all the railroads shail have direct access, will become as exi gent as is now the long pier problem? And how will it be possible to provide for such a market, accessible to all the roads, and coincidentally to relieve rail oad terminal congestion at the West Side, except by the construction of a public marginal railway which shall make possible the development of many erminals along its route?
(8) Should not private obstructions be promptly removed from the street ends along the river front so that any water front development plan may be the more promptly executed when determined upon, and in the interim north
and south transit along the water front facilities?
(9) If local coarse freights such as building materials, coal, lumber, etc., are to be excluded from the district between 43 d and 59 th streets, where can this business be provided for?"

## BUILDING LIMITATION.

## A New Plan for Regulating HeightsAdditional Stories When Recessed.

A limitation to the heights of buildings to be hereafter erected for business purposes in the Fifth avenue section is being strongly advocated. Certain interests would have the restriction apply not only to Fifth avenue but throughout the city as well. The question has been debated for ten years off and on, with very general assent to some restriction, though there has ever been an undercurrent of belief that a city ordinance or a State law of that nature would be held as unconstitutional, and a former Corporation Counsel so advised Mayor McClellan on one occasion.
A number of ways of limiting height, other than by an inflexible horizontal dead line, have been suggested, as a means of preventing what is termed "misconstruction." The views of Ernest Flagg, the architect of the Singer Buildng, on the subject were contained in Record and Guide of November 16. Another novel plan, which is here proposed for the first time, is the conception of Adam E. Fischer, architect, of 23 Park Row.
Mr. Fischer does not favor singling out certain streets for the purpose of restricting the height of buildings to be erected on them. He would make the limitation apply throughout the city, on the principle that what is good for Fifth avenue should also be good for any other section.

## Limitations Everywhere.

"If we need light and ventilation and easy access there," said Mr. Fischer, "how much more do we require the same in other parts of our great city? Too much attention has been given to the matter of heights of buildings facing on streets, while nothing has been said as to light and ventilation of buildings from the rear. They should be opened up from that point, as that is where they are defective. This has been shown by a number of examples, where the adjoining property was acquired to protect the light and ventilation of newly erected buildings.
"In the last proposed building code some steps were taken to rectify this evil, but not sufficiently, as any building more than 225 feet high could be extended without further restriction. This I think was a mistake. The area of a building should be regulated by the number of stories and not by its height in feet and inches; and so proportioned as not to damage the adjoining property, whether on the side or
rear. In order to give proper light and ventilation to the entire block a large open space should be left at the rear of each building, proportioned to the height and number of stories.

## A Setback Method.

, "In the interest of the community the man who builds a low building (this applies to all buildings) should be permitted to cover as much space as he wishes, say on the first floor 100 per cent. When he builds two stories he reduces his advantage by 10 per cent., as he requires light and ventilation for the first and second floors. For each additional story above this add 1 per cent. of unoccupied space to the lot. He should leave at least five feet space in the rear of the building at the second story, and increase the rear yard by one foot for each additional story.
"This is not asking too much, as you see by the enclosed sketch that it would be twelve feet deep for a building on hundred feet high, while the requirement of the Tenement House law would be sixteen feet. With a building 170 feet high, eighteen feet, and so forth.
"I have made a section drawing show ing the different heights of buildings in proportion to the width of street at an angle of 60 degrees from building line to building line, which is a trifle over the regulation as laid down in the Tenement House law. This would to some extent regulate the height of buildings and allow additional stories when recessed or stepped back. For the rear of buildings this is nothing new, as it has been done for the building at Fifth avenue and 23 d street, giving additional light to the rear offices and increasing the value of the building."

## A Big November in Queens.

Plans were filed from November 1 to November 23, inclusive, with the Bureau of Buildings in Queens for 245 new structures to cost with plumbing $\$ 2,027$,300. This is said to be the biggest November record in the history of the bureau. It is $\$ 600,000$ now over the total for the entire month of November in 1911. October this year ran $\$ 250,000$ ahead of the corresponding month of 1911.

Among the prominent plans filed is one by the City of New York for the new Flushing High School, a three-story brick structure, with one section 195 feet by 57 feet and another section 182 feet by 68 feet and with a five-story tower, all to cost $\$ 380,000$. It is to be built on Broadway, northeast corner of Whitestone avenue.
-Unskilled labor is actually scarce in some parts. Many foreigners have gone home to fight the Turks, and others are leaving for no better reason than that winter is coming on. Fifty Italians quit one job last week and sailed to-day, saying only "It's getting cold."


# OLD STORIES OF GRAFT REVIVED 

The Superintendents of Buildings Comment on Mr. Fosdick's Criticism of Building Inspectors - Would Like to Have Proof of Any Wrong-Doing.

Raymond P. Fosdick, former Commissioner of Accounts, in an address last Sunday evening at the Manhattan Congregational Church, ventured to revive his charges of "graft" in the Building Department. He is quoted as saying:
"If the builders in New York really wanted to eliminate the graft in the Building Department they could do it in ten days. The trouble is they all don't want to eliminate it. They need it in their business. Some of them want to have the opportunity of putting in a threeinch beam where a six-inch beam is required. They want to avoid some of the strict sections of the building code. It is cheaper to pay an inspector than to put up a building that is safe. And yet when these same gentlemen pick up the morning newspapers and read of graft in the Building Department they hold up their hands in horror and bemoan the lack of honest men in office."

## What Does Mr. Fosdick Know?

Superintendent Carlin, of Brooklyn, who was himself a big builder, said when shown an extract from Mr. Fosdick's latest deliverance, that he was not surprised, as he had heard such statements before.
"Since I became head of this bureau," he added, "I have run down several such stories, only to find them untrue, and in one instance a young architect made an abject apology for a similar statement made by him which existed only in his imagination.
"If Mr. Fosdick can furnish any proof of the charges he makes to the Superintendent of Buildings in any of the boroughs of this city, I am sure that he will gladly investigate the charges and punish the offender. Speaking for myself, in the fifty years that I was engaged in the building business in this city, I never knew of any 'graft' by inspectors or others attached to the Building Department.
"I trust then that Mr. Fosdick will give out all he knows that will throw light on this subject, or else apologize and say, as others have said, 'I only heard it.'"

## Men Not All Perfect.

Superintendent John W. Moore, of Queens, said it was a well known fact that, whether it be in the Police Department, Fire Department, Building Department or any other department where a large number of men are employed, there is bound to be among them some who are inclined to dishonesty, or who by temptation are led into dishonest practices.
"Personally, during the ten months that I have been in charge of the Bureau of Buildings of the Borough of Queens, I have received no complaint from Commissioner Fosdick or from any other person, along the lines mentioned.
"During most of the time that I have been Superintendent of Buildings, Mr. Fosdick occupied the position of Commissioner of Accounts, with authority and power to examine under oath any employee of the Building Bureau or any person doing business with the City of New York. During this time I have
heard of no prosecutions instituted as a result of Mr. Fosdick's activities in this direction, nor have I heard of him taking any serious action with a view of instituting prosecutions of those whom he now accuses.

It would seem to me therefore that either the Commissioners of Accounts were derelict in their duty or that Commissioner Fosdick does not speak accurately or ,with any knowledge upon this subject."

## No Such Condition in The Bronx.

Supt. James A. Henderson of The Bronx, remarked:
"The cry of 'graft' appeals to the ordinary mortal and is invariably listened to with sympathetic attention irrespective of whether the cry deals in generalities or in specific accusations. In the absence of the latter against inspectors in the Bronx Bureau of Buildings, I have no comment in particular to make except to state that no such condition as was portrayed in the address exists in this Bureau and if Mr. Fosdick knows to the contrary let him produce the evidence and I shall lose no time in weeding out the unworthy.
"I believe that it is only fair for Fosdick to be more explicit in his statement. Let him recall that there are five separate Building Bureaus in the City of New York, and if the conditions as he states prevail in any particular Borough or Boroughs let him state so specifically and remove the cloud of suspicion which his ungrounded accusations have cast over the inspectors of the other organizations where it is undeserved.
"The business in this bureau is conducted in a careful and painstaking manner which nullifies to a considerable extent the possibility of graft, and I court a most searching investigation of this Bureau at any time with implicit confidence that my claims will be substantiated."

## Offenders Brought to Account.

Superintendent Miller of Manhattan said:
"It would be foolish for me to maintain that there is no graft in the Building Department at the present time. I think I have a right to say that everything that can be done is being done to eliminate it, but that it is the most difficult problem that presents itself to a public officer for solution.
"A bribe requires two persons-the bribe giver and the bribe taker. Under the law the one is as guilty as the other, with the result that neither is going to divulge anything about it if possible. Mr. Fosdick, who was formerly Commissioner of Accounts, knows the difficulties and he knows also of how graft occurs. He has put it very tersely in his statement. As I have already publicly stated, any builder or architect who is guilty of giving graft is either a fool or a knave. A fool, if he thinks he must do it, because he knows he can come here and get anything that is right and proper without paying for it; a knave, if he is guilty of graft, because he is seeking some favor or doing something that is illegal.
"Mr. Fosdick has helped this bureau considerably in bringing to account
some of the grafters that we have discovered in this bureau. When I called his attention two years ago to certain facts that I had discovered, he took up the matter at once and through his powers as Commissioner of Accounts, got the information which I was not able to get because of the unwillingness of those concerned to give me that information and my inability to secure it in any other way. Mr. Fosdick, with his powers of subpoena and investigation, was able to get the facts.
"The brazen way in which the graft was sometimes passed, was shown by a bill put in evidence by one contractor to another for the payment of a bribe to one of the inspectors. The difficulties that are involved can be readily understood when I tell you that a few years ago I met a man who passed for a respectable builder in this city, who told me in the presence of others that he would much prefer to pay the inspectors to overlook certain things that he did than to take the trouble to go to the office of the Bureau of Buildings and secure what he had a perfect right to. The excuse he gave for that was simply that he knew he was not doing anything that was really wrong, though perhaps not strictly in accordance with the law and that he could get it anyhow, but the method he adopted was easier."

## For New Police Stations.

The Board of Estimate has reported to the corporate stock budget committee a request from the Police Commissioner for the authorization of $\$ 800,000$ corporate stock, for the acquisition of four sites and construction of station houses, namely:
(1) Chatham square, Manhattan, to replace 5th Precinct Station House on Oak street, and 7th Precinct Station House on Madison street.
(2) The Bowery and Kenmare street, Manhattan, to replace 6th Precinct Station House on Elizabeth street, and 12th Precinct Station House on Mulberry street.
(3) 165th street and St. Nicholas avenue, Manhattan.
(4) Brook avenue and 138th street, The Bronx.

## A Lecture on Sprinkler Systems.

The first of the course of lectures on automatic sprinklers given by the Barebones Club in the Insurance Library, to which all members of the Insurance Society are invited, was delivered by E. P. Boone, the automatic sprinkler expert of the New York Fire Insurance Exchange.
Mr . Boone said that he was working on plans which would revolutionize sprinkler systems. The idea is to do away with roof tanks, which in case of collapse subject the building and contents to serious injury, and, instead, to place the tanks in the cellar and to force the water to the roof when it is wanted.
-Settling the engineers' wage question has removed one more danger from the industrial situation.

Requires Fire Exits and Automatic Sprinklers in Factory Buildings.
The State Factory Investigating Comrission has under consideration twentythree bills for introduction at the next session of the Legislature. The bills are tentative and have not been approved by the commission. They have been the subject of hearings held by the commission in New York and other cities. Copies are being sent to the various interests affected, with an invitation to freely criticise them. Robert E. Dowling, president of the City Investigating Company, is the only representative of real estate interests on the commission, the chairman of which is Senator Wagner.

A hearing on the bills relating to firehazard in existing factories will be held at the City Hall on Thursday morning, December 4, at 10:30. A hearing on the proposed bills for changes in the organization of the Labor Department will be held December 2, at 10:30 a. m.
A synopsis of the bills as they then stood will be found in the Record and Guide of September 28, p. 564 . Several have since been added. The Realty League and the Merchants' Association h: ve appointed committees to consider the proposed measures. The bills have by the commission been numbered and designated as follows:
(1) Fire prevention. (2) Fire drills and fire alarm signal systems. (3) Automatic sprinklers. (4) Fire-escapes and exits; stair and doors. (5) Limitation of the number of occupants in factories. (6) Organization of the labor department; division of industrial, hygiene and medical inspection. (7) Advisory board to the department of labor. (8) Bureau of mercantile inspection, extension to cities of the second class. (9) Definition of a factory. (10) Posting abstracts of the labor law. (11) Cleanliness of factory buildings. (12) Cleanliness of workrooms. (13) Seats for female employees in factories. (14) Seats for female employees in mercantile establishments. (15) Prohibition of night work by women. (16) Employment of women in core-rooms. (17) Foundry bill. (18) Accident prevention, lighting of factories and workrooms. (19) Physical examination of children between fourteen and sixteen years employed in factories. (20) Prohibition of the employment of children in dangerous trades. (21) Service of summons in another county, in proceedings against a corporation for violation of labor law. (22) Drinking water, washrooms, dressing rooms and water closets. (23), A, B, \& C, extension of jurisdiction of the children's court in cities of the first class to cover prosecutions for violations of the child labor and compulsory education laws.
Bill No. 4, in relation to fire-escapes and exits requires in all factory buildings in the State at least two means of egress. Outside fire-escapes must be provided unless adequate provision has otherwise been made for safe egress. Stairways must be completely enclosed with brick walls of terra cotta, block or reinforced stone concrete. Bill No. 3 specifies automatic sprinklers for every factory building more than seven stories in height.
-The George A. Fuller Company, a subsidiary of the United States Realty, will erect the eighteen-story office building for the Consolidated Gas Company in East 15th street, from plans by William Cullen Morris. As six more stories will be added to the adjoining building at the southeast corner of Irving place and 15 th street, the gas company will have large office facilities there.

## An Action to Enforce It in the New

 Subway Work by Electrical Workers.Asking that a $\$ 2,000,000$ contract be declared null and void because the company having the contract failed to pay an employee what is alleged to be the prevailing rate of wages during the period of his employment, which was only a few months, Paul McNally, delegate of the Union of Inside Electrical Workers, made a formal complaint to the Public Service Commission.
The commission has considered several cases involving the question of the prevailing rate of wages, but never before has it been asked to cancel a contract by reason of the alleged failure of the contractor to pay that rate. Hearings were held on Mr. McNally's complaint, and the commission now has the case under advisement.
The company against which the complaint was made is the Underpinning and Foundation Company, which has the contract for the building of that portion of the Broadway, Manhattan, subway lying between Canal street and Bleecker street. The contract price is $\$ 2,295,000$. In his complaint Mr. McNally alleges that the company "has failed to pay to one Charles McClafferty, employed as an electrical worker for said company, $\$ 4.50$ per day, which is the prevailing rate of wages in this vicinity for electrical workers, and paid said Charles McClafferty during the month of May, 1912, and other times the sum of only $\$ 3.50$, which was not the prevailing rate of wages, and I therefore ask this honorable board to declare said contract with said company void."
The complainant was represented by his attorney, William D. McNulty of 141 Broadway, who attended the hearings held before Commissioner John E. Eustis.
At the hearings Charles McClafferty estified for the complainant, and Mr. McKibbon, general superintendent, for the Underpinning Company. The complainant's contention was that McClafferty had been employed as an electrical worker and was, therefore, entitled to $\$ 4.50$ per day. The company, however, claimed that he had been employed merely as a wireman and had been paid fully as much as similar workmen were paid on other subway contracts.
A representative of the Degnon Conracting Company, which has the contract for a section of the Broadway subway immediately south of the Underpinning Company's contract, testified that his company employed men for the work of wiring in the subway tunnels and paid them from $\$ 3.00$ to $\$ 3.50$ per day.

## An Architectural Trick.

On the Woolworth Building the terra cotta has been treated with surpassing cleverness. Besides emphasizing the vertical lines, color has been made to play an important part, and so subtly done as not to attract attention. The trick consists in simply using a slightly darker tone for the surfaces between one window head and the sill above, which, repeated for scores of stories, adds decided emphasis to the already great appearance of height.

In the matter of enriching the crown of both the building proper and its tower, Mr. Gilbert has devised a motive which does not project unduly nor does it interrupt the verticality of the building, like a cornice. It consists merely of a Gothic canopy, and where the tower leaves the building this canopy has been so broken as not to interrupt the free flight of the shaft, which goes on soaring as no building ever soared before.-Albert Kelsey in the "National Builder."

## NEW THINGS

Steam and Water Pressure Regulator.
The Ross Valve Company, of Troy, N. Y., is putting on the market something new in the way of a valve, which regulates pressures for steam and water. These valves come in sizes embracing the largest as well as the smallest pipes.

## Cutting Pipes with Fire.

Practically every building manager and contractor has occasion to cut through steel or iron pipes and to weld metals at different times. The newest and most up to date way of accomplishing this work is by the oxy-acetylene cutting and welding process. This equipment is very strong, safe, durable, efficient and economical. It is manufactured by Messer \& Co., of Philadelphia.

## A Flexible Coupler for Engines.

The Franke Company, of New Brunswick, N. J., is introducing a flexible coupler to eliminate breakage due to misalignment of shafts in direct connected engines and power plants capable of carrying up to $3,000 \mathrm{H}$. P. The device is based upon the principle of the sheaves in a carriage spring allowing for automatic rotary adjustments between the drive and the engine, so as to practically eliminate heating of bearings, and to permit engines to operate to their full registered horsepower. This coupler has a particular application in the operation of high speed pumps, pressures and elevator machinery, where bearing wear is extremely heavy, owing to the engines getting out of line.

## Shadowless Lights.

Something new in the way of a shadowless lamp is being introduced into the market by the Straight Filament Lamp Company, of 25 West 42d Street. The system eliminates the narrow pear-shape globe, and replaces it with a straight line filament about 12 inches long, yielding a straight uniform light throughout its entire length. This filament is placed in a clear glass tube, and has no end sockets or attachments of any kind to check the course of the light. It is claimed for this lamp that it has extremely low current consumption, and has greater life than an ordinary bulb. For office or desk equipment it should appeal to the building manager as well as to the owner and operator of apartments and office buildings, because of its low cost of operation and moderate installing costs.

## New Style of Shingles.

A novelty in asbestos shingles is being turned out by the H. W. JohnsManville Company of this city. These new shingles are thicker than ordinary asbestos shingles and differ from the usual shingle of this type in that instead of the edges being smooth and uriform they are finished irregular and rough. The idea is to present a more artistic roofing finish, and at the same time provide one of more durability and one that is fireproof. These shingles weigh less than slate or tile and consequently do not require such heavy roofing timbers. In addition they do not crack, split or exfoliate when exposed to extremes of weather. These shingles are offered in Indian red, slate and natural gray in sizes $9 \times 12$ inches for the American method of laying, and $18 \times 18$ inches for French or diagonal laying.

## BUILDING MATERIALS

## STEEL CORPORATION A BRAKE ON HIGHER PRICES.

Efforts of Independents to Stiffen Quotations Nil-Iron Firmer-Linseed Oil Lower-Chain Prices Move UpWire Rope Unaffected by New Differential in Wire-Lumber Has Surprising Call-Slate Prices Firm-Hollow Tile in Steady Demand-Roofing Tile Brisk.

P

## ROLONGED building weather is

 largely accountable for the heavy demand in practically all departments during November. The chief factors in the market during the last four weeks have been a general firming in demand and prices, and a tendency to engage building material deliveries not only into the first, but also into the second quarter, while steel is being engaged well into the third quarter. Pig iron, which usually is sold not more than a half year in advance, is being engaged well into next September.As far as labor is concerned, this factor in the construction market has been unusually quiet, which is being interpreted by certain interests as the calm that precedes the storm. The fact that the teamsters' strike was settled without any serious inconvenience to construction work may or may not encourage other trades to take some action looking toward an improvement in thei working condition during the coming season of prosperity. Labor leaders, however, discount these prognostications and point to the fact that most of the building trades are tied up with long-term contracts or working agreements which precludes any difficulties during the winter months.

Generally speaking, all rumors to the effect that there will be general labor trouble in the building trades this winter are without foundation and are based solely upon the fact that because there will be plenty of employment for skilled building artisans well into the spring that there must necessarily follow unrest in the skilled trades.

The demand for common brick was not as heavy this week. Lumber continues in good demand, especially heavy false work materials. In spite of the fact that manufacturers have adopted a differential of forty cents per 100 pounds between the price of galvanized and plain wire, which is ten cents higher than the old differential, the quotations on wire rope are without change. The discount on wire rope to the large trade is still $421 / 2$ and 5 per cent. from list for galvanized and 50 and 5 per cent. for bright. Owing to the advance in the price of iron and steel, chain to-day costs more. New list prices, Pittsburgh, will be found in another column.

There was no change in the quotations on hollow tile during the last month despite the fact that the demand is exceptionally heavy and that all kinds of tile are being required for the fall building movement. The discount of 85 per cent. is still allowed on blue linings, while roofing tile is in very brisk demand. The advent of cold weather during the close of the past week had a tendency to stiffen quotations, and if this cold cold weather prevails higher prices may rule.

Building money continues in good demand. There is a general feeling that much of the pre-election business that was deferred until the behavior of the securities market could be studied is now coming out, although the volume is much less than was expected earlier in the season.

HEAVY BUYING IN COMMON BRICK.
Prices Will Move Up Again Early Next Common Hudson River brick moved with some aggresiveness this week. Prices still. hung at $\$ 6.75$ to
the market was apparently well supplied, the market was apparently well supplied, buying continued at this level in anticipation of the report that there would be prompted dealers to come into the market whether they needed brick or not showing that the sales were forced
comparisons for the corresponding week in 1911 follow:


Total …................ ${ }^{62} \quad{ }^{64}$ Hudson River, $\$ 6.75$ to forced. Prices, Raritan River, $\$ 6.75$ to - (Wholesale, dock N. Y. For dealer's prices add profit and
age.) Left over, November 23-20.

Left Over, November $18-51$.


STRUCTURAL STEEL PRICES STEADY,
Due to Successful Effort of Big Companies to Check Speculation.

NOTWITHSTANDING frequent reports or advances in prices on plates, shapes and merchant bars by independent makers, they have had inttie effect on the real market, the Steel Corporation having reiterated from week to week its inten tion of holding to present official price levels on all business it could take for nearby or forward delivery. So far as actual buying on specified deliveries is concerned prices are practically changed.

Fabricated structural steel was moderately active, contracts for building, manufacturing plants and bridges being placed, calling for nearly 27,000 tons of steel 30,000 tons additional outside the heavy contracts still pending for sub way and elevated road extensions there are few individual contracts calling for anything over 5,000 tons and most of the business is made up of small lots of from 500 to 2,000 or 3,000 tons each. The principal contract noted was for the 1,200 tons for the Cruikshank building.
Pittsburgh pig iron interests were eminently satisfied with the prices fixed for lake ores for the year 1913, as announced by the lake ore interests. Heretofore the fixing of ore prices has been left until mid-December at least, and occasionally has gone over to the opening of the new year.

The schedule was announced by Pickands, Mather \& Co., which was accepted by all other large Lake Superior ore operats above the 1912 prices. The new level is still 10 cents under the 1911 level i
prices.
The new base is: Old range bessemer $\$ 4.40$; Mesaba bessemer, $\$ 4.15$; Mesaba non-bessemer, $\$ 3.40$-all prices being delivered Lake Erie dock. About $6,000,000$ tons of ore for next year's delivery were reported closed by independent consumers up to the end of the week.
The test of eapacity in all lines since September has demonstrated conclusively that the weak spot in the iron and stee situation is the inelasticity of the crude steel capacity. The blast furnace interest have shown themselves abundantly able to cope even with an increase in the present demand for pis iron, and the finishing ules so as to satisfy the actual demand ules so as to satisfy the actual demand Large sales of bessenier and basid
Large sales of bessenier and basic pig iron continue to be the feature of the pig
iron situation. The total movement of these two grades in the last fortnight aggregates more than 100,000 tons. This has been accompanied by an advance of about 25 cents in basic iron, to $\$ 16.50$ valley furnace or $\$ 17.40$ delivered Pittsburgh Bessemer has been held to the standpa base of $\$ 17.25$ valleys. Demand for foun dry iron for immediate delivery has driven that grade still higher, and producers are asking $\$ 17.50$ at furnace for shipments through December and January.

Prices current for shipment during the
balance of 1912 and first half of 1913 at tidewater:
No. 1 X foundry, Northern....18.75@19.00 No. 2 X foundry Northern 18.25 18.50 No. 2 plain foundry 17.75 @18.00 Gray forge, foundry.
Basic Northern
No. 1 Virginia foundiry
No. 2 Virginia foundry
No. 1 foundry, Southern.......18.75@19.25 No. 3 foundry, Southern........17.75@18.75 No. 4 foundry, Southern........17.50@18.00 No. 1 soft, Southern.............18.50@18.75
No. 2 soft, Southern............18.25@18.50 No. 2 soft, Southern. . . . . . . . . . . . $18.25 @ 18.00 @ 17.50$
Gray forge ..................... 17.0 . Mottled
$17.00 @ 17.25$
$16.75 @ 17.00$

## LINSEED OIL DECLINES.

Quotations on City, Raw, 52 Cents as Against 92 Last Year. F URTHER decline in the prices are retations now run from 52 to 53 cents against 92 cents during the similar period last year. The demand here for linseed oil is light, showing the paint, varnish and steel coating interests are well supplied. Duluth reports heavy cedar arrivals with easier market. The tendency in which department is to go still lower City raw American seed 52 and 53 cents Out of town raw American seed 51 and 52 cents.

TERMS OF STRIKE SETTLEMENT.
Teamsters Secure Slight Advance Over T HE teamsters' strike has bee
on the following basis. been settled on the following basis
drivers of double trucks until May 1, 1915; $\$ 2.50$ per day; from May 1, 1915, 1,1915 tober 1, 1917, $\$ 2.60$ per day; drivers of three-horse teams, $\$ 2.85$ per day; drivers of four-horse trucks, $\$ 2.85$ per day; driv ers of five-horse trucks, $\$ 3.10$ per day chauffeurs of one and three-ton trucks, \$18 per week; chauffeurs of three to fivetrucks, $\$ 22$ per week; seven to ten-ton trucks, $\$ 25$ per week.

## GENERAL HARDWARE ADVANCING.

Arehitects Advised to Allow Leeway $\Delta$ RCHITRCTS
A RCHITECTS, owners and specifiers will do well in figuring their hardrequirements to allow for advances in line with increasing prices in other building materials of iron and steel entering largely price of iron and steel entering largely into the manufacture or hardware couple is responsible for new lists which probably will January first. The following statement which was obtained too late for publicawhich was obtained too late for publicaing material market, gives a survey of the hardware market by an authority eminently qualified to speak of the subject: Iron Age Hardware.- "The prospects in building hardware lines are constantly improving, and there is no likelihood of a recession in price. Manufacturers ar looking for even heavier business next spring, and many will not accept orders for delivery beyond January 1. General hardware lines are advancing, and further appreciation in price is anticipated These advan aretal merehants of the wholesal and the Bountry

## EASTERN SPRUCE STRONG.

Mills May Saw Supply Before the Season PRUCE from the East by cargo meets
a strong demand, for the yards are ready to pick up almost any desirable offerings at current high figures, for there will be very little more stock to come for ward for the Eastern tidewater mills before heavy ice forms in the rivers. Wid and long timber brings a range of $\$ 24$ to $\$ 28$ per thousand, according to slzes, while the cargoes of smailer is reported that most of the to $\$ 23$. It is reported that most of thely Eastern mills will saw out their supply will mean that they will be obliged to wait for the incoming drives in June o later, before they will be seeking orders for next season's delivery.
Lath are very firm in this market in sympathy with the position at all other Eastern points, and a good standard slab lath sells freely on a basis of $\$ 4$ to $\$ 4.10$ and while receipts have been fairly heavy they have been quickly absorbed, and a Eastern supplies are coming from current sawing the production during the winter will run quite largely to round wood during the winter.
(Continued on page 1033.)

## CURRENT BUILDING OPERATIONS

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

Bridge Terminal Bids to Close Dec. 19. The Department of Bridges, 21 Park Row, Arthur J. O'Keefe, Commissioner announces that bids will be received until Thursday, December 19th for the improvement of the Manhattan Plaza of the Manhattan Bridge Terminal, plans for which have been prepared by Carrere \& Hastings, 225 5th avenue. The work includes arch construction, retaining walls of concrete, colonnade work paving, grading, landscape work, electric lighting, and the erection of lighting poles and shelter houses. The se curity required is $\$ 250,000$.

John Peirce Co. to Build R.R. Y.M.C.A.
The New York Central \& Hudson River Railroad Company, 70 East 45th street, has awarded the general contract to the John Peirce Company, of 90 West street, to erect the new railroad Y. M. C. A. building, seven-stories, 65 x 200 feet, in the south side of 50 th street, at the corner of Park avenue, from plans by Warren \& Wetmore. The Railroad Y. M. C. A., 361 Madison avenue, is the lessee. The estimated cost is $\$ 150,000$.

## CONTEMPLATED CONSTRUCTION

## Manhattan.

apartments, flats and tenements. ST. NICHOLAS AV-Starrett \& Van Vleck 5 East 1th st, are taking bids on the genera 100 ft. to be erected at the southeast corner of S. Nicholas av and 189 th st, for the Middle own Realty Co., care of George V. McNally, ${ }^{47}$
West 34th st, owner. Ashley \& Kaufman, 41 5th av, steam and electrical engineers. Cost $\$ 130,000$.
$69 T H$ ST.-Schwartz \& Gross, 3475 th av, architects, are taking bids on granite, limestone
hollow metal and fireproof arches for the 9 -sty partment house, 55xs, it 106 West 69th st, for the Westport Construe
 Sharp, president: Lawrence Ball, ${ }^{6}$
st, is steel engineer; cost, $\$ 175,000$.
141ST ST.--Emery Roth, 5075 th av, has com$\$ 6.11 \mathrm{ft}$, to be erected at 610 West 141 st st 6.11 ft to be erected at 610 West 141 st st ,
for the Ess En Construction Co., Inc., 247 West 127 th st, owner ; cost, $\$ 2000,000$,

## FACTORIES AND WAREHOUSES

25TH ST.-B. K. Hall, 1 Madison av, and the fects, are taking bids for a 4 -sty brick additio to the factory at $\overline{\delta 21-541 \text { West } 25 \text { th st, for the }}$ Conley Foil Co., on premises, owner. Van
Vleck \& Fawley, 239 West 52 d st, are engineers. hospitals and asylums.
123D ST.-The Libman Contracting Co, 107 West 46 th st, is figuring the genaral contract for
a $\tau$-sty clinic building, $35 \times 100 \mathrm{ft}$, to be erected at $41-43$ East 123 d st, from plans by Max $G$ Heidelberg, 323 sth av, and Emilio Levy. 38 Union sq, associate architects. The Hospital for
Deformities and Joint Diseases is the owner ; esDeformitdes and $\$$ Jint
136TH ST.-J. H. Friedlander, 2445 th av, has completed plans for the 5 -sty addition, $35 \times 170$
ft, to the Harlem Hospital at 136 th 137 th sts ft , to the Harlem Hospital at 136th, 137th sts
and Lenox av, for the Bellevue and Allied Hosand Lenox av, for the Bellevue and Allied Hos
pitals, foot of East 26 th st, owner. F. A. Burpitals, foot of East 26 th st, owner. F. A. BurC. Tucker, 1565 th av, sanitary engineer. Pattison Bros., 1182 Broadway, steam and electri-
cal engineers; cost, $\$ 250,000$. Estimates will cal engineers; cost, $\$ 250,000$. Estimates will
soon be advertiseu for

## MUNICIPAL WORK

MANHATTAN.-Bids were received by the De partment of Bridges, 13-21 Park row, Arthur J O'Keefe, commissioner, for structural steel for the Brooklyn Bridge. Mcclintic Marshall Co 2 Park row, was low bidder, at $\$ 7,125$.
MANHATTAN.-The Department of Correc-
ion, Patrick A. Whitney, commissioner, 148 East $\frac{\text { Ooth st is is taking bids, to close at } 11 \text {, } \mathrm{a} \text {. m., }}{\text { Dec. }}$, Dec. 3, for furnishing and delivering hardware,
paints, iron and steam fittings, lumber and mis paints, iron and st
MANHATTAN.-J Waldo Smith, care of own ers, chief engineer, is preparing plans for a cast to Staten Island for the Board of Water Sumply 165 Broadway, owner; Chas Strauss, president: cost, \$000,00
65TH ST. - The Department of Parks is tak ing bids to clo6e December 5th at 3 p . m., for ground at Central Park, 60 ft south and playst, Transverse rat
Park,
Pe Park West, from plans by ft , Kast of Central Building, architect. Cost, $\$ 14,500$.

COOPER SQUARE.-Bids will close Decemer 5 th at $3 \mathrm{p} . \mathrm{m}$. for the construction of a omfort station at the coutheast corner of cooper Park, 7 th st and 3 d av, for the De-
partment of Parks. partment of Parks. T. E. Videto, care of

## stables and garages

AV B.-Axel Hedman, 367 Fulton st, Brookyn, architect, is taking bids for a 2 -sty brick arse, ohn W. Brookman, care of architects, owner cost, $\$ 25,000$.

STORES, OFFICES AND LOFTS.
2.5TH ST.-Gross \& Kleinberger, Bible House, architects, are taking bids for the 12 -sty office building, $25 x 86$ ft, to be erected at 11 West Co., 538 West 136 ch st, owner. Twenty-illth $\$ 105,000$. ${ }^{25 T T H}$ ST.-The Libman Contracting Co, 107 t 40 th st, is figuring or the 12 -sty office building, 2xxb6.9, to be erect Kleinberger, Bible House, architects, by Gross \& all bids on subs prior to Nov, 26. The Elever West Twenty-fifth St Co , 538 West 136 th st , is owner. The Passaic Structural Steel Co, BROADWAY--Rouse a Goldstone, 38 we 32d st, are taking bids " for $\$ 40,000$ worth of alterations to the store and loft at $935-939$ Broadway and 157-161 5th av, for the es-
tate of Richard Mortimer, 11 Wall st. The work calls for installing a new elevator shat stairways, toilets and a mezzanine floor

## THEATRES

AMSTERDAM AV.-Von Beren \& La Velle, noving picture theatre, $50 \times 100$ ft to on the west side of Amsterdam av, 50 ft south of 180 th st, for the Kerlock Realty \& Construction Co., George Brown, president, 63 ark Row, owner. Cost, \$12,000.
2 D AV. - B. W. Levitan, 20 West 31 st st, has completed plans for a 2 -sty moving picure theatre and bank room, $48 x 55^{2} \mathrm{ft}$, to be Sth st, for Samuel Augenblick \& Co., owner,
who builds. Cost, $\$ 20,000$.

## Bronx.

APARTMENTS, FLATS AND TENEMENTS. ANTHONY AV.-Harry T. Howell, Willis av nd $149 t \mathrm{n}$ st, has been selected architect fo v , running throush to Carter av, 104 ft sout of' 174th st, for the Martin Tully Construction Co., 810 East 173 d st, Martin Tully, president Maria Tully, secretary
SIMPSON ST.-The Kreymborg Architectural o, 1330 Wilkins av, are preparing plans for hree 5 -sty brick tenements, $42 \times 93 \mathrm{ft}$, to he erected in the west side of Simpson st, 100
it north of 163 d st, for the Pedgur Realty Co., 931 Southern Boulevard, owner. Cost Co.

## theatre.

180TH ST.-The Arc Realty Co., 15 Willian st, owner, is taking bids on subs for a moving picture theatre and store to be erected in
the north side of 180 th st 105 ft east of Daly v, the Bronx, to cost $\$ 30,00$. Goldner \& Goldberg, 391 East 149 th st, architects.

## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. MARION ST,-Farber \& Nurick, 1028 Gates , are preparing plans for two 4 -sty tlats, 25 x st, 250 ft east of Howard av, for Samuel Killner, 1533 Union st. Cost, $\$ 11,500$.
BAY 31ST ST.-Wortmann \& Braun, 114 East ing plans for a $4-$ sty store and apartment house, ac96 ft , to be erected at the northwest eor ner of Bay 31st st and Bath av, for Samuel
Brill, 126 Bay 31st st, owner; cost, $\$ 100,000$. VAN BUREN ST.-Adelsohn \& Feinberg, archlans for a 4 -sty brick apartment building to e erected in the north side of Van Buren st east of Throop av, for the La Vin Building \& Iront will be
The building ill have modern improvements. The building BANKS.

BEDFORD AV.-Figures are being received for Bedfors to the bank at the northeast corne of Bedford av and Hasey st, for the People's
Trust Co., on premises. Slee \& Bryson, 153 Montague st, architects.

## CHURCHES.

4TH AV.-The South Brooklyn Gospel Church, on premises, Rev. O. M. Fletcher, 436 $5 s t h$
st. pastor, is taking bids for a a $1-$ sty
brick
church, $40 \times 80$
ft , to be erected at the northeast corner of 4th av and 56 th st, from northeast corner of 4 av and $56 t h$ st, from
plans by R. H. Venderbrook, 492 Chauncey st, arehitect. Cost, $\$ 20,000$.

MARLBOROUGH RD.-George W. Kramer. Madison av, New York City has completed plans at the cor and limestone addition to the church or the Flatluush Congregational and Dorchester, crick Marsh Gordon, too Rugby rd, pastor ; cost,

FACtories and warehouses.
PENNSYLVANIA ST, -Israel Rokeach ${ }^{\&}$
Son, 409 Hewes st, will soon be ready for bide for the Hewes st, will soon be ready for blick factory, 56 x 94 ft , to be for the 4 -sty brick factory, $56 x 94 \mathrm{ft}$ to be
erected in the east side of Pennsylvania st, 129 ft south of Bradway, for L. Berger \&

GREENE ST.-John C. Wiarda \& Co., 259 Greene st, owner, is taking bids for six 2, 3 and -sty factory buildings, $200 \times 175 \mathrm{ft}$, consisting of atorage, grinding room, boiler house, foun-
dry and acid works. Cost, $\$ 130,000$. HUDSON AV.-W. T. Donnelly, 17 Battery pl, N. Y. C., engineer, is taking bids for a 1 -sty brick boiler house, $19 \times 106 \mathrm{ft}$ to be erected on the west side of Hudson av, 200 ft
north of Tillary st for Aaron Levy,


HOSPITALS AND ASYLUMS
BROOKLYN.-Bids will close December 4th at $2.30 \mathrm{p} . \mathrm{m}$. for a brick addition to the Psychopathic ward of the Kings County Hos-
pital for the City of New York. Frank K pital for the City of New York. Frank K.
Helmle, 190 Montague st, is architect. EstiHelmle, 190 Montagu

## MUNICIPAL WORK

23 D ST.-The Borough of Brooklyn, Alfred E. steers, president, is taking bids, to close Dec. 4 at 11 a. m. for regulating, curbing, grading,
laying sidewalks, paving with asphalt on a $4-6$ inch concrete foundation at East 23d st, East 31 st st, Ovington av, 38 th st, 48 th st and 77 th st.

SCHOOLS AND COLLEGES
EASTERN PARKWAY.-The Brooklyn Intitute of Arts and Sciences is taking bidd uperstructure of additions ${ }^{\circ} \mathrm{F}$. m., for the superstructure of additions "F and G ," and
for alterations of sections "A and $C$ " of the Vashing buildings, at Eastern Parkway and Whashington av, from plans by McKim, Mead
 contractors for foundations.

## Stables and garages.

FLUSHING AV.W. B. Wills, 1181 Myrtle av, architect, is taking new bids for a ${ }^{4-s t y}$ outh side of Flushing av, 26 ft east of Ryerson st, for Louis, Medler, 506 Hart st, owner.

## STORES, OFFICES AND LOFTS.

CORTELYOU RD.-William Debus, 86 Cedar is preparing plans for seven 1 -sty brick ast corner of Cortelyou rd and Flatbush for Meruk \& May 1126 Myrtle av. Cost, $\$ 50$,or. Bids will be taken about Dec. 15 .

## Queens.

DWELLINGS.
ARVERNE, L. I.-S. S. Pollack, this place, rampleted plans for changing the 2 -sty
 for Hahn \& Strolling, Far Rockaway, L. I., Cost, \$14,000.
MORRIS ARK, L. I.-The Superb Construcion Co., care of Goldfogle, Cohn \& Lind, 271
Broadway, New York City is taking bids for a $1 / 2$-sty frame residence, $17 \times 36 \mathrm{ft}$, to be erected on the north side of Briggs av, 360 ft east of Liberty av, from plans by H. T. Jeffrey \& Son,
923 Lefferts av, Richmond Hill, architects; cost,

## Stables and garages

JAMAICA, L. I.-Bids on the general contract are being st, by the Park Laundry Co., 121 Prospect st, owner, and Otto Thomas, 354 Fulton st, rchitect.

## Richmond.

STORES, OFFICES AND LOFTS, ST. GEORGE, S. L-The Richmond Light \& ... Co., Jay st, is taking bids for a 3 -sty lilding and waiting room, to be erected at the Ferry House, from plans by Delano \& Aldrich, 4 East

## Nassau.

SCHOOLS AND COLLEGES

[^1]
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## Out of Town.

apartments, flats and tenements. LARCHMONT, N. Y.-James V. Gahan, 221 Huguenot st, Now Rochelle, has completed plans
for a 4-sty apartment with stores, $25 \times 82$ ft,
 owner, who is ready
tracts. Cost, $\$ 20,000$.
NEWARK, N. J.-R. Bottell1, 191 Market st, architect, is taking bide on separate con-
tracts for two 4 -sty apartments, to be erected at the southwest corner of Harvey st and Mt. Pleasant av, for ${ }^{\text {a }}$.
tect. Cost, $\$ 50,000$.
 ready for bids for a 5 -sty brick apartment, $60 x 150$ ft, to be erected at the Hudson Boule-
vard, corner of Glenwood av, for M. W. vard, corner of Glenwood
Beemer, 49 Liberty st, N. Y. ${ }^{\text {av, }}$ Cor M., ${ }_{\text {owner. }}$ W.

## CHURCHES.

NEWARK, N. J-Cady \& Gregory, 6 West 22 d st, N. Y. C., are preparing plans for the
new North End Church to be erected at Abington and Clifton ave. for the Third Presby-
terian Church, Rev, Dr. Robert Scott, 30 Walnut st, pastor. U. B. Brewster, 538 Mt . Pros-
pect av, is member of the building committee. pect av, is member of
Estimated cost, $\$ 75,000$.

## DWELLINGS.

NEWARK. N. J.-Nathan Welitoff, 222 Washington st, has completed plans for a 3 -sty
 Rothenberg, 49 Norwood st, owner. Cost, $\$ 7$,500 each.
POUGHKEEPSIE, N. Y.-Alfred Bussell, 132
Madison av, N. Y. C., architect, is taking bids Madison av, N. Y. C., architect, is taking bids
on the general contract for a $21 / 2$-sty frame and shingle residence, A3x39 ft, to be erected on st, owner. W. A. Osterhoudt, 313 Church st, St, owner.
Poughkeepsie, has the mason work. Cost, YONKERS, N. Y.-Howard Chapman, 1123 Broadway, N. Y. C., architects, are taking bids
for a $21 / 2$ sty frame resioence, $52 \times 27 \mathrm{ft}$, to be for a $21 / 2$ sty frame ressence, $52 \times 27 \mathrm{ft}$, to be owner
LAKE GEORGE, N. Y.-Frank C. Farley, 15 west $38 t h$ st, N. Y. C., architect, is taking
bids for a $21 / 2$-sty rough stone and stucco residence to be erected at Cooper Point for F.
F. Peabody, 13 Elk st, Troy, N. Y. The Scherhas the contract for the foundations. N. Cost., \$,
NUTLEY, N. J.-Albert Phillips, 70 Park pl, Namark, wil soen be ready for bids for a 215 -sty
frame residence, 3834 ft , to be erected on Highfield av. for H. L. Fenton, Burnett pl, owner. NEWARK, N. J.-E. V. Warren, 22 Clinton st, is preparing plans for a $21 / 2$-sty hollow tile,
frame and stucco residence, $38 \times 22 \mathrm{ft}$, to be erectframe and stucco residence, $38 \times 22 \mathrm{ft}$, to be erectfor faul K. Brangs, 6 broad st. Cost, $\$ 6,000$. eived for the ${ }^{\text {Ge, }}$. - Figures are bel such residence, to be erected at Cooper Point for F. F.
F. Peabody, 13 Elk st. Troy, N. Y., owner. Frank C. Farley, 15 West
architect; cost, $\$ 70, v 0$. NEW WINDSOR, N. Y.-Excavating, has
started for the 21, -sty residence, 26 x 44 ft , to started for the 21, -sty residence, $26 x 44 \mathrm{ft}$ to
be erected at this place for Miss Mary Cald-
well, owner. Estimated cost. $\$ 7,000$. H. H. well, owner. Estimated cost. $\$ 7,000$. H. H.
Wheeler, of Newburgh, N. Y., has the contract
NEWARK, N. J.-James S. Pigott, Union
Building, has completed plans for a $\begin{aligned} & \text { U1/2-sty }\end{aligned}$ Building, has completed plans for a $21 / \overline{\text { sty }}$
frame and stucco rosidence to be erected at
132 Elwood av, for William tofinger, 447 at 132 Elwood av, for William Efinger, 347 Broad
st, owner. Cost, $\$ 5,000$. SPRING LAKE, N. J.-Edward Gorman, cor-
ner of 5.d and Arch sts, Phila.. Pa., general contractor, is taking bids on subs for two 2 -
sty frame residences, $27 \times 55$, ft, to be erected
tere for here for John Gorman, 4024 Locust st, Phila..
Pa.. Owner. E. Allen Willon, 1200 Chestnut $t$. I nila., Pa., is architect.

## halls and clubs

MONKERS, N. Y.-F. W. Herter Co., 503 Manhattan av, N. Y. C., has completed plans
for a 3 -sty brick and steel home, $150 \times 174 \mathrm{ft}$ to be erected on Nepperhan av, for the German meyer and Uniomport aves. N. Y. C., Hawner, Henry Weitzel, president; Henry Raeuber, sec.
retary, and Carl Heim, treasurer. Cost, $\$ 150$,000.

## hospitals and asylums

Nor the 5 -sty , N. J.-Figures are being received for the 5 -sty brick nurses' home, $60 \times 150$ ft, to
be erected at Fairmount av and Bank st, for the Committee on Public Buildings of the Common
Comer the and Council of the City of Newark. H. J. \& J. V.
King. 22 Clinton st, are architects. George w. Knight, Firemen's Building, is steam and elecMORRIS PLAINS, N. J.-George S. Drew,
state architect. State House. Trenton state architect. State House Trenton, N. N... is
preparing plans for the erection of a dairy barn preparing plans for the erection of a dairy
here for the New Jersey State Hosnital.
NEWARK, N. J.-Herman W. Hoefer, Capitol.
Albany, has neariy completed plans for a cold storage and employeess building at the Custodial Asylum for the Board of Managers of New
York State Custodial Asylum, Rev. Henry H.
Stebbins, president.

## MUNICIPAL WORK.

good, care of owners, chief engineer, is osparing preliminary plans for a twoer, is prect rail-
poad bridge, 500 ft long, for the Central R. R.
roan of New Jersey, 143 Liberty st, N. Y. C. Cost,
$\$ 20,000$. Bids will be called for about March 2 .

TROY, N. Y.-The U. S. Government, Colonel W. M. Black, engineer in charge, 39 Whitehall st, N. Y. C. has rejected all bids for electric plant. The the locnment will bull by day's work, and will take bids on cement structural steel, contractors' equipment, air compressing machinery, rough brass, cast iron, timber and wrought iron.
SOLVAY VILLAGE, N. Y.-The City of New York, Duncan W. Peck, superintendent of Pub-
lic Works, Capitol, Albany, is takin~ bids for the construction of a highway bridge over the Erie Canal at Mathews av, from plans by John A. Bensel, Capitol, Albany, State Engineer. Bids will close Dec. 5 at 12 m .

## PUBLIC BUILDINGS.

AUBURN, N . Y.-Figures are being received by the U.' S. G.- Gorernent, Treassury Depart-
ment, Washington, D. C., until Dec. 9 , at p. m., for remodeling and extending the postoffice and courthouse. Dscar
Treasury $\begin{aligned} & \text { Wenderoth } \\ & \text { Department, Washington, } \\ & \text { D. C., ar- }\end{aligned}$ chitect.

## SCHOOLS AND COLLEGES.

PRINCETON, N. J.-Flgures are being reeived for a 2 -sty fireproof boat house, $50 \times 120$
$t$, of terra cotta blocks and stucco to be erected at Lake Carnegie, for the Princeton University, John A. Stewart, president. Penn-
ington Satterthwaite, 27 East 22 d st, N. Y. C., ington Sat
LYONS FARMS, N. J.-The Board of Edudent, and A. T. Morris, chairman of the bresiing committee, is taking bids to close December 3 d for a ${ }^{21 / 2-\text { sty }}$ brick school, 105 x 110 ft , to be
erected in Union County, near Elizabeth, N. J., erected in Union County, near Elizabeth, N. J.,
from plans by Jacob Wind, Jr., 208 Broad St., from plans by Jacob Wind, Jr., 208 Broa
Elizabeth, N.. .., architect. Cost, $\$ 40,000$.
NORTH PELHAM, N. Y--Bids were received County, for the 2 -sty brick 64 x 140 ft , to be erected here from plans by A. G. C. Fletcher, 103 Park av, N. Y. C., archi-
tect. Hemingway tect. Hemingway ${ }^{\&}{ }^{\&} \mathrm{R}$ R
low bidders, at
$\$ 43,848$.
WESTWOOD, N. J.-John T. Rowland, Jr., plans for a schey city, is preparing preliminary Board of Education. Frank Sutton, 80 Broadway, N. Y. C., will be the heating and ventilatng engineer. Bids will be called for by the oard about Feb. 1.
BALLSTON SPA, N. Y.-Bids were received by the Board of Education for the school to be
erected here from plans by Breeze \& Mallory $4321 / 2$ Broadway, Saratoga Springs, N. Y. Bedd. ford \& Preston, 71 Martine av, White Plains, N.
Y., were low bidders at $\$ 28,922$.
LIBERTY CORNER, N. J.-The Board of Education of School District of Bernard's Town-
ship, Somerset County, N. J., J. E. Buck, presiship, Somerset County, N. J.. J. E. Buck, presi-
dent, is taking bids. to close Dec. 9 at 2 p. m., fort, is taking bids, to closetion and completion of of the peating
f. and ventilating in the Liberty Corners schoolhouse.

## STORES, OFFICES AND LOFTS,

NEWARK, N. J.-George E. Jones, Union Building, architect, is taking bids for two 2 to be erected at 38 Clinton 6 t , for James A Berry, 40 Clinton st, owner. Cost, $\$ 15,000$.
NIAGARA FALLS, N. N. Y.-C. K. K. Porter \&
Son
West plans for an addition to the department store at 118 Falls st, for S . Hirsch's Sons, on
premises, owners.
Dids will be taken about

## theatres.

NEWARK, N. J.-Figures are being received for the 1 -sty brick and limestone moving picsouthwest corner of Bloomfield and Summer avs,解 cost, $\$ 18,000$.

## Contracts Awarded.

apartments, flais and tenements. 311 Nepperhan av, has received the steel work, necessary for the apartment house, at $664-666$ South Broadway, for Tnomas A. Ryan, 162 Cowles, 8 South Broadway, is architect.

## DWELLINGS.

SCARSDALE, N. Y.-William McClintock, 49 Lexington av, N. Y. C., has received the heaterected at Murray Hill, for L. E. Westerman, 220
542 th av, N. Y. C., owner. Bates \& \& How, N. Y.
5 ., architects. A. T. Doty, this place, has the general contract. Cost,
$\$ 25,000$.
FLUSHiNG, L. I.-E. J. Roberts, 330 Amity st, has received the general contract to erect
two $21 / 2-$ sty brick residences, $24 \times 37 \mathrm{ft}$, at the Ieanette corner of Percy and Ash sts, for Eroadway, N. Y. C., architect. Kost, $\$ 12,000$. DONGAN HILLS, S. I.-J. H. Hommedieu \& he general contract for alterations to the residence here for C. J. Fay, owner. A. Em-
bury, 132 Madison av, N. Y. C., architect. Cost,

LARCHMONT, N. Y.-S. A. Thomas, this place, has received the general contract to
erect the
21/psty
frame
residence ${ }^{2} 50 \times 35$
ft , 5 at Howell Park, for Mr. Dean, 5th Av Bank,


1133 MT. VERNON. N. Y. Y.-Robert E. Rogers, 1133 Broadway, N. Y. C., architect, is taking brame residences, to be erected at 6 th av and
fras Irame residences, to be erected at 6th av and
Kingsbridge rd, for Miss Hannah Goorge, Kingsbridge rd, owner. Cost, $\$ 5,000$ each. RED BANK, N. J.-Peet \& Powers, 45 West 34 th st, $\mathrm{N} . \mathrm{Y}$. Ci, have received the wiring con-
tract
for the on Riverside Drive, for Thatcher M. Mrown,
 ${ }_{4}{ }^{\text {Y st }}$ C., architects. Rollin S . Saltus, 9 East 41st st, is landsca-e architect. Robert S. Pol-
lack \& Co., 118 East 28th st, has the general contract.
RYE, N. Y.-T-omas McGee, Elm st, has received the painting contract for a $21 / 2$-sty frame residence, $26 \times 37$ ft, to be erected in
Grace Church st. for C. v. owner. Elsworth \& Marshall. Smith st place, general contractors. Cost, $\$ 7,000$.

## FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.-G. De Kimpe, 5631 the general contract to erect the has received storage warehouse, $51 \times 110 \mathrm{ft}$, on Hoboken av, near Baldwin. for F. Wachstein, 650 Springfield av, lessee. J. K. O'Neill, 14 Oakland av, is architect. Cost, $\$ 15,000$.
$\underset{\text { Broadway }}{2215 T}$ ST--James McWalters $\&$ Son, 2434 to erect the 1-sty brick factory $+2 \times 114$ the south side of 221 st st, 506 ft east of Barnes av, for Edward Schmidt \& Co., 31 Unlon
sq. owners. Evarts Tracy, 244 5th av, archisq. owners.
tect.
Cost,
$\$ 10,000$.
BROOK AV.-Thomas T. Hopper, 1326 BroadWay, has received the general contract to erect $85 \times 85 \mathrm{ft}$, at the northwest corner of Broe
 West st, owner. Wallis \& Goodwillie, Co 36 4th
av, architecte. av, architecte. Robert E. Moss, 126 Liberty
st, steel engineer. Michael J. Gilleran, 322 st, steel engineer. Michael
East 197th st, contractor.
42D ST,-The Wells Architectural Iron Co., River av and 151 st st, has received the orna-
mental iron work house, $175 \times 100 \mathrm{ft}$, to be erected at 529.541 West 42 d st and $532-5388$ West 43 d st. Park \& Tilford, 5th av and 26 th st, lessee. A. D. Russell, 30 Pine st, owner. Theodore Starrett Co., 103 Park av, contractor for foundations. J. tractors.

## Halls and clubs.

PASSAIC, N. J.-William Hassan, Rutherford N. J., general contractor, is taking bids for an annex to the building in the rear of 209 Madison st, for the Young Women's Christian
Association, owner. Mason R. Strong. 7 Wall Association, owner. Mason R. Strong, 7 Wall
st, N. Y. C., is architect. Cost, $\$ 16,000$ 31 ST ST--Jacob Zimmermann, 5055 th av, has recelved le stable 214 West contract for alterations to reading room purposes for the Province of St Joseph of the Caprichin Order, 214 West 31 st st, owner. John H. Friend, 148 Alexander av, architect; cost, \$4,000.
hospitals and asylums.
NEWARK, N. J.-H. D. Hutcheson, this city, has received the contract for installing the pipe line at the New York State Cus-
todian Asylum for Feeble Minded Women, Henry W. Stebbins, president of the Board of Managers. Herman W. Hoefer, Capitol, Albany, N. Y., architect.

SOUTH ORANGE, N. J.-Ph..ap J. Amen, slate roofing contract, and the Newark Cornice \& Skylight Works 9 17th av, Newark, the sheet metal work for the 1 and 2 -sty brick buildings for the Home of the Aged and In-
firm, for the Common Council of Newark. O'Rourke \& Sons, Lssex Building, Newark are architects. George W. Knight, Firemens Building. Newark, is heating and electrical enPa., have the general contract Cost Phila. pa., have the general contract. Cost, $\$ 280$.-

## HOTELS.

25TH ST.-George H. Shuman, 13 East 30th st. has received the electrical installation for
alterations to the 4 -sty residences at $45-47$ East 25 th st, for hotel purposes. The Wylls president. Howells \& Stokes ion William Stokes, architects. J Schlesinger 1200 Broalway, st, the general contract. Cost, $\$ 20,000$.

MUNICIPAL WORK.
KENSICO, N. Y.-J. E. Butterworth, White Plains, N. Y., has recelved the general conft , including stable, $25 \times 35 \mathrm{ft}$, 1 -sty, $45 \times 40$ $20 \times 35 \mathrm{ft}, 1$ s-sty frame ice house, $15 \times 25$ ft, for Board of Water Supply, 165 Broadway
 PUBLIC BUILDINGS.
FORT SLOCUM, N. Y.-Archibald \& Lippoth, New Nochelle, have recelved the the publlic buildings here for the U. S. Gov-

## SCHOOLS AND COLLEGES

LEONIA, N. J.-F. G. Sanford \& Co., 314 the heating and ventilating work for the 3-sty concrete and brick high school, $132 \times 68 \mathrm{ft}$, wing cation of Leonia, M. Ehnes, chairman of build-

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ng committee. Ernest Sibley, Palisade, architects. W. B. Eyrich, Grantwood, has the general contract, Cost, $\$ 50,000$.

STABLES AND GARAGES.
LONG ISLAND CITY.-Adam Wischerth, Highland Boulevard, Brooklyn, has received the general contract to erect a stable, shed and
dairy on 2 d av, near Webster av, for the Empire State Dairy Co., 502 Broadway, Brooklyn, owner. Theo. Englehardt, 905 Broadway, is
architect. Cost, $\$ 30,000$.

STORES, OFFICES AND LOFTS.
BROADWAY.-The Barnet Phillips Co., 17 Madison av, has received the contract for decWoolworth Building Broadway Park pl to Barclay st, for the Broadway, Park Pl Co.. 200 Broadway, owner. The Thompson Starrett Co., 49 Wall st, is general contractor.
MONROE ST.-A. Smith, 69 East 91st st, has received the general contract for alterations to the 6 -sty loft building, at $160-166$ Monroe st. for the estate of Martin Schrenkeisem, 1123 Broadway, owner. Horenberger \& Bardes, 122
Bowery, architects ; cost, $\$ 15,500$.

THEATRES.

BROADWAY.-The Wilnam Messer Co, 27 Sufolk st, has received the plumbing contract for 2631-2635 Broadway, for the Quincy Amusement Co., Philip Goldstone, 25 . West 26 th st, president. $\underset{\text { cost. }}{\$ 35,000}$ B

MISCELLANEOUS.
105TH ST.-The Belmont Iron Works, 45 Broadway, has received the structural eteel Work for the 1 -sty "L" station, $35 x 50 \mathrm{ft}$, at
105 th st and 2 d av, for the Interboro Rapld Transit Co., $16 \overline{5}$ Broadway, owner, George H. Pegram,

BEDFORD, N. Y.-The Clint Construction Co., Peekskill, N. Y., has received the contract to build the abutments and retaining walls for the grade crossing elimination for the N. Y. $\$ 40,000$.
NEW YORK CITY.-J. Schlesinger, 1269 Broadway, has received the contract for al-
terations to $45-7$ East 25 th st. Howells \& Stokes, architects, Wymes Co., owner. Alterations to the Mt. Morris ank, 12oth st and Park av, Frank A. Rooke, architect: Mt. Morris Broadway, for M. Sahlein, owner. Encreachment alteration at 73 5th av; Howells \& Stokes, architects; 73 5th Av Co., owners.

PLANS FILED FOR NEW CON. STRUCTION WORK.

## Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
115 TH ST, s w cor 7 th av, 6 -sty tenement, $100.11 \times 90$; cost, $\$ 165,000$; owner. Oak Const. Leu, sed Broad
140 TH ST, 603-611 West, 6-sty tenement, 135 x
140 TH ST, 603-611 West, 6-sty tenement, 135 x 132 Nassau st; architect, Samuel Sass, 32 Union sq. Plan No. 641.
FORT WASHINGTON AV, n w cor 162d st, 6 -sty tenement, $102.3 \times 130$, slag roof; cost, $\$ 250$,000 ; owner, Hilliard Const. Co., 2865 Broadway architects, Gronenberg \& Leuchtag, 7 West 22d st. Plan No. 646

## CHURCHES.

RROADWAY, n w cor Isham st, 2 -sty church, $46 \times 120.10$, shingle roof; cost, $\$ 25,000$; owner, Paulist Facts Por tects, T. H. Poole \& Co., 13 West 30th st. Plan

## FACTORIES AND WAREHOUSES.

LAFAYETTE ST, s e cor 4th $6 t$, 1 -sty storage, $22 \times 21$; cost, $\$ 125$; owner, Chas. Laue, 38 Flan No. 645 .
MANGIN ST, 134-136, 2-sty brick storage, $50 \times 100$; cost, $\$ 10.000$; owner, Julius Rayner, s e cor Houston and Mangin sts archite
Muller, 115 Nassau st. Plan No. 640 .

63 D ST, $s$ e cor West End av, 4-sty storage and workshop, 150x100. 121 East 40th st; architect, Joseph C. Schaeffler, 151 West 91st st. Plan No. 639 .

## THEATRES,

MADISON AV, 1714-1718, 1 -sty brick moving pictures, $40.6 x$, cost, \$10,000 owner. Paul Hanke 150 East 23 d st ; architect, C. B. Brun, 1 Madison av. Plan No. 642.

## MISCELLANEOUS.

BLACKWELL'S ISLAND, opposite East 80th st, smoke stack 150 ft high ; cost, $\$ 4,500$; owner, City of New York; architect, Frank Sutton, 80 Broadway. Plan No. 643
79TH ST, s s, Transverse rd, 94.7 w line formed by intersection of 79th st and $w$ line of Comfort Station fire alarm, telegraph butelegraph bureau $150.8 \times 42$; cost, $\$ 76,000$; owner. Fire Department, City of N. Y.; architects, Morgan \& Trainer, 331 Madison av. Plan
No. 647 .

Phone Worth 3000

## Bronx.

APARTMENTS, FLATS AND TENEMENTS. KELLY ST, s w cor 163 d st, 5 -sty brick tenement, slag roof, 74.61 x 120 ; cost, $\$ 75,000$; owners, Simbar Realty Co., Meyer Solomon, 931 So
Blv, Pres. ; architect, Maximilian Zipkes,
220 Sth av. Plan No. S6e
BATHGATE AV, tenement; tin roof, ws, 55 n 184 th st, 5 -sty brick er, John Perry, 5 th av \& 82 d st : architect : OwnT. Howell, 149 th st \& 3 d av. Plan No. 867 . BEAUMONT AV, ws, 200 n 183 d st, 25 -sty brick tenements, slag roof, $50 x 87.9$; cost, $\$ 60,-$
000 ; owner, August $N$ Siebrand, 148 Alexander av; architect, John H. Friend, 148 Alexander Plan No. 858.
BRIGGS AV, w s, 222.6 s 194 th st, 45 -sty brk 000 ; owners , ing, 1350 Fulton av, pres ; architect, Harry T. Howell, 3 d av and 149th st. Plan No. 861.
WEST FARMS ROAD, $n$ e cor Bryant av, 5sty brick tenement, slag roof, size irregular ; cost, $\$ 70,000$; owner, Absar Realty Co, Abratect, Kreymborg Architectural Co., 1330 Wilkins av. Plan No. 859.
FOX ST, w s, 100 n Intervale av, two 5 -sty brick tenements, tin roof, $73.5 \times 88,72.6 \times 88$; cost, $\$ 120,000$; owners, Adavine Construction Co., Hyman Adelstein,
architect, Charles B.
76 Neyers, 1 Union sq. No. S68, Charles B. Meyers, Union sq. Plan
TIFFANY ST, w s, 246 n Intervale av, 5 -sty brick tenement, tin roof, size, irregular: cost $\$ 55,000$; owners, Adavine Construction Co. Hyman Adelstein, 71 Nassau st, president ; architect, Charles B. Meyers, 1 Union sq. Plan
No. 869.


240 TH ST, 6 e cor Garden pl, two 2 -sty frame dwellings, tin roop, $24 \times 37$; cost, $\$ 3,000$; owner, Frank Abati, 4622 Garden pl; architect, Thomas EDWARDS AV, e s, 281.2 n Marrin st, 2-sty frame dwelling, tin roof, 21x48; cost, $\$ 4,500$;
owners, Gifford Building Co., Oscar Pedersen owners, Gifford Building co, oscar Pedersen, heim, 1087 Tremont av. Plan No. 862.
EDWARDS AV, e s 307.4 n Marrin st, 2-sty frame dwelling, tin roof, $21 \times 48$; cost, $\$ 4,500$;
owner, Peder Pedersen, Swinton st; architect, Henry Nordheim, 1087 , Tremont av. Plan No.
S63.

## MISCELLANEOUS

133 D ST, n s. 29 w Willow ay 1 -sty brick shop, gravel roof, $50 \times 100$; cost, $\$ 3,000$; owners, Eureka Tile Co., Abraham J. Diamond, Newark,
N. J., Pres, architect, Samuel Sass, 32 Union
Square, Plan No. 864 .

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176 TH st, s s, 147 w Marmion av, steel tank ; st, architect, The Rusling Co., 39 Cortlandt st.
Plan No. 86.5 .

## Brooklyn.

APARTMENTS, Flats and tenements. PARK PL, ss s, 225 e Rogers av, 4-sty brick
tenement, $50 x 100$, tin roof, 30 families; cost,
 Eastern Parkway Novelty architect, Cohn Bros., 361 Stone av. Plan No. 7046 .
EASTERN PARKWAY, s s. 151.7 e Bedford
 Holland Construction Co., 116 Nassau st, N. Y.; architect, H. H. Bassford, 166 State st. Plan
No. To36.
BLAKE AV, n e cor Bradford st, 4 -sty brick lies; cost, $\$ \$ 0,000 ;$ owner, Sackman Const, 16 fam37 Sackman st, architet, Sackman Const. Eo..
Schenck av.
Plan No. 7125 .

DWELLINGS.
$56 T H$
ST,
s
5 families ; cost, $\$ 3.500$; owner and architect, Wilson -H . Harrington, 5106 ईth av. Plan No.
TO51

BROOKLYN AV, w s, 387.6 s Glenwood rd two 2 -sty frame dwellings, $18 \times 55$, tar and grave
roof, 2 families each; total cost 87000 ; owner roof, 2 familles each; total cost, $\$ 7,000$; owner Dantel Laur, 800 East 22 d st; architect, Ben-
Jamin Driesler, 153 Remsen st. Plan No, 7063 . DOUGLASS ST, n w w cor Livonia av, 2 -sty
 cost, $\$ 6,000$; owner, Sam Bernstein, 2029 Douglass st, architect, S. Mill
kin av. Plan No. 041 .
NEW JERSEY AV, w s, 100 n Atlantic av three 2 -sty brick dwellings, $20 \times 55$, tin roof, 2
familles each: total cost, $\$ 10,500$; owner, Blake tamilles each; total cost, $\$ 10,500$; owner, Blake
Realty Co., 388 Wyona st, architect, Charles Infanger \& Son, 2634 Atlantic av. Plan No. 7043.
 $\$$ dwelling, $20 \times 32.2$ shingle roof, 1 family cost, $\$ 4,000$; owner, Edw. R. Strong Co, - E 17 th st:
architects, Slee \& Bryson, 158 Montague st. Plan architects, Slee \& Bryson, 153 Montague st. Plan
No. 7072. DELMER PL, w s, 260 s Av M; 3 2-sty frame total cost, $\$ 12,000$; owner, Wm 'Sawkins, Delmer pl and Av M architects, Brook \& Stork, 7416 3 av. Plan No. 7095.
EAST, 18 TH ST, e s. 55 s Av I; 2 -sty frame dwelling, $24 \times 32$ shingle roof; 1 family cost architect, S. H. Cutting, same address. Plan No, ${ }_{7} 105$.
 dwellings, $20 x 50 ;$ tin roof, 2 families; cost, $\$ 3,-$ 200 : owner, Wm Tryezynski, 204 Atkins av;
architect, Louis F F av. Plan No. 7111.
ERASMUS ST, s s, 347.5 w Nostrand av, 2 sty frame dwelling. 20x36, tin roof, 2 families architect, Benj. Driesler, 153 Remsen st. Plan No. 7129.
ERASMUS ST, s s. 322.5 w Nostrand av, 2 sty frame dwelling, $20 \times 36$, tin root, 2 families, Plan No. 7130 archj. Driesler, 153 'Remsen st WEST
brick dwelling, isx5.5, tar and gravel av, 2 -sty families; cost, $\$ 3,000$ owner. Vincenzo Bruno, 2914 West $23 d$ st; architect, Gieo. H. Suess, 2966
West 299 sth
st.
Plan No. EAST
 dwelling, $22 x 31.11$. shingle roof, 1 family $\dot{c}$ cost,
$\$ 5.000$; owner, John R. Corbin, Av J and East 15th st, arehitect, R. Torbin, Av Schaefer, 1522 Flat-


FACTORIES AND WAREHOUSES
LINWOOD ST, w s, 185 n Wortman av, 1 . sty frame storage,
cost. $\$ 100$; owner.
Loxis
Louis architect, Ernest Dennis, 241 Schenck av. Plan
No. 7031 .
JEWELL ST, w s, 100 s Calyer st, 1 -sty brick storage, $43 x 50$, tar and gravel roor; cost
$\$ 1,700 ;$ owner. Syracuse Smelting Works, on premises ; arner. Syitect. Christian Bauer, Jr, on Bedford av. Plan No. 7116 .
halls and clubs.
HALSEY ST, s e cor Saratoga av, 1 -sty brick dance hall and stores, $140 \times 200$, felt \& slag roof st: architects, Harde \& Short, 3 W 29th st, N.
Y. Plan No. 7081.

SOUTH OXFORD ST. w s. 150 s Hanson pl ;
 crete reof ; cost.
Lodge No. 22,123 Schermerhorn st; architects
St Lodge No. 22, 123 Schermerhorn st; architects, Plan No. 7112.

STABLES AND GARAGES
HENDRIX ST, w s. ${ }^{\text {H. }} 200 \mathrm{n}$ Fulton st, 1 -sty $\$ 300$; owner 0 Mille rame st: architect, J. Gaulier, Warwick st. Plan
No. 7027 . JOHNSON ST, e s. 95 s Church av, 2 -sty frame garage, 45x 50 , tar and gravel roof ; cost $\$ 7,000$, owner, Robert Holke, 47 Tulton st,
architect, Fenjamin Driesler, 153 Remsen st.
Plan No, Tof4,
EAST 11TH ST
1-sty frame garage, w s, 42.11 n Cortelyou rd 1 -sty
$\$ 300$ :
owner
owner architent, John Lucey, 1343 East 9th st. Plan
No. 7100 .
 shed, $14 \times 18$, shingle roof; cost, sse0; owner, Dienna Aunt, 2218 Av G; architect, Chelton Dean,
7109.
frame ALBMARLE RD se cor East 18th st: 1 -sty frame garage, $11 \times 18$; shingle roof, cost $\$ 400$ : owner, Fred E Evans, 1804 Albemarle rd; arch-
itects. Sleee \& Bryson, 153 Montague st. Plan No. 7103.
BROOKLYN AV, $s$ w cor Av I, 1 -sty frame zarage, $1 \times 18$ shi Jas. C. McEachin, 1768 Brooklyn av; architect,
S. A. Olson, 1526 Cortelyou rd. Plan No. 7120 . STORES AND DWELLINGS.
BERRY ST, 340 . 1 -sty brick store and dwellcost, $\$ 2.300$ owner, Clara Kemp, 81 South 5 th st, architect Toblas Goldstone, 49 Graham ar.
5 5TH
 and dwelling, $16.9 \times 52$ felt, tar and slag roof, families; cost, $\$ 5,000$; owner and architect,
Wilson H. Harrington, 5906 5th av. Plan No C049.
 roof, 2 families each; total cost, $\$ 9.600$; owner
and architect, Wilson H. Harrington, 5908 5th av. Plan No. 7050 .
9 TH AV. w s. 80 s 59 th st. 2 -sty brick store
 av: architect, Francle W. Stork, 7416 3d av.
Plan No. 7052 .

S6TH ST, n s, 366.2 e 16th av, 1 -stv brick tore and dwelling 38.10x50, tar and grave lich, s714 21st ; cost, \$000. owner, Etta Ehr153 Montague st. (Plan No. 7091 . Slee \& Bryson
S6TH ST, n
s. 340 e 16 th av, 1 -sty brick store
dwelling, $26.2 x 55$, tar and gravel roof families : cost, $\$ 4,000$; ;owner, Etta Ehrlich, 8714
 tague st. Plan No. 7092.

> STORES, OFFICES AND LOFTS.

FLATBUSH AV, es, 90.1 s s Snyder av, 2 -sty brick post office, 62.835, tar and slate roof; dar st, architect George F. Pelham, 507 5th
FULTON ST, w6, 250 n Pierrepont st, 1 -sty $\$ 125,000$; owner, Brooklyn Savings Bank ; cost,
 132 Nassau st. Plan No. 7117.
HALSEY ST, \& s. 140 e Saratoga av, 2 -sty brick store, $20 x 88.4$, felt and slag roof; cost $\$ 5,000$; owner, Thos. A. Clarke, ${ }^{26}$ Court ${ }^{\text {st }}$, st,
architects, Harde \& Short, 3 W 29 sth N . Y. architects, Ha
Plan No. 708 .
DUMONT AV, n s, 81.6 e Stone av, 1 -sty brick Maluch, 577 'Stone av; architects, Adelsohn \& Feinberg, 1776 Pitkin av. Plan No. 7079 . STORES AND TENEMENTS.
NOSTRAND AV, in e cor President st, 4-sty brick store and tenement, $27.9 \times 90$, slag roof
10 families ; cost, $\$ 30,000$; ${ }^{2}$ owner, Shelbourne Construction Co., 813 Nostrand av: architect John C. Cocker, 2017 5th av. Plan No. 7066. NOSTRAND AV, e s, 27.9 n President st, four 4 -sty brick stores and tenements, $25 x 87.11$, ${ }^{\text {slag }} 000$ roof, 10 families each; total cost, $\$ 100$, 000 ; owner, Shelbourne Construction Co., 813 Nostrand av; architect.
theatres.
86TH ST, n S, 325 E 19th av, 1 -sty brick mov
ing picture bld, $34.4 \times 99$ tar ing picture bldg, $34.4 \times 99$, tar and gravel roof cost, $\$ 8,000$; owner, Edw. S. Teven, 600 W 126 th tague st. Plan No. 7086.
HICKS ST, e s, 65 n Atlantic av; 1 new brick Compo, Hicks st and Atlantic av; architect, John Burke, 60 East 2 d st. Plan No. 7102 .

## miscellaneous.

BEDFORD AV Nos. $771 \& 775$, new brick owner, Clayton W Prevention Bureau, 123 William st. Plan No.
To73.

## Queens.

apartments, flats and tenements. LONG ISLAND CITY. -4 th av, $w$ s, 115 s Graham avis-sty brick tenement, $2 . x 66$ gravel tect, Andrew Pipitone, 487 Broadway, L. I. City.
Plan No. 3727 .

DWELLINGS
ARVERNE.-Remington av, e s. 300 n Amstel blvd. 214 -sty frame dwelling, $24 \times 34$, shingle Pauline Straus, Rockaway Beach : Samuel W. T. Kennedy
Beach. Po. Plan No. 3685 . 462 Boulevard, Rockaway ARVERNE-Meredith
Amstel chingle $1 / 2$ sty frame dwelling, 27x52, Louis Cohen, 854 Beach st, N. Y. C.; archi: tect, I. P. Powers Co., Rockaway Beach. Plan

BAYSIDE.-Lawrence blyd. n s, 50 s w 5 th st. three
gle
roof, $1 / 2$-sty frame dwellings,
famply gle roof, 1 family; cost, $\$ 13,500$; owner and
architect, George Harnden, Bayside. Plan Nos architect, George Harnden, Bayside. Plan Nos.
$3693-4-5$.
FOREST HILLS. - Northfield st, in e s, 263 ${ }_{49}$ W Highland av, 21 , 1 -sty brick dwelling, 39x Sage Foundation Homes Co 47 West 34 th st N. Y. C. i architect, G. Atterbury, 20 West
43 d st, N. Y. C. Plan No. 3690 43 d st, N. Y. C. Plan No. 3690.
JAMAICA.-Bandman av, s s. s . 175 w Henry
st, 216 -sty frame dwelling, 20 x 2 i , shingle ront, ${ }_{1}$ st, $21 /$-sty frame dwelling, 20x 32 , shingle roon, 1 family: cost. $\$ 3.000$ : owner Alex Komewnskl,
Bandman av, Jamaica: architect Josonh Bandman av, Jamaica; architect, Josenh Hros-
toski, Hollis av, Hollis. Plan No. 3677. JAMAICA.-Willow st, s w eor Carroll st five $21 / 2$-sty frame dwellines, $16 x 34$, shlngle roof, 1 family; cost. $\$ 10,000$; owner and ar-
chitect. Henry chitect, Henry E. Price, 3 3. Fulton st, Ja-
malca. Plan Nos. $3672-73-74-756$. maica. Plan Nos. 3672-73-74-75-76.
JAMAICA.-Bergen av, e $\mathrm{s}, 100 \mathrm{~s}$ Highland ${ }_{1}$ av. 2 -sty frame dwalling, $30 x 35$. shingle roof, 54 Hardenbrook av Jamaica. A. M. Dunham C. Mortinson, Rosedale. Plan No. 3684.

RADDE ST , ${ }^{\text {s }} \mathrm{s}, 100 \quad$ We Payntar av, 1 -sty frame dwelling (port). $16 \times 23$ shingle
cost, $\$ 425$; owner, Delancey P. Harris, 40 Warcost, s425; owner, Delancey P. Harris, 40 War-
ren st, N. Y. C. Plan No. 36s7. ROCKAWAY BEACH.-Amstel blvd, n s. 120 $20 \times 38$, shlngle roof, 1 family: cost, $\$ 18,000$; owner, Meredith Realty Co Pleasant 50 Rnckawav Beach; architect, S. Millman \& SNn,
17 SN Pitkin av, Brooklyn. Plan Nos, 3680 1780 Pitkin av, Brooklyn. Plan Nos. 3680 RICHMOND HILL-Napler av, w s, 168 Atlantic avy twn 2 -sty frame dwellings, $17 x \pi 5$,
tin roof, 2 familles. bert J. Davis. Lexington av, Rinhmnd Hill; architect, Charlee B. Snowdin, 6
Richmond Hill, Plan No. 3679 .
CORONA.-Svcamore av. ws 181 n Shell road 2-sty frame dwolling. 2nxt5. tin ronf, 2 pamilles cost, \$3.500: owner. Henry Hildobrand, 1 AL Sveamore av, Corona: architect Robert W. Johnson.
60 Grove st, Corona. Plan No. 3715 .


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## Brien, 5 Flushing av, Jamaica; architects, H

 Plan No. 3697 .STORES, OFFICES AND LOFTS.
JAMAICA.-South st, $n$ s, 79 e Washington $\$ 250$ owner, Charles Commante, South and D. BeBall, 324 Fulton st, Jamaica. Plan No.
3692 .

## MISCELLANEOUS.

LONG ISLAND CITY.-Davis st, w s, 4,000 Jackson av, 1 -sty frame shed, $35 \times 72$, felt and Co, 71 Beekman $s$ t, N. Y. ${ }^{\text {C. C. ; architect, John }}$
M. Baker, 21 Jackson av, L. I. C. Plan No. 3691.

CORONA.-Jackson av, n s, 80 w National a 2-sty brick shop, $37 \times 75$, gravel roof; cost, $\$ 4$,
500 ; owner, Paul Roth, Jackson av, Corona architect. $\dot{\text { W. }}$. S. Worrall, 9 Twombly pl, Ja maica. Plan No, 3731 .
FLUSHING.-Kivan st, 8 s, 661 w Main st, 1 -
ty frame shelter shed, $70 \times 8$, paper roof: cost sty frame shelter shed, 70x8, paper roof; cost. S 300 ; owner and architect, L. I. R. R. Co., Penn
Terminal, N. Y. C. Plan No. 3730 . LONG ISLAND CITY.-9th st, s s, 175 w West av. 1 -sty brick toilets, $10 \times 17$, felt roof;
$\$ 950$; owner and arehitect, Standard Oil Co, 26 Broadway, N. Y. C. Plan No, 3706.
LONG ISLAND CITY. -9 th st, s s, 175 w West
v, 1-sty brick wash house $17 \times 27$, concrete roof ost, $\$ 1,050 ;$ owner and architect, Standard 0 LONG ISLAND CITY.-10th st, s s, 250 w ost av, 1-sty brk tank house, $28 x 47$, felt roof Co, 26 Broadway, N Y C. Plan No 3708 .
ELMHURST.-Union av, n s, 50 e Hanover av
-sty frame shed, $25 \times 14$, gravel roof ; cost, $\$ 150$ 1-sty frame shed, $25 x 14$, gravel roof; cost, $\$ 150$
Owner, Jos Forst, premises. Plan No. 3709 .

## Richmond.

BARRETT BOULEVARD \& HAVEN ESP Tompkinsvile, two 2-sty brick dwellings, 39 elli, Tompkinsville; architect, Joseph Muller, Tompkinsville ; architect builds. Plan No. 754. RICHMOND RD, $n$ w cor Grand av, New
Dorp, two 2-sty frame dwellings, 30x24; cost, 3,500 each ; owner, Edwin H. Locrhart, Mid-
and Heights : architect, P. P. owner builds. and Heights; architect, P. P; owner builds CASTLETON AV, s $s, 100 \mathrm{n}$ Wallace av
Arochar. S. I., $11 / 2$-sty
frame dwelling, $30 \times 38$ cost, $\$ 3,500 ;$ owner, Bertha Poppe, Arrochar, rd, New Dorp; builuer, Eldridge Springman No. 747.

## THH ST, 50 e Beach st, New Dorp, rame dwening, $22 \times 28$; cost, $\$ 2,600$; ow

 A. Englehardt, 18 Broadway,lect, Charles H. Chamberlain, 144 Biackfor

## FACTORIES AND WAREHOUSES,

OLD STONE RD, w s, 425 s Fiske av Po cost, $\$ 2,500$ owner, Consolidated Fire Worl Villa av, Port Richmond; architect builds Plan No. 752.
$\underset{\text { Rark }}{\text { RAILROAD AV, s s, }} 147$ e Bay av, Elm Park. 1-sty mfg. room, frame, $36 x 61$; cos ner, Abraham Averett, Elm Park STABLES AND GARAGES
BROADWAY, e s. 600 s Terrace Brighton, 1-sty e s. 600 s Terrace, West New Brighton; owner builds. Plan No. 749 .

> MISCELLANEOUS.

RAILROAD AV, s s, 147 e Bay av, Elm Park, 1-sty brick engine room, $27 \times 64$; cost. architect, Canton \& Levingson, $39 \underset{\text { West }}{\text { Elth }}$

MILL RD, e s, $1,000 \mathrm{n}$ Guyon av, Oakwood Heights, 2 -sty frame hangar, 42 x 2 : cost, $\$ 2,-$
800 ; owner, Thomas Baldwin, Oakwood Heights so0; owner, Thomas Baldwin, Oakwood Heights er, C. O. Conklin, Oakwood Heights. Plan No

PLANS FILED FOR ALTERATION WORK.

## Manhattan.

CLINTON ST, 180, interior alterations to sty moving picture theatre and loft; cost, $\$ 1$, Fisher, 25 Av A. Plan No. 3007.
GANSEVOORT ST, $100-102$, columns, parti-
tions to 6 -sty warehouse; cost, $\$ 1,500 ;$ owner, Manhattan Refrigerating Co. 525 West st; archi-
tect, J. G. Glover, 166 State st. Plan No. 3015 . MADISON ST, 223, partitions, windows Fstate Are Shapiro 53 , Fast 97th ; owner tect, Samuel Sass, 32 Union sq. Plan No

MERCER ST, s w cor Bleecker st, windows Potter Trust, 71 Broadway ; architect. F. H . Kimball. 71 Broadway. Plan No. 3000
MURRAY ST, 101, awning to 5 -sty loft ; cost st; architect. Charles Mullon, 186 Union Brooklyn. Plan No. 3031 .
PECK SLIP, 13-15, partitions, wiñows to 5 sty store and tenement; cost, $\$ 1,000$; owner Katherine Kanenbley, 365 Bergen st, Brooklyn architect, M. W. Del Gaudio, 401 East Tre-
mont av. Plan No. 3017 .

RIVINGTON ST, 324, enlarge building, gen$\$ 50.000$ : owner, City to 3 -sty public bath, cost, York architect $\$ 50,000$; owner, City of New York; architect,

MARKS PL, 57 , change partitions to 4 sty club and dwelling; cost, $\$ 500$; owner, Isaac 3D ST, 136 West, partitions, windows to 5 -sty tenement : cost, $\$ 1,200$; owner, Margare Faeth, 24 Av A; architect, Henry Klein, 505 stein, 131 East 23d st. Plan No. 3013.
14 TH ST, 209 E ; partitions, winuows to 5 -sty 53 3d av : architect, H Regelmann, 30 1st st Plan No 3000. 44TH ST, 55 W partitions to 7 -sty club;
ost, $\$ 250$; owner, City Club of New York, premarchitect, Wortmann \& Braun, 114 E 28th Plan No. 2996.
19 TH ST, 128 East, partitions, windows to -sty residence and garage cost, $\$ 3,500$; owner Anna Bigelow, 27 Liberty st; architect
Sykes, 1123 Broadway. Plan No. 3023.
29 TH ST, 213 East, partitions, drain to 4 -sty emement, cost, $\$ 00$; owner, Edward Randolph 580 Market st, Newark. N. J. ; architect, John Hauser, 360 West 125th st. Plan No. 3020: 31ST ST, $5-9$ East, 3 Sd st, $6-10$ East, win-
dows, partitions, windows to 11 -sty store and dows, partitions, windows to 11 -sty store and tate Co., 5275 th av ; architect nenry L. Pointe 989 Southern Boulevard. Plan No. 3024.

35 TH ST, 1 East, windows, partitions to 5 -
store and loft, cost, $\$ 650$; owner, Beny sty store and loft; cost, $\$ 650 ;$ owner, Beny. Altman, 5 th av and 35 th st; architect, W. O
40 TH ST $541-543$ West, elevator shaft, steel beams. stairs, entrance to 4 -sty garage ; cost,
$\$ 12,000 ;$ owner, F. L. \& M. F. Burns, 50 Church architect, James W. Cole, 403 West 51 st an No. 3025
54 TH ST, $211-213$ East, change walls, stalls, loors to 4-sty stable; cost, \$3,000; owner, The acob Hoffmann Erew Co., 211 East 55th st ; Vo. 3029.

4 TH ST, 17 East, partitions, windows to 4 dwelling; cost, $\$ 4,000$; owner, Leon R. GillEast Exchange pl; architect, Donn Barber. ETH ST, 231 E ; windows to 5 -sty store and enement: cost, $\$ 100$; owner, Alfred Mixsell, 25 Sunset av, Portchester, N Y ; architect, Jos 101 TH ST 322 Tast partitions,
104 TH ST, 322 East, partitions, windows, ner, G. Gugbelmetti, premises ; architect, M, do, 301 East 104th st. Plan No. 3011.
105 TH ST, 327-331 East, tank to two 6-sty enements ; cost, $\$ 150$; owner, Wilson M. Powlandsiedel, 148 th st and 3 d av. Plan No. 026.

125 TH ST, 53 W ; store fronts, stairways to -sty stores and dwellings; cost, $\$ 1,000$; owner, Phillip Bunt, 145 West 45 th st. Plan No 3003 .
AV B, 60 ; partitions, windows, toilets to 6 -sty , and klar, 34 East 12th st; architects Horenburger Bardes, 122 Bowery. Plan No 2999
BRADHURST AV, 106, partitions to 5 -sty ing, 503 ' 5 th av ; architect, O. Reissmann, 30 st st. Plan No. 3030 . ffice ; cost, $\$ 1,200$ - owner, Godair-Wimmer Co., Louis, Mo. Plan No. 3032.
BROADWAY, 842-846, 4th av 140-148, fireroof gallery, floors, iron columns, girders to Astor, 21 West 26 th st; architects, Jardine,
Hill \& Murdock, 3 West 29 th st. Plan No.
BROADWAY, 407-409 change store fronts, oist to 5 -sty store and office ; cost, $\$ 1,000$; ownr, the estate of $O$ G Walbridge, 209 Broadway;
rchitects, J B Snook Sons, 261 Broadway. Plan
o 3000 . ty store, offfice and loft; cost $\$ 1,500$; owners, pouglas Robinson and Chas. S. Brown Co., 128 padway ; architect, M. J. Harrison, 230 Grand MADISON AV, 1553 ; stairs to 3 -sty studio d st pl. architect Nathan Langer, 81 East 25th st. Plan No 3004 .
WEST BROADWAY, 497, partitions to 5 -sty fts ; cost, $\$ 200$; owner, Horace S. Ely \& Co., Plan No. 3014
2D AV, e s, 25 s 20 th st, partitions, windows, na to 5 -sty tenement; cost, $\$ 1,000$; owner, nna M. Klemann. 310 East 5th st; architect,
B. W. Berger \& Son, 121 Bible House. Plan W. Be

3D AV, 555 , partitione, windows to 4 -sty store nd tenement; cost, $\$ 500$; owner, Emilie EngelS. Fowler, 407 Douglass st, Brooklyn. Plan 3018.

3D AV, 583-585, passage, partitions to two -sty stores and tenements; cost, $\$ 350$; owner, Henry Hof, 80 Argyle rd, Brooklyn; architect,
M. J. Harrison, 230 Grand st. Plan No. 3019. 4 TH AV, 348 ; partitions, windows, toilets to -sty store and Frederick Ober, Jr, 611 East 38th st, Brooklyn Plan No 2998.
6TH AV, 489 ; windows to 4 -sty store and office: cost, $\$ 150$; owner, Wm P Dixon, 32 Liber y st; architect, J H Knubel, 305 West 43 d s
Plan No 2997 .
7TH AV, n e cor 124 th 6 t , electric light arches, side entrance to theatre and hotel d $\begin{array}{ll}\text { cost, } \$ 1.200 \text {; owner, M. Loew, } 260 \text { West } \\ \text { t; architects, Eisendrath \& Horwitz, } 500 & 5 \text { th }\end{array}$
 owner, Charlotte Y. Jacob, 12
tecte, Eberle \& Demmer, 1269 Broadway, archi-
Bran

## Bronx.

CROTONA PL, s e corner 171 st st; new bake oven, new, girders, etc., to 2 -sty brick bakery;
cost, $\$ 2,000 ;$ owner, Rosalio Weisser, 494 Wendover av; architects, Bruno W Berger \& Son, GLOVER ST, 1619; 1 -sty brick extension, 20x 1,000 : 0 owner. Antonio Tonnotti, on premises architect, M. W. Del Gaudio, 401 Tremont av. 150TH ST, n s, 171 e Park av ; new bake oven to G -sty brick store and tenement; cost, $\$ 600$;
owner, Rafraele Manazzi, 410 East 116 th st owner, Rafraele Manazzi, 410 East 116th st,
architect, Lorenz F J Weiher, 271 West 125th

162 D ST, n s, 50 w Courtlandt av, new doors new booth to 1 -sty frome nicolette; cost, $\$ 3,000$ Fred Hammond, 391 E 149th st. Plan No. 526 . ARTHUR AV 2301 , new booth, new partiarchitect, M. W. Del Gaudio, 401 Tremont av. BELMONT AV. 2391; new doors, stairs and partitions to 2 -sty frame store and dwelling: non: architect, M W Del Gaudio, 401 Tremont EOSTON RD, 1318, new partitions, ete, to Keil on premises ; architect, George Hof, Jr. 371 East 158th st. Plan No. 533 .
BRONXWOOD AV, s w corner 218th st: 1 -sty frame extension, $25 \times 30$, wo to 2 -sty brick factory cost, $\$ 1,500$; owner, Taylor Textile Co, on prem Plan No 529 . tremont Av, n s, 63 e Clinton av, new openings to -sty brick store and tenement,
cost, $\$ 150 ;$ owner, 1 gnatz Modry, 140 East 74 thi st; architect, C DDavid Persina, 731 Van Nest TREMONT av, $n$ s, 100 e Clinton av, new cost, $\$ 150$; owner, Martha Brogan, 505 Ent Test av, Plan No. 523 , avid Persina, 731 Van WALKER AV, s e cor Seddon st; ; 1 -sty of
frame built upon 1 -sty frame store and dwelling; cost, $\$ 1,000$ : owner;' Rosa Amelia, on prem-
ises; architect, Hemry Nordhelm, 1087 Tremont WESTCHESTER AV, s w cor Theriot av: low er to new grade 2 -sty frame stores and dwell
ings; cost, $\$ 600 ;$ owner. Fred Rappe, 532 Eas Soth, st, architect, B. Ebeling, 1704 Taylor av. Brooklyn.
COLUMBIA PL, es, 41 n State st, extenion to A-sty tenement Jonn's, owner, TO40. COVERT ST, 100; replace storm shed to 3 -sty factory; cost, S135; owner, Louis Haeberle, 617 Madison st ; architect, John F Carlson, 1121 EmDEAN ST, 1354, new balcony to 3 -sty dwellon premises; architect, Brooklyn Repair Co 1452 Atlantic av. Plan No. 7037. DEGRAW ST, 33, raise 4 -sty pork packing
buildiug, etc.; cost, $\$ 5,000$; owner, International Provision Co., on premises ; architect, Charles Werner, 26 Court st. Plan No. 7028. DEGRAW ST, Nos. 35 to 39 , raise 4 -sty pork
packing buildings, etc.; cost, $\$ 10,000$; owner, International Provision Co. on premises ; architect, Charles Werner, 26 Court st. Plan FULTON ST, 5S5-7; remove walls, etc, to 3 sty stores and oflices; cost, $\$ 1,200$; owner, Jer--
ome Realty Co, Hotei St George; architects, B ome Realty Co, Hotel St George; architects,
$\mathbf{W}$ Berger \& Son, 121 Bible House. Plan No. FULTON ST, w s, 250 n Pierrepont st, shore up walle, 1-sty bank; cost, $\$ 250$; owner, Brooklyn Savings Bank, Pierrepont cor Clinton st,
architect, Ralph M. Rice, 132 Nassau st.

FULTON ST, s e cor Gallatin pl, new bay Grand Co. 279 6th av; architect, J, Sarfield Kennedy, ST No 256 , windows eto 2 -
 Hart st; architect, Glucroft \& Glucroft, 34 HENDRIX ST, e s, 175 n Fulton st ; plumbing to 1 -sty church cost, $\$ 125$; owner, First Bap-
tist Church, 215 Warwick st; architect. P H Woods, same address. Plan No. To6s. LINWOOD ST, w s, 205 s Stanley av, exArchofsky, ${ }^{1-s t y}$ stable; cost, architect, Chas Goodman, ${ }_{4} 47$ Sackman st. ${ }^{\text {At }}$ Plan No. 7124. MELROSE ST, 239 ; windows, etc, to 3 -sty tenement; cost, $\$ 250$; owner, Luigi Ogmbene, 19
Kenmore st; architect, Chas. P. Cannella, 60 Kenmore st; ; architect, Chas. P. Cannella, 60
Graham av. Plan No. 70s2. OAKLAND ST, e e, 50 s Clay st, door openpoint Fire Brick Co., 41 Oakland st, architect, FF. L. R. Sweet, 1074 Prospect pi. Plan PACIFIC ST, s s, 75 e Hoyt st, iron stairway to 5 -sty hospital cost, $\$ 900$; owner, Sisson : architect, J. E. Ditmas, 111 5th av. Plan

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## Stratton, 42a Hampton p

## GrEENPOINT AV, Nos. 66 and

owner, R. Rothchild, on premis
Emil Meisinger, 394 Graham a
HAMILTON AV, e $s, 37.6 \mathrm{n}$ Nelson st, plumb
ing to 3 -sty store and dwelling; cost, $\$ 135$
ing to 3 -sty store and dwelling; cost, $\$ 135$;
owner, Ferdinand Lambrecht, 25 4th pl; archi-
tect, Daniel J. Harman, 7 Manhasset pl, Plat
HARRISON AV, 137 interior alterations to
2-sty dwelling ; cost, $\$ 150$; owner. Mrs. Gussie 2-sty dwelling; cost, \$150; owner, Mrs. Gussie
Spielberg. 137 Harrison st; architect, Klein
Koen, 9 Debevoise st. Plan No, 0 .
$\qquad$


PITKIN AV, No, 1615, extension to 3 -sty on premises; architects, Chas, Julia Kovensky, Atlantic av. Plan No. 7126.
ROCKAWAY AV, 937 ; plumbing to 3 -sty tene-
ment; cost, $\$ 200$; owners, De Poix \& Von ment; cost, $\$ 200$; owners, De Poix \& Von Glahn,
523 Franklin av; architect, E. W. Wedlake, 1156
Fulton st. Fulton st, Plan No. 7075 .
SOMERS ST, -sty dwelling ; cost, $\$ 350$; owner, $L$ L I R R o, on premises; architect, Albert E Parfitt, 26 SUTTER AV 416
SUTTER AV, 416, extension to 3 -sty store rick Neugass, 219 West 136 th st; architect athan Langer, 81 East 125th st; architect,
12
Plan No.
WASHINGTON AV, 71 ; new elevator, etc; ost, $\$ 1,650$ owner, E Le Grand Beers, $25 \dot{S}$
roadway, Y Y architect, Otis Elevator Co, 250

## Queens.

ARVERNE,-Ocean av, n s, 160 w Meredith dwelling, felt and gravel roor; cost, $\$ 3,500$, awner, Hahn \& Stally, Sheriaan av, Far Rock-

BELLE HARBOR Washington
uffolk av, $21 / 6$-sty frame extension av, $n$ e cor rear $21 / 2$-sty frame dwelling, shingle roof ; cost 2,000; owner, Mrs. Mary J. J. Fitzsimmons, Belle Harbor; architect, W. T. Kennedy Co.,
462 Boulevard, Rockaway Beach. Plan No.

BAYSIDE, -1 st st, w $\mathrm{s}, 300 \mathrm{~s}$ Crocheron av, 4x16, on 2-sty dwelling, shingle roof insion, 150; owner, J. Suseschki, 1st st, Bayside,
'lan No. 1267.
BROOKLYN HILLS.-Jamaica av, $n$ e cor
Woodland av, erect new concrete block foundaPeter Miller, 639 West 6t, cost, $\$ 250$; owner, , Brookly.
COLLEGE POINT.-American Hard Rubber oo factory, install new elevator; cost, $\$ 2$,Plan American Hard Rubber Co., prem-
COLLEGE POINT.-13th st, w s, 325 n 1 st , -sty irame extension, 18x5, rear 2-sty t50 : wher . tin roor, new plumbing ; cost, architect, E. Leo McCracken, College Point.
12.60

FAR ROCKAWAY.-Jarvis la, $n$ e cor New ame dwelling, shingle roof, new plumbing ost, $\$ 950$; owner, Mary Blumenthal, Far way. Plan No. 1248. T. A. Kane, Far Rocka-
FAR ROCKAWAY.-Mill st, n s 200 e Neildwelling; cost, $\$ 200$; owner, Peter Roche Far ockaway. Plan No. 1249. Peter Roche, Far
FAR ROCKAWAY.-Central av, 284-86, erect Walter Comiskey, premises. Plan No. 1253 . FLUSHING.-Wilson av, $s$ e cor Madison av, out new dormer windows in 2 -sty dwelling; Plan No. 1266. LONG ISLAND CITY.-Vernon av, 481 inowner, Bradley Contracting Co., premises. Plan
No. 1251 .
LONG ISLAND CITY.-Henry 6t, $n$ s, 75 William st, 2-sty frame dwelling, raised and ward Vill, 642 Academy st, L. I. C. $\$ 200$; owner, Ed-

LONG ISLAND CITY.-Hamilton st, w s, 400 ; owner, Franklin Improvement Co., cost, Plan No. 1254.
LONG ISLAND CITY.-Purves st, e s, 372 Jackson av, install new plumbing in 2 -family
welling; cost, $\$ 100$; owner, M. Murphy, premLJNG ISLAND CITY.-Hancock st, e s, 115 y dwelling; cost, install new plumbing in 2 LONG ISLAND CITY.-Purves st es Jackson av, install new plumbing in 2 -family
dwelling; cost, $\$ 100$; owner, Mrs. $0^{\prime}$ Connor, welling; cost, $\$ 100$; owner, Mrs. O'Connor, LONG ISLAND CITY.-Marion st, e s, 100 s foundation, new plumbing; cost, $\$ 675$; owner, L Tortora, 38 Marion st, L. I. C. ; architect,

LONG ISLAND CITY.-4th av, w s, 25 in Woolsey av, install new plumbing, 1 -sty dwell-
ing ; cost, 850 ; owner, M. Sichler, 984 4th av, LONG ISLAND CITY.-Marion st, 24, erect foundation under 2-sty dwelling; cost,
owner, Miarto Salvatore, premises. Plan MASPETH.-Grand st, se cor Nagy st, erect new foundation under 2-sty dwelling, cost,
$\$ 300 ;$ owner, Anna H. Doyle, 23 Clinton st,
MIDDLE VILLAGE.-Juniper Swamp rd,
100 w Dry Harbor rd, 1-sty extension, 36 x Henry Tild, premises; architect, Edward Rose SPRINGFIEI, Elmhurst. Plan No. 1246. Harvard Boulevard, repair av, w $\mathbf{\text { b }}$, 160 velling after fire damage: repair $\frac{2}{2}$-sty frame W. Arnold, 123 Broad st, Westfield, N.

WHITESTONE. -11 th $s t, \mathrm{n}$ s, 300 w 11th install new plumbing 1-sty dwelling; cost, 100 owner, Wm. Thorne, 10th st and 10th
 RIDGEWOOD.Wood Isow.
alter window to provide for s e cor Linden nd dwelling ; cost, \$100; owner Herman F. o. 1285.

RIDGEWL 1 .-Foxall st, n s, 60 w Euchman av, erect roof over rear porch, cost, $\$ 50$; owner,

ROCKAWAY BEACH.-South 6th install new plumbin 1 -sty dwelling
owner, John N. Voss, 595 East 167th Plan No. 1273.
ROCKAWAY BEACH.-Remingto

## Railroad av, erect porch on rear

 ROCKAWAY BEACH:-Boulevard, erect new Boulevard, Rockaway Beach. Plan No. 1287. ROCKAWAY BeACH.-Boulevard seenic Railway structure

ROCKAWAY EEACH.-Boulevard, s s, 150 w Center st, erect new concrete foundation under
bungalow; cost. $\$ 400$; owner, John Eagan, No. bungalow ; cost. $\$ 400$; owner, John Eagan, No
90 Monroe st, Bkiyn. Plan No. 1280 . ROCKAWAY BL CH.-Washington av, $n$ w 25 w Neptune av, raise building 1 ft . and erect
new foundation; cost 75 ; owner, J. Egan, Rockaway Beach. Plan No. 1282.
ROCKAWAY PARK. 3 d av, e $\mathrm{s}, 320 \mathrm{n}$ Triton frame dwelling: cost, $\$ 300$; owner, Mrs, Caroine Hertling, 403 d av, Rockaway Park. Flan

ROCKAWAY BEACH.-North Eldert av. No 15,2 -sty frame extension, $7 \times 6$, on rear $21 / 2-8 t y$. frame dwelling, new plumbing, shingle roof;
cost, $\$ 250 ;$ owner, John $\mathbb{S}$. Beatty, premises.

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## THE RECORD AND GUIDE

terests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches.

ROCKAWAY BEACH.-Washington av, $n$ s. 25 w Neptune av, raise 1 -sty bungalow and J. Egan, Rockaway Beach. Plan No. 1281. ROCKAWAY BEACH.-Waverly av, we s, 225
Boulevard, ralse pitch roof to provide rooms In attlc, gravel roof; cost, $\$ 350$; owner, Mrs.
Catherine Erower, 19 , South Waverly av, Rockaway Beach. Plan No. 1278.
WINFIELD.-Woodside av, s s, 15 e Fisk av install new plumbing in store ; cost, $\$ 20$; owner Hirschberg \& Winderoth, premises. Plan No
WOODHAVEN.-Broadway. $\qquad$
av, alter interior partitions to provide for store av, alter interior partitions to provide for store;
cost, $\$ 100$. ${ }^{\text {owner, W. H. Sheridean, premises. }}$ Plan No. 1299.
WOODHAVEN.-Jamaica av, n w cor Woodland av, erect new concrete founaation under
sty frame dwelling; cost, $\$ 300$ : owner, Peter


## Richmond.

TOMPKINS AV, 472, Tompkinsville, alter electric sign; cost, $\$ 25 ;$ owner. Wm. Elvester,
Tompkinsville; owner builds. Plan No. 469 . RAILROAD
Rrick and frame addition to 1 -sty manufacturing Elm Park; architect, Cantor \& Levingson, 39 West 38 sth st, N. Y. C. ${ }^{\text {ow }}$
No. 47 . Coal chute, $16 x 24$.
CANAL ST, w s, 300 s Cedar st, Stapleton, frame alteration to cooper shop;
owner, Rubsam \& Horrman Brewing owner, Rubsam \& Horrman Brewing Co, Staple-
ton ; architect, James Whitford, Crabtree Buildins St. George, builder. Henry Spruck \& Sons,

## Government Work.

PARIS, TEX.-Sealed proposals will be re
ceived until the 8 Sh day of Jan. 1913 , ceived untril the sth day of Jan, 1913, for ing, gas piping, heating apparatus, electric
conduit and wiring, and lighting fixtures), of conduit and wiring, and lighting fixtures), of
the annex to the United States postoffice at Paris, Tex. The bunuing is 2 stys and base
ment with. around area of approximately
7,000 sa ft . Fireproof construction, stone fact 7,000 so ft . Fireproof construction, stone fac-
ing. tive roof Drawings and specifications may be obtained from the custo oun at Paris.
Tex., or at the office of the Supervising Architect,' Oscar Wenderoth, Wash.,
ABILENE, KANS.-Sealed proposals will, be received until the , th day of Janauary, 1913,
for the construction, complete (including plumbfor the construction, complete (including plumb-
ing, gas pipin heating apparatus, electric ing, gas pipinc heating apparatus, electric
conduit and wiring, interior lighting fixtures and approaches), of the United States $\begin{aligned} & \text { postoftice } \\ & \text { at Abilene, Kans. }\end{aligned}$ The building is 1 sty and basement, with a ground area of approximateroof, stone facing. tin roof. $\begin{aligned} & \text { drawings and } \\ & \text { specifications may be obtained from the cus- }\end{aligned}$ todian of site at Abilene Kans., or at the
office of the Supervising Architect, Oscar Wenderoth, Wash., D. C.

## Personal and Trade Notes.

FARBER \& NURICK, architects, 1028 Gates av, Brooklyn, desir
ra cotta materials.
THE NEXT MEETING of the New York State Association of Builders will be held in
the City of Syracuse the latter part of JanOTTO M. EIDLITZ, a member of the ar bitration commission which has just rendered
a decision in the case of the locomotive ena decision in the case of the New York Buildgineers, was president of the the Yeneral Ar
ing Trades Assoclation when the Girst
bitration plan was first adopted. ruth Mive adoe.
the International Association of Master Ho Painters and Decorators of the United States and Canada will be helu in the city of DenThe headquarters will be the Albany Hotel, and
the business sessions and exhibition will be held in the Auditorium.
York The November meeting of the New sented to Mr. H. W. Pearson a silver coffee serv-
 Company New Brighton, said to be the
largest manufacturers of wall coatings in the THE
THE OFFICERS and directors of J. G. gineering Construction Department and the
Operating Department could be conducted with greater efficiency and profit if separately in-
corporated, especially in view of the large and corporated, especially in view of the large and
increasing volume of engineering and construction work, have recommended that two new corJ. G. White Engineering Corporation, to take to be known as the J. G. White Management
Corporation, to take over the operating department.

## Valves

Chicago, publishers of "The Valve World, discuss the sanitary problem of country schools in the November number which should be of interest to architects and builders. The number also contains an article on "What Winl the Metric System reading. The article deals with the cost to purchasers of pipe and other building commodities entailed by the change from the standard to the metric system of
measurement. Copies may be obtained by addressing the company, 490 Cherry addressing the company, 490 Cherry
street, or in Chicago.

## DEPARTMENTAL RULINGS

## PPEA Board of Examiners

premises 102-4 Fifth Avenue, Manhattan, J. J. Rothschild, appellant
Question of substituting wireglass windows in tandard metal frames for iron shutters.
APPROVED ON CONDITION that all winoining property, both horizontally and verically, in north and west walls be of wireglass APPEAL 191 of 1912, New Building 383 of 1912, premises 214 East 14th St, and 207-223 Question of roofing over a portion of north APPROVED ON CONDITION that the proscenium opening be provided with a rigid fireproof curtain with steel frame covered with asbestos at least three inches thick and capable
of sustaining ten pounds pressure per square oot over its entire surface ; that a water curain be provided in front of the rear windows third stories; that at least three galvanized diameter, be placed in the ceiling of the foyer ; and that the north wall enclosing the foyer be uit of brick not less than twelve inches thick. APPEAL 192 of 1912 , New Building 529 of
1912, premises $23-25$ Beaver St. and $58-62$ New
St., Manhattan, Messrs. Rouse \& Goldstone, apQuestion of Question of constructing a pent house on pent house to be used as a janitor's apartment. Section 105.
APPROVED.
APPEAL 193 of 1912, New Building 699 of 1912, premises southeast corner Fox and pellant.
Question of dumbwaiter shaft construction

APPROV
APPEEAL 195 of 1912 . Alteration 2482 of Manhattan, John Hauser Lexington Avenu Question of altering non-fireproof dwellings for hospital purposes, without complying with Section 105 code.
APPEAL 196 of 1912, New Euilding 1132 of 1912, premises Twombley Place, Queens, HerQuestion of courts in a theatre. Section 109 APPROVED ON CONDITION that one row of seats be eliminated in the orchestra, for the
purpose of forming a cross-aisle, where marked in red on plan; that an additional exit door be provided on Twombley Place, where indiseats be omitted in the balcony, forming a cross-aisle at point indicated in red on balfrom balcony to the mezzanine on both sides of the house, as indicated in red on balcony APPEAL 197 of 1912 , New Euilding 597 of 1912, premises Fullerton Weaver Question of constructing a 12 -story and basement apartment house, non-fireproof wood
floors and trim. Basement entrance, APPROVED ON CONDITION that no pent APPEAL 198 of 1912. Alteration 797 of 1912 , premises 32 East 32 d Street, Manhattan, Davic Stone, appellant.
Question of construction of canopy
APPEAL 199. Withe method of cons APPEAL 200 of 1912 , New Building 602 of 1012, premises northwest corner West End Ave-
nue and 85th Street, Manhattan, Messrs. Question of constructing a 12 -story and baseQuestion of constructing a 12 -story and base-
ment apartment house, basement entrance. Section 105 . house be eliminated.

## TRADE LITERATURE

Boiler Efficieney.
The counter-current or multi-stage principle in steam generation, toward the adoption of which there appears to be a
tendency in recent practice, is discussed tendency in recent practice, is discussed tions of Boiler and Economizer Surface" issued by the Green Fuel Feonomizer Company of Mareawn V Y booklet a method is developed for deter mining the prover limits of boiler and economizer surface and it is shown that the most economical results are obtained from a boiler properly proportioned for transmitting the heat of evaporation, with an economizer for progressively warming the feed water. The practical result is a boiler four to six feet per bofler horse power, discharging gases at 600 to 700 de grees F . to an economizer in which they are cooled to 300 degrees F . or lower, depending upon whether or not mechanical draft is used. It is pointed out that the economizer transfers two or three times as much heat as could the same amount point in the travel of the at the same of the sreater temperature gases, because between sases and steam the result belne greater steam making efficiency at lower

## Standpipes in Buildings.

The report of a committee of the Naional Fire Protection Association on the "The standpipe and hose system must ecessarily lack the essential qualification esponsible for the success of the Automatic Sprinkler System-namely, the auomatic application of water to the seat of fire regardless of the time or locality within the building at which the fire may tart. It also lacks the sprinkler's reliaility of application to fire under all conditions.
At the same time, the standpipe and hose system furnishes the closest possible approximation to the high standard the automatic sprinkler. Its use is essenial to the proper protection of modern buildings against fire. Its general applibation to buildings in congested city disricts, where these buildings are high will reatly increase the fire department facil ties and very materially decrease the conflagration hazard."

Freight Claims.
Under this title the "Leaderite," pub ished by the Leader Iron Works, of De of the shipper as well as the problems in the mapter of freight thansportation nasmuch as this is a subject that every nasm is more or less interested in mery body is more or less interested in, more this article. The article concludes with his statement.
it would seem fair and perhaps would orce earlier settlement of many claims, the Interstate Commerce Commission would pass a ruling to the effect that any arfier withholding settlement of legitimate claims longer than a given time, considering the distance of shipment, etc., mount laims or invested in represented in the claims or invested in the goods purchased to take place of those lost or damaged. The November issue of this publication ance has an interesting article in refer anks, which are largely used in tall buildings in this eity From a did biewpoint this article should be of con iewpoint this article should be of con builders. Copies may be obtained by addressing the officers at 15 William street

## The Clean Way to Clean.

The Western Electric-Sturtevant Company is putting on the market a vacuum cleaner system for use in large buildings, which is described in literature, which the company will send to any address Three facation.
Three factors must be considered in the selection of a vacuum cleaner: The man ner in which the apparatus cleans; the frect upon the article cleaned; and the itsien and construction of the machin itself.
or constant, even suction is necessary classes of mechanically operated vacuum cleaners are on the market for the con sideration of buyers- the large volume high velocity type, and the low volume high suction type. The former belong to the centrifugal fan cleaners, and are simple and lasting. This is the family to which the Western Electric-Sturtevan belongs. The other class is made up of the rotary, piston, diaphragm pump and the bellows machines. The former clean without inflicting injury upon the article cleaned. Two types of cleaner are fur nished. One is the stationary type which may be installed in the basement of a bulloing and connected by piping in the whious rooms. The other is the portable and is operated by attaching a flexibl lead to any electric licht fixture

## Remodeling Old Houses.

The subject of cement stuceo for remodeling old houses is treated in the current number of the Universal bulletins published by the Universal Portland Cebuilder seeking new ideas for resurfacin old structures will find the booklet of exceptional interest.

## BUILDING MATERIAI

stock made by small lath mills started up for this purpose in the Northeastern country. Local buyers have a rair supply on hand to outlet risht thoush the winte months.

Hemlock from Pennsylvania runs to the base price of $\$ 23.50$, and it is said to be about $\$ 1$ higher than was ever before named as a regular quotation for this close on dry dock, but are running to capacity in an effort to meet the demand during the winter. Scantling from the East by water brings $\$ 18$ to $\$ 20$.


North Carolina pine is very active and is entirely in the hands of the seller with f. o. b. Norfolk base prices quite steady as noted in our Norfolk market report. Long leaf yellow pine is in strong de mand, and though buyers have been ready to meet the views of the shippers during ume of business being placed, delays in moving the stock from the mills to the Northern buyers, either by car or vessel causes great embarrassment. Mill price on large timbers range from $\$ 3$ to $\$ 5$ pe thousand higher than prevailed tw months ago, and there seems to be rittle difficulty in maintaining these figures Vessels are very scarce and current
quoted rates from Atlantic ports to New quoted rates from Atlantic ports to New $\$ 2$ hioher for situation is very strong, and there seem to be prospeet for any lower seem prices for prospect ror ans to wevel White pine is in good demand and buy ers in this vicinity, both for local dis tribution and for export, have experi enced great difficulty in getting the stock forward from Lake Erie market on ac put or the break in the canal, which September and part of October. The sulting loss in lumber movement cannot be offset before the canals of the state close, and much lumber will of necessit be brought forward by rail.
All hardwoods occupy a strong position and maple flooring, and, in fact, all classe of hardwood flooring is quoted as high as $\$ 46$ and $\$ 47$ for New York delivery Quartered oak is again very active and oak brings as high as $\$ 57$ to $\$ 60$, accordoak brings as high as $\$ 57$ to $\$ 60$, accordPoplar is again moving freely and good dry mahogany is fairly out of the mar ket, even at the present high range of prices.

Chances in the Lumber Trade.
The offices of the Review have frequent letters and calls from young men ambitious to make places for themselves as wholesale salesmen. Some possess many of the essentials to success and some are entirely, lacking in those essentials. A a rule, they do not appreciate what it means for a wholesale lumber dealer to
undertake to make an expert selesman undertake to make an expert selesman from entirely raw material. In the first place, the representative on the road is sure to display embarrassing ignorance and when all this is overcome and the young man feels that he has grasped the essentials incident to the distribution o lumber at wholesale, there is no guar this information and experience to star th business on and experience to star in business on his own account, if he can will use the insight he has gained as a means for building up his own and tear ing down his employer's business interests. proposition in as bright a light as i should be presented to the young men who aspire to become expert sellers of

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umber, but it surely does present some Ithe reasons why it is so difficult for the honest and ambitious young man to find opportunity for development as a wholesale salesman. The cost to the tutor both in financial outlay and in embarrassment to his business is at the outset great, and his only hope for making such manence of the relationship of employer manence of the relationship of employer
-More building mechanics are now under employment in Greater New York than ever before. That is something to be thankful for.


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## PNEUMATIC HAMMER.

INDUSTRIAL EDUCATION.

## Description of the Practical Invention of a

 Canal Commission EmployeThe "Panama" pneumatic hammer, designed and manufactured at the Empire shops, on the Panama Canal, has given parts of the canal work and is believed to be superior in several respects to the hammers heretofore supplied. It excels in speed and simplicity. Under the standardized air pressure of from 80 to 100 pounds to the square inch it delivers 3,500 blows per minute, while the other ham mers tested under similar conditions delivered a maximum of 2,200 blows per
minute. The "Panama" hammer is made minute. The "Panama" hammer is made up of 11 parts, exclusive of the 23 parts. A. longitudinal section of the hammer or "gun" is shown in the accompanying diagram. Connection with the air hose is made on the under side of the handle, through a ${ }^{1 / 4}$-inch pipe thread. Passing
from the connection through a hole $3-16$ inch in diameter, the air is regulated a form of bevel seated valve. This valy is kept closed when the hammer is no its base. The operation of the valve is controlled by the trigger in the upper part of the handle When the umper part of the handle. When the hammer is gripped for use, the p trigger back into a recess in the pivatele and the other end of the trigge is forced down upon the upper end of the valve stem, opening the valve. The air enters a chamber behind the piston is forced forward against the resistance of the piston spring, striking the tool,

Are American Workmen Falling Below Europeans in Skill?
It is considered by well qualified indusrialists who have studied the question that many classes of workmen of continental Europe have become more skillful and accurate than similar classes of American workmen, even after due allowance is made for the American's native esourcefulness, energy and ability. If
 active means should evidently be adopted od which will cause our manual workers of the future to be second to none.
A committee of the American Institute A Electrical Engineers, which has been
 Iew that we have fallen behind Germany. Austria, France and some other Euroof the youth of the country for skilful nd efficient labor
It seems probable to the committee that his country could, without heavy burden beyond that incurred in maintaining the present more or less inflexible public school system, so modify the pedagogical methods in use as to make it possible for the great majority of sound children to hey positions in the world of labor where ney could be classed as skilled.
littee prad made to the In the committee had made to the Institute the ommittee makes these recommendations, nong others:
foung men who leave common schools cted to spend at least two years therepected to spend at least two years therecational school. Those leaving at fif-

and causing it to move forward and do teen should give at least one year to work its work. As the piston nears the end
of its stroke, its head passes the exhaust holes. Instantly the pressure in dents of the community over fourteen the piston chamber is reduced to that of years of age to enroll in the continuation the atmosphere, and the compressed pisto original position, closing the exhaust. The air pressure immediately forces the thus repeated in rapid succession,
The parts of the hammer, named in order from the tool end, are the bushing, the barrel, piston spring, piston, lock ring, valve, valve spring, screw plug, handle, trigger, and trigger fulcrum pin. The free length of the piston spring is $35 / 8$
inches, and the length of the piston travel is about 2 inches. The length of the hammer, exclusive of the tool, is $123_{4}$
inches, and its weight is $51 / 2$ pounds. It is made entirely of steel and finished all Lewis, of Empire, who has applied for a

## Definition of a Fireproof Building.

 aw under consideration by the State Factory Investigating commission unng is: school, , upon the payment of a small tuition fee, especially those persons between the ages of fourteen and twenty-five.There are three public high schools in ew instruction in vocational subjects: Stuyvesant, at 245 East 15th street, Manhattan, for boys and men; Manual Training, on Seventh avenue, Brooklyn, for boys and girls, and Bryant, on Wilbur avenue, Long Island City, for boys and girls. The courses of study, which are
directed towards the technical industries, directed towards the technical industries, are similar to the ordinary high school courses except that biology and history are omitted and manual training is given Applied mechanics st
ity forms a specialty, steam and electricis given to fourth year students, is open only to students of exceptional ability and is designed to prepare its graduates for giving effective service immediately after graduation. The physical equipment of all these schools is considered by the Electrical Institute's committee adequate for the purpose and the laboratories are better equipped with apparatus than many engineering colleges.
are constructed of brick, stone, concrete floors and roofs of brick, terra cotta or reinforced concrete placed between steel or reinforced concrete beams or girders.
All the steel entering into the structural parts encased in at least two incnes of
approved fireproof material, excepting approved fireproof material, excepting
the wall columns, which must be enthe wall columns, which must be en-
cased in eight inches of masonry on the putside and four inches on the inside; all stair wells, elevator wells, public hall-
ways and corridors enclosed by approved ways and corridors enclosed by approved
fireproof partitions with approved metal fireproof partitions with approved metal glass where glass is used; the stairways,
landings, hallways and other floor surlaces of incombustible material; no woodwork or other combustible material used in any partition, furring, ceiling or floors, trim and other interior finish of metal or metal covered or of approved fireproof wood.

## Lighting of Country Roads.

"Now that the electric lighting of our larger cities is well under way, the leaddirecting their attention to the electrifi cation of the small communities and rural districts. The most economical way to generate electricity for this purpose is in forge and favorably located central stainter serving a group of towns and the Reviening farms," says the Electrical Rityew. This gives a favorable diverservice, for the makes possible 24 -hour the villages the scarcity of day load in the farms. The investment power load on sion and distributiestment in transmisscheme is auite has been the stumbling block to the arry ing out of many products the carrylem is, therefore one of developing enourh oad along the lines through sparsely set tled districts to make their construction

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## 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. ( $\dagger$ ) Signireal name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in lis
The Judgments filed
porations, etc., will be found at the end of the llst.

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26 Fordon, Irving-J Johnson
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25 McGowan, Eliz, adm-H C Dater 5 Miller, Jno-J Bamby .............. Mciver, Lewis $\mathrm{B}-\mathrm{J} \mathrm{C}$ Craw
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 25 Republic Rubber Co-Renauit Freres Selling Branch. Inc
25 Winchester Club-M..costs, 17.17
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 26 Barnett Rosenberg Co-Frank
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26 Mid-Town Auto Storage


26 Proctor Realty Operating \& Im26 Rockwell-Elvidge Lee Co-J Talcott. 26 vechten Waring Co-Lent \& Graff 26 United States Leasing \& Holding Co $26 \overline{\mathrm{Wm}} \mathrm{Y}$ Henderson Inc- H M M Toch et al
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 26 Napier Chemical Co-J Roghe
26 Howes Mfg Co, Jane Kitchen \& Andw Kitchen-Northern Bank of NY. 230.59
26 R \& M Constn Co-C F Peace et al. 26 Carnegie Trust $\mathrm{Co}-\mathrm{F}$ P Mendenhall. 26 Board of Education of City N Y- 120.00 26 Marwin Novelty $\dot{\mathrm{Co}}$ - F $\because$ Vinters. 26 Tangiers Development Co-j $\begin{aligned} & \text { H } \\ & \text { Ernst }\end{aligned}$ 26 John A Roebling's Sons Co of N Y ${ }_{27}^{27}$ Covering \& Supply Co-D H Hanckel
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7 Interborough Rapid Transit Co-P
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29 Kramer Co-B Jaffe
29 N Y Wholesale Fish Dealers; A. Assn- 195.13 29 Manhattan Mutual Realty $\quad$ Co- $\frac{207.57}{-H}$
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29 Jno Kane Contracting Co-E T Quinn
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29 Manhoff Realty \& Constn Co \& Isaac
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29 Ibrow Realty Co-Gotham Nätl Bank
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29 Northern Thread Co W Aim. 29 Faultless Constn Co \& Israel Lipp-mann-Harbison Walker Refractor-

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 29 Jas Y Watkins \& Son-N H Ehrlich
29 Atwell Contracting \& Constn Co-
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Brownell, Asa C -Montauk Bwona, Alfonso-Maria J Hawkins
Baptiste, Louis \& Marie-Sargent \&
 Bergman, Pauline R-Margt Schwarz 1 Collora, Antonio- ${ }^{-1}$ Cali............275.59 Cooper, Clarence-High Ground Dairy Cunningham, Andw-C Tate \& ano. Carney, Mary V as admtrx, \&c, Richd Charney, Philip-R Glick $\ldots . . .{ }^{\text {P }}$. 1137.47 Christie, Jno-W G Holb Cooper, Wm J-Kirkman \& Son...68.81 Coudon, Elliott R-Bergdorf \& Goodman Co
Cohen, Louis- N Y Tel Cio.............22.23 Cohen, Sam-Annie Helier
Cohn, Saml G-Barnet Weinstein. 206.05 Connolly, Jno J-De Caballero \& Con-

Dobkin, Jacob, indiv \& as member Flatbush Painting \& Decorating
I Bregman................ .50 .90
22 Donovan, Mary P as extrx, \&e, Florence $F$ Donovan- $T$ F Donovan. 697.47 Davidson, Manuel \& Sofie-Luisa Fuchs $\because$ M......................295.22
25 Doherty, Mary-Ira S Bushey...511.10
25 Donohue, Jno-J Epstein \& ano. 62.15
Bolen ......................................22 Dhuy, Harry Lea indiv \& as Business Agents of the Joint District Council of N Y \& vicinity of the
United Brotherhood of Carpenters \& Joiners of America, Elbridge H Neal indiv \& as Secy \& Treas of
same, Chas H Banslier indiv \& as same, Chas $H$ Banslier indiv $\&$ as
Business Agent of same \& as a member of the General Executiv Carpenters \& Joiners of America Amalgamated Society of Carpenters $\&$ Joiners of America, Jno Rice \& Jno Wolfinger indiv \& as delegates penters \& Joiners of America \& the said District Council of N Y \& vi3 Eagan, Michl F-J Jaklitsch (infant)
3 Edwards, Jefferson $\dot{\text { E- }}$ Schratwieser Endres, Chas-Frank Bwy . . . . . . . 27.40 Finkelstein, Jack-A S Singer.... 1645.23 Ferragamo. Vame Vinzo.....................245.23
 Fordinsky, Jacob H-Sullivan PrintFranzese, Frank- ${ }^{\text {in }}$ C Taylor... urer $J$ Jo - Armour Fine, Abr-Inter City Ice Co.....309.60 Fitzpatrick, Annie E-Geo Haysman Greary, Eleanor aiso known as
Eleanor Wolinsky-J Widder \&
 2 Goldberg, Kalman-I Waxman.. 419.40 Gmelch, Jos P-National Surety Griffiths, Margt T-M Rumpler...29.65
 Girardi. Antonio-G Gragnano Gray, Jno C-N Y Tel Co..........24.00 Greer, Wm A-same C City Ice Co........ 189.98 Gallagher, Jno J-F Mann as exr.30..82 . 207.52 Glass, Seigfried-J $S$ Watson.. $2,231.40$
Goldberg, Morris-M Behrer....636.25 Grillo, Pasquale-Zack's Lumber Co. 20. ..................................... 20. Galey, Charley, *eo \& Jos, doing
business as Galey Bros-S Metcalf.
 Harrison, $\ddagger$ Wm-C F Ehrhardt...63.40 Hermann, Chas-Louis Meyer Co.661.16
Hichman, Carl—C M Fisher.....59.46 Herron. Edmond (infant) by JasHerron, Jas-same $\ldots \ldots, \ldots, i_{106.18}^{95.98}$


25 Henning, Helen-J Lehrenkrauss \& 25 Hovell, Thos j-Jos G Robin \& ano 5 Hutcheson, Raiph E-Montauk Bank
 6 Humphreys, Geo-W B Waldron. 100.96 Imperatori, Reginald J-Weber $\&$
Heilbroner
H. . .


22 Jackson, Emanuel-Montauk Bank. Jones, Jno-Anna Doerr...........274.25 Bank
Kotcher, Geo-G H Laughilin. Kotcher, Geo-G H Laughini....
Kuhne, August- P Hawkins..
Kaiser, Jno C-Nelson Bros Coal Kimbeli, Maud E-G A Price \& ...80.80 Koehne Richd-C $\stackrel{\rightarrow}{\mathrm{E}}$ Diefenthaler 178.07 Katz, Herman-...... ${ }^{\text {al }}$ н Kavakos, Christopher-J Oppenheim5 Kessel, Mamie-Emily Z Treshman, indiv \& as extrx
Klambin, Rachmiel-Inter City
Ice
Ice Kaplan, Louis \& Max-T T Molloy \&
 Knapp, Gus-Margt Schwar 6 Kolbe, Frank-Plumacher Contrg Co
 21 Lippman, Harry W-Mechanics Bank 22 Langston, Isabella-Richardson Lerner, David-AS Shapiro. Lieblich, Juda-Beila Schumer. Lombardi, Giovanni-Socie San
$2,167.35$ 22 Loud, Frank T-R Brown Leber, Edw- B Sackin ........... Aron-Habendum Reaity same same
Levene, Levene, Robt- N ' Y Tel Co.
Langlois, Ernest-Zack's Lumber 25 Lazarus, Herman (infänt) by Ma 25 Leisenheimer, Kath P \& John-Jersey City Galvanizing Co
Lambert, Celia- H Drossman....105.14
108.74 ${ }_{26}^{26}$ Lambert, Annie (infant) by Celia- 108.00 26 Langhauser, Jno-Únited " Dressed
 26 Levine, †Abr-Eagle Column Co...........96.72 26 Lindinger, Fritz-C R Macaulay
21 Malkin, Harry- S Shreyer.......326.01

21 Morrison, Leigh-Tessie Berhalter 22 McElwee, Mary-Nassau Elec $\mathrm{R} R$ 22 Musty, Fredk- $\underset{F}{ }$ De Filippi.........................
 Co .............. L McLean....... 103.81 23 McCarthy, Jas-S E Turner \& ano. 23 McGivney, Elien-Union Holding Co. 23 Mercurio, Petro-S Galla H Hutwelker
23 Montano, Geno-j Jaklitsch (infant) 25 Martini, Chas Tiile G \& T Co...
$25^{*}$ Martin, Jno J-Ellison Constn Co.
Co 25 Mosher, Carroll L-Marine Mfg \& 25 Mosher, Carrol L-Marine Mfg \&
 26
26 Manning, Thos Chas-C Voit Levy ............................ 52.08 26 May, Mevoy, Evelyn S-Interborough ${ }_{26}^{26}$ McLoughlin, Thos-S Levy $\quad . . .{ }^{6}$. 66.41 ${ }_{26}^{6}$ Mulholland, Jos-State N Y........ 135.10 26 Miano, Guiseppe-Empire State Sure26 Mulqueen, Jos $\dddot{\mathrm{P}}$ - W J Minns \& ano. 21 Nicholls, Wm H-Curtis Bros Lum21 Nasser, shakir \& * Jno-H Mindlin 8
 $21^{*}$ Nostrand, Everatt A-same Semero Nicholas-M Brodvin \& ano 25 (infant) by Luig1 Green .....53.68 25 Nicrosini, Frank- E Green . ${ }^{2}$....
25 Notaro. Sandy (infant) by Concetta

- M Brodvin \& ano 26* Nelson, Alfd A-C R R Macaulay \& \& Co. 26 Newman, Harry-C Voit .......... 194.58
 22 O'Connell, Frank-Wm Uilmer Bwo. 46.0 23 Orr....................................... 141.2
25 OHara, Jas- $\because$ D A Whaien........................... 117


 ${ }_{25}$ Pisanti, Claude-W L Koburger.. 146.30 Palerino, Dominick-Inter City Ice

Pearson, Jas E-Montauk Bank. 378.92
Pearson, Jas
E-Montauk Bank. 273.35 same same - Montauk Bank............................... Phelps, Jno O-I Kaufman \& ano................................................ Phelps, Kathryne M-same .291 .33
.291 .33
indiv \& as extrx .................111.55 Ragnarson, Peter-J Schutte \& ano.
21 Rayvid, Moses-E.Edith M W.................................. 21 Rowohit, Louis-Independent Adver-
 2 Reitemeier, Wm H-Rose Bamberg. 1.08 Rosenblum, Jacob-Consolidated Oil Roseno, Isaac-Columbia Club, City Rosse, $\mathfrak{L}$ Louis E \& Anne P - Parsh
 Reed, Ida-N Y Tel Co................
Reimann, Mathew $1-W$ Sweeney Ritter, Robt-L F Hollingwood \& ano Ras exs, Thos C-E A Clark
Rashkis, Julius, Isaac \& Frieda
Freda-H B Claflin Co
 25 Roesler, Bernard 'J 'jr J -Montauk
 Rose, Jacob-J Schechter \& \& S S Cole-
 Robinson, Fredk W-State N
Rosner, Henry A-Nelson Co Rosner, Henry A-Nelson Co
Rothbard, Louis-State Bank Siegel, Morris-A S Singer Simon, Morris-same Schenker, Israel W-J Grossman. 110. Schmidt. August-S J Schiff
21 Simon, Monroe L-Chelsea Exch Bank Monroe L-Chelsea Exchange 21 Stern, Lawrence M-Dorah S Safran.
21 Stern, Saml-F Stark (infant) by $1,630.68$ 21 Sullivan, Thos (infant) by same Anastasia (infant) by Dealty Co. 118.70 21 Sullivan, Thos (infant) by same 21 guardian-same
21 Suskin, Philip-M Epstein \& ano. 1182.28
22 Scott, Howard M-J A Weser. ... Sell Co Morris-M Le........
22 Sachs, Morris-M Levy 22 Schulnick, Hyman-R
${ }_{22}^{22}$ Schulnick, Wm-Wm Ulmer BWy
${ }_{22}$ Sugarman, B Saml-Kirkman \& Son
23 Scharnberger, Gustave-M Eberhart
23 Sugarman. Mark-H J Sophian..267.76 ${ }_{23}$ Scully, Edw J-J Jaklitsch (infant)
23
23
23
23
m \& Robt-Neal \& Brinker
scherer, Maria C-S L Havey \&
25 Segali, Sol-Smith Bros
${ }_{25}^{25}$ Selle, Ferd E—Mike Delo.......84.40 Fredk-Ellison Constn Co.569.15 ${ }_{26}^{25}$ Smaw, Fredk-Ellison Constn Co. 569.15 ${ }_{26} 6$ Sammis, Roy A-Margt Schwarz. 60.90 ${ }_{26}$ Strauss, Laura E-same Schaefer, Louis-United Dressed Bef 26 Sherman, Jno s-Lawyers Title $\frac{1}{6} \&$
 26 Stark, Jas E..............................62 ${ }_{26}^{26}$ Swan, Kingsley-Maurice Co... Mary L-A A Webster \& ano
 21 Taitz, Sam-A Ackerman
25 Thompson, Jos H-Jno C Orr Co. 157.92
25 Tonner, Geo V-Montauk Bank,.305.15 $25^{\circ}$ Towner, Mabel Y \& Wm A Jr25 Treshman
25 Treshman, Chas \& Jno-Emily ${ }_{22}$ Terra. Jno-H Blaufax Vastolo, Lorenzo-Consolidated ${ }^{2}$ Oil ${ }_{26}^{26}$ Vendig, Jos H-J Wं Bell et al...208.41 21 w.enska, Mary- J widder \& ano. 1 21 Wendlen, Peter-Arion Singing
${ }_{21}$ Weiss, Chas A-same Weschky, Herman-E J E Van Mi

23 Wignell, Jas-P De Gregory $\underset{23}{ }$ Weidemann, Anton-Mandle \& Re

23 Winsor, Harvey S-N Y Tel Co... 15.90
25 Werbelovsky, Jacob H-Thos Fee-
26 han (infant) Arthur- Eilen Mright, Ma
26 Wetzler, Jno-.... $\begin{aligned} & \text { lan } \\ & \text { Kuli }\end{aligned}$
${ }_{26} 6$ Wetzie
${ }_{26}^{6}$ White, Wm H-State Bank
${ }_{26}$ Wraik, Jno-Frank Bwy .

## CORPORATIONS.

21 Bklyn Heights R R Co-Rosy Grun21 Bklyn Heights B R R Co-Frances
$21 * \begin{gathered}\text { Buckley, Woodhuil \& Burns (Inc) } \\ \text { Mechanics Bank }\end{gathered}$

City N Y-H J McFadden....... 86.84
Fred Roeder Mfg Co-S Danzig.i94.65
Kingston Estates-Leon Friedland \& Kingston Estates-Leon Friedland \&
1 Norwegian News Co-H Hammerstad 21 Nässau Electric R R Co- P J Quinn 15

 22 Newkirk Holding Co-International 22 Tartar Chemical Co-M $\mathbf{~ G}$ Se Sebukaty. 22 Caledonian Goif Cleek \& Mfg Co-i. Glassman \& ano .e...................4.40 Freenberg \& Schlecker (Inc)-H C
Fisher Yorklan Reaity Co-Caroline Goep-
fert Cotton Felt Mfg Co- N Y Tel Co.40.14
Franfort \& Co-N T Franfort
Holland
Domschke Foundry
Co
Co
N


 25 Acme Waist Co- H B Claflin Co. 245.41 25 Brown Realty Co-i. 25 G H Harris Co-Emma Wiliams
 25 Hydrox Chemical Co-Jno F Schma25 Illinois Surety Co-A Perlmutter. 184.92 ${ }_{25}^{25}$ Pruzin Bldg Co-M Behrer... 636.25 206.05 25 Sloss-Flanagan Mfg Co-Thos Greg-
 26 Bklyn Heights $\mathbb{R}$ Co-W Regan ${ }_{26}^{26}$ Chas Herrman \& Co-D I O'Brien. 135.10 26 Cosgrove Bros-American Blue Stone
 26 Holland Laundry-Henrietta ${ }^{2}$ D $2,018.47$ 26 National Mechanical Appliance....95.92 26 Regal Homes Co- A Constantino. 166.01

## SATISFIED JUDGMENTS. <br> Manhattan and Bronx.

NOV. $23,25,26,27,29$
Altieri, Carmine-J J Dowling; 1908.
 Same-Dimock \& Fink Co: 1907.....67.8
 Appel, Carl-John W Walker Co; 1910. Boisse, Jacques L. L U s Express Realty Berkowitz, Geza D or Geza D Berko- $H$
 Boisse, Jacques L_J Zuhr et al; 1912;
 Belding Hichard A-Wheeler Lumber
\& Bridge Supply Co; $1912 \ldots \ldots 190.40$ Boocock, Saml W-City of N Y ; 1906.
 …133.13 Borea, Vincent-Chicago Varnish Co: Cohen, Sami-M R Frooks; 1912......149.90
 Cohen, Elias A-F Johnson: $1912.1,283.66$ Cochran, Eva S, Alex S Cochran \& Wm Cochran Eva S, Alex $\begin{gathered}\text { W } \\ \text { Jr exrs }\end{gathered}$ EE Reich et al; 1912 . W............245.80
 Cochran, Eva S-J Hoyer et al; 1912.97.55
 "Debendetto, Angelo-J Weil et al; 1909 Erickson, Wm T-Gibert R Hawes; 1912 ${ }^{1}$ Erickson, Wm J \& Fritz W-People,
\&c: $1912 . . . . .300 .00$ Endress, Theo F-International Safety
Razor Co: 1908 ................... 25.56 Gallagher, Jno \& Mary Sutter \& Loretta G Gallagher-J A Bernstein; 1912.400 .00 Hagerty, Pater B-Reid, King \& Co
Hagerty, Peter B-Reid, King \& Co 1912 ............................257.65 Herrmann, Chas-N Schweitzer: 1912....... 39.32 Hyman, spring-Tenement House Dept ${ }_{1910}$ Hanlon, Wm-J Levy; 1911 ........... 64.31 recvrs-T O'Herlihy; 1910 ........96.03 ${ }^{3}$ Same-same; 1909 , ...........is,i42.06 Jones, Anna M-L Barscher; 1912..59.41 Kendis. Jas \& Herman Paley-Cantor
Friedman Printing Co; 1912....657.25 Kaplan, Max-L S Forman et al; 1912. 69 Karp, Michl-E A Lanergañ; 1912...690.69

Kinstler, Max-H Kronenberg;
Landeker, Adolf-Hoerner
\&


 Campbell: 1912 esser. vi••............................................
 Ionepenny, Robt B \& Carsten E PlattScarsdale Estates; $1912 . \ldots \ldots .259 .94$ Nastasi, Frank \& Peter-C E Furrer: Nightingale, Chas T- W. $\begin{gathered}1910 \text { E Nightingale } \\ 1912\end{gathered}$ O'Hare, Patk $\mathbf{F}$-COrn Exchange Bank; Ostroff, Jos-A A Saitzmän; 1912...............99.41 Ostroff, Jos-A Saltzman; 1912......99.4 Same-G L Jaeger; 1894



 Rumore, Jno-Twelfth Ward Bank; 1909 Ruby, Jules- N Y Tel Co; $1906 \ldots \ldots 88.81$
Roome, $\mathrm{Wm} \mathrm{P}-\mathrm{W}$ Kaufman: $1912 . .108 .88$ Richmond, Saml-Bancroft Holding Co 1912
Reardon
Reardon, Mich1 E-E Badt; 1912.... 178.52 Salva, Juan A, Jr-St Nicholas Garage \&
 Steiner, Moritz \& Chas Eisenstock -10.
People, \&c; 1910 ................. 000 People, \&c; 1910
Schneider, Morris-L Barth \& Son ; 1912 Schneider, Morris \& Max-same; 1912.
 Sewel, Belle T--Teachers College; 1912
 Schneider, Ignatz-D London: 1912 . 504.06 Spearin, Geo-City of N Y; $1912 \ldots . .133 .35$
Titus, Alice-C Ritter; 1912 $\ldots \ldots . .225 .18$ Titus, Alice- C -R Jacob; 1912 ........ 215.18 Titus, Louis $\mathrm{H}-\mathrm{R}$ Jacob; 1912 $; \ldots 215.84$
Tennenbaum, Sam-R Shyovitz; 1911.133 .72
Von Essen Von Essen, Geo B-Manhattan Straw Same-H C Bainbridge et al; 1901...... 71.27 Wagner, C Alfred-F H Reynolds; 1912 ${ }^{6}$ Weisberger, Adolif- $\overline{\mathrm{J}} \mathrm{H}$ Bernheim; 1909


## CORPORATIONS

Butterick Pub Co, Ltd-New Home Sew-
ing Machine Co: $1912 \ldots . . . . . .13 .18$ Merchants Distributing Co-- E J Vilsack 18 et al; 1911 .....................................
 Purdy Constn Co, George Schumer, Max Kessler \& Nathan Drucker-Chestnut
Ridge White Brick Co: $1912 \ldots .170 .42$ ${ }^{2}$ Andrew J Robinson Co-T McDonnell;
 thal: 1912 Bagazine \& Book Co- Amerie......... 487.70 Magazine
graphic Co Book 1911 Co-American Litho-
. ${ }^{1} \mathrm{O}$ B Coates \& Co- -F M Robbins et al; Dennett Surpassing Coffee Co..... ${ }^{108.88}$ Illinois Surety $\dot{C o}$ \& Nageb Constantine -People, \&c; 1911 Nageb Constantine Same-same; 1912 A Korn; 1912............ 98.46 Interborough Rapid Transit ${ }^{\prime}$. $1,735.76$ U S Health \& Accident Ins Co- K Popo-

## Borough of Brooklyn.

NOV $21,22,23,25$ AND 26
Baar, Sigmund \& Jacob, doing business
 Bowman, Chas E-A 1912 W Seaman et al;

 Conley, Jas E-Sarah Reily, 19i2: 306.91 Goldblatt, Max-A Cook \& ano; 19120.42 Geiger, Wm-Ämerican Biil Posting Co Same ..............................27.493.40
 Herrmann, ${ }^{\text {Helliker, Jno H \& Mary E-M Schaefer }}$ E
 Kinstler, Max-H Kronenberg; 1912......................... 940 Krieger, Gussia-M Schulman; 1912.119.72 1912 .......................................40 Mack, Jno M-Gertrude Langrake as
extrx 1906 Mean, Lillian G-Maretta J Braden:


O'Shinsky, Isidor \& O'Shinsky \& Co- $\quad$ J O'Hare, Patk F-Corn Exchange Bank;
 Papa, Felix \& Adelaide M-J J Sulli- 1912 Papa, Fellx \& Petro-R Savarese \& ano; Richman, Louis L-J Robinson; 1912.. 28.00
Rosenblatt, Esther, Benjamin \& Hen-ry-F Ebeling \& ano; 1904, ........52.41 Rubin, Jos- H M Robertson: is94..168.81 Same-L Dejonge et al; 1894. $\quad . . .257 .95$ Same-T T Putnam \& \& ano; 1895..195.55 Singer, Harry-C Liebiling; i $190 . \dot{6}$
Singer, Harry-C Liebling; 1906...... 59.41
 1909 ............................... Tielenius, Carl- F Hollender; i9i2..78.42
Wuest, Wm P-City NY: $1903, \ldots . .85 .86$ Same-same; 1905 ….................... 108.60 Same-same; 1904 ................................ Wiener, Rachel \& Clara Nunzesheimer-
M Petchesky et al; 1911...........554.52

## CORPORATIONS.

Penn Liberty Co, Harry Marcus Iron F E Sks, Nathan Topol \& Ida TopolPenn Liberty Co, Morris \& Nathan To-
pol-Congress Varnish Works:
 Ward Bread Co; w B Remick; i912;630.86 Ward Bread Co; W B Remick; 1912;630.86
National Surety Co-H S Himer; 1912.
${ }^{1}$ Vacated by order of Court. ${ }^{2}$ Satisfled of appeal. ${ }^{8}$ Released. ${ }^{4}$ Reversed. ${ }^{5} \mathrm{Sa}$
by execution. ${ }^{\circ}$ Annulled and void.

## JUDGMENTS IN FORECLOSURE SUITS.

## Manhattan and Bronx

 NOV. 21.100TH
felen $S$
st,
Du Bois a
Bo Gustavo Galiani: Helen $S$ Du Bois agt Gustavo Galiani)
Cary \& Carroll (A); Jno Z Lowe Jr (R) Cary \& Carroll (A); Jno Z Lowe Jr (R);
due, $\$ 38,211$.

148'TH st, s, 175 e Convent av, 100 x 99.11, Seamen's Bank for Savgs in the Citrong \& Cadwalader (A): Wrulewitch nold (R); due, $\$ 147,116.67$.

NOV. 23
No Judgments in Foreclosure Suits filed NOV. 25.
Morningside av W, swe 115th, 104.7 x et al: Henry W Freeman (A) : Chas Put zel (R) ; due, $\$ 10,797.60$.
205TH st, sws, 59.3 nw Perry av, 59.3 x
78.10 : Warren B Sammis a derson: Warren B Sammis agt Wm G Saun derson: Warren E Sammis (A); Max S
Levine $(R)$ : due, $\$ 2.748 .60$. NOV. 26.
131ST st, $632 \mathbf{W}$; Isidor J Pocher agt Lawrence E Brown; Feiner
Fredk Maass (A)
Leubuscher (R); due, $\$ 2,717.47$. NOV. 27
19TH st, 37 W; Mary Mc C Jones agt Henhy M Ecker; Cary \& C Carroll
Morris J Hirsch (R) ; due, $\$ 63,632.50$

Lexington av, ws, 80.8 s 90 th, $20 \times 81$ Eisman, Liegel et al agt Wm Revin et al; Exstein (R): due, $\$ 3,118.70$.

## LIS PENDENS.

## Manhattan and Bronx

 NOV. 23.Old Broadway, es, 50.2 s Lawrence, 25.1 x
100 ; also WHITE PLAINS RD, nwe Nereid 100; also WHITEPLAINS RD, nwe Nereid C Gibson et al; amended partition; SimpC Gibson et al; amen
Bryant av, 1522; Shollenberger \& Co to foreclose mechanics lien; Shoemaker Pelham \& Doughty, attys.

NOV. 25.
Hoe av, ws, $25 \mathrm{n} 172 \mathrm{~d}, 100 \times 100$; Noonan \& Price agt Ray Holding Co et al; action
to foreclose mechanics llen; Thompson \& to foreclose mechanics llen; Thompson \&
Fuller, attys.
St George's Crescent, ws, opposite 206th. Del Gaizo et al; amended foreclosure of tax lien; W Lustgarten, atty.
St George's Crescent, ns. e of Concourse lot 83: Tax Lien Co of N Y agt Maria G Del Gaizo et al amended foreclosure of NOV. 26.
43D st, 6-8 E; Adeleine
K Hoag agt Jno H Booth et al; action to declare trust; NOV. 27.
40TH st, $\mathbf{1 5} \mathbf{- 1 7} \mathbf{~ E}$; View Jersey Clay Prodncts Co agt H H Oddie Co et al; action to foreclos mechanics lien; W W'Young,
Garden st, nee Crotona av, $49.2 \times 70.3$; Robt Griffin Co, Bronx Inc agt Sass Cal Realty \& Constn Co ; action to foreclos

134TH st, 11\&13 E; Max Kobre agt JaA Telsey, atty.
Greene st, 91; also BROAD ST, 106\&108;
also WATER ST, 16: also LOTS 104-6 map of Undercliff Terrace, Morris Heights, Bronx; also READE ST, $138 \& 42$; also WAFischel agt Leon Realty Co et alions; Harry actions to set aside conveyances; J A A Seidman, atty.

NOV. 29.
Lenox av, 186; Isidore Jackson agt Emransfer of tax lien: A At foreclosure of

## Borough of Brooklyn.

NOV. 21.
Pitkin av, $\mathrm{ns}, 50 \mathrm{w}$ Warwick, $25 \times 100$; Kings Co Savgs Inst agt Robt Kloiber Gravesend
$100 ;$
averklan
Realty
Ro
Co
agt
R State st, ns, 100.11 e Furman, 19.11x61; CHoag agt Ponce Realty Co et al; J S Griffith, atty. New Utrecht av, es, 130 s 53 d, , $20 \times 68.6$;
Robt Weidman \& ano agt Rostof Co et 1; Caldwell \& Holmes, attys.
Glenmore av, sec Fountain av, $20 \times 75$; Sackett \& Lang agt Israel Hamburg et al; Hett \& Lang, attys.
Hooper st, $\mathbf{3 7 4}$; Myron Straus agt An-
ie Heck et al; partition; M Monfried, tty.
Rogers av, ws, 200 n Clarendon rd, 20x 100; Mary C Connors agt Peter Heimroth
Ocean av, ws, 460 n Voorhies av, 125.1 Clara C Moneuse et al; C L Livingston,

E 15TH st, es, 100 s Av K, 219.11x75; Henry Schaefer agt New Amsterdam De-
velopment Co et al; K C \& M V Mcvelopment Co
E 24TH st, es, 175 n Av L, $37.6 \times 100$; fome Mtg Investment Co agt Anna Son-
Vanderbilt nv, es, 170 s Fulton 20
Katharina Wassermann agt Nancy Hayden et al; Carey \& Carroll, attys.
Av K, Ss, 158.5 e E 40 th, 20 x 90 ; also K, SS, 218.5 e E e $40 \mathrm{th}, 20 \mathrm{th}, 20 \mathrm{x} 90$; also AV
ss, 238.5 e E 40 th, 20 AV 90 , als 258.5 e 40 th, $20 \times 90 ;$ Benj H Knowles, ss, Model Home Bldg Co et al; A A Hovell, atty.
Cumberland st, ws, 297.4 s Fulton, 24.4x Lowden et al; HeManamy agt A Geistad, Gertrude NOV. 22.
Woodruff av, sec Kenmore pl, 20.4x 96.1x19.3x102.9:Alice R Sprague agt Isabella McN Thompson et al; Foley \& Powell \& Hacker, attys.
53D st, nes, 140 nw 8 av, $20 \times 100.2$; Har-
iet $T$ Dimon agt M Silman Realty Co et riet T Dimon agt M Silman Realty Co et
E 29TH st, es, 140 n Newkirk av, 20 x 100; David Mayer agt Jas Santugge et al ;
Garfield pl, ss, 125 w Prospect Park W,
$4.1 \times 100 ;$ Fiske \& Co agt Mathilde Lang et al: foreclosure mechanics lien Phillips \& Avery, attys.
S9TH st, nwc 3 av, $100 \times 100$; Empire
tate Surety Co agt Borough Bank et al; State Surety Co agt Borough Bank et al How \& Newman, attys.
19TH av, sc 84 th, $100 \times 120 ;$ also 84 TH
$\mathrm{T}, \mathrm{SWs}, 120$ se 19 av, $60 \times 100 ;$ Mechanics ST, SWs, 120 se 19 av. $60 \times 100$; Mechanics
Bank agt Johanna F Carlin et al; Ow F , Gay \& Tomin, attys.
Atlantic av, ss, 470 w Troy av, $15 \times 100$ Josephine Herod agt Mary Anderson et NOV. 23.
Fulton st, ss, 50.8 w Norwood, runs s E Hommel \& ano agt Moses Metzger et E Hommel \& ano agt
Bergen st, $n s, 200$ e Schenectady av 25x107.2; Harriet T Dimon agt Jennie
Clinton av, es, 102.2 s Flushing av beg: Edw J Brockett et al as trstes wm R Renwick agt Owen McArdle et al; H ormpson,
61ST st, swe 20 av, $80 \times 200$ to 62d; Max al; Roy. Watson \& Naumer, attys.

## NOV. 25.

73 D st, sws, 160 nw 22 av, $30 \times 100 ;$ Laura
Skinner agt Fred B Kessier et al; B B Christ, atty
E 2D st, ws, 390 s Av I, $30 \times 125$; Ell-
wood Harlow agt Economy Homes Co; N Gaines, atty.
40 TH st, ns, 175 e 8 av, $25 \times 100.2$; Titte Guar $\underset{\text { \& }}{\&}$ Trust Co agt Sadie $M$ Risch et
2D pl, 35; Jacob Goldstone agt Nellie lien; D Zirinsky, atty.
R E \& O, Impt Co agt Harry B Potter; J E
Lefferts pl, ns, 92.10 e Classon av, runs n90xw24.7xse30.5xsw $0.7 \times s 59.9$ to pl xe20
to beg; Geo E Lovett \& ano agt Eliz Commisky et al; W H Good, atty.

E E STH st, es, 100 n Av O, $60 \times 250$; also E 5TH ST, ws, 40 n Albemarle rd, 30x
100 Edw Blesser agt Adolph Loebelson et al; to set aside deed; L Dashew, atty.
 s50xw8xse- xw103.3 to pl xn 176.3 ; Jos
Ryan agt Glenada Holding Co; foreclos Ryan agt Glenada Holding Co; foreclos
ure mechanic's lien: D J Meserole, atty. Belmont av, nwe Hinsdale, $50 \times 80$; Minnie Keller, attys. Sam Kaplan et ar, Rabe
sowh at ns
39 TH st, ns, 180 e 7 av, 20.1x100; Jenme simon agt Josty.
Hopkinson av, es, 105.6 \& New Fork av, $40 \times 100 ;$ Max Kobre agt American Mtg
\& Holding Co et al; to create a lien; S A Telsey, atty
3974 st. ns, 160 e 7 av, $20 \times 100$; Marie Otto agt J
Moss, atty.
51ST st, ns, 346 e 4 av. $18 \times 100.2$; Simon L J Moss, atty.

E 5TH st, es, 249.9 n Caton ay 303 x 100: Hannah Felleman agt Wm J McDermott et al; L J Moss, atty.
197H av, ${ }^{\text {190c }} 61 \mathrm{st},{ }^{2}$ 25x80; Sage Bros Inc agt Geo Silkworth \& ano: specific performance: Doughty, attys.
E 34 TH st, ws, 100 n Av L, $40 \times 100$; et al: Jones, McKinney \& Steinbrink, at tys.
Washington av, ws, 79.11 n Prospect pl,
$16.2 \times 64.8 \times 16.3 \times 63.2 ;$ Jno B Alliger as trste, c. Fredk W Gross agt Dora Littman et \&c, Fredk W Gross ag
al: H L Thompson, atty
Bay Ridge av. 446; also BAY RIDGE Av, sws. 477 se 4 av, $20 \times 95.7$; Anna Bing' deed; Engel Bros, atty.
Decatur st, ss, 212.6 w Ralph av, 18.9 x ${ }_{\mathrm{F}}^{100: \text { Bklyn } \text { Buareau of Charities agt Geo }}$
Lots 388 to $\mathbf{~ 3 9 2 , 0}$ map of land heirs of Geo Martense; Hartman Wermann agt
Abr Leideker et al; Kiend \& Sons, atty. NOV. 26 .
81ST st, sws, 270 nw 17 av, $17 \times 100$; Lawers Title Ins \& Trust Co agt Roccela sw 17 av, $17 \times 100$ : same agt same; same atty.
81st st, sws, 304 nw $17 \mathrm{av}, 17 \times 100$; same gt same; same atty.
S1ST st, sws, 321 nw $17 \mathrm{av}, 17 \times 100$; same gt same; same atty.
81ST st, sws, 338 nw
gt same; same atty
av, $17 \times 100$; same
same; same atty.
S1ST st, sws, $355 \mathrm{nw} 17 \mathrm{av}, 17 \times 100$; same
gt same; same atty.
sist st same atty.
$\underset{\text { 81ST st, ss, }}{\text { greme; same atty, }} 17$ av, $17 \times 100$; same
S1ST st ss, 380
S1ST st,
ss,
same,
same atty,
s.
S1ST st, ss, 406 w
S1ST st, ss, 406 w 17 av, $17 \times 100$; same
s1ST st, ss, 423 w
81ST st, ss, 423 w 17 av, $17 \times 100$; same
81ST st, ss, 440 w
agt same; same atty 440 w av, $17 \times 100$; same
81ST st, ss, 457 w 17 av, $18.3 \times 100 \times 15 \times 100$. same agt same; same atty.
 ST, es. 150 n Calyer, $89.1 \times 105.6 \times 122.8 \times 100$; Jno J Cashman agt Isabella C N Smith et
Fulton st, swe Smith, $48.9 \times 125.10 \times 50.3 \mathrm{x}$ v . 20 x 100 . Trust Co as sub-trustee \&c et al; Hedges, Ely \& Frankel, attys.
S3D st, Ss, 140 e 6 av, 20x100.2; Henry J Wall as truste \&c for Jas I Martin agt Bergen st, ns, 200 w Howard av, 21.6 x 107.2; Francis Speir, Jr, as sub-truste agt

Harrison pl, ns, 400 w Porter av, $50 \times 100$; Coombs \& Wilson, attys.
State st, ns, 20.4 e Furman, 20x61; Isaac $T$ Swezey \& ano agt Ponce Realty Co et 1; atty, R E Swezey.
State st, ns, 60.4 e Furman, 20x61; same Clevel same atty.
Cleveland st, es, 90 n Blake av, 20x95.3; no L Vanderveer agt Moses Levin et al;
ttys, Wyckoff, Clarke \& Frost.
E 3D 1 es, 175 Ar C.
E 3D st, es, 175 n Av C, $25 \times 100$; Insa R et al; atty, H L Thompson,
Av v, nec Coney Island av, runs e 26.7 x n100xe-xn40.1xw 117.3 to ay $\begin{aligned} & \text { Fs } \\ & \text { Frank A Wollensak agt Fredk } \\ & \text { W } \\ & \text { Edel } \\ & \text { Edel }\end{aligned}$ sten et al; atty, H L Thompson.
5TH st, es, 100 s Av O runs e 250 to to beg; Harrison B Moore agt Collective
Holding Co, Inc, et al; atty, H L ThompHol
son.
Keap st, ses, 100 sw Bedford av, 89.4 x 100; Saml Lipschitz agt Saml Zechnowitz et al (establish a claim) ; attys, H \& J J J
$\mathbf{W} \mathbf{1 S T}$ st, nec Neptune av, $133.7 \times 50$ : Andrew Dunbar et al agt Delia Kelly $\frac{\&}{\mathbb{*}}$
Bergen st. ss, 424.6 w Rockaway av, 40x127.9; Voletsky \& Jarcho, Inc:
Worth Paterson Constn Co et al; atty, J J Schwartz.

Liberty av, sec Watkins, $85 \times 100$; Wesleyn University of Middletown, Conn, agt
Retta H Barranger et al; H L Thompson. atty.
Jefferson av, ss, 65 e Sumner av, $35 \times 100$ Bond \& Mtg Guar Co agt Alfred Koscherak et al; atty, H L Thompson.

## FORECLOSURE SUITS.

## Manhattan and Bronx.

## NOV. 23.

1ST av, ws, $75.10 \mathrm{~s} 116 \mathrm{th}, 25 \times 95$; Irving
K Taylor et al agt Augusta Imperato et ,
Lot 37, Map of Seton Homestead. Bronx: Odell C Butler et al agt Elda E Shaffer Brook av, nee 139th, $25.1 \times 100.1$ : Henry er, Allen \& Storm, attys.

NOV. 25.
Carpenter av, ws, lot 1136, part of: Lil-
lie Wilkens et al agt Louise Ringelstein lie Wilkens et al agt Louise Ringelstein
et al; J J K O'Kennedy, atty. Stanton st, nwe Norfolk, $47.5 \times 68.8$; State Bank
atty.
Villa av, es, 391 n Potter pl, $18 \times 100$;
Geo F Delsonson agt Jessie F Thorn et al : $\mathbf{N}$
132D st. $34 \mathbf{~ W}$; Marie L Mead agt Her-
man W Oster et al; Man \& Man, attys. s6TH st, 238-40 w; Annie E Copeland agt Meyer L Sire et al; Lewkowitz \& 147TH st
147. Wt, ns, 387.9 w Brook av, 45.3 x 100.1; Wm Rankin agt Curtiss P Byron Norfolk st, 121; Margt K Hoyle agt Max Borsuk et al; G B Winthrop, atty. 12sTH st, $n s, 258$ e 8 av, $15 \times 99.11$ : Marie
H Burt agt Sieg Tynberg et al; $R ~ D ~ E l d e r, ~$ atty.
Lots 3, 4 \& 5. Map of lands belonging to heirs of Capt Cornell Ferris; Presbyterian Hospital in the City of N Y et al agt Thos
$B$ Watson et al; De Forest Bros, attys. St Nicholas av, sec 184 th, $49.11 \times 100$;
Cath W Loney agt Louisa Eckhardt et al Sath W Loney agt Louisa
Ludubon av, nee $177 \mathrm{th}, 107.11 \times 100 ;$ N Y
Life Ins Co et al agt Thos Graham et al; Cary \& Carron; attys
Cherry st, $4191 / 2$; Bond Mtg \& Securities \& Horan, attys.

## NOV. 26

Amsterdam av, swe 82d, $27.2 \times 86.11$; German Savgs Bank in City of NY agt Danl Villa av, es, 409 n Potter pl, $16 \times 100$; Henrietta Renshaw agt Jessie F Thorn et
Westchester av, nws, 176 sw Concord son Amusement Co et al; Frankenthaler \& Kaufmann, attys.
132D st, ns, 410 w 5 av. $25 \times 99.11$ : Isaac Goodstein agt Ca
$H$ Schwarz, atty.
98TH st, $\mathbf{3} \mathbf{~ W}$; Wm Rankin agt Nathan B Levenson et al: Patterson \& Brincker-
hoff, attys.
149TH st, ns, 160 w Bway, $173.10 \times 99.11$, two actions: Max Marx agt A Feldman Bathgate av, es, 25 n 184th, $25 \times 95.7$ :
Eugene H Hatch agt Scalzo Realty Co et al; $T \mathrm{M}$ Debevoise, atty.
132D st, ns, 410 w 5 av, $25 \times 99.11$; Isaac Goodstein agt Caroline Bublitz et al; A H Sehwartz, atty.
100TH st, ss, 200 w West End av, 80x 100.11: Isaac Simons et al agt Chateau
Realty Co et al; Weschler \& Rothschild, Realty Co et al; Weschler \& Rothschild,
2D av, nec 6th, $51.9 \times 87$; State Bank agt
Abr Rosen et al: J A Kohn, atty. NOV. 27.
Heath av, 2886; Mary Brady agt Pouch Realty Co et al; J Fennelly, atty.
Prospect av. ses, 242.10 n Tremont av,
$52 \times 150.2$; Chariotte Ohle agt Harrie Constn $52 \times 150.2$; Charlotte Ohle agt Harrie Constn

Lincoln av, es, 75 n $135 \mathrm{th}, 75 \times 100$; Henry
McCaddin, Jr, et al agt Jas E Troy et al; McCaddin, Jr, et al
39TH st. 311 E; Bernhard Mayer agt Jacob Aherbach et al; I S Heller, atty. NOV. 29.
Manhattan av, 547; Emigrant Industrial Savgs Bank agt
J O'Gorman, attys
Lots 359, 360 \& 361. amended map of Mapes Estate: American Savgs Bank agt 236TH st, swe Lincoln av, $99.9 \times 26.1 ; 1 / 2$ pt; Jno S Murphy et al agt Anna M MulWashington av, ws, 125 s Fletcher, 50 x 150; Prospect Investing So agt A War-
ren Constn Co et al; S W Collins, atty. Essex st, 11; Louis J Sloane et al agt
Abr Halprin et al: T F Gilroy, Jr, atty Brook av, es, 73.4 s 170th, $24.4 \times 100$; City
Real Estate Co agt Lillian B Koepke et Real Estate Co ag
al; H Swain, atty.
Wnter st, sec Market sl: $26 \times 80$. T Fred eric Kernochan et al agt Emanuel Kapel-

## BUILDING LOAN CONTRACTS.

Manhattan and Bronx.
NOV. 23.
182D st, ns, 191.3 w So blvd, $50 \times 100$ : Inc, to erect a 5 -sty apartment; 13 pay-
ments.

Holland av, es, 50 n 214th, $25 \times 100$; Eliz
K Dooling loans Mt Vernon Builders Sup ply Co to erect a -sty bldg; - pay-
ments. NOV. 25.
191 ST st, $\mathrm{ss}, 100 \mathrm{w}$ Hoffman, $50 \times 83$; Manhattan Mtg Co loans Alert Constn Co, Inc, to erect a 5 -sty apartment; 13 pay-
ments. NOV. 26.
Nelson av, ws, 75 s Brandt pl, $75 \times 100$ :
City Mtg Co loans Morell Realty erect two 4-sty apartments; 10 payments. NOV. 27.
225TH st, $\mathrm{ns}, 300 \mathrm{w}$ Paulding av, $50 \times 109$ Krausch to erect a - sty loans Philip H ments. Bush st, ss, 64.7 e Creston av, $32 \times 75$
Karl Riese loans Frank - sty bldg; - payments. Schorer to erect

Madison av, nec 82d, 95x85; Allenel 12-sty apartment; - payments. $\begin{array}{r}4,000\end{array}$ NOV: 29.
115TH st, $\mathrm{ns}, 125 \mathrm{w} 8$ av, $120 \times 100.11$; Central Bldg \& Improvement \& Investment Co loans 114 th St \& 7 th Ave Constn
Co; to erect a $6-$ sty apartment; pay-
ments.

Tieman av, ws, 129.7 n Boston Post rd, Kempf Realty Co; to erect Co loans M 3 payments. $\quad$| 3,000 |
| :--- |

## ATTACHMENTS.

## Manhattan and Bronx

NOV. 21, 22 \& 23.
No attachments filed these days.
NOV. 25.
Root, Henry A; Junius Beebe; \$2,500;
Warren, Wells \& Korb. NOV. 26.
Union Bank \& Trust Co of Meridian, Miss Jas H McMahon; $\$ 22,921$; Breed, Abbott

## NOV. 27. <br> No Attachments filed.

## CHATTEL MORTGAGES.

## Manhattan and Bronx

afyecting Real estate
NOV. $22,23,25,26,27$
Knepper Realty Co. 134 th st, ns, bet 3 d tel Mfg Co. Mantels. American ManGrutsky, Shuster \& Cohen, 105-7 Eldridge. . Eureka Chandelier Co. Chan-
deliers. Poldow Constn Co. Washington av, es,
$90 \mathrm{~s} 183 \mathrm{~d}, 50 \times 95$. Colonial Mantel $90 \mathrm{~s} 183 \mathrm{~d}, 50 \times 95$. Colonial Mantel $\frac{\text { \& }}{\text { \& }} 110$
Refrigerator Co. Fixtures.

## Borough of Brooklyn.

AFFECTING REAL ESTATE
NOV. 21, 22, $23,25 \& 26$.
Cordts, Sophie. Glenmore av, bet Co-
vert \& Pine. Fulton Mantel Co. Mantels. 70 Boone Constn Co. 17th av, bet 75th \&
76 th. Hudson Mantel \& Mirror Co. Boone Constn Co. 17 th av, bet (R) 55 th \& Same. Same. W Co 6th av bet (R) 203 74th. Isaac A Sheppard \& Co. (R) 350 Troy Pacific Inc. Pacific st, cor Troy av
.$W_{m}$ Keroy Co. Ranges.
759

## MECHANICS' LIENS. <br> Manhattan and Bronx.

 NOV 23.215 TH st, ss, 225 w Paulding av, 50x $\begin{array}{ll}\text { 100; Tremont Moulding Mill agt Rosario } \\ \text { Lo Bue \& Rosina Lo Bue (173). } & 1,200.00\end{array}$ Convent av, 300-2; Atlas Window Shade
Co agt Belclare Constn Co (174).
302.05 116TH st, 370 W; Richd Anderson agt Henry Goldstone \& Neil Campbell (175). 34.50 74 TH st, 21 W; Lerman $\&$ Goldwasser
gt Alfred Gutwillig \& May Kendig $(176)$.
154.50 $\begin{array}{cc}\text { S1ST st, } 311 & \text { E; David Smith et al agt } \\ \text { Saml Einhorn } & \text { Solomon Tannenbaum }\end{array}$ 3D av, nwe $98 \mathrm{th}, 145 \times 110$; Adam Happel Rapid Transit Co, Hudson M Mason, Henry L Gillespie. Hygrade Amusement
Geo Merritt Ward, Inc (178).
$1,000.00$

## NOV. 25 .

43D st, 217-229 w; R I W Damp Resist Ing Paint Co agt $N \quad \mathrm{Y}$ Times Bldg Co \&
Stanley Gollier Co
S 179.00 . 100TH st, 314 W: Robt Werk agt Chast, Co (180)
105 TH st, 116 to 136 w: Eagle Artificial hard, Wm A Caney, Chas J Miller, Maud harder. Lillian A Caney \& Wm H Heden-
Mille
dore
655.00 dorf (181).
Park av, sec 153d, 55x88; Houghtaling \& Wittpenn agt Meyer Friedlander, Hahn \&
Friedlander. Supreme Bldg Co \& Kahn
513.00 Friedtander:
Friedel (182)

Fort Washington av, 452; Gibson Iron Works agt Geo B Lennard \& J F Kelly \&
Son, Inc (183). Mapes av, nec 178 th, $114.5 \times 145.2$; Arlando Marine agt Jos Diamond Constn Co
$\& \mathbb{R}$ di Ligia Co (184).
600.00 NOV. 26
$12 \mathrm{STH} \mathrm{st}, 28-30 \mathrm{~W}$; Abr Libin agt Jnd Doe \& Waldorf Contracting Co ${ }^{(185)}$ ). Fox st, 1131 \& 169TH st, 913 E; Berger Mfy Co agt Anthony Mancisco, Jno Maro Horatio st. 50 \& Hudson st, 636; Louis Newman ast Saml Lipman \& A Ringel
(187) 34TH st, 22 W; Anthony Bazuro agt
In ${ }_{\text {Forsythe }}^{\text {\& }}$ Lena Lieberman (188). Tiffany st, 910; Harlem Wall Paper Supply Co agt Steinmetz Constn Co \& Mamie
Rines (189). Broome st, nec Cleveland pl, $75 \times 170$; David Kraus, agt Gielies Campbell Co $\frac{\&}{\text { \& }}$ (190). Parkside pl, 3253: Abr Felsher et a1 agt P J Sullivan \& Peter Biersack (191). NOV 27.
Beek st, ss, 100 w Av St John, 200x125; Beek st, ss,
Max Juster agt Ostra Constn Co
$22,251.70$ Wales av, 520; Jno J Kennedy agt Reedy 1,065.60 University pl, swc 12th, 20.3x27.2; Vogel Cabinet Co agt lda Kempner; Saml Weiss-

berger (194). | 69TH st, 225-29 W; Henry Friedman agt |
| :---: |
| 180.14 | Amsterdam av, 1865; Jas De Fago agt 1,864.00 Works agt $P_{\text {G }}^{554}$ Wolleson; Julius Braunstein (197). 52.00 White Plains av, ws, $115 \mathrm{n} 230 \mathrm{th}, 25 \times 80$; Danl Nathanson agt Nunzia \& Anthony 160.00

Valentino (198). 1007H st, 314 W; Robt Griffin Co agt Hughes av, ws, 15 n Crescent av, 75 x Co: Fredk Jackson (200). European Constn 48TH st, 220-28 w; Candee, Smith \& Howland Co agt Frazee Realty $\mathrm{Co}: \underset{10,240.99}{\mathrm{Wm}}$
Henderson Inc (201).
 NOV. 29.
Convent av, nwe 142d, $99.11 \times 125 ;$ Bar-
 24 TH st, 142-6 w; Harbison Walker Refractories Co agt District Realty Co \&
Peter Guthy (renewal) (204). 12TH st, 9 E; Jacob Shapiro agt Bertha
Ostro Broadway, 640; Realty Iron Works agt \&state Benjulichtensteln, Maurice Deutsch Webster av. 2372-4; Wm M Ward agt
Mary Mecum (207). Amsterdam av, swe 175th, 100x150; Hyman Rosen agt Lents Realty Co \& Green-
wich Iron Works (208). 64TH st, 174 E; Greenfeld Iron Works $\underset{C o}{\text { agt Laura Roosevelt \& D Haberman }} \underset{24.98}{\&}$ 48TH st, $220-28 ~ w ; ~ F e d e r a l ~ T e r r a ~ C o t t a ~$
$C o$ son Inc (210). Realty Co \& Wm HenderSame prop; Henry Maurer \& Son agt
same (211). same prop; Harris, Silvers Baker. Co
$2,600.00$
agt same (212). 48TH st, $220-8$
agt Frazee Realty $\mathbf{~ C o}$
(213) Southern blvd, es, foot 149th, -x-; E Hartford $R$ R Co, Wm Henderson, Wm T Matthews \& Marshall (214). 149.19
48TH st, 220-28 W: A Schwoerer \& Sons
gt Frazee Realty Co \& Wm Henderson agt Frazee
Inc
$(215)$.
 Marshall \& Wm Henderson Inc (216). \&
$\quad \mathbf{7 2 D}$ st, $\mathbf{1 7 2}$ W: Expanded Metal
$\begin{gathered}\text { neering } \\ \text { Seery (217) } \\ \text { Sigt }\end{gathered}$ Henry R Mygatt \& 13TH
at,
at,
Fish
405-9 Wealty al agt Fish Realty Co, Leonard Unger,
Edw Segel \& Morris Blaser Co (218).

48TH st, 220-28 w; Hoffman \& Elias agt Harry H Frazee \& Frazee Realty Co
\& Wm Henderson Inc ( 219 )
$1,301.62$

Broadway, ws, bet Barclay \& Park pl 151.3x irreg; Robt A Keasbey Co agt
Broadway-Park Place Co \& Providence Engineering Works (220). 129.0 d 69TH st, 225-7 w: Henry Schrankenberg agt st Jones \& Saml Jones ${ }_{(221)}^{121.82}$
Fulton st, 106-8; David Daisley \& Sons agt S Jennie Sorg, Ada S Dronill \& Hester
48 TH st, $220-28 \mathrm{w}$; Lewls Harding \& Co agt Frazee Realty Co \& Wm Hender

## Borough of Brooklyn.

NOV. 21.
 Gravesend av, ws, 240 n Av C, $200 \times 100$ Cohn Cut Stone Co agt G C (Inc) $\dot{2,250.00}$ West st, ws, 50 n 40 th, $100 \times 100$; Chas Rothenbach (1ne) agt Jos B Thompson \&
Jos B Thompson R E Co.
478.53 Gravesend ay, ws, 240 n Av C, $240 \times 100$. $\mathrm{E} J$ McLaughlin Co agt Yorklan Realty
Co J D Ranck \& Co (Inc). $1,362.08$ Taylor st, 142-54; Jno E Monahan agt Hattie Forshay, Eliz M Parkinson, C E Kraft, Sarah E Ormsby, Frank Burke J \& D F Yeoman \& Wm Welge (Inc) $1,240.00$
Bay Ridge av, ns, 100.4 e 3 av, $93 \times 100$; Theo C Hennings agt Margt Constn Co

## NOV. 22

$\begin{aligned} & \text { E 2D st, 1007; Eureka Heating Co agt } \\ & \text { Geo H Lachnicht \& ano. } 14.95\end{aligned}$ Gravesend av, ws, 240 n Av C, 240x 100: Dominick Cervadoro agt $\underset{\text { G }}{\text { G (Inc) }}$
Yorklan Realty Co, Arthur H Selinger
Abr Fuchs, as pres.
Schenectady av, 173-5; West Bway Con-
$\operatorname{tn}$ Co agt Johanna Grafton.
$4,900.00$ stn Co agt Johanna Grafton. $\quad 4,900.00$ Bergen st, ns, 95 w Ralph av, $107 \times 106 ;$
Cohn Cut Stone Co agt M \& M Realty \& Cohn cut Stone Coller. M \& M Realty 900.00 Chureh av, ss, at int division line bet Bkly, gore: Alex Maiselson agt Albt Edwards
Realty Co. Wm Murphy \& Anton Maistelman \& Saml Halpern.
Essex st, es, 240 s Hegeman av, 40 x 100: Louis Potter agt Chas Kessling 80.00
Dinnebeil Bros. Stone av, sec East N Y av, $84.10 \times 26.5$ Metropolis Lumber Co agt Mary \& Do Grand st, 182: Patk Tagul agt Annie M \& "Mary" Rudolph \& Edw S Kiernan.

Hopkinson av, 482-8: Wm C O'Keeffe \& Son agt Sam Howe Amusement Co \& Wm Henderson (inc). 130 e Howard av, $270 \times 127.9$ Levin Kronenberg \& Co agt Amos Bldg

All Railroad tracks, rolling stock, \&c same situated at Bklyn Plaza \& Manhat tan Bridge running \& ext therefrom
across Nassau st to Flatbush av ext \& across Nassau st to Flatbush ay ext \&
thence along same to Fulton: Cooper \& Evans Co agt Manhattan Bridge Thred
Cent Line. NOV. 23
$2 \mathbf{p l}$ pl, ns, 96.8 w Clinton, $23 \times 133.5$ : Jno
Stark agt Nellie Weinstein \& Wm Goldstein. agt Nellie Weinstein \& Wm Gold
 $\underset{\text { agt Argyle Constn Co } \& \quad \text { E J Bedell }}{\substack{\text { agent) } \\ 181.00}}$

Atlantic Basin, bet Imlay st \& Commercial wharf: ext from Bowne to Verona: Corrugated Bar Co agt Frederic P
Olcott, N Y Dock Co \& Tucker \& Vinton. NOV. 25
Church av, ss, 138 w E 18 th, $50 \times 100$ : Geller Floor \& Wall Tile Co agt Albt
Edwards Realty Co.

Church av, 1796-8; same agt same. $\underset{28 \& .5}{ }$

Van Siclen av, es, 125 s Livonia av, 200 x100; Isaac Braslawsky \& ano agt Co-
hen \& Schwartz Constn Co.
Washincton av, 646-8; Niagara Radiator \& Boiler Co agt Weiner Bros, F D
Bones \& Jas E Lawless Co.
B

Imlay st, bet Bowne \& Commerce, - $x$ $\overline{\&}$; Vinton. Neptune av, nwe W 15th, $39.7 \times 100$; Adolf Davidson agt Annunziata Anzelona

Fulton st, 1354-8; Chas Strebel \& Sons Brooklyn av, es, 137.6 n Av J, $60 \times 100$; Jos Brown agt Dorothy C Norris \& Sig.
mund Rosenthal.
4TH av, 9891/2 to 993; Ezra H Clark agt

Union st, ss, 220 w Schenectady av, 20 \& 105 ; Cenj $\underset{\text { Leslie. }}{\text { S Marasak agt } T}$ \& B Leslie Co Lexington av, 312; Jno F Clark agt
as M Gallagher. NOV. 26.
Bay 19TH st, ws, 143.10 s Bath av, 18.3 x ty Co; J F Haskell \& Laura B Haskell.

W asTH st 2936, Zacks lumber Co art W 25TH st, 2936; Zacks Lumber Co agt
Ray \& Abbott B Koppel. Garield pl, Sws, 139 s Prospect Park W,
$50 \times 100$ : Claremont Lumber \& Mfg Co agt $50 \times 100$; Claremont Lumber \& Mfg Co agt
Mrs M E Lang \& John Kennedy \& Son. Mrs M E Lang \& John Kennedy \& 390.00

Imlay st, ws, extending 460 along same \& Commerce 96 ; also IMLAY ST, ws, extending 460 along same from Commerce to Verona xw along Commerce \& Verona 86: Miller Daybill \& Co agt NY Dock Co \&
Tucker \& Vinton.

Lincoln pl, ns, 320 w Franklin av, 480x 16: Fiske \& Co agt Otto Singer Bldg Co
E 107TH st, es, 160 n Flatlands av, 20 x 100; Saml Reiser agt Alfonso Moscato,
Vito Divirgilio \& Geo Lawrence.
260.00 vew York av, ws, 100 n Tilden av, 200.1x 102.6; Jacob Rutstein et al agt Karp

Hen Co.
Hopkinson av, ws, 92.11 s Pitkin av, 50 x Howe Amusement Co \& Wm He agt Sam 442.00 6ne Co agt Bay Ridge Land Impt Co \& Albrecht \& Koans.

## SATISFIED MECHANIC'S LIENS.

## Manhattan and Bronx.

 NOV. 23.Garden st, sec Crotona av; Robt Griffin
gt Giovanni Badinelly et al; Nov16'12. 194.23

147TH st, 514-16 W; Pelham Operating agt United Electric Light \& Power ${ }^{2}$ Same prop; J H Drew \& Bro, Inc, agt
90000

| ${ }^{2}$ Same prop; Patk Reddy agt same; July |
| :--- |
| $5,642.68$ |

55TH st, 232 W; Fredk J Fleck agt NOV. 25.
Broadway, ws, whole front bet Barclay way-Park Place Co et al; Sept26'12. rotona av, es, whole front bet $1,355.10$ arden: Alessandro Medici agt Sass Cal alty \& Constn Co et al; Aug2'12. 310.00 Westchester av, 2309 to 2313; W H Cal-
85.00
$\mathbf{1 3 7 T H}$ st, $\mathbf{6 3 9}$ E; Saml Ragow agt Mary
Carter et al: Aug17'12. 1S0TH st, 454 E; Thos Drescher agt NOV. 26.
Prospect pl, 2134-S; Chas Shapiro agt ${ }^{1}$ Park av, ws, 437.7 s 187 th: Harbison co et al; Jan30'12. Weloster av, 1832; D'Amore \& Lanzetta gt Peter J Devine et al; Aug29'12. 450.00 93D st, 24 E; Starratt $\&$ S Jones Co agt 122.97

Fort Washington av, sec 181st; Richard N Spiers agt Fort Washington Constn Co
et al: Oct 711 .
125.00 Attorney st, 61; Wm Herman agt $\underset{96.50}{\mathrm{H}} \mathbf{~ M}$ Beck st, ss, 100 w Av St John et al; Max ${ }_{12}$. NOV. 29.
TTH av, sec 56th; Wm C Mauch agt 2Cannon st, 68-70; Morris Rosenfeld agt
Michelson et al; Oct11'12.
Ma.63
 10TH st, 206 E; David Meyer agt Fredk
85.00 Lexington av, 806-7; Goldstein, Jr recking Co agt Albt Klenk et al; Sept

## Borough of Brooklyn.

NOV. 21.
Atlantic av, ns, 420 e New York av,
0x149.1; Sam Rosenberg agt Jennie 60x149.1: Sam Rosenberg agt Jennie
Raubitschek; Nov2'12. New Lots av, ns, 210 from nec Hinsdale, X-: Jacob Rutstein \& ano agt Gordon Bldg Co \& Georgia Bldg Co; Sept
$16^{\prime} 12$. Maple st. ss, 160 e Nostrand av, runs s eg: also MIDWOOD ST, Ss, 100 e Nostrand av, 200x100; Midwood Contracting Co agt Homewood Holding Co \& Hen-
rietta Hamblin; Nov18'12.
$1,016.00$

E 104TH st, es, 120 n
100 Empire Fity Lumber $\begin{gathered}\text { Foster av, } 40 \mathrm{x} \\ \text { Co agt Israel }\end{gathered}$ Hantman, Fannie \& Ellis Feniman; Oct
Han
158.00 Church av, nec E 2D, -x-; Harry Kavshansky, \& ano agt Ludwig Ober-
meyer; Oct15'12. Chureh av, nec E 2d, runs n102.4xe100x
s64.7xw106.10; Colwell Lead Co agt Luds64.7xw106.10; Colwell Lead Co agt Lud-
wig Obermeyer \& S H Morris; Nov 412 . NOV. 22.
E 107TH st, es, 160 n Flatlands av, 20 x 100; Sam Reisler agt Alfonso Moscato \&
Vito Divirgilio \& Geo Lawrence: $\begin{aligned} & \text { Nov19 } \\ & \text { Vover } \\ & \text { 12. }\end{aligned}$ 260.00 NOV. 23.
Grafton st, $\mathbf{5 7 - 6 3} ;$ D Nechamkus $\underset{8}{\&}$ Co
agt Diamond Impt Co; Nov18'12. 825.00 agt Diamond Impt Co; Nov1812. 825.00 56TH st, ss, 270 E 16 av, - $\mathrm{x}-\mathrm{C}$ I
Constn Supply Co agt Felix Pasqual, Fran-
cisco Moyes \& Home Title Ins Co; Oct30'12, 50.00

Grand st, ss, 66.8 w Roebling, $25 \times 100$;
Schwartz, Matulenich: Oct24'12.
150.00

NOV. 25.
Vermont st, ws, 150 n Blake av, $50 \times 100$; Ike Goldberg et al agt Wardell Realty Co:
Aug13'12.
125.00 84TH st, swc 20 av, $100 \times 100 ;$ Jno Olsen
Hudt Hon Homes Co; Sept 2312. $\begin{array}{lll}\text { agt Hudson Homes Co: Sept } 23 \text { '12, } & 450.00 \\ \text { Same prop; H F Meistrell agt } & \text { Same; } \\ \text { Sept } 13 \text {. } 12 \text {. }\end{array}$ NOV. 26.
Church av, 203.11; Bell Fireproofing Co
Cht Ludwig Obermeyer; Nov7'12. 100.00
Knickerbocker av, 423; Max
Zwerling
Hover Union st, ss, 200 e Nostrand av, 100 x
127.9; Cohn Cut Stone Co agt Lyn Realty
Co; Nov22'12. ${ }^{1}$ G1ST st, ss,
Stone Co agt Bay R 5 av, $-\mathrm{x}-$ Alberne Stone Co agt Bay Ridge Land Impt Co,
Nov $26^{\prime} 12$. STH av, ss, 75 s
Gaydiea agt $W m$ \& Robt Smith; $;$ Oct 23112.

## 2Discharged by bond. ${ }^{8}$ Discharged by order of Court. ${ }^{3}$ Discharged by deposit. <br> ${ }^{2}$ Discharged by deposit

## ORDERS.

Borough of Brooklyn.
NOV. 21.
 Co. NOV. 22.
Bergen st, ns, 180 w New York av, 120 Bergen st, hs,
x100.5; N Bergen Co on Title Ins Co to
pay J.P Duffy Co. Rockaway av, ws, 200 s Pitkin av, 25 x $100 ;$ Saml Bloom \& ano on Sarah Brasch
to pay Brownsville House Wrecking Co.
49.00

Washington av, $\begin{array}{r}\text { 646-8; Jas } \\ \text { E Lewless } \\ \text { on } T \text { De Bones to pay Paul }\end{array}$ Schaad. 110.00 NOV. 25 56TH st, ss, 270 e 16 av, $-x-;$ Felix
Pascual \& ano on Home Titie Ins Co tc
pay C I Constn Supply Uo. St Johns pl, ns, 100 w Albany av, 105 x to pay H L Suire \& ano. NOV. 26.
West st, es, 200 n Av C, $270 \times 100$ : Dominick Cervadoro on Jas Moore to pay
Salvatore Barbagallo.
80.00

## CEMENT IN RETROSPECTION.

## Prophetic Address of Edwin C. Eckel

 in 1908 Recalled in Light of Recent Advance.THE recent advance of ten cents, mill, in the price of Portland cement coming into this market from the Lehigh dis names, is generally considered to be a turning point for better conditions in that industry.
A Portland cement authority gave a reminiscent interview this week of the cement industry in which he recalled to mind the wonderfully prophetic address of Edwin C. Eckel, formerly of the United States Geological Survey, who in an ad-
dress before the national meeting of the association of American Portland Cement Manufacturers, held in the Knickerbocker on December 8, 1908, foretold almost exactly the experience of the industry through the last three years.
The cement authority referred
The cement authority referred to, has
been discussing the ruinous conditions
under which Portland cement has been sold in recent years and he added that that time, instead of being laughed at the industry would be on a more definite highway leading to success to-day
Mr. Eckel stated at the time that while the actual annual output of Portland cement might be expected to increase as population increased and as new uses be expected that the increase would be as steady as it had been in the past. The astounding growth of the industry, from 42,000 barrels in 1880 to more
than $46,000,000$ barrels in 1907 , had then than $46,000,000$ barrels in 1907, had then ceased, the production for 1908 being esti-
mated at about $47,000,000$ barrels, or twomated at about $47,000,000$ barrels, or two thirds of the capacity of the existing plants. Two of the three business depres it unscathed, but the third one, that of 1908, brought the fact home to the cement manufacturers that henceforth the course periods of high and low output, corresponding to the condition of general sponding to the time.
Mr. Eckel also stated that prices would if left to absolutely unrestricted competition, tend to fall to a point which would yield
mills.
In reviewing the growth of the manu facture of Portland cement in the United States, Mr. Eckel said
"Up to 1907 the American cement in dustry had shown practically uninter rupted progress so far as annual output was concerned, and many manufacturers seemed to expect that this pleasant condition would continue indefinitely. The number of plants under construction or rapidly, and heavy increases in product ive capacity were indicated.
In January, 1907, Mr. Eckel, as ce ment expert of the United States Geological Survey, in discussing conditions in the cement industry of 1906, called atten tion to an impending change in these con ditions in the following statement
The cement output, as yet, has not suffered markedly from financial depression. Prices have fallen off in poor years,
it is true, but the annual output has alit is true, but the annual output has al ways increased. 1895 to rise in yearly out continuous, but has even shown a tendency to increase its rate of increase
"Of course such a condition of the in dustry cannot be expected to continue indefinitely Within few years we must expect to see the rate of increase lowered and finally, in some period of busines depression some year will show a lowe output than the preceding year. This will mark the end of the youth of the cement industry, and the beginning of its perio of maturity

Though the present condition of the industry is as prosperous as might be desired, it is possible that the change in rate of growth may be quite near at
hand. New construction in 1906 , plans for 1907, will provide a great increase in mill capacity. If the succeeding years are generally good, this increas will take up without difficulty; but a general depression would probably result in a temporary check to the cement indus try. So far as can be estimated now, the plants which will be in operation before the end of 1907 will turn out cement the rate of $50,000,000$ barrels per annum, and it is doubtful whether such an output could be absorbed if the United States Were not generally prosperous.
When this statement was published ed on it in interesting fashion. As one noted: "The absurdity of such gloomy prophecy, at a time like this, is obvious ditions of the cement business ditions of the cement business. The rush now. All mills are working to full capacity and the managers only wish that they were bigger.
Since then the humor of the situation has not been so obvious. Now near the that the American cement industry has reached a distinct turning point and the matter of output must be handled differ ently. Hereafter we may expect that the cement production will be related very closely to general business conditions; that in times of prosperity we may temporarily fall behind in capacity, but that the approach of business depression will be marked either by radical decreases in which is general demoralization in the which is general demoralization in the trade.
The cement industry has no longer room for poorly managed plants or for weakly frial stress such plants and companies become a menace to the entire industry.

## Stucco for Exterior

The most durable stucco is obtained when cement is employed, but the trouble lies in the fact that cement sets quickly, much more quickly than lime, and cracks If are hable to appear, says "The Builder. ir, however, just-with the accent on the used just-sufficient of each ingredient is much and neither too litte nor yet produced that is far superior to any other in weathering powers. If an excess of water is employed the plaster will not cling properly to the wall, yet, on the ment plaster will dry so quickly that ment plaster win to so quickiy that much cement is used cracks are liable to mupear Dryness in any form results in cracks, which in some cases are so fine as not be to discernible except by close inspection. These cracks will in time admit moisture rain bearing sulphur and ammonia, which will in time break down the protective covering, and the stucco will fall away, either by disintegration or peeling.
One essential, therefore, to good work is that the plaster must not lose its dampness too rapidly, and this can be done by keeping the surface wetted or by way of damp cloths hung in front of the wall. It is also necessary to prevent the water in the cement being absorbed by the brickbe done by previously well wetting the brickwork
To make a good weather resistant, the stucco must be dense. This can be ob tained by mixing the concrete stiff, and yet contain the necessary water to pre vent rapid drying, which will allow the plasterer to work rapidly. A very thor ough mixing will accomplish thes Tone too mime surface should not be dons density is accomplished, the result will only be the trouble of cracks when dry, which is to be avoided. Trowelling brings the water to the surface, and the work is liable to dry too rapidly.
Where furring strips are used for the purpose of affixing metal mesh precautions must be taken to prevent danger from them. This arises from the fact that they are liable to split under the in fluence of wetting and drying at those places where staples have been driven in to fix the metal mesh, and, the mesh becoming loose, the stucco and mesh ral strips by galvanized-iron wire tied around both this danger is avoided.

A good lap should be given to the mesh joints, or at these places cracks in the stavco will appear. There is a danger in using metal lath where some patent plas acid which attacks the metal It is de sirable, therefore, where such are used to give the mesh a coat of limewash or some similar protective coating.
Where lime is used with cement the limit should be 10 pounds of hydrated lime to one bag of cement, and this should only be used for the second coat, The first and last coats should not contain more than 5 pounds per bag of cement; in fact, it were better to use none at all in the finishing coat. Only hydrated lime should be used, and no plasterer's putty. Hydrated lime is lime scientifically pre pared, being properly cleansed and screened, and is free from all impurities A good substitute for sand is asbestos binding function of ox-hair in plastering the stucco being less liable in plastering, use of asbestos fibre along with cement and sand can be recommended. other ar gregates, such as crushed marble, finelycrushed granite, and similar rocke are used where some special finish is desired. To obtain a rough-cast finish, mix one part hydrated lime with two of Portland cement, mixed dry, and add water until a thick paste is obtained. Put this into a pail, and, keeping it well mixed, take out by means of a paddle or trowel, which, dashed against a stick held in the other hand, splashes the mixture on to the wall, giving the rough-cast finish.
Pebble dashing is composed of cleanwashed pebbles mixed with a thick paste of the composition above. This gives a pebbly surface to the work. To obliterate any streaks showing after the finishing cat has been put on, a lime-cement wash fill in any, whe to same time will the surface is treated with a hand float in the ordinary way for plastering.
-A fund of $\$ 50,000$ for the establishment of a library of architecture at the Art Institute, Chicago, was the sole public bequest contained in the will of the late D. H. Burnham, disposing of an estate estimated at $\$ 1,300,000$.

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## RECORDS SECTION

## of the

# Red RECORD 

[^2]
## BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

## The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.


EXPLANATION OF TERMS USED AND as in course of construction. Valuations RULES FOLLOWED IN COMPILING are from the assessment roll of 1912 , RECORDS.
Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, veyed omitting all covenants and warranty. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act peached, charged or encumbered. and Sale deed, wherein ation for bargan seller makes no expressed consideration, he really grants or conveys the property
for a valuable consideration, and thus impliedly claims to be the owner of it. The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Pub-
The firs
drawn first date is the date the deed was drawn. The second date is the date of same, same. When both dates are the 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 men-
tioned is in section 2, block 482 , lot 10 . It should also be noted in section and block numbers that the instrument as filed is strictry followed.
A $\$ 20,000-\$ 30,000$ indicates the assessed value of the property, the first
figures being for the lot only and the second figures representing both lot and building. Letter $P$ before second figure indicates that the property is assessed
conveyance means that the deed or conveyance has been recorded under the Torrens system.
Flats and apartment houses are classified as tenements.
All
states and ossible, alsonths are abbreviated when of Ban, also in some instances names panies. The number in ( ) preceding the seria number to the right of the date line, at head of this page, is the Index number or the Checking Index.
The Star following names of street or venue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, or which there is no section or block umber.
KEY TO ABBREVIATIONS USED.

## (A)-attorney.

A. L-all title.
no-another
dmr-administrator.
admtrx-administratix.
a-assessed value.
-assessed valu
adj-adjoining.
apt-apartment.
ussign-assignment
atty-attorney.
bk-brick.
B \& S-Bargain and Sale.
b-b-building.
blk-basement.
Co-County.
Co-Company
constn-construction.
con omitted-consideration omitted. cor-corner-

## c l-centre line

certf-certificate
dwg-dwelling.
decd-deceased
exr-executor.
extrx-executrix.
et al-used instead of several names.
fr-clos-frame.
it-frame.
individ-individual.
irreg-irregular.
installs-installments. $1 \mathrm{t}-1 \mathrm{ot}$.
meg-mortgage.
mfg-manufacturing.
Nos-numbers.
nom-nominal.
pt-part.
pl-place.
PM-Purchase Money Mortgage.
R T \& I-Right, Title \& Interest.
(R)-referee
d-road.
re mtg-release mtg.
sobrn-subordination.
sl-slip.
sq-square.
s-south.
s-side.
sub-subject.
strs-stores.
stn-stone.
st-street.
TS-Street.
tnts-tenements.
w-west.
O-years. 100 -other consideration and $\$ 100$.

## CONVEYANCES.

Borough of Manhattan.

## NOV. $22,23,25,26,27$.

Allen st, 91, see Broome, 276-8.
Attorney nt, $24-6$, see Grand, $426-8$,
Barrow st, 1 \& 2, see 4 th, 193 W .
 Washington (Nos755-61), $82.1 \times 100 \times 77.7 \mathrm{x}$
00, five $5-$ sty bk tnts \& strs; Millard
Cor Cornwell et al to Mary A Thornton, Broome st, 276-8 (2:414-25), nwc Allen
 kins av; AL; Nov23; Nov26'12; A $\$ 47,000-$ 80,000 nom
Clif st, $60(1: 98-56), \mathrm{ss}$, abt 115 e Beek-
man, $19,8 \times 100 \times 20 \times 100$, 3-Sty ble loft \& man, $19.8 \times 100 x 20 \times 100$, bldg \& 4 -sty bk rear loft bldg; Edith Coventry to Gertrude A Vanderbeck, 149
W $126 ;$ Nov12; Nov26'12; A $\$ 13,000-17,000$.

Clif st, 60; Gertrude A Vanderbeck to Henry Leerburger, 542 W 113; B\&S; Nov
Delancey st, 101, see Ludlow, 96.
Delancey st. $120(2: 353-44)$, ns, 50 e Essex, runs not to beg. 5 -sty bl tht \& strs. Her st xw 25 to beg, ${ }^{5-s t y}$ bk tht \& Strs; Her-
man Finkelstein to Herman Finkelstein,
Inc, corpn, 12 2d; AI; Nov 15 ; Nov26'12: Inc, a corpn, $122 \mathrm{~d} ; \mathrm{AL}$; Nov $15 ;$ Nov $26{ }^{\prime} 12$;
A $\$ 29,000-35,000$. 100 Downing st, 45-7 (2:528-80-81), ns, 92.7
Bedford, $29.7 \times 90$, vacant; Arcadia Realty Co to Lillian B Koepke, 1522 Pacific 000-15,000.

Eldridge st, 79, see Eldridge, 77 . nom
Eldridge st, $77(1: 306-30)$, ws, abt 145
Hester, $29.3 \times 100 \times 29.4 \times 100,6-$ sty bk tnt \& Hester, 4 strs \& 4 sty bk rear tnt; A $\$ 24,500-35$, 000; also ELDRIDGE ST, $79(1: 306-29)$, w bk tnt \& strs \& 4-sty bk rear tnt; A $\$ 21$,Kalmanowitz. 173 . Henry; mtg $\$ 47,000 \&$ AL; Nov23; Nov25'12. O C \& 100 Grand st, 426-8 $(2: 341-34)$, nec Attor-
hey (Nos $24-6), 40 \times 90$, with rights to 10 ney (Nos $24-6$ ), $40 x 90$, with rights to 10
ft. alley adj on $n$, $6-$ sty bk tht \& strs 86: mtg $\$ 89,300$ \& AL; Nov6; Nov23'12; A $\$ 54,000-93,000$.
 Delancey st, 6-sty bk tnt except part fors A $\$ 62,500$ 69,000 ; also NORFOLK ST, 82 (2:352-42) bk tht \& strs; A $\$ 30,000-40,000$; Chas Karg to Theresa \& Amelia Karg \& Augusta St Andrews pl, Yonkers, NY; 4-5 parts:

Macdougal st, $\mathbf{7 9 - 8 1}$, see Thompson,
Market st, $49(1: 276-24)$, ws, abt 100 s Mad, ${ }^{2}$ al to Jno H Bodine, 1427 Mad av; AL; Nov4; Nov27'12; A $\$ 17,500-22,000$. Norfolk st, $82(2: 352-42)$ es, 175.2 n
Broome, $27.1 \times 100 \times 26.9 \times 100$. 5 -sty bk tnt
\& strs; Theresa Karg et al to Chas Karg,


Norfolk st, $\mathbf{8 2}$, see Ludlow, 96
Pell st, 18 ( $1: 163-5$ ), nes, abt 200 w Bowery, $24.6 \times 87 \times 24.4 \times 85$, ses, 5 -sty bk tnt $\&$
strs; Michl Quinn to Lee Dondong Realty Co, Inc, a corp, 18 Mott; mtg $\$ 16,000 ;$ Nov
27 O $12 ;$ A $\$ 16,000-28,000$. 100

Ridge st, $117(2: 344-25)$, nws, 175 ne Rivington, $25 \times 100,5$-sty bk tnt $\&$ strs;
Maxwell Davidson ref to Geo Bruestle, 306 E 25 ; FORECLOS Nov 25 ; Nov26; Nov 27 '12 A $\$ 19,000-35,000$. Nover; Nov26; Nov2 $\mathbf{7 , 0 0 0}$

 | lian Stimelsky to Jas King. 224 W 24 ; |
| :--- |
| $\mathrm{mtg} ~$ |

St Nicholas pl, 19
$66 \times 24,2: 2065-36)$, swe 151 st , $66 \times 24.2,3$-sty \& b bk dwg;; Fredk Schuck to Augustus Schuck; 19 Sov23; Nov25'12; A $\$ 9,500-14,000$. 100
South st, $199(1: 251-12)$, $\mathrm{ns}, 60$ w Cath-
erine, $20 \times 80,4-$ sty bk tnt \& strs: Anna M Brunjes to Bernhard Brunjes, 198 South AT; C a G; mtg $\$ 7,500$; Nov $2712 ;$ A $\$ 8,000-1$.
13,000 .

Thompson st, 217-9 (2:539-28), ws, 225 n Bleecker, $50 \times 100$. 7 -sty bk tnt \& strs; A-
$\$ 34,000-70,000 ;$ aiso MACDOUGAL ST, 79 $81,(2: 526-28)$, ws, 137.9 s Bleecker, 39.9 x
100, F-sty bk tnt \& strs; A $\$ 25,000-65,000$; City Fire-Proof Homes Investing Co to Eugenia Fogliasso, at Fort Lee, NJ; 2-3
pts; mtg $\$ 137,000 ;$ Nov21; Nov22'12. nom

Thompson st, 217-9, © Macdougal st, 79-81; same to Jos O Clement, 30 Pine-
hurst, av; $1-3 \mathrm{pt;} \mathrm{mtg} \$ 137,000 ;$ Nov21;
Nom

Washington st, 755-61, see Bethune, 46-8
3D st, $123 \mathbf{W}$ (2:543-62), nes, 88.9 nw Macdougal, $23 \times 100,5$-sty bk tnt \& strs; Jacob a corpn, 110 6 av; FORECLOS Oct $31 ;$ Nov,
$22 ;$ Nov23,12; A $\$ 11,000-20,000$.
$\mathbf{1 7}, \mathbf{0 0 0}$ 3D st, 233-5 E $(2: 386-53)$, ns, 347.5 e Av
B, $40.3 \times 1 / 2$ blk $40.2 \mathrm{x} 1 / 2 \mathrm{blk}$, $6-\mathrm{sty}$ bk tnt \&, strs; Morris Berger to Hyman Recht-

4TH st, 193 W (2:592-1), sec Barrow (Nos 1 \& 2), runs ne along Barrow 45.3 x
se still along Barrow $1.1 \times \mathrm{xw} 49$ to nes 4 th se still along Barrow $1.1 x s w 49$ to nes 4 th xnw 27.3 to beg, $3-$ sty bk tnt \& strs; Fan-
nie Levy, as TRSTE to Ray Hyman, 1639
Lex av; Nov22; Nov23'12; A $\$ 10,000-12,500$.

4TH st, 193 W: Sarah Metzger to same:

4TH st, 241 W (2:611-5), es, 80.3 n 10 th , runs elo beg 3 -sty \& b bk dwg. Lillian \begin{tabular}{l}
Knoepke to Ray Hyman, 1639 Lex av; <br>
$\mathrm{mtg} ~$ <br>
\hline 7,$000 ;$ Nov 26 '12; $\$ 10,500-11,500$. nom

 

4TH st, 241 W: Ray Hyman wid to Wil- <br>
er Coodale. 511 W $112 ; \mathrm{mtg} ~$ <br>
\hline 7,000 ; Nov
\end{tabular} ber C Goodale, 511 W 112; mtg $\$ 7,000$; nov

$26^{\prime} 12$.

STH st, 312-4 $\underset{\text { E }}{\mathbf{E}}(2: 390-13)$ ss, 239.4 e Av B, $49.2 \times 97.6,6-$ sty bk tht \& strs; Trust Perelman, 368 E 8 , Harry W Perelman, 1980 7 av, \& Jacob Fish, 368 E 8 , in trust;
Nov 19 ; Nov22'12; A $\$ 38,000-76,000$. nom
 to Florence L Finn, 16 W 9 ; AT; Aug24: Nov27'12; A $\$ 19,500-21,000$.

11TH st, $\mathbf{7 1 8 - 2 2}$ E (2:380-17), ss, 21.1 w bldgs \& 2-sty bk rear stable; Walter W CLOS Nov14; Nov26; Nov27'12; A $\$ 24,000-$
12TH st. 415 E $(2: 440-52)$, ns, 197.4 e av, $24.4 \times 103.3 \times 26.9 \times 92.3$ to Gaspare Ca leca, 595 2 av; mtg $\$ 31,000$; July 2 ' 11 ; Nov

12TH st, $\mathbf{7 1 1} \mathbf{E}(2: 382-54)$, ns, 158 e Av Luigi Sciorra, 177 , 14th, Bklyn; mtg $\$ 16$,500 \& AL; Nov25; Nov27'12; A $\$ 10,000-19,-$

15TH st, $\mathbf{3 s e n}^{\mathbf{3 3 0}-\mathbf{4}} \mathbf{\text { W }}(3: 738-57)$, SS, 400 e 9 av, $50 \times 80,6-$ sty bk tnt; Emma M Scud-
der to Jno H Scudder, at Trenton, NJ $\mathrm{mtg} \$ 45,000 ;$ Oct7; Nov $222^{\prime} 12$ A $\$ 22,000-70$,
000 .
 fr rear shed; Edw D Dowling \& 1-st Thos Crump, 104 Hamilton av, Green-
wieh Conn: FORECLOS Oct 23 ; Nov 22 ; wich, Conn: FORECLOS Oct23; Nov22;
Nov 23 (12; A $\$ 17,800-19,000$.

15TH st, 101- $\mathbf{z}$, see 6 av, 229.
 Tring pl, $25 x 92$, 4-sty bk tnt; Minnie E
Grey to Alonzo D Grey, 117 E 17 mtg $\$ 22.000$; May $30^{\circ} 03$;
19TH st, 217 E ( $3: 900-13$ ), nes, 364.6 nw 2 av, 16.9 x 92, 4-sty bk tnt: Robt C Knapp $1 / 2 \mathrm{pt}$ B\&S: mtg $\$ 11,000$ \& AL; Jan $12 ;$ Nov
27,$12 ;$ A $\$ 10,000-12,500$. O \& 100
23D st, 319-23 E E ${ }_{(3: 929-13-15), ~ n s, ~ a b t ~}^{4-5 t y}$ 250 e 2 av, $-x-3$ 4-sty bk tnts \& strs being 1-11 pt in Estate of Thos Stephenson, decd; Charlotte I Clark of South Norwalk, Conn, to Wm G Lecount, ${ }^{87}$ Washington, South Norwalk, Conn; B\&S; Nov21; Nov25'12; A $\$ 30,000-39,000$. $\mathbf{5 , 0 0 0}$
31ST st, 208 E $(3: 911-59)$, ss, ${ }^{470} \mathbf{w} 2$ Montgomery Jr to Saml B Althause, 63 Mott av, Far Rockaway, LI; $\mathrm{mtg} \$ 14,500$

31 ST st, 158-62 W, see 7 av, 371-7.

33D st, 207-9 E (3:914-7-8), $\mathrm{ns}, 130.6$ e 3 av, $49 \times 107.4 \times 49 \times 107.5,2-5-s t y$ bk tnts
Ray Rovere to Leo Rovere 285 St Nicholas a
60,000 .
$33 D$ st, 207-9 E (3:914-6-7), ns, 130.6 e Leo Rovere to Ray B Rovere, 285 St Nicholas av; AL; Nov25'12; A\$26,000-60,000.

35TH st, 34 w ( $3: 836-62$ ), ss, 455 w 5 av, $20 \times 75.3$, 3-sty bk loft \& Str bldg; Life Ins Co, a corpn, 1 Mad av; Fores CLOS
89,000 .
3sTH st, 62 $\mathbf{~ W ~}(3: 839-80)$, ss, 162.6 e 6
$20.10 \times 98.9,4$-sty \& b stn dwg; Directors Realty Holding Co to Lawyers Realty Co, a corpn, 160 Bway; mtg $\$ 48,500$; Nov 39TH st, $447 \mathbf{W}(3: 737-9), \mathrm{ns}, 175$ e 10 to Jos Feist, 414 St Nich av \& Fredk Rei-
fel. 1358 Stebbins av; mtg $\$ 11,000$ Nov fel, 1358 Stebbins av; mtg $\$ 11,000$; Nov 44TH st, 31 w $(5: 1260-21)$, ns , 495 e,$~$
av, $25 \times 100.0,2$-sty bk dwg \& studio 6 av, $25 \times 100.0,2-$ sty bk dwg \& studio:
Thos W Slocum to Harvard Club of NY,
$27 \mathrm{~W} 44 ; \mathrm{mtg} \$ 100,000 ;$ Nov21; Nov $23^{\prime} 12 ;$ $27 \mathrm{~W} 44 ; \mathrm{mtg} \$ 1$
$\mathrm{~A} \$ 87,000-100,000$.
45TH st,
460 e 6 av, $60 \times 100.5,2$
$(5: 1260-54-5514)$
$3-$ sty bk bldgs, str, in 34, \& S-sty bk loft \& str Lldg; Win-
throp E Steinbach to Thos W Slocum, 12
W $44 ; \mathrm{mtg} \$ 205,500 ;$ May20; Nov $23^{\prime} 12 ;$ A W $44: \mathrm{mtg} \$ 2$
$204,000-226,000$.
45TH st. 32-6 W; Thos W Slocum to Harvard Club of NY, $27 \mathrm{~W} 44 ; \mathrm{mtg} \$ 205,-$
500 ; Nov21; Nov23'12. 52D st, $237 \mathrm{E}(5: 1326-16), \mathrm{ns}, 210 \mathrm{w}$
20 av av,
$20 \mathrm{x} 100.5,3-\mathrm{sty} \& \mathrm{~b}$ bk dwg; Michl McGrath to Margt McGrath, his wife, 237 E 332 E $(5 \cdot 1245-38) \quad$ O C \& 100
 Collins, ref, to American Mtg Co, 31 Nas-
sau: FORECLOS Nov7; Nov15; Nov23'12;
A $\$ 10,000-18,500$.
$\mathbf{1 6 , 0 0 0}$ 56TH st E, nee $1 \mathbf{a v}$, see 1 av 1026-30.

75TH st, 250 W (4:1166-59), Ss, 120 e Arthur $H$ Levis et al to Susanna W Carvahlo at Lawrence, LI: $\mathrm{mtg} \$ 21,000$; Nov
$26 ;$ Nov27'12; A $\$ 19,000-24,000$. O C \& 100 TGTH st, 346 E ( $5: 1450-40$ ), ss, 300 e 2 y, $25 \times 102.2,6-$ sty bk tnt \& strs; Abr L Kass to Eastern \& Southern New York Realty Co, 87 Graham av, Bklyn; AL; Nov
$20 ;$ Nov26'12; A $\$ 9,000-30,000$. nom $\boldsymbol{7} \mathbf{7 T H}$ st, $\mathbf{4 0 ⿹} \mathbf{E} \quad(5: 1472-6)$, ns, 119 e $\mathbf{1}$ av, $25 \times 102,2$, 5 sty bk tht \& strs; Bertha
fluck to Julia Singer, 7122 av; $1 / 2 \mathrm{pt}$;
AT; correction deed; AL; Nov26; Nov 2712 ; AT: correction deed; AL; Nov26; Nov27'12;
A $\$ 8,000-22,000$. T7TH st, $\mathbf{4 0 5}$ E; Julia Singer to Jacob Marks, 12 Manhattan av; all of; AL; Nov
26 ; Nov27'12.
79TH st, $102 \mathrm{~W}(4: 1150-341 / 2)$, ss, 18.6 w
 S4TH st, $\mathbf{5 3 - 5}$ on map $\mathbf{~ 5 3 - 7}$ E ( $5: 1496-27$ ),
$\mathrm{s}, 150 \mathrm{e}$ Mad av, $50 \times 24.4$ to ss 85 th (Nos 48-50), 1, 2 \& 3-sty bk garage; Geo C Edgars Sons \& Co to Jno J Deery, 321 W $000-135,000$.
S5TH st, 48-50 E, see $84 \mathrm{th}, 53-5$ on map
95TH st, $\mathbf{3 1 5 - 1 7} \mathbf{E}(5: 1558-11)$, $\mathrm{ns}, 250$ e
av, $37.6 \times 100.8$, $6-$ sty bk tnt; Wilbur Larremore, ref to City Real Estate Co, a corp,
Bway: FORECLOS July23; July31; v27'12: A\$13,000-42,000 97TH st, 118 E ( $6: 1624-61$ ), ss, 275 e Park av, 25x100.11, 5-sty stn tnt; re mtg; Jno
Donohue to Jno C Prendergast, II E
97 ; QC; Nov $22^{\prime} 12$; A $\$ 11,000-25,000$. nom 98TH st, 150 E $(6: 1625-45)$, Ss, 200 w av, $25 \times 100.11,4-$ sty stn tnt; Alice wife Edw' O'Beirne to Patk J O'Beirne \& Mary A his wife, ${ }^{44}$ Charlton; tenants by en
tirety; Nor 26 ; Nov27'12; A $\$ 9,000-17,000$.
103D st, $210 \mathrm{E}(6: 1652-41)$, ss, 180 nem Kate M Moynihan, widow, to Edw A Moynihan, 2033 Mad, av; AT; ${ }^{\text {Mov23; Nov25'12; A } \$ 9,000-21,000 \text {. } \mathrm{AL} \text {; }}$

104 TH st, 45 E , see Mad av, 1531.
107TH st, $5 \mathbf{- 7} \mathbf{W}(7: 1843-27-28)$, ns, 100 w Central Park W, 50x100.11, two 5-sty Corey, nec Franklin \& Meadow avs, Far Rockaway, B of Q; mtg $\$ 50,000 ;$ Nov 27 ' 12 ;
10STH st, $111 \mathbf{E}(6: 1636-7)$, ns, 130 e Park av, $25 \times 100.11$, 4-sty stn tnt: oliver 91; Eiihu chauncey, 208 Mad av, \& Geo Zabriskie, 23 Gramercy Park, as Nov23'12; A\$11,000-14,500.
110 TH st, $10 \mathrm{E}(6: 1615-64)$ ss $\mathbf{1 3 , 2 0 0}$ Mad av, 26x100.11, 5-sty bk tnt; Edwin E Carpenter to John J Myers, 9 Albany;
110TH st E, see Lex av, see Lex av, sec 110TH st, 326-s E ( $6: 1681-39-40$ ), ss, 300 ${ }^{2}$ av, $50 \times 100,11$, vacant; Dean Holding Jos Sciacca, $2267{ }^{2}$ avi $\mathrm{mtg} \$ 7,500 \&$
Nov25; Nov26'12; A $\$ 16,000-16,000$.
O C \& 100
 Mad av, $26 \times 100.11$, 5 -sty bk tnt; Jno J My$\$ 25,000$ \& AL; Nov27'12; A $\$ 15,500-27,500$.

111TH st, 2 W , see $5 \mathrm{av}, 1318$.
112 TH st, 163 E , see 112 th, 116 E .
112 TH st, 120 E , see 112 th, 116 E .
112TH st, 116 E ( $6: 1639-66$ ), ss, 136.8 e Park av, $17.1 \times 100.11$, 3 -sty \& \& stn dwg;
A $\$ 7,500-8,500 ;$ also $112 \mathrm{TH} \mathrm{ST}, 120 \mathrm{E}(6:-10$ A\$7,500-8,500; also 112 TH ST, 120 E (6:-
 w 3 av, $25 \times 100.11,4$-sty bk tnt; A $\$ 10,000-$ 14,500: Henry Baumbart to Eva Goldstein 112TH st, 130 W ( $7: 1821-53$ ), ss, 230 e 7 to Geo Dettloff 131 w 112 . mto $\$ 28,000$ to Geo Dettloff, ${ }^{131}$ W $112 ;$ mtg
Nov25; Nov2712; A $\$ 19,200-34,000$. Riverside dr, $77 \times 100.11,8-$ sty bk tnt; Ferguson Bros \& Forshay to Jas Tyroler

 vidow) to Royal Co of NY, $93-5$ Nassau Nov25; Nov26'12.
114TH st, $\mathbf{7 4}$ (70) W (6:1597-64), ss, 176 Chas S Fet, $16 \times 100.11,3$-sty \& b stn dwg Fingerboard rd, Rosebank, SI: FORECLOS 11,600

115 TH st, 118 Lenox av, $25 \times 100.11$. ( $5-1824-49), \mathrm{ss}, \frac{325}{} \mathrm{w}$ L Rosen et al to Marks \& Simon Newman, both at 58 W 129, firm Newman Bros; mtg
$\$ 22,000$; Nov 26 ; Nov27'12; A $\$ 16,000-24,000$. O C \& 100
116TH st, $329 \mathrm{E}(6: 1688-131 / 2), \mathrm{ns}, 316.8$ Jennie Dellon to Barnett Levy, 36 W 115
AL; Nov $22 \prime 12$; A $\$ 6,500-10,000$.
116TH st, $26 \mathrm{~W}(6: 1599-48)$, O C \& \& 100
 E 101: mtg $\$ 21,000 ;$ Nov22; Nov $27112 ;$
$\mathrm{A} \$ 16,000-24,000$.
gift \& 100
 dwg; Edw R Finch ref, to Germania Life Ins Co, 50 Un1on sq; FORECLOS Nov20; 121ST st. $210 \mathrm{~W}(7: 1926-391 / 2)$, ss, 143 w 7 av, $15 \times 100.11$. ${ }^{3-s t y}$ stn dwg; re dower; Kihan, 2033 Mad av; AT; QC; AL; Nov M3;
Nov25'12; A $89.000-10000$,
O C
121ST st, 508 E (6:1817-30), ss, 123 e
 $118 ; \mathrm{mtg} \$ 4,000$; Nov 25 ; Nov26'12; A $\$ 3,000-$ 1215T st, 14S-50 E (6:1769-51), ss, 10 e Leonhard Realty Co to Florentine $\begin{gathered}\text { M } \\ \text { Nuld } \\ \text { Fuld }\end{gathered}$

 av, $27 \times 100.11$, 5-sty stn tnt; Jerome H
Buck, ref, to Hattie Potash, at Midland Nov, Noven 122D st, 277 W, see 8 av, 2278 .
122D st, $277 \mathrm{w}(7: 1928-41 / 2)$, ns, 71.10 e portion $0.11 / 2$ inches in width, ws of rear 161 E 22; AL; Nov26; Nov27'12; A A $\$ 7.500$.

122D st, $277 \mathbf{7} \mathbf{~ w}\left(7: 1928-4 \frac{1}{2}\right)$, ns, 71.10 e 8 av, $14 \times 75.11$, except a strip on ws rear
portion of about $0.11 / 2$
inches in width, 3 sty \& b bk dwg; Fredk A Elliott to Jas
E Mitchell. 332 W W $24 ;$ AL; Nov26; Nov27
12 ; A $\$ 7,500-9,500$.
123 D st, 409 E ( $6: 1811-6$ ), ns, 125 e 1 av. $18.9 \times 100.10,3$-sty \& b bk dw, Leonhard
Realty Co to Florentine M Fuld, 130 E 500 mtg $\$ 3,000$; Nov18; Nov27 12; A $\$ 4.500-$
124TH st, 534 w (7:1978-53), ss, 225 e Lewis to Ida I, Hauser 73 Ent: Jerkeley av, Bloomfield, NJ; mtg $\$ 67,000$; Sept24; Nov 12 THH st. 534 w ; Ida $L$ Hauser to Jos Israel, 61 E 86; mtg $\$ 67,000$ \& AL; Nov
19; Nov25'12.
O
125TH st, 213-23 E (6:1790-8-11), ns, 155 Wm J McHugh to Thos V McLaughlin, 60
 126TH st, $121 \mathbf{E}(6: 1775-\mathrm{pt} 1 \mathrm{t} 13)$, ns, strs; re mtg: Columbia-Knickerbot \& strs, re mtgi Columbia-Knickerbocker
Trust Co a corpn, to Kate M Moynihan,
widow, Wien Widow, Wiegand pl, Bronx, \& Edw A
Moynhinan, 2039 Madison av; QC; Nov20: 126TH st, 121-3 (6:1775-13), ns, 290 e e dower. K te Edw A Moynihan, 2033 Mad av, AT; QC; 127TH st w, nee Riverside dr, see Rivside dr, 550 .
$\mathbf{1 2 7 T H}$ st. $226 \mathbf{E}(6: 1791-36), \mathrm{ss}, 280 \mathrm{w}{ }^{2}$
v, $25 \times 99.11$. $5-\mathrm{sty}$ bk tnt: Waldorf Realty Co to David Gilmore, 2147 av; B\&S; July 129 TH st, 1 W , see $5 \mathrm{av}, 2100$.
 a av, 20x99.11, 3-sty \& b stn dwg; Mel-
ville B Morse to Stephen H Jackson, 53l E
67; mtg $\$ 15.000$ \& AL; Oct 4 : Nov $22^{\prime} 12$ :


 12; A $\$ 9,000-12,000$. Novis Nover 131ST st, 4S-50 W (6:1728-61), ss, 235 e Genox av, $37 \mathrm{x99.11}$, 6-sty bk tnt: Abr L




133D st, 34 w (6:1730-54), ss, $435 \mathrm{w} 5{ }^{5}$ ing Co to Pincus Lowenfeld, 106 E 64 \&
 137TH st, 284 WV $(7: 1942-561 / 2)$, ss, 181.6
8 av, 15.6x99.11, 4-sty bk dwg; Jno H Rogan, ref to Mary M Baldwin, at New${ }^{2712 ;}$ port, RI; For, $50-13,000$. Oct31; Nov23; 11,750


 $B_{320}{ }^{\text {Betty }}$ Spiegelberg to Emma S Hoffman,

C \& 100
139TH st, $\mathbf{4 0 - 2}$ WV (6:1736-55), ss, 383.4 B Raffel to Danl L Korn, 944 Park av 1,2 pt mtg $\$ 35,000$; Nov 1 ; Nov22'12; A $\$ 13$, $500^{-}$ 139TH st, 40-2 W (6:1736-55), ss, 383.4 n Lenox av, 41.8x99.11, 6 -sty bl tnt: Harry

 cus Lowenfeld et al to Metropolis Holdin Corpn, 149 Bway, mtg $\$ 38,000$ : Nov18; Nov 26'12;'A\$18,000-51,000.
 Lande to Century Mtg Co, a corp at Os-
A $\$ 8,000-29,000$. 26,650

 O C \& 100
 $1515 \mathbf{S T}$ st $\mathbf{W}$, swe St Nich pl, see St Nich 159TH st, $540-2$ w ( $8: 2117-14-16$ ), ss, 200 e Bway, $75 \times 99.11$, two 5 -sty bk tnts;
Jas Tyroler to Ferguson Bros \& Forshay; ${ }_{2} 7^{\prime} 12 ;$ corpn $^{2} \$ 44,000-84,000$ Pav; mrg $\$ 70,000$ Sov Nov
176TH st $\mathbf{~ w ~}(8: 2133-10)$, $\mathrm{Ss}, 100 \mathrm{w}$ Audubon av, $150 x 73 x-x 85$, vacant; Frances
Wallach to Hermann
Nov26'12; A $\$ 30,000-30,000$.
176TH st w; same prop; Herman
Strauss to Flourish Realty Co, a corpn, 73
E 90; Nov19; Nov26'12.
O C
 The Jonward Co to Christine C Huppert, 8 8,000.
187TH st, 521 W ( $8: 2159-29$ ), ns 1876 Ams av, $87.6 \times 94.10$, 6 -sty bk tnt; Cecil B Ruskay, ref, to Simon Cyge, 74 E
mtg $\$ 113,155.87$;
FORECLOS
Ot 22 : 15; Nov26'12; A' $\$ 24,500-100,000$. ©ct22; Nov 187th. 187THH st W, swe St Nich av, see St Nich
V , swc 187 th, Wadsworth av, nec $\begin{gathered}\text { Wadsworth av, see }\end{gathered}$ 192D st W, see Wadsworth av, see Av D, $33-\mathbf{x}^{(2: 373-34-35), ~ w s . ~} 35.2$ s 4 th,
$35.2 \times 62,2-3-$ sty bk tnts \& strs; Dora Warshauer to Aaron \& Hattie Warshauer \& Rachel Karmel all at 599 Prospect av,
1, pt; CaG; mtg $\$ 9,000$; Nov22'12; A $\$ 17$, ,
$000-19,500$.
Amsterdam av $(8: 2152-50)$ ws, 75 n
79 th , $25 \times 100$, vacant; Max Marx to Thos Smith Constn Co, a corpn, 2391 Walton avi, mtg ${ }^{87,500 ;}$ Nov25; Nov26'12, A A 813 ,
$000-13,000$,
Bowery, 223 $1 / 2-225(2: 426-6)$, es, 111.1 n
 alley, $10-$ sty bk lodging house \& strs: Wm FORECLOS Nov21: Nov27'12; A\$4,000
164,000 .
$\mathbf{1 2 6 , 3 0 0}$
Broadway, 3136 (7:1980); satisfaction of
sn rents recorded Aprilizo9; Packard \& sn rents recorded Aprilitio9; Packard ${ }^{\text {\& }}$
Co to Brown-Weiss Realties, 61 Park Nov18; Nov22'12. nom
Broadway
$0 \times 112.9$ ( $8: 2180-309$ ),
nwe
18thx11110;
n
 Broadway (8.2180) 1,500
 Jas G Bennett, deed, to same; QC; June Broadway (8:2180), nwe 187th; same prop: Thos Fi Lynch to Church of ${ }^{\text {St }}$ St
 A Cohen to Ensign Realty Co, a corpn. 55

 114th, $25 \times 100,5-s t y$ bk tnt \& strs; Abr Ja-
cobs to Philip Pilko 1652 Av A; mtg $\$ 42$,
000 : Nov $27112 ;$ A $\$ 24,000-35,000$.
Lexineton av (5:1306-13), nwe 51st: Transit R R R. Annie Padian to City NY
Lexington av ( $6: 1644-203$ ), nec 116th: consent to constn of stairway to Rapid
Transit R R Marie F Firtch to Clty NY: Lexington av ( $6: 1637-52$ ), sec 110th: consent to constn of stairway to Rapid Aug6: Nov25'12.
Madison ay, 529 ( $5: 1289-51$ ), es, 20.5 s
54 th, $20 \times 80$, 4 -sty \& b stn dwg; Helen A 54th, $20 x 80$, 4 -sty \& b stn dwg; Helen A
Pultz to Ambrose Realty Co, a corpne 135
Bway; mtg $\$ 40,000$; Nov $26^{\prime} 12$ : A $842,000-$ Bway; mtg 840,$000 ;$ Nov26'12; A $\$ 42,000-1$ nom
48,000 ;
Madison av, 529: Ambrose Realty Co to Helen, A Pultz, 529 Mad av; mtg $\$ 50,000$ :
Madison nv. 1531 ( $6: 1610-23$ ), nec 104th Deutsch to Theresa Rosenbera, 1855 Rov 7 av;

Morningside av W, 50-3 (7:1867-59), nwo 115th (No 401), $100.11 \times 85$, 6 -sty bk tnt;
Maxlow Realty Co to West Side Holding Co a corpn. 140 Nassau; AL; Nov25; Nov27 Riverside dr. 550 (7:1995-1), nec 127th. cis W Pollock, ref to Harry B Davis at FORECLOSED \& $\&$ drawn Oct 31 : Nov 27,12,
A $\$ 105,000-250,000$. St Nicholas av $(8: 2166-74-76)$. Swe 187 th,
100x103, vacant: re-mtg: Wm R Rose to Boxam Realty Co, 99 Nassau: QC: Nov25:
Nov27'12: A
4.500

St Nicholas av, sos (7:2065-35) sec stn dwg: also bond \& mtg to secure stn
$\$ 10,000$ recorded in 1176 page 286 sec 11
bk 3070 trust deed; Fredk Schuck, 18 St
Nicholas pl to Augustus Schuck, 19 St Nicholas pl, \& Geo Schuck, $z 5$ Adrian av in trust for benefit Annie M, wife Led 23; Nov25'12; A $\$ 9,500-14,000$. Wradsworth av (8:2169), nec 191 st , 101.4
x $85.11 \times 100 \times 100$ vacant: also Wadsworth $192 \mathrm{~d}, 111.1 \times 110.11 \times 100 \times 63.7$, vacant: ${ }^{9}$. Henry Morgenthau Co to Utillity Realty Co,
corpn. 165 Bway;
B\&S; Nov25; Nov26'12 Wadsworth av, see 192d, see Wads-
 Kurzman EXR Chas Birngruber to Fredk A Mathias $\underset{\text { E }}{ }$ Eliz Haeuser, both at 527
1 av; AL; Nov $22^{\prime} 12 ;$ A $\$ 11,500-16,000$.
1ST av, 1026-30 (5:1368-1-2), nec 56th, ris ref to Tillie Wacht, 790 Riverside dr
 18T av, 1823-5 (5:1557-26), ws, 63.2 n Smith TRSTE Reuel Smith decd to Leslie Burnett \& Sedgwick Smith, all at SkaneaCelestia is Sawtell. 144 W 73 , each $1-5$ pt at valuation of $\$ 7,000$ for such $1-5$ int 2D av, 66 (2:445-7), es, 41.1 s 4 th, 20.6 x
84, 4 -sty bk tht \& strs; Emelie wife of \& C H Fallot to Mich1 Abrams, 550 2d. Portland, Ore; $\mathrm{mtg} \$ 25,700 ;$ Oct31; Nov26
nom
$12 ;$ A $\$ 17,000-17,000$.
 to Julia Singer, $712{ }^{2}$ av: correction deed: 2D av. 539; Julia Singer to Jacob Marks, 12 Manhattan av; AL; Nov 26 ; Nov2712. O © 100
5TH av, $252(3: 830-39)$, ws, 38.1 n 28 th. $17 \times 100,5-s t y$
stn bldg \& strs: Frank B
Martin to Wm S Duncan. 154 Noble. Bklyn: mto $\$ 145,000$; July8; Nov26'12; A 5TH av, 992 (5:1492-3), es, 77.2 n 80th, runs
5-sty \& b stn dwg. 1 -sty ext: Rockledge mtg $\$ 100,000$ \& AL; Nov27'12; A $\$ 144,000-$ 5TH av. 1318 (6:1594-40), swe 111th (No
 5TH av, 2100 (6:1727-33), nwe 129th (No Ernst ref to $99.11 \times 110$ Greenwich $\begin{gathered}\text {-sty } \\ \text { Gavings Bank. }\end{gathered}$ 46
67
6 ${ }^{6}$ av: FORECLOS Nov20; Nov26; Nov 6TH av; $229-33$ (3:791-36), nwe ${ }_{8}{ }^{15 t h}$

 (TH ${ }^{\text {nv. }}$ 371-7 (3:806-74-79). sec 31st Nos 158-62), runs e100xs98.9xw $25 \times n 10.6 \mathrm{x}$ w75 to es 7 av an 88.3 to beg.
tnts \& strs. 3 -sty bk tht \& str $\&$ \& 4 -sty bk
$4-$-sty bk
 Lex av: AT: CaG; mtg TTH av. 371-7 \& 315 ST st, 158-62 W ; Mary I Allison et al heirs. ©.c. Geo Berg or same. A1, en
Nov26'12. TTH av, 371-7 \& 31ST st, 158-62 W; Geo Berg heir \&c of Geo Ber., the elder;
to same: AT; CaG; mtg $\$ 80,000$; Nov14: TTH av, 371-7 \& 31ST st, 15S-62 W; brand, deed. a daughter of Geo Berg to 26me: AT; QC; mtg \$80,000; Nov 7TH av, $371-7$ \& 31ST st, 15s-62 W; Augusta A Thgebrand heir 8 cc Geo Rerg
to same: AT; CaG; mtg $\$ 80,000 ;$ Nov22:

TTH nv. 371-7 \& 31ST st. 158-62 w; Geo C Ingebrand, heir, \&c. Geo Berg to
same: AT; CaG; mtg $\$ 80,000$; Nov18; Nov 6'12 nom
STH av, 2278 ( $7: 1928$ ), es, 50.11 n 122 d , also 122 D ST $277 \mathrm{~W} \mathrm{~W}(7: 1928)$, ns. 71.10 e portion $0.11 / 2$ in width owned by party 3 d nt: ammt as to easement en encrea F Mott, Michi Feeney, 336 E 125, party 3d pt: Nov Interior strip ( $8: 2133-\mathrm{pt}$ Lt 10), begins xe150.5 xn0.7×w150.5 to beg: Herman Strauss to Flourish Realty Co a corpn.
73 E 90; QC; July $22 ;$ Nov26'12; A
Interior strin (8:2133), same prop: Cohn-Baer-Meyers ${ }^{\text {R }}$ Aronson Co to same: QC:
Nov21: Nov2'i2.
Interior strip ( $8: 2133$-pt Lt 1), begins s13.4xe $150 \times \mathrm{xn}-\mathrm{xw}$ - to beg, except so much as lies $n$ of ss of pron of NY Juve-
n'le Asylum : City Real Estate Co to


## MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.
will of Saml $\quad \begin{gathered}\text { (miscl) } \\ \text { Mitchill of trste } \\ \text { under } \\ \mathrm{N} \\ \mathrm{Y} \text {; }\end{gathered}$ Margt E Mitchill to Henry B Closson as
TRSTE; May15.09; Nov22 12. Appointment (miscl) of trste under same will Harry B Closson to Chas M
Houmh 550 Park av, as TRSTE; Mar12'12; Consent to Rapid Transit $\mathbf{R} \mathbf{R} \quad(4: 1014$, $20,21,{ }^{211 / 2}, 22$ \& 23 ; Sperry \& Hutchin
son Co to City NY; Junc13; Nov25'12.

Consent to Rapid Transit $\mathbf{R}$ R (1:11Assn of Port of NY to City NY; June26; Nov25'12.
Consent
to Rapid Transit $\mathbf{R}$
$\mathbf{R}$
to 16 ) (
Pentaloha Realty 13 to 16 ) © Pentalpha Realty Corpn to Consent to Rapid Transit R R (4:1014, German Evangelical Lutheran St L5'12.
Consent to Rapid Transit R R (4:1014-
 Consent to Rapid Transit R R (4:1013$37 \& 38)$ : Sam M Millon to City NY; June
Consent to Rapid Transit RR (1:10-1) Bush Terminal Bldg Co to City NY; Sept

Consent to Rapid Transis $\mathbf{R} \mathbf{R}$ (1:35-1-50-51 \& 52) ; Old Slip Realty Co to City Consent to Rapid Transit $\mathbf{R}$ R (4:995-
15) : Blanche de Jonge to City NY ; June
25 : Nov 25 '12.
Consent to Rapid Transit $\mathbf{R} \quad \mathbf{R} \quad(1: 22-$ sabella P Hunnewell, to City NY; July 18: Nov25'12.
Consent to Rapid Transit R R R (4:1013Consent to Rapid Transit R R (1:31-2) Wm Engelmann to City NY; Aug8; Nov Consent to Rapid Transit $\mathbf{R}$ R (1:93 20) Humphreys Homeopathic Medicin
Co to City NY: Sept11: Nov25'12

Consent to Rapid Transit $\mathbf{R} \mathbf{R}(1: 31-1)$ lohn
$25^{\prime} 12$.
Consent to Rapid Transit R R Valentine Bldg Co to City NY; Aug19 Nov25'12.
Consent to Rapid Transit $\mathbf{R} \mathbf{R} \quad(4: 995$ ov25'12.
Consent to Rapid Transit $\mathbf{R} \mathbf{R}$ (1:2912) : Chas J \& Fredk
NY: June20; Nov25'12.

Consent to Rapid Transit R R ( $1: 29$ 70) © Consolidated Stock Exchange Bldg
Co to City NY: Aug 22 ; Nov25'12. Consent to Rapid Transit R R ${ }^{\text {(4: }}: 1013-$ 6; Nov 25 '12.
Consent to Rapid Transit R R $\quad(1: 35-1$
17) Enila C Cammann to City NY; July 17 Consent to Rnpid Transit $\mathbf{R} \quad \mathbf{R}(1: 93-$
R) Nov25'12. 15): American Bank Note Co to City NY
July 15 : Nov25,12. Consent to Rapid Transit R R (4:1014 5) J Walter Rosenberg to City NY; June Consent to Rapid Transit $\mathbf{R} \mathbf{R} \quad(4: 1013-$ $361 / 5), J a n e ~ M ~ J a n e s ~ t o ~ C i t y ~ N Y ; ~ J u n e 29 ~$ Consent to Rapid Transit $\mathbf{R} \mathbf{R}$ (1:34-
15): Harry K Grigg to City Consent to Rapid Transit $\mathbf{R} \mathbf{R}(5: 1258$ 12., Aeolian Co to City NY; Aug6; Nov25 Consent to Ranid Transit R R (1:77to City NY; Sept16: Nov25'12. Realty Consent to Rapid Transit $\mathbf{R} \quad \mathbf{R} \quad(4: 995-$ June18: Nov25'12.
 Consent to Rapid Transit RR
41) Asa
Noven
Candler to City
NY: Consent to Rapid Transit $\mathbf{R}$ R (1:7-101 \& 12): Ernest Flagg to City NY; June
25; Nov25'12. 8) Old Glory Realty Co to City NY: Consent to Rapid Transit RR (5:1276-
9): Edwin Wolf to City NY: June5: Nov General (miscl), release \& recelpt of legacy; Augusta Schlott, daughter \& heir
of Jno Bohn decd to, Elisabetha Bohn. 333
E 69: Sept16; Nov2712. Power of atty (miscl) ; Mary M Pringle
$t$ Biarritz, France. to Chalmers Wood Power of atty (miscl): Werner J Free-
and to Hilda A Johnson, 301 St Mark V. Bklyn; Nov19; Nov22'12.
Power of atty (PA): Amelia Schlesin-
cr to Zer to Moses Esberg, 129 E 47 ; Oct22
Nov23'12.

Power of atty (PA); Louise Werwartz Power of atiy (miscl): Gustave Schles inger, 75 W Tremont av, to Moses Es-
berg, 129 E 47 ; Nov11; Nov23'12. Power of atty (miscl); Peter Doelger to Chas P Doelger; Nov22; Novis'12 O \& 100

## WILLS

## Borough of Manhattan

## 

 Eldridge, $25.2 \times 100,5-$ sty bk tnt; A $\$ 25,-$$000-42,000 ;$ also ELDRIDGE ST, 134 (2:-
$114-1)$, 5 -sty bk tnt \& strs: A $\$ 22,000-30,000$; Simon Eigenmacht Est, Chas Eigenmacht, Bway; Will filed Nov'18'12
Eldridge st, 134, see Broome, 296.
 6. 0.000 ; also aV bk tht \& strs: A 213 . $\$ 10,000$ 13 th, $22.9 \times 63,5-s t y$ bk tnt \& str; A $\$ 12,-$
$000-20.000$ : Jos Pfeiffer Est, Irma Schnei-$000-20.000: J o s$ Pfeiffer Est, Irma Schne
der, EXTRX, 147 E 92 attys, Kelley

13TH st, nwe Av $\boldsymbol{C}$ see 13 th, 649 E .
47TH st, 31 W (5:1263-18), ns, 416.6 e av, $23.10 x 92.5$, 4-sty bk dwg: A $\$ 67,000-$
8,$000 ;$ also 55 TH ST, 119 W (4:1008-23) As. 220 w 6 av, $17.6 \times 100.5,31 / 2$-sty bk dwg; G $\$ 22,000-29,000$ : Gustav H Schwab Est, Gustav Schwab, EXR, 1 Lex av; attys, will filed Nov20'12. \& DeWitt, 88
5THH st, 119 W , see $47 \mathrm{th}, 31 \mathrm{~W}$,
STTH st. $102 \mathrm{~W}(4: 1217-361 / 4)$, ss, 30 W bk bldg in rear: Matilda Beckhard Est Martin Beckhard, EXR, 102 W 87 ; atty Julius Offenbach, 52 William; A $\$ 13,500-$
93D st. $66 \mathbf{E}(5: 1504-44)$, ss, 168 w Park Rosenstock Est, Carl Rosenstock, EXR, 63 W 93 ; attys, Wolf \& Kohe, 202 , Bway;

106 TH st, 14 E (6.1611-65) ss,
ac, $25 \times 100.11,5$-sty bk tnt; Jno T Mee-
han Est. Susan Meehan, ADMTRX, 1840 Grand Elvd \& Concourse; atty, John MeGeehan. 304 Bway: A $\$ 15,000-25,500$ Vill filed Nov14'12.
110TH st. $\mathbf{1 6 0} \mathbf{E}(6: 1637-47)$, ss, 125 Lex av, $25 \times 100.11,4$-sty bk tnt, Jno Mc-
Grath Est, Eliz Gilmore. EXTRX, Park av, atty, Robt Godson, 302 Bway $121 S T$ st, 516 E $(6: 1817-271 / 2)$ ss, 191 121ST st, $516 \mathbf{E}(6: 1817-271 / 2)$ ss, 191 e W A Hussels Est. Fred A Hussels, EXR 2802 Pond pl; attys, Deyo \& Bauerdorf,
111 Bway; A $\$ 3,000-4,000 ;$ Will filed Nov 4'12.
132 D st, $76 \mathrm{~W}(6: 1729-651 / \mathrm{s})$ Lenox av, $18.9 \times 99.11$, 3 -sty bk tnt: Willard W 132 ; atty, Bernard J Tinney, 157 E 121; Av C, 213, see 13 th, 649 E .
Central Park W, 237 (4:1197-35), ws Hasbrouck Est, Chas \& Sophie Boucher EXRS, 237 Central Park W, \& Nancy
Coughtry, 139th \& Riverside Dr; atty, Louis B Hasbrouck. 257 Bway; A $\$ 24,000$
38.000 : Will filed 8.000; Will filed Nov9'12.

Madison av, 1006 (5:1392-58), ws, 30.10
78 th, $15.2 \times 74,4-$ sty bk dwg, wher Salisbury Est; EXRS, Harry T Schriver, 1006 Mad av; attys, Adelene Salisbury lingham \& Debevoise, 62 Cedar; A $\$ 28,000-$

## CONVEYANCES.

## Borough of The Bronx.

Barretto st ( $10: 2738$ ), swe Lafayette av, runs w- to es Barry xs129.10 to es by Pelhamdale Land Co to Ayres, recordsty bk monasterv declaration \& confirmation of trust under which parties 1 st pt hold above for party 2d pt; Julia Smith to Corpus Christi Monastery, a Barry st, sec Lafayette av, see BarBarry st, sec Tiffany, see Barretto,
swe Lafavette av. Bush st $(11: 2808)$, ss, 64.7 e Creston av, Frank A Schorer, Ernest Wenigmann to Carroll st (*), ss, 317.6 e from W \& 100 City Island, at $\mathrm{h} \mathbf{w} \mathrm{m}, 100 \times 110$; also 100 x 16.6 ft . of land in bed of st in front of
above: Martin J Earley to Michl Tully,
211 W 107: AL: Nov27'12. Concord st (*), es, 96 n 236 th . $50 \times 95$; re mtg; Geo H Janss to Simone Colavito,
38073 av; QC; Nov2; Nov27'12. Dawson st, ( $681 \quad(10: 2687)$, nws, 183.4 sw eggett av, $16.8 \times 88.4 \times 18.2 \times 80.11,{ }^{2}$-sty fr w. Bertha Katcher to Carrie Timmers,
667 Dawson; mtg $\$ 5,500 \&$ AL; Nov26: Nov
27.12 . O C \& 100 Faile st. 1034 ( $10: 2748$ ), es, 289.4 s Bancroft, 20x100, 3-sty bk dwg; Enlis L
Withers tol Jacob K Singerman, 1046
Hoe av, mtg $\$ 8,000$; Nov21. Nove2n'i2 Hoe av; mtg $\$ 8,000$; Nov21; Nov22'12. 1046
Falle st, swe Garrison av, see Hunts

Hutton st, late Bailey av, 3490, see Hut St, late Bailey av, 3492.
Hutton st, late Bailey av, 3492 (12:3258) sty bl tht: Maxim Himmelstein Real Estate Co to Mary Lipsitz, 522 Vermont ; Nov25 Lipsitz to National Temperav, 3492; Mary Publication House, a corpn, $3734 \mathrm{av} ; \mathrm{mtg}$ $\$ 10,000$ \& AL; Nov22; Nov25'12. av; nom Hutton st, Iate Bailey av, $3492 \quad(12: 3258)$ es, 114.5 s 238th, $19.11 \times 87.4 \times 18.9 \times 90.4,3-$ $\times 85 \times 180(12: 3258$ ), es, $134.5 \mathrm{~s} 238 \mathrm{th}, 19.11$ Martin to Mary Lipsitz, 522 Vermont Bklyn; QC \& correction deed; Nov25'12,
Hutton st, late Bailey av, 3490 ( $12: 3258$ ), es, 134.5 s 238 th, $19.11 \times 85 \times 18.11 \times 87.4,3$-sty 522 Vermont, Bklyn; matg to Mary Lipsitz, Aug8; Nov $25 ; 12$. Bklyn; mtg $\$ 10,000$ \& AL;
Hutton st, late Bailey av, $3490 \quad(12: 3258)$
$\mathrm{S}, 134.5 \mathrm{~s} 238 \mathrm{th}, 19.11 \times 85 \times 18.11 \times 87.4,3-\mathrm{sty}$ bk tnt; Mary Lipsitz to Mary T Suydam Hessie A Wna L H Wenman, $3-16 \mathrm{pt}$, \& Hessie B Wenman, $3-16 \mathrm{pt}$, all at Morris$25^{\prime} 12$. NJ; mtg $\$ 8,000$ \& AL; Nov22; Nov
Hutton st, late Bailey av ( $12: 3258$ ), es, re mtg to land lying 0.1 s from ns of a would intersect ws exted in straight line o Mary - - ; Elvie S Wachenheim \& ano Nov23; Nov25'12.
Jennings st, 951-3 (11:2988), ns, 50 w Vyse av, $50 \times 75$, $5-$ sty bk tnt; Ellen Y; mtg $\$ 33,000$; Nov 22 ; Nov $23^{\prime} 12$, Vernon,
Jennings st, $\mathbf{8 9 0}(11: 2976$ \& 2977 C \& 100
Wilkins av, $26 \times 131.8 \times 20 \times 129.10$, 3 -sty 178 wert, to Alfred J Madden, Fredericka Kle$\mathrm{mtg} \$ 6,500$; Nov2 7 Madiden, 1125 Boston rd;
Kelly st, 855 (10:2702), ws, 381.4 s Interto Jonas Schimmel, 156 Allen; mtg $\$ 20,350$ : Kingsbridge ter $(12: 3256)$, ws nom Nindham pl, $25 \times 112.11 \times 25.2 \times 109.11, \quad 2-$-sty Vood, 101 Wenry Kroener to Morris F F 8: Nov23'12.
Lafayette pl, late $188 t h$
3 av, st,
$\mathbf{E}, \mathrm{ss}$,
129.1 Lafayette pl, late 18Sth st, 452 E (11:alley x 100 , with all title to w , Bassford ETssford alley, as follows; also LAFAY-
ETTE PL, late 188 TH ST E (11:3041) ss, 129.1 w 3 av, $12.6 \times 100,2-$ sty fr dwg \& $1 \& 2$-sty fr rear bldg; Caroline E E Feuer-


## Libby st. swe Hughes av, see Hughs

Main st (*), es, 153.10 n Cemetery la Island; Martin J pt for Main st, City Island: Martin J Earley to Michl Tully,
211 W 107 ; AL; Nov25'12.
Maple st (*), es, 50 n Av A, $25 \times 100$, new
illage of Jerome: Saml H Wandell o Mt Vernon Builders $H$ Wandell, re corpn, at Mt Vernon, NY; FORECLOS Matilda st (*), ses, 350 n Beck Wm Ponvic: Maria Schwalen berg to $W \mathrm{~m}$, Rose \& Eliz Schwalenberg. Prospect st (*), ss, 217.6 e from w shore
of City Island at high water mark, 100 x
$110 ;$ also STRIP $161 / 2 \mathrm{ft}$ wide in bed of St in front of above: Martin J Earley to W $114 ; \mathrm{mtg} \$ 3,000$ \& AL; Nov18; Nov 22

St Paul's pl, 420, see Brook ay 140 nom
Shiel pt pl, 420, see Brook av, 1420 x100; Denis A ss, 251.1 n Bellissy ref to Firnes av. 33.4 Gass, 2248 Powell av; mtg $\$ 2,500$; FORE-
CLOS; Nov18; Nov26'i2. 163 mpson st, $\mathbf{9 8 9}(10: 2724)$, ws, 480.8 n gur Realty Co to Jas Murray. 540 W 165 \& Robt Hill, 145 W $135 ; \mathrm{mtg} \$ 40000$ \& AL Tiffany st, sec Barry, see Barretto,

Wiegand pl, 2087 (11:3222), ws, at Ss xw192.11 to es Andrews av xin54.10 s61.10 to beg, 2-sty fr dwg; Edw A Movnihan \& Bessie J his wife to Kate M Moynihan,
Wiegand pl; Nov23; Nov25'12. nom 1ST st E, nwe Union av, see Union av, 134TH st, 373 (629) $\mathbf{E}(9: 2297)$, ns, 173.2 Tno T Lally to Francis to \& \& fr dwg;
Lally, all at 373 E 134 ; QC; Nov 23 : Nov 26 137TH st, $639 \mathbf{E}(10: 2550)$, ns, 450 nom Home av \& abt 100 w Cypress av, 37.6 x
100 . $6-$ sty bk tnt: Mary A Carter to Gustav Bornheim, 79 W 131; mtg $\$ 31,500$ 139 TH st. $522 \mathrm{E}(9: 2266)$ ss 159.100 Brook av, $37.6 \times 100,6-$ sty bk tnit; Realty
Realization Corpn 926 So blvd; $\mathrm{mtg} \$ 24,000$ \& AL; Nov15:

140TH st, 291-9 E, see 3 av, 2606 .
142 D st. $\mathbf{2 9 9}^{495 \mathrm{E}}(9: 2287), \mathrm{ns}, 115 \mathrm{w}$ Brook diw C Prescott, 148 W W 105 ; Oct 25 : Nove to 26
 Brook av, $25 \times 100$ 5-sty bk tnt; Lizzie
Baron to Aline Hinsche. $330 \mathrm{E} 236 ; \mathrm{mtg}$ $\$ 13,800$ \& AL; Nov25; Nov 27 '12. o c \& 100 147TH st, $\mathbf{4 6 4} \mathbf{E}$; Aline Hinsche to Ger$\begin{aligned} & \operatorname{man} \text { Real Estate Co a corpn, } \\ & \mathrm{mtg} ~\end{aligned} 15,300$ \& AL; Nov25; Nov2 $7^{\prime} 12$. \& 100
147TH st E $(10: 2600)$, $\mathrm{ss}, 16.8$ e So blvd, $\begin{array}{ll}31.5 \times 100,1 \text {-sty fr bldg; Wm Ryan to Fredk } \\ \mathrm{K} \text { Seggermann, } 302 \mathrm{~W} & 81 ; \mathrm{mtg} \$ 2,100 \text { Nov Non }\end{array}$
148TH st, 333 E $\quad(9: 2330)$, ns, 200 w Caritina Spallone to Carmine Spallone, 333
E $148 ;$ mtg $\$ 5,500 ;$ Oct 30 ; Nov $22^{\prime} 12$.
149TH st E (9:2337), ss, abt 200 w Morris av, $25 \times 106.6$, except pt for st, vacant:
Jacob L Markel to Guseppe Tuoti, 1538 149TH st ( $9: 2337$ ), ss, 200.9 w Morris av, Giuseppe Tuoti to Jennie E Brolles, 872 Giuseppe Tuoti to Jennie E Brolles, ${ }^{872}$
E $182 ; \mathrm{mtg} \$ 3,500$ \& AL; Nov18; Nov $27^{\prime} 12$.
nom 151ST st E, nwe Union av, see Union av, 19.

152D st, 730-2 on map 732-4 E (10:2643 ) Ss, 104 e Robbins av, 50x91.10, 5 -
sty bk tht \& strs: Jas Tyroler to Fergu-
 15GTH st
se
Westchester
av, , swe
$721-49$
$\mathbf{1 6 0 T H}$ st, 322 E, see Courtlandt av, 843. 160TH st, 406 E $(9: 2381)$ ss, 350 w El-
on av, 50 x 98.10 , 5 -sty bk tnt; Jas Tyroer to Ferguson Bros \& Forshay, a corpn, , Park av, mtg $\$ 25,00$, N $\& 100$ 162D st, $408 \underset{16 \times 100}{\text { E }}(9: 2383)$, sws, 465 se

 Callahan to Bartholomew Conroy, 85 Mott: 165TH st, $\mathbf{7 5 2} \mathbf{E} \quad(10: 2659)$, ss, 22.4 e
 AL; June18; Nov27'12. Maas, O C \& 100
 ${ }_{c}^{\&} \mathrm{~b}$ fr dwg; Woodstock Presbyterian of the Presbytery of N Y, a corpn, ${ }^{41}$
Union sq; B\&S; mtg $\$ 5,000$ \& AL; Nov15:
Nov 27112.
$\mathbf{1 6 8 T H}$ st, 414 E , see Brook av, 1221.837 .50
1697H st w, es, abt 98
n
ind Lind 1311 av, see 169TH st w, es, abt 75 n Lind av, see 170TH st. S $\mathbf{0 0} \mathbf{E}$ E (11:2963), ss, 98.4 e dwg; Kath A Harnisch to Minnie \& Sophia M Harnisch, all at 800 E 170; mtg
$\$ 5,500$; Nov12; Nov 23 , 12 . 172D st E, see Southern blvd, see South-
 dwg \& vacant; Alfred V Wittmeyer to ays, Far Rockaway, B of Q; mtg \$13.000;
$1797 \mathrm{st}, 1000$ E, see Bryant av, sec 179 . 179TH st E. swe Belmont av, see Hughes 179TH st E, sec Hughes av, see Hughes 185TH st E (11:3039), ns, 100 e Park av,
 185TH st E; same prop; Lillian G Sullivan to Spear Constn Co a corpn, 1116
Jackson av mtg $\$ 3,500 ;$ Nov25'12; nom 186 TH st E, swe Belmont av, see Brook 187TH st E. ss, 120.9 w so blvd, see 191ST st E E (12:3273), SS, $100 \underset{5}{\mathbf{w} \text { Hoff- }}$ Inc to Alert Constn Co, Inc, a corpn. 35
Nassau; AL; Nov21; Nov22 $12 .{ }^{3} \mathrm{C}$ © 100 202D st E ( $12: 3330$ ), ns, $185{ }^{\circ}$ e Webster av, $28.11 \times 100 \times 28.5 \times 100$; vacant; Sarah A
 F Welo3 to Wallace av xn245.4 to beg; Robt F Wagner ref to Martha A Edwards, at
Crockett. Cayuga Co, NY; FORECLOS Oct29; Nov22'12.
203D st E (*), sec Hall av, runs e150x sw61.8xnw 43.9 to Hall av xn279.4 to beg: Robt F Wagner ref to Geo W von Splegel,
203 W 108; FORECLOS, Oct29; Nov22 12.
211 TH st E, sec White Plains rd, see
 Paulding av, $25 \times 109$ re mtg; Mart Mc-
Gill to Phil $\&$ Margaretha Krausch,
both at 2427 Walker av; QC; Nov25; Nov $27^{\prime} 12$.

1,000

239 TH st E (*), ns, 205 w Paulding av, 100x114.6, Wakefield; Mary F Bogia, EX-
TRX Chas V Bogia to Peter Duncan, 720
E 222; Nov9; Nov $23^{\prime} 12$.
$236 T H$ st, 10 E ( $12: 3364$ ), ss, 100 w Napier av, 62.6x100, ${ }^{2-2-s t y} \mathrm{fr}^{\text {fr }}$ dwgs; JoAnnie his wife, 236th near Mt Vernon av, tenants by entirety; mtg $\$ 1,800$;
2415 T st E, sec Martha av, see Martha 260TH st W, swe Fieldston rd, see Field-
261ST st w, swe Fieldston rd, see Field-
261sT st w, nwe Fieldston rd, see Field-
ton rd, nwe 261 .

13
F
A Forster to Frank J Forster, 415
AT; B\&S; AL; Nov26; Nov2 12.12. Andrews av, es, at ss 1
, see Wiegand pl, 2087 . Aqueduet av E, 2352 (11:3212 \& 3209), es, 60.7 s ${ }^{\text {s }}$ 184th, $20.4 \times 53.1 \times 20.1 \times 49.10,2$-sty
fr dwg Larimer Reaty Co to Emma
Caven, Caven, 2352 Aqueduct av E; Nov18; Nov
$23^{\prime} 12$.
O $\& 100$
Aqueduct ay $(9: 2536)$, es, at ws Ogden lan to Danl Meenan, $35 \mathrm{~W} 88 ; 1 / 2$ pt: AT.
sub to $1 / 2$ of $\mathrm{mtg} \$ 13,000$; Nov22; Nov23 12.

Baychester av, ws, 225 n Railroad av e Lawrence av, es, 225 n Railroad
 'Keefe, 38 W 57; AL; Oct24; Nov22'12. nom
Beach av, nee Tremont av, see Tremont
Beach av (*), ws, 125.10 n Merrill, runs n25.2xe3.3 to ws Classon av or Beach av to cl ; deed of cession; Jennie Brown to
City N Y; B\&S; Mar19'11; Nov23'12. nom Beach av (*), ws, 100.8 n Merrill, runs wion land in bed of st to cl; deed of cession: John J McSweeney to City N Y ; B\&S; Mar16; Nov23'12. nom Beach av (*) ; re mtg to land in bed of
in mtg recorded Dec7'08; Jennie Brown to City NY; QC; Mar19'12; Nov23'12. nom Beaumont ay $(11: 3090)$, ws, 100 n 187 th ,
$50 \times 63.6 \times 60 \times 95.8$, vacant; Peter Biedermann $50 \times 63.6 \times 60 \times 95.8$, vacant; Peter Biedermann
to Antonio Chiavaro, 233 Court, Bklyn, mtg $\$ 1,957.79$; Nov14; Nov26.12. O C \& 100
Belmont av, swe 186, see Brook av, 1420. Belmont av, swe 179, see Hughes av,
Benediet av (*), land in bed of av in N Y Cath Protectory; Margt Smyth to
City N Y; Mar16. Nov 23 .12.
Benediet av (*), land in bed of av in front of $10 t 101$ same map; Margt Smyth
to City N Y; Mar16; Nov23.12. nom
Brook av, see St Pauls pl, see Brook av, Brook av, 1221 (9:2394), swc 168th (No Cohen to Maurice Stierer, 716 E 41 E Jaque Danl Newman, $51 \mathrm{E} 88 ; \mathrm{mtg} \$ 20,000 ; \mathrm{Nov}$ Brook av, 1420 ( $11: 2895$ ), es, 46.8 s St Pauls pl, $31 \times 100.8,1-$ sty bk str; mtg $\$ 6000$;
also 187 TH ST E (11:3114), ss. 120.9 w So alvo 187 TH ST E ${ }^{\text {E }}$, runs w $25 \times 570$ \& 55 , xe $24.6 \times n 125$ to beg, vacant; mtg $\$ 16.500 ;$ also BELMONT $37.7 \times \mathrm{xe} 20.4 \times n \mathrm{me} .1 \mathrm{xe} 29.9 \mathrm{xe} 15.6$ to ns Crescent av to beg, $5-\mathrm{sty}$ bk tnt \& strs, mtg $\$ 32,-$
000 also BROOK AV ( $11: 2895$ ). Sec St
 $\mathrm{mtg} \$ 36,000$, vacant except so much of last parcel as is contained in property to Andw Kitchen Realty Co, Inc, a corpn,
2009 Bronxdale av; Nov26'12. O \& 100

Bryant av, 1146 on map 1144 ( $10: 2754$ ) es, 226 n 167 th, $33.4 \times 100$, 4-sty bk tnt;
Jno J Wigger to Harry G Nellis, 289.13 th,
Bklyn; mtg $\$ 18,000 ;$ Nov23; Nov 25,12 .

Bryant av, 1146 on map 1144: Harry $G$ Vellis to Jno J Wigger \& Louisa his wife, 1146 Bryant av; mtg $\$ 18,000$; Nov 23 ; Nom
25.12 . nom Bryant av (11:3136), sec 179th (No 1000) old line, $100 \times 100$, except part for st, va-
cant; Otto J Bloss to Anna Reiss, 1509 Bryant av; mtg $\$ 15,000$; Nov26'12. Carpenter av (*), es, 400 s 240 th, 38 x 100; Saml D Levy, ref, to August J Freu-
tel, 533 Bergen av; FORECLOS Nov20 Castle Hill av (*), sws, 600 se Green la $25 \times 105.3$; Nicola Fusco to Pasquale Zi-
olla, 1029 Stebbins av; AL; Nov22; Nov25 12.

Cauldwell av, 1021, see 165 th, 597 E
City Island av, lots 661 \& $662, \operatorname{map}_{\mathrm{E}} \mathbf{E} \mathbf{R}$ $\underset{\substack{\text { B K K } \\ \text { Cross. }}}{ }$

City Island av (*), es, 49.11 n (*) Cross, $49.11 \times 100$; also CITY ISLAND AV (*), lots
661 \& 662 , map ( 661 in W Co) Eliz R B King on City Island, except part for av Eastchester Bay or Long Island Sound in front of said lots $661 \& 662$, - x400 into said bay; Isabel F McCormick et al to Jno
Tauer, 705 Elton av; AL; Nov11: Nov26'12.
Classon av, ws, abt $\mathbf{1 0 0 . 8} \mathbf{n}$ Merrill, see
Beach av, Ws, 100.8 n Merrill.
Classon av, ws, abt 125.10 n Merrill, see
Beach av, ws, 125.10 Merrill

Clason's Point rd (*), sws, 116.7 se Westchester av, $50 \times 120.1 \times 50 \times 123.7$; Paul L
Kiernan, ref to Edw V Bauer, 413
E
$155:$ Kiernan, ref to Edw V Bauer, 413 E 155;
FORECLOS Nov7; Nov22; Nov25'12. 2,000 Collere av ( $11: 2785$ ), ws, 240.5 n 169 th, uns wis5 to es Morris av xn50xe92.6xn25 xe92.6 to College av xs 75 to beg, vacant;
Jas Murray et al to $P$ \& $W$ Holding Co, Inc, 931 Southern blvd; Nov26'12. C \& 100

Commonwealth av, ws, 631.8 s Gleason av, see Co
Gleason av.

Commonwealth av (*), ws, 156.8 s Glea-
 gore; Eliz C Fonda to Mary wife Geo
Bonn, on ss Edsall blvd, 600 e Broad, Bonn, on ss Edsall blvd, 600 e Broad,
Palisade Park, NJ; mtg $\$ 735$; Oct28; Nov Concord av, 341 ( $10: 2573$ ), ws, 140 s 142 d Heights, 3-sty Co to Mamie Steiner, 885 West End av; Burghard Steiner, Riverdale, NY; Leo K Steiner, Birmingham,
Ala \& Moritz L Ernst, 152 W 122 EXRS Ala \& Moritz L Ernst, 152 W 122 EXRS
Sigfried Steiner; QC; Sept9; Nov22'12. Concord av, 341 ; Ella $T$ Barlow to hard Steiner at Riverdale, NY \& Leo K Steiner at Birmingham, Ala EXRS, \&c, Estate Sigfried Steiner, decd, office 55
Liberty; mtg $\$ 5,000 \& \mathrm{AL}^{2}$ Sept $9 ;$ Nov Courtlandt av, 843 ( $9: 2419$ ) swe nom (No 322 ) $23.5 \times 97.7 \times 23.6 \times 97.7$, 3 -sty bk tht all of ;also all R T \& I of Minnie Powers to $n$ 1/2 of lot 144 map Melrose, now
known as 84 s Courtlandt av; Osman F Kinloch to Jas C Thomas, 87 W 134 ; QC; last issue when av number was 842.)

Crescent av, 629, see Brook av, 1420. $182 d$ Crotona av, 2161 (11:3083), ws, 154.8 s $182 \mathrm{~d}, 22.1 \times 100 \times 23.5 \times 100$, 2-sty fr dwg: Thos
Pentecost to Lillian B Koepke, 1522 Pa-
cific Bklyn Decatur av arec (12.2278) nom Decatur av, $\mathbf{2 7 6 6}^{\mathbf{2 7}}(12: 3278)$ es, 155.2 s coll ref to Ada M Saurman, Mich1 J Dris- 133 W 79 .
mtg $\$ 4,500$; FORECLOS Octs; Nov23; Nov Decatur av, 3164 ( $12: 3353$ ), es, 163.4 $205 \mathrm{th}, 16.8 \times 112.6,2-$ sty Tr dwg; Mary A Johnson to Honora Hughes, 38 Vine. Cor-
.12 . $B$ of $\mathrm{Q}: \mathrm{mtg} \$ 5,500 ;$ Nov19; Nov 22
nom Decatur av, 30s2
204 th, $25 \times 120,3331)$, es, 300 sty fr tht; Jno Tauer to Isabel F McCormick, 22313 av, Jas Kelly 227 S 9, Bklyn, \& Jno P Kelly, 558 City
Island av; mtg $\$ 8,500$; Nov25; Nov26'12. Decatur av, 2766; Ada M Saurman to
Wm Roberts, 107 W $106 ; \mathrm{mtg} \$ 4,500 \&$
AL Nov23: Nov25.12. Edison av (*), ws, 250 n Tremont rd, runs w190xn37.4xne15.6xe181 to Edison av xs 50 to beg: Bryan L Kennelly to Eliz
Kennelly, 60 W $50 ; 1-3$ pt; B\&S; AL; Nov Edson av (*), es, 434.11 n 222d, $50 \times 95$ re mtg; Crawford Real Estate \& Bldg Co
to Irving Realty Co, 181 Bway; Nov19 Nov23'12. nom Elliott av, es, at nes rd from westchesing lot 7 \& pt lot 6 map Schuylerville.
Elliott av (*), es, being lot 7 \& part
map Schuvlerville, $80 \times 250.5 \times 50 \times 246$; also 6 map Schuylervile, $80 \times 250.5 \times 50 \times 246$; Aso Schuyler (*), nes at land P Gibbon, run lots $2,3,4 \& 5$ same map; also ELLIOTT AV (*), es, at nes rd from Westchester to Ft Schuyler, $186.5 \times 88.5 \times 157.1 \times 46.1$ also
ELLIOTT AV $(*)$ es, 186.5 ne rd from Westchester to Ft Schuyler, runs ne64.4x e19.3xse $250.5 \times s 40.5 \times n w 213.8$ to beg; Bernard Barbrowsky to Wm Cumming. 2918
Fieldston rd (13:3423); all RT\&T to land in bed of rd as shown on map (394) \& H A Forster; re mtg: Edw S Clark to Fleldston rd (PA) ; power of atty to Fredk P Forster to Henry A Forster, 316
Fieldston rd (13:3423), nwe 261st, runs
nw along rd 222.6 xne across rd 60 to es nw along rd 22.6 xne across ro to beg also FIELDDSTON RD $(13: 3423)$, swe
runs se578.11 to ns 260 th xe- to es $\mathrm{rd} x$ nw592.3 to ss $261 \mathrm{st} \times \mathrm{xw}-$ to beg; also
FIELDSTON $\mathrm{RD}(13: 3423)$. Swe 260 th, FIELDSTON RD (13:3423). SWe 260 th,
runs se99.9xse70.2 to es of rd xnw 130.1 to SS 260th xSw- to beg, being lands in bed of said rd: Fredk P \& Hy A Forster to

Fieldston rd, swe 260th, see Fieldston
Fieldston rd, swe 261st, see Fieldston Forest av, $\boldsymbol{\text { ruon }}$, see Westchester av, 721 -
Ft Schuyler rd (*) ; land in bed of rd in front of lot 52 map Cokeley to City

 to beg, 5 -sty bk tnt; Nathan Greenberg
to Fulton Av Realty Co, a corpn. 320
Bway; $1 / 2 \mathrm{pt;} \mathrm{AT;} \mathrm{AL;} \mathrm{Nov23;} \mathrm{Nov25'12}$,
O C \& 100

Futton nv, 1721 (11:2930), ws, 18.11 s

 Realty; Co, a corpn, 320 Bway; all; AL,
Nov23; Nov25'12. C \& 100 Garrison av, swe Faile, see Hunts
 Helen Sand, 10095 av; $\mathrm{mtg} \$ 4,000$ \& AL, Hall av, sec 203d, see 203d E, sec Hall

Harrington av, 2035 (*), ns, 150 e Mapes Hafer, 250 E 125 ; AT; mtg $\$ 400$; Nove No: Hov26'12. nom
 Cahn to Peter wilkens, 2911 Heath av: itg $\$ 3,500$ \& C \& 100
Hughes av, nee Pelham av, see Pelham
Hughes av, es, 154.4 n Pelham av, see elham av, nee Hughes
Hughes av, $2500 \quad \begin{gathered}(11: 3078), \\ 2-s t y \\ \text { bj } \\ \text { dwg; } \\ \text { 187. }\end{gathered}$ Nuovo or Nuova to Maria G Ambriola, 2500 Hughes av; AL; Nov23; Nov25'12. 100
Hughes av (11:3079), es, at sws 179 th ,
$73.4 \times 95$ to ws Belmont av x59 to 179th

 Hughes av (*), swe Libby, ${ }^{75 \times 100}$; Parfitt, to Gustave W Nielson, 1710 St
Hunt av (*), es, 823.2 s Bronxdale av, 4.10x100; Jane Kitherpn, 2009 Bronxdale av; mtg $\$ 4,250$ \& AL; Nov26'12. $\dot{\text { o C \& }} 100$ Hunts Point av (10:2761), sec Seneca
av, $51.5 \times 111.9 \times 50 \times 123.7 ;$ also
GARRISON AV
$144.6 ;$ also SENECA Faile, $\quad 28.8 \times 130.6 \times 25 \mathrm{x}$
$(10: 2761)$, ss, 123.7 e Hunts Point av, $50 \times 100$, vacant: Co, a corpn, 6 Church; $\mathrm{mtg} \$ 37,500$; Nov 23; Nov25'12. nom Lafayette av, see Barry, see Barretto,
wc Lafayette Lafayette av, swe Barretto, see BarLafayette av, nwe Longfellow av, see Lamport av (*), ss, 250 w Fort Schuyler cost to Lillian B Koepke, 1522 Pacific,
Bklyn; mit $\$ 3,500$ Nov14; Nov22'12.
(*), es, 225 Railroad av $25 \times 200$ to ws Baychester av, Pelham Park; Nora Hogan wid \& ano to Richd G Barter,
531 W 145 ; AT; B\&S; AL; Sept7; Nov22
Lawrence av (*), same prop; Ellen Mc-

 beg, 3-sty \& b bk dwg; Elsie W Christie \& ano ExRS \&c David Christie, to Ches-
ter I Christie, 177 W 95 ; Nov22; Nov2712. Lind av, 1311 (9:2533), ws, $98.2 \mathrm{n}^{169 \mathrm{th} \text {, }}$ $25 x 52.7$ \& 52.7 to 169 th x25x1.
to beg, 2 sty \& bk dwg; Elsie W Christie \& ano. EXRS \&c David Christie. to
Chester I Christie, 177 W 95 ; Nov2 $\begin{aligned} & \text { Nov } \\ & \text { 4,600 }\end{aligned}$
$27^{\prime} 12$. Longffllow av, nwe Lafayette av, see
Longfellow av, ws, 325 s Seneca av, Longfellow av (10:2764), ws, 325 s Seneca av, 100x100, vacant; asc

 eca av, $50 \times 100$;also LAFAYETTE AV,
nwe Longfellow av, 50x100; Lawrence Da-
vis to Louis B Samuels, 1522 Charlotte: AL; Sept19; Nov27'12. ${ }^{\text {an }}$, 1522 nom Ludiow av, sec Tremont av, see Tre-
 bk tnt; W Herbert Adams ref, to Jno M
Stoddard, 314 We 87, mtg $\$ 20,000 ;$ FORE-
CLOS Nov25; Nov2712. Martha av, 43s4 (12:3390), see 241st, 25 Church of St Barnabas, a corpn, 241st \&

Matilda av (*), nws, 100 s 239 th , $50 \times 100$; Wm Nordmann to Katie Nordmann his
wife at Bethel, Conn; AT; mtg $\$ 1,600$; Nov Nom 1745 ( 11.2877 nom
 N Fulton av, Mt Vernon, NY; mtg mi. $\$$ Ono
\& AL; Nov22; Nov25'12.
O 100 Morris
(2D)
Walnut,
$25 \times 100$, except pt for Morris av, Walnut, $25 x 100$, except pt for Morris av, McConnell, 1549 Morris av; $\begin{gathered}\text { correction } \\ \text { deed; Nov } 20 ;\end{gathered}$ Nov $222^{12}$. C \& 100
Morris ay (11:2820), same prop; Fred-
ericka McConneli to North Bronx Realty


Morris av, es, 240.5 in 169th, see College Nelson av (11:2876), ws, 75 \& Brandt pl, 75100 vacant; Jos E Butterworth to Moreil Realty Co, a corpn, 116 W 164; mtg
$\$ 4,500$; Nov21; Nov2212. O © 100 $\$ 4,500 ;$ Nov21; Nov2212.
Nelison av $(11: 2876)$, ws, 125 s Brandt pl, wned oy party 1 st pt ; asso NELson Ay party 2 a pt; party wall agmt; Jos E Butperworth, 20 , kyer av, with Jas H Haviom Nereid av, see 1 av, see 1 av, es, 150 n
th.
Netherland av (13:3407), es, 305.1 s of private waik extag east
Johnson av, $60 x 99 x 00 x 100$, vacant; re mtg: Emn s Sage to Edgenil terraces Co, a Norman av (12:3252), es, 250 s Van Cort-
 Kobinat Roberts to Jno Nov23'12.
Ogden av, ws, at es Aqueduct av, see Aqueduct av, es, at ws Ogden av.
Olinville av, $3644(*)$ es, 333.4 s 216 th ,

$3.4 \times 100$; Chas E Moore ref to Jas M La osta, White Plains, NY; FORECLOS; Nov | 19; Nov21; Nov26'12. |
| :--- |
| Olmstead av (*), es, 130 s Starling av, 2,200 | $25 \times 100$; staring Reaity Co to Bernard $J$ Depasse, 1215 Gllbert pl; mtg $\$ 0,600$; Nov

Overing ay (*), es, $150 \mathrm{n} 3 \mathrm{~d}, 50 \times 100$; Aravella D Huntington to Mary A Knox,
1618 Overing av; BES; Nov 20 ; Nov22'12,

Pelham rd (*), ws, at ns Pelham Bay Park, runs w211x-50xne135.4 \& $8.6 x s e-$
to rd xsw182.1 to beg, Pelham Manor; to rd xsw182.1 to beg, Pelham Manor;
Wm H Jones to Mabel E' Roosevelt at Pel ham Manor, NY; B\&S; AL; Nov16; Nov22

Pelham av
av
( $12: 10: 3273)$ , nec Hughes av, 101.10x134.11x100x154.4;
HUGHES AV
vacant;
also
ald ham av, $75 \times 87.6$; vacant; Rudolph Simon to Rearty Reanzation Corpn, 3 , 8 Grand; Riverdate ay ( $13: 3423$ ), es, 150 n 259th, soxi00, vacant; Thos F Kelly et al heirs Mosholu av \& Tyydall av; correction deed;

Road leading from Westchester av to \& Schuyler, see Elliott av, es, being lot \& pt lot 6 map Schuylerville
Road to Westchester, see 203d E, swc
Robin av, nwe Tremont rd, see Tremont Robin av (*), es, 100 n Tremont rd, 963 Prospraag to Abr M Van Praag, 963 Pros-
 vacant; Anna A Breunich, 1461 Washington av, to Aline Hinsche, 330 E 236 ; July
Rochambeau av ( $12: 3336$ ) ; same prop; Aline Hinsche, 330 . E 236, to Lizzie Baron,
500115 av, Bklyn; Nov25; Nov26'12. nom St Lawrence av (*), es, 125 s Beacon, being so much (514) Mapes Estate as lies bet es of av as on map \&s of said av
as now widened with all title to land in as now widened with all title to land in bed of said av, now closed; Helen M Nel-
son to. Arndt H Olsen, 2706 Heath av: st Peters av clay av, $25 \times 98 x$ xox98..3; Eliz C Fonda to 60 e Broad av, Palisade Park, NJ mtg Sedzwick av (11:2882), ws, abt 386.4 s Jr, to Jas A Regan, 2019 Anthony av; Nov Seneca av, ss, 123.7 e Hunts Point av,
see Hunts Point av, sec Seneca av. Seneca av, sec Hunts Point av, see Hunts Point av, sec Seneca av.
Seton av (*), ws, 325 s Randall av, 25 x
00; Jas M Donohue, ref, to Mt Vernon Trust Co, a corpn,
FORECLOS
Oct 23 ;
Nov26 ; Seton av (*), ws, 350 s Randall av, 25 x
 Seton av ( Dows, 375 s Randan av, $25 x$ non Trust Co, a corp, 20 E 1st, Mt Vernon,
NY; FORECLOS Oct 23 ; Nov 26 ; Nov2712.
Southern blvd (11:2981), sec $172 \mathrm{~d}, 100 \mathrm{x}$ 100, vacant; Patk J Reville to P J Revine, Inc, a corpn
Nov20; Nov $22^{\prime} 12$.
South Onk dr (*), ns , abt 200 sw \& w
n curve fr North Oak dr, - $\mathrm{x} 96.3 \times 50 \mathrm{x} 89$ : re mtg; Emma L Shirmer to Olivia Mor

 x100, vacant; Jno J Wigger to Harry G
Nellis, 289 13th, Bklyn; mtg $\$ 1,140$; Nov
23: Nov25'1.
Sylvan av
Nellis to Jno J Wigger \& Louisa his Wife. 1146 Bryant av; mtg $\$ 1,140$; Nov23; Tremont rd $(*)$
nwe Robin av,
nox
nom
no o Abr M Van Praag, 963 Prospect av; AL Oct 31 ; Nov22'12.

Tremont av (*), sec Ludlow av, runs
$55 \times \mathrm{x} 30$ to cl Tremont av xn55 to Ludiow $55 \times w 30$ to el Tremont av xnos to Ludiow Brian G Hugnes to City NY; Mari3; Nov nom Tremont av (*), nee Beach av, runs $n$

along av $5.5 x \mathrm{xe} 90.8$ s 5.5 to Tremont av xw 103.11 to beg; Bertha Meitzel, widow, to | Margaretha Klinge, 2142 Houghton av: |
| :--- |
| $\mathrm{mtg} ~$ |
| 9,000 ; Nov 20 ; Nov2 12 . © C \& 100 | Trinity av, 1040 ( $10: 2640$ ), es, 233.8 n 165th, $18.9 x 90$, with right of way over av, 3-sty bk dwg: Sophie V Van Praag to Abr M Van Fraag, 963 Prospect av; Union av, 619

$\times 100$ ( $10: 2664)$, nwe 151 st,
n-sty x100, 3-sty fr tht \& str \& $1-s t y$ fr str in 822 Fox; mtg $\$ 9,350$; Nov18; Nov22'12.

Union av (*), nwe 1 st, $75 \times 100$, except parts for St Peters av \& Tratman av to Danl J Mangan, 280 E 162; QC; Oct30 Wallace av, swe 203d, see 203 d E, swc Washington av, 1154 ( $9: 2372$ ), es, 29 I $167 \mathrm{th}, 36 \times 127,6-\mathrm{sty}$ bk tht \& strs; re mtg Henry H Jackson to Jos L Davison, 775
MeDonough, Bklyn; QC; Sept1; Nov $22 \cdot 12$

Washington av, 1071 (9:2387), ws, 217.9 Ws, 217.9 25 to beg, except part of av, $5-s t y$ bk tnt \& strs; Clara Dellac \& ano TRSTES Lud2144 Bway; mtg $\$ 26,000 ;$ Oct31; ${ }^{\text {F }}$ Nov26'12.
Washington av $(11: 3037)$, ws, 60.10 I 180th, $25 \times 91.9$, vacant; Wm Greenberger
to Eliz A Mccormack, $71 \mathrm{E} 86 ; \mathrm{mtg} \$ 3,300$
Et Westchester av, swe 156 h , see Westhester av, 721-49
Westehester av, 721-49 (10:2645), nws, es Forest av (No 730), runs ne 262.5 to Ss 156 th xw97.11xsw77.5 to Forest av xs
158.1 to beg, $1-$ sty bk strs; Kellwood Realty Co to J F M Co, a corpn, 815 Hunts Point rd; AL; Nov21; Nov23'12.
White Plains rd $\left(^{(*)}\right.$, sec 211 th, rune $e$ B Golden ref to Jno W Fincke, 3461 White Plains rd as TRSTE Robt McTurck et al; Willis av $(9: 2304)$, ws, 20 n 141st, runs e50 to cl of av xn41.3xw50 to ws of av xs A Scott et al heirs. \&c, Edw Willis to Nachson Goldesman, 1682 Mad av; QC; Nov
21: Nov26'12. Woodycrest av, 1182 (9:2510), es, 668.10 dwg \& 1-sty fr rear bldg; also WOODYCREST AV ( $9: 2510)$, es, 268.10 s 168 th, $75 \times 100 ;$ vacant; Chas C Wendell to Anna
Larson, $146 \mathrm{~W} 168 ;$ B\&S \& AL; Sept15; Woodycrest av, es, 268.10 s 168th, see 1ST av (*), es, 150 n 237 th, runs n275 100 ss proposed Nereid av xeg, waynes \& Coryell, a corpn to Martha Lahaney, 1414 Vyse av; AL; Nov 20; Nov23'12.

## ${ }_{23}{ }^{\mathbf{S} T \mathrm{th}} \mathbf{~ a v}$,

3 D av, 2606 ( $9: 2315$ ), nec 140th (Nos 291-9), $28 x 111.7 \times 25 \times 124.3$, except pt for \& str; Maria D Behrman to Adam P Plot (*) begins 340 White Plains rd Plot (*) begins 340 e White Plains rd
at point 425 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Rose Helfer to Jos J Schornstein, 32 Jackson, New Rochelle, NY; $1 / 2$
RT\&I; mtg $\$ 3,500$ \& AL; Nov20; Nov23.12,

## mISCELLANEOUS CONVEYANCES.

## Borough of The Bronx.

III RTAI (*), to any property which party ist pt has possession or has claim his mother, both at Sunnyside Park, Yon-
kers, NY; Aug $30^{\circ} 05 ;$ Nov2 $7^{\prime} 12$. OC © $\& 100$ Consent to Rapid Transit
R
R $\quad$ ( $9: 2343-$ Consent to Rapid Transit R R $9: 2346$ 32) Hexagon Realty Co to City NY. Consent to Rapid Transit R R ( $10: 2759-$ Real Estate Co to City NY; Sept25; Nov Consent
(o Rapid
Edw
To
 Consent to Rapid Transit $\mathbf{R} \mathbf{R}(9: 2350-$ 4) : Eliz S Stepnens to City NY; June25; Consent to Rapid Transit R R (9:234210) : Mott Av Realty Co to City NY; June Consent to Rapid
Transit $\underset{\text { R }}{\mathbf{R}} \mathbf{R}$ (9:2347${ }_{25}{ }^{\prime} 12$.
Consent to Rapid Transit $\mathbf{R} \mathbf{R} \quad(9: 2347-$
2) : Mathias
Haffen to City
NY; June17; Nov $25{ }^{\prime} 12$.

Consent to Rapid Transit $\mathbf{R} \mathbf{R}$
Thos Morris to City NY; June18; 34) ; Thos
Nov $25^{\prime} 12$.

Consent to Rapid Transit $\mathbf{R} \mathbf{R} \quad$ (9:23437) Gottfried F F
June18; Nov25'12.

Consent tr Rapid Transit RR (9:234618) ; Marion

Consent to Rapid Transit
R
Sarah Shatzkin to City
NY; June20; 6): Sarah Shatzkin to City NY; June20;
Nov $25^{\prime} 12$.

## LEASES.

Borough of Manhattan.
NOV. $22,23,25,26,27$.
${ }^{1}$ Baxter st 64, see Franklin, 1
1Broome st, 222
Hayman to Jacob
Tobolsky, ${ }^{(2: 352) ;} 49$
W
W
117 Hayman Nov26'12
${ }^{1}$ Cherry st, $80(1: 252)$, str $\begin{gathered}\text { \& } \\ \text { e; Margt } \\ \text { Farrell to Nicola Aloisi, } 80 \\ \text { Cherry; } 3 \text { yf }\end{gathered}$ June1: Nov26'12.
${ }^{1}$ Columbia st, 144 ( $2: 335$ ), see Houston, (No 427), all: Martha W Weill to Silo
 Grand Delancey Co, a corpn, to Fran-
cesso Imbragiano, 135 Sheriff \& ano; 3 yf
Feb1'13; Nov25'12.
${ }^{1}$ Essex st, 87 ; asn is \& consent to same; Francesso Imbragiano \& ano to Alich1 \&
Tony Sarno, 87 Essex: AT: Nov18; Nov 25 Tony Sarno, 87 Essex: AT: Nov18: Nov25
12 nom
${ }^{1}$ Franklin st, 1, \& Baxter st, 64 (1:167), Colombo, 1 Franklin; $2 y f$ June1; Nov26 12.
${ }^{1}$ Greene st, 159-61
$(2: 524)$, all; Estate Adolph Strauss, a corpn, to Jos Wertheimer, 300 Central Park $W$ et al; 3yf Feb1'13;

1Houston
Houston st, 427 E, see Columbia, 144.
${ }^{1}$ Laight st, 78 ( $1: 218$ ), nwe Washington, Alban Koelbel, 414 Washington; 5 yf Dec1 .08 (re-recorded from Dec3'08) 1, Nov26'12. 1,000 to 1,200
${ }^{1}$ Laight st. 78, same prop; ext Ls; same
o Fred E Miller, 1079 Simpson; 4yf Deel to Fred $\mathbf{E}$, Miller, 1079 Simpson; 4yf Decl
13: Nov 2612 .
1,200 ${ }^{1}$ Lewis st, 117 ( $2: 330$ ), 2d sty; Geo Kocher to Blazower Congregation Degel
Machne Efrojem, a corpn, 117 Lewis; 5 yf Machne Efrojem,
Nov1; Nov $22^{\prime} 12$.
${ }^{1}$ Montgomery st, 30 ( $1: 269$ ) ; asn Ls; Abr Blumberg to Anna Blumberg, 60 W 114 :
Nov1; Nov22'12.
${ }^{1}$ Mott st, 5, see Worth 199.
${ }^{1}$ South st, 271-4, \& Water st, 537 -43 (1:-
246 ), all; Chas Myers TRSTE Geo C Freeborn, decd, et al to Fidelity Warehouse Co, a corpn, 755 Water; f Nov1 to May1
$.23 ;$ Nov26'12.
8,500 to 9,000
Worth st, $105(1: 170)$, all; Inter-State Land Holding Co to D P Winne Co, Inc,
121 Worth; if Feb1'13 to Feb1'23; Nov26 12. Worth; I Febils to Feblis, Noved 1Washington st, 414 (1:218); asn Ls;
Fredk E Muller to Jno Muller, 303 St Anns av; Nov22'12.
${ }^{1}$ Washington st, 414, see Laight, 78.
${ }^{1}$ Water st, $537-43$, see South, 271-4.
$\begin{array}{lll}{ }^{1} \text { Worth st, } & \mathbf{1 9 9}(1: 161) ; \text { str } \& \& \text { b: also } \\ \text { MOTT ST, } 5 & (1: 161) ; \text { basement; Mulberry }\end{array}$ MOTT ST, 5 ( $1: 161$ ) ; basement; Mulberry
Park Realty Co to Nicola Salamone, 199 11: Minne Seiler 13D st, $289 \mathrm{E}(2: 373)$, all; Minnie Seiler
to Israel Altman, $438 \mathrm{E} 6 ; 5 \mathrm{yf}$ Dec1; Nov ${ }^{1} 14 \mathrm{TH}$ st, 353 E , see 1 av, 239.
${ }^{1} 19 \mathrm{TH}$ st, $509 \mathrm{~W}(3: 691)$, nes, 125 W 10 av, $25 \times 91.11$; the land; leasehold; Mary M Scarborough, NY; sub to $21 y$ lease dated
Oct $28^{\prime} 91$, with renewals; Oct 31 ; Nov22'12.
${ }^{120 T H}$ st $504 \mathbf{W}(3: 691)$, ss, 100 w 10 av, $25 \times 91.11$, the land, leasehold; Kath T
Moore to Mary M Sherman, wid, 6215 av; sub to 21 v Ls dated May21'1893, with re-
newals; Oct 31 ; Nov22'12. ${ }^{121 S T}$ st, $316 \mathrm{E}(3: 926)$,sws, 400 nw 1 av, 20x92, the land; Rutherford Stuyves-
ant to Lena Forbach. $316 \mathrm{E} .21 ; 21 \mathrm{yf}$ Mar1 ,08, with renewal; Nov22'12. taxes, \&c \& 550 123D st, 71 WV (3:825), nec ${ }^{6}$ av: asn Ls;
Roseno Bros Inc to, Adolf Wolff, 2111
Ams av: Nov7: Nov26'12. Ams av; Nov7; Nov26'12. nom
$123 D$ st, 71 W $(3: 825$ ), nee 6 av, space
for stand in corridor: TRUSTEES of the for stand in corridor: TRUSTEES of the to Roseno Bros, a corpn, 331 4 av; f Oct
1 to May1'18; Nov26'12. 1,200 to 2,250 ${ }^{124 T H}$ st E, nwe $\mathbf{3 ~ a v}$, see 3 av, nwe 24. ${ }^{124 T H}$ st, 341 E (3:930), str \& c; Jacob Miller to Rosario La Scala, 340 E $24 ; 44$ 4- 480
12 yf Jan ${ }^{\prime} 13$; Nov $26^{\prime} 12$. ${ }^{126 T H}$ st, 240 E (3:906), ground fl; Sarah C Potter EXTRX Jos L Potter to Jos
Storey, 40 Ludlow av, Elmhurst, LI; $5 \mathbf{5 - 1 2}$
yfDec1; Nov27'12 yfDec1; Nov27'12.
 Crystal et al to Geo
$131 / 2 \mathrm{y}$ \& 28 days f Mar1'13; Nov $22^{\prime} 12$.
20,000 \& 25,000 ${ }^{135 T H}$ st, 253 W $(3: 785)$, all; Martin
Beckmann to Jno Maeckler, 316 W $36 ; 5 y$ Beckmann to Jno Maeckler, 316 W $36 ; 5 y$
f Dec1; Nov25'12. ${ }^{137 T H}$ st, $18 \mathbf{~ w}(3: 838)$, str fl; Warren Pond to Jeannette Michels, at crester
Hill Park, Mt Vernon, NY; 5 yfJan1'13;
yrs ren at $\$ 2,500$; Nov2
y 12,
${ }^{137 T H}$ st, $53 \mathbf{W}(3: 839)$, parlor ff; E Suss
 ${ }^{1} 3$ STH st, 209-19 W (3:788), n $1 / 2$ 8th fl; Art Color Printing Co to Manger, Hughes Oct1; Nov 27 '12. $\quad 3,500$ \& 3,600
 Altman to Edw Fisch, $206 \mathrm{~W}_{2,10} 99 ; 25-12 \mathrm{yf}$
Dec1: Nov22'12. ${ }^{142 D}$ st E, nwe Vanderbilt av, see Van${ }^{1} 43 \mathrm{D}$ st E , swe Vande
erbilt
${ }^{1} 47 \mathrm{TH}$ st, 143 W ( $4: 1000$ ), asn Ls; Pierre or Emile
143 W 47 ; Nov20; Nov25'12. ${ }^{1} 49 \mathrm{TH}$ st $\mathbf{6 3 5 - 9} \mathbf{W}(4: 1097), 6-$ sty bk factory; Isabella Baird to Chas Kohler, 601
W $50 ; 12 y f$ May1; Nov22'12, 15,000 \& 16,000 ${ }^{1} 49 \mathrm{TH}$ st E, nee Mad av, see Mad av, ne 49th.
${ }^{1} 54 \mathrm{TH}$ st, 347 E (5:1347); asn Ls; Anton Orawetz to Martin Kulmayer, 403 E 64 ;
AL; Nov26; Nov27'12. ${ }^{1}$ 6GTH st, 4 W ( $5: 1271$ ), ss, 125 w 5 av, $25 \times 75$; Ellen G Rionda to Chas J Duveen, 718 av, doing bus as
Oct1'13. Nov $23 ' 12$.
taxes \&c \& 6,000 to 8,500 ${ }^{170 T H}$ st, 422-3S E; also known as AV A, $1305-7$; also AV A, $1301-3$ (5:1464), all, Maurice J Burstein to Nathan Lubelsky,
135 Canal, \& Barnett Kessler, 37813 . 8 ,
5 yf Nov1; Nov $25^{\prime} 12$.
${ }^{1715 T}$ st, 414 E (5:1465), str \& c; Anna S Miller \& ano to Wm Sudbrink, $760 \mathrm{St}^{\text {St }}$
Ann's av; 3yf Aug1'13; Nov26'12. ${ }^{171 S T}$ st, 414 E (5:1465) ; asn Ls; Wm Sudbrink to Ebling Brewing Co, 760 St
Ann's av; Nov23; Nov26'12.
 ${ }^{1} 106 T H$ st W, swe Col av, see Col av, 934.
109
10
${ }^{1} 109 \mathrm{TH}$ st W , swe Ams av, see Ams av,
${ }^{1} 116 \mathrm{TH}$ st, 102 W , see Lenox av, 115-9.
${ }^{1} 116 \mathrm{TH}$ st W , swe Lenox av, see Lenox
${ }^{12011 H}$ st, 447-53 E (6:1808), all; August Pieper to Madison Iron Works, a corpn, ${ }^{\text {cover }} 26.12$.
${ }^{1} 136 \mathrm{TH}$ st W , swe 5 av, see 5 av, swe
${ }^{136 T H}$ st $W$, swe 5 av, see 5 av, 2234.
${ }^{1} 138$ TH st $w$, nee Lenox av, see Lenox
v, nec 138 th.
${ }^{1} \mathbf{A v}$ A, 1301-7, see 70 th st, $422-38 \mathrm{E}$.
${ }^{1}$ Amsterdam av, 2440-2 (8:2152), ws, 50 S $180 \mathrm{th}, 50 \mathrm{x} 100$; all; Kerroc Realty \& Co, a corpn, 2177 av, et al; Nov25; 21yf
completion of b1dg; Nov27'12. ${ }^{1}$ Amsterdam av $(7: 1880)$, swc $109 \mathrm{th}, 2 \mathrm{~d}$ most southerly str \& b; Lioyd Constn 4 do yf Jan1'13; Nov27'12. 900 \& 1,000 ${ }^{1}$ Amsterdam av, 1253 (7:1963), ${ }^{\text {120 }}$ 6-sty apartment house; all; Saml J Wood to Jos
Shenk, 62 W 107; 10yf Oct1; Nov27'12; Shenk, 62 W $107 ; 10 y f$ Oct1; Nov27'12;
gross monthly rental $\$ 437.87$ \& 455.54 or gross monthly rental $\quad$ net rental of $\quad 1,600 \& 1,800$ ${ }_{2}^{1}$ Broadway, ${ }^{749}$ (2:548), ws, 83 s 8 th, Trstes of Sailors' Snug Harbor, in City NYstes of Sailors Nossau; Nov22; Nov23'12. ${ }^{2} 16,000$
${ }^{1}$ Broadway, $260 \mathbf{8}(7: 1870)$, str; T J McLaughlin's Sons to Edgar H Sharrott, 623
W 136 \& ano ; 3 4-12yf Jan1'13; Nov 27 ' 12 .
${ }^{1}$ Columbus av, $934(7: 1860)$, swc 106 th, Michaelis, 66 W $\mathbf{W}$ M E Bernheimer to Fred ${ }^{1}$ Lenox av, 115-9 (7:1825), Swe 116th,
$60.11 \times 85 ;$ also 116 TH ST, 102 W $(7: 1825)$,
Ss, 85 w Lenox av, 20x100.11; asn Ls; ss, 85 Lenox av, $20 x 100.11$; asn Ls;
Bernard Ratkowsky to Max Rosenblum, $2 \mathrm{~W} 120 ; 1 / \mathrm{RT}, \mathrm{RT} ; \mathrm{mtg} \$ 60,000 \&$ AL:
Nov $21 ;$ Nov22 12 . ${ }^{1}$ Lenox ay $(6: 1736)$, nee 138 th, str on av graben, 68 ' W 117 ; 5 yf May1'13; Nov26'12.
${ }^{1}$ Lexington
av $(6: 1628), ~ s e c ~ 101 s t ; ~ a s n ~$
David $B Y$ Yalta to Fred Yaffa, 12065 Ls; David B Yarta to Fred Yaffa, 12065 1Madison ay (5:1285), nec 49 th, runs n 79.6xe $75 \times n 2$
beg. Hotel born to Saml G Clayton, 2 E ; $45 ; 10 \mathrm{yf}$ Nov 1: 10yren; Nov26'12. taxes, \&c, \& net 45,000
${ }^{1}$ Vanderbilt av, swe 43 d . see Vanderbilt ${ }^{1}$ Vanderbilt av ( $5: 1277$ ), nwc 42 d , runs W68.5xne203.8 to ss 43 d xe33.8 to av xs
200.10 to beg, new bldgs to be erected, all except underground \& sub-surface parts taken for N Y C \& H R R R; United Rigar Stores Co, a corpn, to American completion of bldg; 2 rens of 21 y , each: Nov $26 \cdot 12 ; 6 \%$ per annum on cost of bldg.
$97 \%$ of taxes, \&c, \& ground rental 75,000 8.35
 str fl \& pt c Christian J Uhl to Jas Cur-
ran, 302 E 14 \& ano; 5yf May1'13; Nov
 ${ }^{1} 1 \mathbf{S T}$ av, 2035 ( $6: 1677$ ); two strs; Wm Vogel to Arthur \& Sebastiano Vegliante
20351 av; $43-12 \mathrm{yf}$ Dec 1; Nov23'12. ${ }^{1 \text { 1ST av }}(5: 1448)$, nwe 73d; asn
Moser to Louise R Moser, 310 E ( 87 Noo
$26^{\prime} 12$ Now
nom
${ }^{12 D} \mathbf{a v}, \mathbf{1 7 0 8}(5: 1551)$; str \& front c \& 4 Kiefer; agmt as to extension of Ls for
2yf May1'16; Nov22'12. 12D av, $1708(5: 1551)$, asn
$\begin{aligned} & \text { Lsteble to Adam J } \\ & \text { '12. }\end{aligned}$ ${ }^{12 D}$ av, $2068(6: 1678)$, all; Jas Roberts
to Alfonso Mosca, 2068 2 av; 5yf Janl'11; to Alfonso Mosca, 2068 ' 2 av; 5yf Janl'11.
$\begin{aligned} & 1,200\end{aligned}$
Nov26'12. CaD av, 2430 (6:1801), all; Callaghan McCarthy to Anthony Mirabella \& Michele
Arra, $2068 \quad 2 \mathrm{av} ; 5 \mathrm{yf}$ Nov15; Nov26'12. 540 12d av, 1553 (5:1526), $2,3 \mathrm{~d}$ \& 4 th floors:
Mary E Werner to Bertha Gander, 415 E
80 : 3yf Nov1: Nov27'12. 13D av $(3: 880)$, nwe 24 th; asn Ls \& con-
sent; Geo Ehret \& Henry Burfeind to Sent; Geo Ehret \& Henry Burfeind to
Mich1 H McWeeney, 223 E 39 \& Patk J nom ${ }^{1}$ 5TH av, $\mathbf{2 2 3 4}(6: 1733)$, swe 136 th ; str; Christian Luckey to Henry G H Dietzel,
$12 \mathrm{~W} 136 ; 10 \mathrm{yf}$ Nov15; Nov 23 ' 12 . 1,800
 ${ }^{1}$ GTH av, nee 23d, see $23 \mathrm{~d}, 71 \mathrm{~W}$

## LEASES.

## Borough of The Bronx.

## ${ }^{1}$ Freeman st, see Simpson, see Simpson,

 ${ }^{1}$ Freeman st nwe West Farms rd, see est Farms rd, nwe Freeman.${ }^{1}$ Simpson st, 1188 ( $11: 2975$ ), sec Freeman; 27 E 95 (firm M \& L Jarmulowsky) \&y, Dec1; Nov22'12. \& L Jarmulowsky); 3yf ${ }^{1} 169 \mathrm{TH}$ st E, nwe Clinton av, see Clinton
${ }^{1} 175 T H$ st $\mathbf{E}$, see Washington av, see Washington av, sec 175 th . ${ }^{1} 177$ TH st or Tremont av, $\mathbf{n o z}$ ( $11: 3092$ ), ns, 46.1 e Crotona av; $25 \times 90$; all; Gilbert
Van Der Smissen to Theo Winter, 707
Tremont av; $91 / 2 y$ for Noy 1,350 \& 1,500 ${ }^{1} \mathbf{1 7 9 T H}$ st E, cor So blvd, see So blvd, ${ }^{1} 180 \mathrm{TH} \mathbf{~ s t}, \mathbf{8 2 6} \mathbf{E}(11: 3108)$, space in str; Roceo Casella to Carmelo Rifici, $822 \underset{\text { E }}{\mathrm{E}}$
$180 ; 3 y \mathrm{f}$ Oct1; Nov26'12.
144
to 216 ${ }^{1} 180 T H$ st, 747 E $(11: 3096)$; also PROSPECT AV (11:3096), ws, $100 \mathrm{n} 180 \mathrm{th}^{2} 35 \mathrm{x}$ $100 ;$ asn Ls; Pastime Amusement Co to
Bert Weiner, 3154 av; AT; Apr15; Nov
${ }^{1}$ Clinton av 11:2933), nwe 169th, -x-: Clinton av (11:2933), nwe 169th, - $\mathrm{x}-\mathrm{F}$; Clinton av; mtg $\$$ to Mich1 Nov15; Nov22'12.
${ }^{1}$ Mohegan av, cor 179th, see So blvd, ${ }_{1}^{1}$ Prospect av, ws, 100 n 180th, see 180 th, ${ }^{1}$ St Ann's av, $\mathbf{3 0 6}(10: 2551)$, str, fl \& c;
Chas F Schropp to Leopold Oppenheimer, Chas F Schropp to Leopold Oppenheimer,


 Walton av, 2432 (11:3184), all: David Mintz to Harriet Mintz, 2432 Walton av; 1
yf Nov1; Nov25'12. ${ }^{1}$ Washington av $(11: 2916)$, sec 175 th , str \& b; Gruenstein \& Mayer to Morris Lip-
shitz, 1809 Washington av; 5 yf May113:
Nov27,12. ${ }^{1}$ Westehester av, 432, see Westchester Westchester, $430(9: 2294)$, cor str; also
WESTCHESTER AV, $432(9: 2294)$, str. \&c;
Wm T Keogh Amusement Co to Benie Reinman, 536 E 149; from Oct1 to Dec31 ${ }^{1}$ West Farms rd $(11: 3007)$, nwe Freeman; asn Ls; Frank P Bastone to EbNov 25 'rewing 12 . Co, 760 St Ann's av; Nov21;
Nom

## MORTGAGES.

## Borough of Manhattan.

## NOV. $22,23,25,26,27$.

mAllen st $\mathbf{1 5 3}$ (2:416), ws, 75 n Rivington, $41.8 \times 88.4 ; 1 / 2 \mathrm{pt} ; \mathrm{pr} \mathrm{mtg} \$ 45,000 ;$ Nov
$1 ;$ Nov22'12;1y6\%; Meyer Bloom to Wm
Schreiber, $1412 \% \mathrm{av}$ Schreiber, 1412 av.
mBarrow st, 50 (2:588), ns, 115.9 e Bedford, $24.6 \times 98.2 \times 24.6 \times 98.6$; Nov 22,12 ; $5 \mathrm{y} 5 \%$; Herman Hanauer,
tan Savings Bank,
59
59
Cooper
sq.
58 ${ }^{\mathrm{m}}$ Barrow st, \& \& 2, see 4 th, 193 W . 9,000 ${ }^{m}$ Barrow st, 1 \& 2, see $4 \mathrm{th}, 193 \mathrm{~W}$.
methune st, 46-8 (2:640), nee Washing-
ton (Nos 755-61), $82.1 \times 100 \times 77.7 \times 100$ : PM: Nov $2712,5 y 5 \%$, Mary A Thornton to EM;
igrant Indust Savings Bank. mBethune st, 46-S; PM; pr mtg $\$ 50,000$; Nov27'12; $2 \mathrm{y} 6 \%$; same to Marie L Denner,
123 Lockwood av, New Rochelle, NY. 7,500 ${ }^{m}$ Cherry st, So $(1: 254)$; asn 1 s by way of mtg as collateral
ment $\$ 1,625$; Nocurity
for payment $\$ 1,625$ Nov15; Nov26 12 ; Nicola
Aloisi to Ebling Brewing Co, 760 St Anns
${ }_{25}^{\text {m Cherry }}$ st, $234(1: 255), \underset{\text { ns }}{\text { ns }} 51$ 1 y6\%; Morris Levy, Bklyn to Lester Haft,
561 5th, Bklyn.
2,500 mClinton st, 91 (2:348), ws, 150 s Riving-
ton, $25 \times 100 ;$ pr mtg , ton, $25 \times 100 ; \mathrm{pr} \mathrm{mtg}$
12: $3 \mathrm{y6} \mathrm{\%}$; Rosie Welkowitz to Jos Holz-
man, 297 E 10.
 as per bond；Saml Hellinger to Jos Bruder．
78 W
3,500
${ }^{2}$ ．Columbia st，144－8，see Houston， 427 E ． meast Bway， $35-7(1: 280)$, ss， 218.9 e Cath
runs s100xe $25 \times n 12.6 \times n 87.6$ to E Bway xw 49.1 to Deg；Novil；Nove2 12 ； $5 \mathrm{yb} \%$ ；Jos H Cohen to Esther Surut， 138 IV 121. meast Broadway， 171 （1：284）；；agt chang－ $\begin{array}{ll}\text { ing interest days；Nov20 } \\ \text { berg with German Savings Bank．} & 1574{ }^{4} \\ \text { nom }\end{array}$ mEast Broadway， 204 （ $1: 285$ ）， ns ， 157.6 e
Jefferson． $26.4 \times 65 ;$ agmt extending lien of jefterson $\$ 4,000$ so as to cover above prem－ ises：Now Mamlock， 230 W 103．nom meldridge st， $77-9(1: 306), \mathrm{ws}$ ，abt 145 n Hester， $54.3 \times 100 \times 54.10 \times 100$ including alley
4.7 wide：PM；pr mtg $\$ 47,000 ;$ Nov25＇12；

 mtg to Nov20＇15 at $5 \%$ ；Nover；Nove Pog－ Sonburg with Moritz Itzkovitz， 32 Colum－
罂
bia ${ }^{m}$ Houston st， $\mathbf{4 2 7} \mathbf{E}(2: 335)$, sec Columbia
 Netherland
W Weill，$\delta$ Vand $\&$ Nest pl． ${ }^{m}$ Laight st，nwe Washington，see Wash－ madison
Madison st， $\mathbf{3 1 4}$（1：268）ext of mtg for Marshal C Bacon with Saml Kaufman， 47 Division．
Monroe st， 16 （ $1: 253$ ）；asn Ls by way of mtg as collateral security for payment of
$\$ 2.000$ ：Oct19 ；Nov $27^{12}$ ；Epifanio Gangi to \＄2，000；Oct19；Nov27＇12；Epifanio Gangi to
Ebling Brewing Co， 760 St Ann＇s av．nom m Norfolk st， $82(2: 352)$ ，es， 175.2 n
Broome， $27.1 \times 100 \times 26.9 \times 100$ ；Nov 22 Nov 23 $12,5 y 5 \%$ ；Chas Karg； 58 St Andrews pl，
Yonkers，NY，to N Life Ins Co． 346 Bway．
m Norfolk st，
163－5，see Stanton，
134－6．
${ }^{\mathrm{m} \text { Suffolk st，}} \mathbf{1 3 9}(14,000$ to mtg for $\$ 28,354$ ；sobrn of mtg for 12 ；Hyman Spring， 922 av \＆Angel \＆ Mark Emanuel exrs Louisa Emanuel， 357
$W 115$ et al with Wm Hastorf at Park
$W$
 193.17 mtg to Sept6＇13 at $6 \%$ ；May 4 ；Nov
$26^{\prime} 12 ;$ State Bank with Augusta Green－
span． mWashington st， 414 （ $1: 218$ ），nwe Laight sal Ls；Nov22＇12；demand； $6 \%$ ；Jno Muller ${ }^{m}$ Washington st，755－61，see Bethune， 46 －
${ }_{4}{ }^{4} \mathbf{T H H} \mathrm{st}, \mathbf{1 4 8} \mathbf{~ W}(2: 543), \mathrm{ss}, 82.9$ e 6 av $6 \%$ Chas H ran Aken，
Wilson，Maplewood，NJ； $\begin{array}{llll}\text { m4TH st，} 193 & \text { W } \\ \text { row（Nos } & \text {（2：592 } & \text { 2），nes，at } \\ \text { runs } \\ \text { ne }\end{array}$ $45.3 \times s e$ still along Barrow $1.1 \times \mathrm{sw} 49$ to nes 4 th xnw 27.3 to beg；PM；Nov22；Nov
$23112 ;$ due de as per bond；Ray Hyman，
 ${ }^{m} 4 \mathrm{TH}$ st， $193 \mathrm{~W} ;$ pr mtg $\$ 8,000$ ；Nov22 Nov23＇12，4y6\％；Ray Hyman to Sallie A
\＆Julia I O＇Hara， 422
W 24. ${ }^{4}$ GTH st， 301 E，see 2 av，104－6． m7TH st， 53, E $(2: 449)$ ext of $\$ 30,000$ mtg to Apri2＇17 at $5 \%$ ：Apr10；Nov $23^{\prime} 12$
Bronson Winthrop \＆ano trstes Harry
 $\underset{214}{ }$ Saml Goldenberg to David Goldenberg， m7TH st． 176 E $(2 ; 402)$, ss， 92.4 w Av B，

$27.10 \times 90.10$ ，Nov $25^{\prime} 12 ;$ due de as per bond； C Trust Co．Krone， 307 E 10 to Title | Guar |
| :---: |
| 5,000 | ${ }^{\text {m11TH }}$ st， 521 E（2：405）；sobrn agmt Jos L，Buttenwieser with Wm Brevoort \＆

ford，NY，trste Isaac Eell．Ir ${ }^{\mathrm{m} 11 \mathrm{TH}} \mathrm{st}, 521$ E；ext of $\$ 22.500 \mathrm{mtg}$ to ${ }_{7} \mathrm{trste}$ Isaac Bell with Sarah A Brevoort， ${ }^{\text {minth }} 13$ st， 142 E，see 3av， 104.
 Thos Crump， 104 Hamilton av，Green－
wich，Conn，to David W Cochran， 120 W
12 ． m1STH st，405－7 W，see 9 av，129－33
${ }^{2}$ 18TH st，401－3 w，see 9 av．129－33
 Paulding atie， $1 \&$ Jas I Duross， 88 Paulding av，Tarrytown．NY to Mary
Goodwin， 256 W 22 et al trstes Bernard
Goodwin．

 ${ }_{22 \times 92} 19 \mathrm{TH}$ st， 233 E（ $3: 900$ ）， $\mathrm{ns}, 188$ ，w 2 ay



${ }^{\text {m2 }} 2 \mathbf{D}$ st． $147-9$ W（3：798）：ext of $\$ 25.000$ Hulda Stein with Chas H Roman．nom
（30TH st， 154 E（3：885），ss， 120 w bav Lina Mintz to Farmers Loan \＆Irust co m36TH st， $44 \mathrm{w}(3: 837)$ ，ss， 503.7 w 5 bond：Lnas E Quimoy to Union Dime Savgs bank， 016 av．to
 16．0xyo．9；ext or a mtgs aggreb；Nov20＇12 Chas E Quimby with Union Dime Savings ms97H
${ }_{\text {msymH }}$ st， 13 w（3：841），ns， $301.8 \mathrm{w}^{5}$ Installs，b\％；Bernard Zeller to Gerson M ${ }^{m} 40 \mathrm{TH}$ st， 219 E（5：1314），ns， 280 e 3 av
 ${ }_{315}$ Hrospect Hill kealty Co to Isaac Cohen， ${ }^{m} 40$ OrH st， 219 E；certf as to above

${ }_{37} \mathbf{4 0 T H}$ st， 219 E（5：1314），ns， 280 e 3 av at $5 \%$ ；Nov22；Nov2712；Alex Rosenoers E Prospect Hill eRalty Co with Caroline
B Sexton， 302 Clinton av，Bklyn． m46TH st，23s E（ $5: 1319$ ）ext of $\$ 36,500$ mtg to Mar1517 at 5\％；Mar15；Nov23＇12 Bronson ${ }^{m} \mathbf{4 6 T H}$ st，121－3 W（ $4: 999$ ）；ext of $\$ 45,000$ mtg to Nov20 12 at $43 / 2 \%$ \％Nov20；Nov27 Bowery Savings Bank， 128 Bowery，nom ${ }^{\text {math }} \mathbf{4 9 T H}$ st， $\mathbf{3 4 2}$ E（5：1341）；subrn agmt； Handler， 153 Stanton．
4． 49 TH st， 550 W（4：1077）；ext of $\$ 8,000$ mtg to Janics at $\%$ Nover，Nov 12 Fannie An with Otto Moedebeck

${ }_{\text {m55TH }}^{\text {mit．} 313 ~ w}$（ $4: 1046$ ），ns， 175 ．w 8 2212；due \＆c as per bond；Marv C wife
 av， $37.6 \times 100.5$ ；Novence tional Savings Bank of City of Albany at
${ }_{\text {miont }}$ st， 338 E（5：1444），ss， 71 w 1 as per bond：Frank Zeman， 338 ； as per bonlish ${ }^{\text {m7 }} 73 \mathrm{D}$ st， $120 \mathrm{E}(5: 1407)$, ss， 175 e Park av， $18.9 \times 102.2 ;$ Nov $26^{\prime} 12 ; 5 \mathrm{y} 41 / 2 \% ;$ Wyllys Ter
ry to Edw W C Arnold，West Islip，LI． ${ }^{m 75 T H}$ st， 56 E（5：1389）；ext of $\$ 25,000$ Herman LeRoy trste for Amelia LeRoy．nom ${ }^{m 78 T H}$ st， $\mathbf{1 0 7}$ E（5：1413），ns， 137.9 e Park av， $18.9 \times 102.2 ;$ Nov $2712 ; 3 y 41 / 2 \% ;$ Rhoda H
Low to Lawyers Title Ins \＆Tr Co． 30,000 ms0TH st， 501 E（ $5: 1577$ ），ns， 73 e Av A
 mS2D st E，nee Madison av，see Madison
${ }^{\mathrm{m} ⿲ 丿}$ \＄40，Lawe to Mar15＇1918， $5 \%$ ；Nov22；Nov26 Frank Hillman Realty Co，a corp， 76 W 120.
${ }^{m S 2 D}$ st，210－2 E（5：1527）；ext of mtg for Lawyers Title Ins：\＆T Co with Frank Hillman Realty Co ，a corp， 76 W 120 ．
 mig $\$ 80,000$ ：Nov2 $7^{\prime} 12$ ；due，\＆c，as pe bond；Jno J Deery to Geo C Edgar＇s Sons
\＆ $\mathrm{Co}, 71 \mathrm{~W} 92.500$ m84TH st，53－5 E；also 85TH ST，48－50 E；
PM：pr mtg $\$ 98,500 ;$ Nov27＇12；due \＆e as PM；pr mtga98，500；Nov2 2712 ；due ${ }_{6,50}$ ${ }^{m}$ m5TH st， $48-50$ E，see $84 \mathrm{th}, 53-5 \mathrm{E}$ ．
m95TH st，17－9 E（5：1507）；ext of $\$ 100,000$ mtg to Janl＇16 at $5 \%$ ；Oct $23 ;$ Nov $22^{\prime} 12$
N Y Life Ins Co with Wm H Langley， 105 Worth． m95TH st，s W（4：1208）ss， 133.4 W Cen－
tral Park W， $16.8 \times 100.8 ;$ Nov $26^{\prime} 12 ;$ due，\＆o
 ${ }_{\text {m97TH }}$ st， 162 E （6：1624）；sobrn agmt； Helen I Hartley at Southampton，LI．non ${ }^{\mathrm{m} 97 \mathrm{TH}} \mathrm{st}, \mathbf{1 6 2} \mathbf{E}(6: 1624)$ ，ss， 80 w 3 av 25x100．11；Nov26；Nov27＇12； $3 y 5 \% ;$ Mary
© Frances Brodil to Helen I Hartiey， 314
W 86 ． 13,000
 ${ }^{\text {xw28 }}$ to beg；pr mtg $\$ 25,000$ ；Juner；Noy Kahner to Isaac Merkel， 16 Broad，Platts－
burg．NY． m101ST st， 118 E $(6: 1628)$ ext of $\$ 5.500$
mtg to Nov $23{ }^{\prime} 17$ at $\%$ as per bond：Noy ${ }^{15}$ ；Nov 22＇12；Moses Solomon with Marie m110TH st， $326-\mathbf{S}$ E（ $6: 1681$ ），SS， 300 e 2 av as per bond；Jos Sciacea， 2267 a av to
 st xe100．6 to beg：No 26；Nov $2712 ; 5 y 5$ \％${ }^{5 y}$ ．
Tilmil Realty Co to Lawyers Mort Co， 59
m111TH st $\mathbf{w}(6: 1594) ;$ same prop；certf
as to above mtg；Nov18：Nov27＇12；same to as to above mtg；Nov18；Nov 27 ＇12；same to
same．

113TH st， 23 E，see Mad av， 1712
114 TH st， 201 W ，see $7 \mathrm{av}, 1880$
m115TH st，109－11
E（7：1825）${ }^{\text {ns，}} 100 \mathrm{w}$
enox av， $50 \times 100.11$ ；also WHLIS AV， 378
 Loutrel，106．Washington to Charlotte A
${ }^{\mathrm{m} 115 \mathrm{TH}} \mathrm{st}, 118 \mathrm{w}(7: 1824)$ ， $\mathrm{ss}, 325 \mathrm{w}$ Nov26；Nov27＇12；installs， $6 \%$ ：Marks imon Newman firm Newman Bros， 58 W $23 \times 100.11 ;$ st， 246 E E $(6: 1665$ agme，ss， 87 wo 2 av Santa，wife of Jno Rumore \＆Alphonse
nom
${ }^{m 116 T H}$ st， $246 \mathrm{E}(6: 1665), \mathrm{ss}, 87 \mathrm{w} 2 \mathrm{av}$, 23x100．11；Nov6；Nov2312， $5 y 51 / 2 \%$ ；Santa， on，NJ 13,000 m119TH st， $123 \mathrm{~W}(7: 1904)$, ns， 285 w

m120TH st，
Morris av，
18
w ue \＆c as per bond；Madeline Pierce to Amy S Hutton，Tyringham，Mass． 14,000
${ }^{\mathrm{m} 122 \mathrm{D}}$ st， 55 E（ $6: 1748$ ），ns， 253 w Park bond：Hattie Potash to Title Guar \＆ rust Co． ${ }^{m} 122 \mathrm{D}$ st， $277 \mathrm{~W}(7: 1928)$ ns， 71.10 e 8 av，


5，500 v， $25 \times 100.11 ;$ pr mtg $\$ 22,500 ;$ ；Novi1；Nov 27e $12 ; 1 \mathrm{ly}$ \％，Eliz Frank to，Wm Kreiel－
${ }^{\mathrm{m}}$ 125TH st， $\mathbf{2} \mathbf{~ w}$ ，see 5 av，2018－20．
${ }^{m} 126 T H$ st， 121 E（6：1775），ns， 290 e Park Moynihan， 2033 Mad av to Kate M Moy－ nihan，on Wiegand pl，University Heights
${ }^{\mathrm{m}} \mathbf{1 2 S T H}$ st， $\mathbf{1 7 6} \mathbf{E}$ ，see 3 av， 2362
${ }^{m} 129 \mathrm{TH}$ st，20－2 W（6：1726），ss， 310 w 5 av， $50 \times 99.11$ ：Nov $25^{\prime} 12 ; 5 y 5 \%$ ：Morris Mich－
elson to Nellie A Kaliske， $4 \frac{\mathrm{~W}}{72}$ ． 57,500
${ }^{m} 1415 T$ st，204－6 w $(7: 2026)$ ，Ss， 100 w $5 y$ after death of party of 1 st pt at $5 \%$ ： Mar20．09；Nov27＇12；Geo Gerlach with Jno nom
 after death of party of 1st pt；Mar20 09；
Nov27，12；Geo Gerlach with Jno E Ger－ ach．nom
${ }^{m} 143 \mathrm{D}$ st， 201 W ，see $7 \mathrm{av}, 2456-60$ ．
${ }^{m 146 T H}$ st，506－12 w（ $7: 2077$ ）：agmt as to Laura Hirshfield with Henry N Braude， 538 W 136；Archibald Papae， 530 W 136 ax
 Ams av，${ }^{2}$ lots，each $40 \times 99.11$ ；two mtgs $12 ; 1 \mathrm{y} 6 \%$ Laura Hirschfeld to Morrís ${ }^{m} 149 \mathrm{TH}$ st，232－4 W（ $7: 2034$ ）；ext of $\$ 35$ ， 000 mtg to Jan29＇16 at $5 \%$ ；Nov8；Nov23 ＇12；Alonzo Kimball with Maryland Mort m160TH st $W$ ，nee Bway，see Bway， ${ }^{\mathrm{m}}$ 168TH st， $501 \mathbf{W}$ ，see Ams av，2180－2．
mAv B，289（3：984），es， 22 s sith 20x68； Wm G Wood， 62 Maple av，New Rochelle， $\mathrm{m}_{\mathrm{Av}}$ C，117－9（2：390），ws， $58.8 \mathrm{~s} 8 \mathrm{th}, 38.8$ Nov22＇12：Saml \＆Rosie Goldenberg． 214 E 15，with Saul Bernstein， 18457 av nom
$\mathrm{m}_{\mathrm{Av}} \mathrm{C}, 131(2: 391)$ ，ws， $40 \mathrm{n} 8 \mathrm{th}, 20 \times 75$
pr mtg
$\$ 15,000 ;$ Nov26：Nov27：12； $3 y 6 \%$ pr mtg $\$ 15,000 ;$ Nov26；Nov27＇12； 3 y $6 \%$
Paulina Ehrlich to Morris Malawista， 1200
Mad av $\mathrm{m}_{\mathbf{A v}} \mathrm{D}, 33$（2：373），ws， $52.9 \mathrm{~s} 4 \mathrm{th}, 17.7 \times 62$ ； Kovemel \＆ pect av to Dora Warshauer， 609 Union
av．
mimsterdam av， 1434 （ $7: 1985$ ）；ext of $\$ 30,000 \mathrm{mtg}$ to Jan31＇18 at $41 / 2 \%$ ；Nov26；
Nov 27
； F Kingsland， 22 Av du Bois de Boulogne，
mamsterdam av，21s0－2（8：2125），nwe to Nov1＇15 at $5 \%$ ：Nov 25 ：Nov 26 ＇12；Lizzie Marleit with Metropolitan Life Ins Co， ${ }_{m}$ Bowery， $290(2: 521)$ ；ext of $\$ 26,500 \mathrm{mtg}$ to Jan9＇13 at $\%$ as per bond，Nov22；
Nov2712；Mayer \＆Wolf Sanft with Louis mowery， $2231 / 2-5(2: 426)$ ，es， 111.1 n Riv－ to an alley 10 ft wide，xn24．1xw184．3 to Bowery，xs 38.11 to beg：PM；Nov27＇12；
due June14 $15,5 \% ;$ Saml A Berger to Wil－ son M Powell， 324 ＇W 58 ．A 115,000 mproadway $3 S 40-6(8: 2118)$ ，nec 160 th．
$99.11 \times 100$ ；ext of $\$ 175,000 \mathrm{mtg}$ to Nove1＇16 at $5 \%$ ；Nov $25 ;$ Nov27＇12；Joachin S Van
Wezel with Union Dime Savgs Bank， 701
mboadway（ $8: 2170$ ），nec Fairview av $400 \times 100 \times 390.10 \times 102 ; \mathrm{pr} \mathrm{mtg} \$ 76.000 ; \mathrm{Nov}$ 20；Nov22＇12；due \＆c as per bond；Jas A
\＆Richd T Lynch to Jno O＇Connor， 2551
W 89.

m9TH av, 129-33 (3:716), nwe 18 th (Nos
$401-3), ~ 47.4 \times 85 ;$ also 18TH ST, $405-7$ (3:$716)$, ns, 85 w 9 av, runs $w 40 \times n 92 \times 25 \times s$
$44.8 \times \operatorname{se15xs} 47.4$ to beg; Nov23'12, installs, $6 \%$; Herman \& Geza Klein to Lewis A Goldberger, 60 Av D.
m9TH av, $\mathbf{2 3 4}(3: 748)$; ext of $\$ 22,000 \mathrm{mtg}$ to Jankers Trust Co trstes with Sarah Rosenthal, 100 W 80
m10TH av, $325(3: 700)$ WS, 24.8 , 5 29th runs w65.11xs0. $5 \times w 34 \times s 24.5 \times e 100$ to
24.8 to beg: AT to strip of land 0.5
24.8 to beg; AT to strip of land 0.
$12 ; 3 y 5 \%$; Gustav Ockenfuss to Title Ins
${ }^{m}$ 10TH av, 325; sobrn agmt; Nov18; Nov
MISCELLANEOUS MORTGAGES.

## Borough of Manhattan.

## ${ }^{\mathrm{m}}$ Land at Rockaway Beach, LI (file) certf as to mtg for $\$ 15,000 ;$ Nov $22 ;$ Nov26 <br> ${ }^{m}$ Land at Grasmere, SI (file) certf as to mtg for $\$ 2,000$ Noy 25 ; Nov26'12; Chas D Durkee Co to Jennie McCurdy. <br> mLand at Grasmere, 81 (file); certf as to mtg for $\$ 2,000$; Nov 25 ; Nov26'12; same to merd for C Townsend \& $\&$ ano trstes Jacob A Janin.

## MORTGAGES.

Borough of The Bronx.
 x125.9x53.4x125; Nov2; Nov22'12; $3 y 6 \%$
Frank Colassardo or Colasurdo to Margt
Slater, Eastchester, NY.
meach st, swe City
Island av, swc Beach.
${ }^{\mathrm{m}}$ Bush st $(11: 2808)$, Ss, 64.7 e Creston av 32x75: bldg loan \& PM: Nov2712; 3y5 \% ;
Frank A Schorer to Kari Riese, 145 E 116. mConcord st (*), es, 96 n 236 th , 50 x 95 Nov26; Nov2712; 3y $\% ;$ Simone Colavito
to Fredk Dillenmuth J :, 380 E 161. 1,27 ${ }^{m}$ Dawson st $(10: 2687)$, nws, 183.4 sw Leggett av, $16.8 \times 88.4 \times 18.2 \times 80.11$; PM; pr mt Timmers to Bertha Katcher, 681 Dawson
mock st (*), SS, 81.4 e from ws lot 25 runs slat of lot 23 , lot 24 \& part lot 25 $\operatorname{map}_{\text {Oct } 30 \text { part Bowne property, Westchester }}$ son, Inc, a corpn, 2612 Aqueduct av, to
Alice $V$ Conklin, 1451 Minford pl. 2,000 ${ }_{m}$ Faile st, $1034(10: 2748)$, es, 289.4 s Ban croft, $20 \times 100: \mathrm{PM} ; \mathrm{pr} \mathrm{mtg}$ Ellis L Withers, 889 Faile. 700
${ }^{m}$ Faile st ( $10: 2764$ ), ws, 160 n Lafayett 19'15: $5 \%$; Nov19; Nov27'12? Bronx Savgs Bank, 429 'Tremont av with Kovacs Con struction Co, 293 Alexander av. nom
${ }^{m}$ Featherbed $\mathbf{1 a}$, es, $\mathbf{4 9 . 1 1} \mathbf{~ s ~ G r a n d ~ a v , ~ s e e ~}$ 49.11 Gran ${ }^{\text {m Fox st }}$ st $10: 2719$ ), ws, 112.6 n 169 th , runs e84.11 to Fox xs30 to beg. given to se cure note; pr mtg $\$ 13,500$ : Nov19: Nov22 '12: $1 \mathrm{y} 6 \%$; Bessie Lehr \& Jno Naro to Jas ${ }^{m}$ Fox st, 1000-4 ( $10: 2724$ ), es, 106.3 Westchester av, ${ }^{2}$ lots ea $43.9 \mathrm{x}-$; ext of mogs for $\$ 35.000$ ea to Nov26'17 at $5 \%$ Nhe 182d St Realty Co, 220 Bway. nom ${ }^{\text {m Grote st, nec Southern blvd, see South }}$ mHickory st (*), ws, abt 275 s Bartholdi,
runs w97.1×s 127 to ns North Oak dr to st xn- to beg; Nov26; Nov27'12: in stalls, $6 \%$ : Chas D Steurer to Eureka Co
operative Savings \& Loan Assn, 420 E 149 ${ }^{m}$ Jennings st, $763 \quad(11: 2962)$, ns, 333 Uy5\% Ottilie Massce to Susan R Ken dall, io W 55, et al, trstes Isaac C Ken-
dall. dall.
mJennings st. 763; pr mtg $\$ 26000:$ No 2512 ; due \&c as per bond; Ottilie Massce
to Geo Herbner, 45 W 95 . 6,363 $\mathrm{m}^{\text {melly }}$ st, $\mathbf{0 4 8}(10: 2713)$. es, 84.6 n 163 d $40.6 \times 100$; also TIFFANY ST, 949 (10:2713), ws, $84.6 \mathrm{n} 163 \mathrm{~d}, 40.6 \times 100 ;$ certf as to
two mtgs for $\$ 31.000$ ea; Nov $25 ;$ Nov $266^{\prime} 12$ Newport Realty Co to Lawyers Mtg Co.
mKelly st, $946(10: 2711-2713)$, nee 163 d 84.6x75; also TIFFANY ST, 947 (10:2711 \&
2713 ), nwe $163 \mathrm{~d}, 84.6 \times 75$ certf as to two mtgs for $\$ 65.000$ ea; Nov25: Nov26'12
Newport Realty Co to Lawyers Mtg Co
${ }^{m}$ Kelly st, 948 (10:2713), es, 84.6 n 163 d 40.6×100; also TIFFANY ST, 949
es. 84.6 n $163 \mathrm{~d}, ~$
$40.6 \times 100$ : also 163 D
D $\begin{array}{lllll}\text { es. } & 84.6 \mathrm{n} 163 \mathrm{~d}, & 40.6 \times 100 \text { also } 163 \mathrm{D} \text { ST } \\ 959 \mathrm{E}(10: 2713), & \mathrm{ns}, 75 \text { e Kellv. } 50 \times 84.6\end{array}$ certf as to three mtgs for $\$ 7,000$ each
Nov25'12; Newport Realty Co to Albt Deutsch.
${ }^{\text {mKelly }}$ st, 946 ( $\left.10: 2711-2713\right)$, nec 163 d , \& 2713). nwe 163 d . $84.6 \times 75$; certf as to two mtgs for $\$ 10.000$ each: Nov25'12;
Newport Realty Co to Albt Deutsch. ${ }_{4}^{\mathrm{m} K e l l y}$ st. 948, $(10: 2713)$, es, 84.6 n 163 d , 40.6x100; Nov25'12, $5 \mathrm{y} 5 \%$ : Newport Realty Co to Lawyers Mtg Co, 59 Libertv, 31.000
 mKelly st, 946; pr mtg $\$ 65,000$; Nov25'12 3y $6 \%$; same to Albt Deutsch. Nover 10,000 mKingsbridge ter $(12: 3256), \quad$ Ws150 $n$
Nindham pl, $25 \times 112.11 \times 25.2 \times 109.11 ;$ PM; pr $\mathrm{mtg} \$ 6,500$; Nov20; Nov23'12; due \&c as
per bond; Morris F Wood to Edith L
Vreeland ${ }^{m}$ Lafayette pl, late 18Sth st, 452 E (11:also AT to LAFAYETTE PL, late 188 TH
ST $(11: 3041)$, SS, 129.1 W 3 ay, $12.6 \times 100$; PM $\mathrm{pr} \mathrm{mtg} \$ 2.500 ;$ Nov23; Nov25, 12, 5 y
$51 / 2 \% ;$ Louise Fusco, 129 E 103, to Caro-
line E Feuerfile, 452 E 188. 6,000
 ${ }_{32}$ Lorillard pl $(11: 3056)$, ws, 47.11 s 188th, Slavius sobrn agmt; Nov22, Nov23'12; With Prospect Investing Co, at Purchase meyer st, see $\mathbf{F t}$ Schuyler rd, see Ft
Schuyler rd, sec Meyer. Public pl, sec Virginia av, see Virginial
mTifany st, $\mathbf{9 4 7}$, see Kelly, 946,
${ }^{m}$ Tiffany st, $\mathbf{9 4 9}$, see Kelly, 948 .
mTiffany st. 949 ( $10: 2713$ ), ws, 84.6 n Realty Co to Lawyers Mtg Co, 59 Liberty. mTiffany st, 949; pr mtg $\$ 31,000$ : Nov 25 $12,3 y 6 \%$ Newport Realty Co to Albt
Deutsch, 62 E 93 . mTiffany st, 9 sef (10:2711-2713), nwe Realty Co to Lawyers Mtg Co, 59 Liberty
mTifrany st, $\mathbf{9 4 7}$; pr mtg $\$ 65,000$ : Nov 25
$12,3 \mathrm{y} 6 \%$; same to Albt Deutsch, 62 E 93.
${ }^{m}$ Tiffany st, 947, see Kelly, 946.
${ }^{m}$ Tiffany st, 949, see Kelly; 948.
138 TH st. E, see Willis av, see Willis
${ }^{\mathrm{m}}$ 140TH st, 291-9 E, see 3 av, 2606 .
${ }^{m} 140$ TH st, $406 \mathrm{E}(9: 2284)$, ss, 100 e Willis av, $16.8 \times 100 ;$ Nov26'12: $1 \mathrm{y} 6 \%$; Eliz L, Ma-
terns, Monroe, NY to Gustave Kimpel, 681 m142D st, $499 \mathrm{E}(9.2287), \mathrm{ns} 115 \mathrm{~W} \quad 2,000$
 av, $25 \times 100 ;$ PM; Oct 25 ; Nov 26 '12; $5 y 5 \%$;
Edw C Prescott, 148 W 105 to Esperanto m147TH st. 499 E; PM; pr mtg $\$ 13,800$ E 236 to Max Baron, 50015 av, Bklyn. ${ }^{m} 154 \mathrm{TH}$ st, $332 \underset{\mathrm{E}}{\mathbf{E}} \quad(9: 2413), 5 S, 175 \mathrm{~W}$ Courtlandt av, $25.6 \times 100$ : Nov $2512,1 y 6$
Barbara Brown to Herman Nolting. 203
W 20 .
m 160 TH st E, nwe Washington av, see $\mathrm{m}_{163 \mathrm{D}}^{\mathrm{st}}$. $959 \mathrm{E}(10: 2711-2713)$, ns, 75 e 000: Nov25: Nov26'12; Newport Realty Co
$163 D$ st E, nwe Tiffany, see Kelly, 946 ${ }^{m 163 D}$ st E, nee Kelly, see Kelly, 946.
${ }^{m} \mathbf{1 6 3 D}$ st E, nwe Tiffany, see Tiffany, 947 ${ }^{\mathrm{m}} \mathbf{1 6 3 D}$ st E, nwe Tiffany, see Kelly, 946 ${ }^{163 D}$ st, nee Kelly, see Kelly, 946
${ }^{\mathbf{m}} \mathbf{1 6 3 D}$ st, 959 E, see Kelly, 948.
 port Realty Co to Lawyers Mtg Co. 59 m 163 D
$12,3 \mathrm{y} 6 \%$; same to Albt Deutsch, 62 E E 93. ${ }^{m} \boldsymbol{1 6 5 T H}$ st E $(10: 2691)$, $\mathrm{ns}, 100$ e Stebbin 12. due Dec1'13; $6 \%:$ Edw V Hogan, 446 E 88 to Herbert H Herrman, 601 W 113
m167TH st E, nee Wrshington av, see mertir g41 E see Stebbins ars ses t ns 167 th. m69TH st E, nwe Clinton av, see Clinton moxith st E, nes, abt $\mathbf{1 1 2 . 6} \mathbf{n}$ Fox see mi69TH st W, es, abt 75 n Lind av, see m69TH st W, es, abt 98 n Lind av, see m170TH Nt, 580 E, see Stebbins av, ses, ${ }_{\mathrm{m}}^{\mathrm{m}} \mathbf{7 0 T H}$ si w , sec Lind av, see Lind av sec 170th
$\mathrm{m} \mathbf{1 7 2 D}$ st $\mathbf{E}$, see Southern blyd, see South-
ern blyd, sec 172 .
$\mathrm{m}_{175 T H}$ st E (11:2957), sws, 95 se Mar pt for st: also CROTONA PARK N except
 tee to $J$ Frederic Kernochan, 862 Park av.
 23'12: due \&c as per bond; Sarah Bogan, End av. 2,000 ${ }^{m 178 T H}$ st, $\$ \mathbf{4 0} \mathbf{E}(11: 3060)$; ext of $\$ 6.000$ Lawyers Title Ins \& Trust Co with Henry
miz9TH st E, swe Belmont av, see Hughes av,
mizaTH st E, sec Hughes av, see Hughes mif9TH st E, Southern blvd \& Mohegan gan av, st E $(11: 3081)$, ss, 84.8 w Bel
 Hughes av. 4,000 $\underset{\text { misisT st }}{ } \mathbf{E}(11: 3081)$, $\mathrm{Ss}, 50 \mathrm{~F}$. Belmont
 $\frac{\&}{}$ Constn Co to Rosa Rescigno, ${ }_{4,000}^{2475}$
 blvd, boxion; Ntab Constn Co, Inc, a corpn, m182D st E $(11: 3112)$; same pro-" certf
as to above mtg; Nov25'12; same to same. m182D st E, sec Honeywell av, see Honey-
well av, sec $182 d$.
 man, $50 x 83$; pr mtg Cor Bond; Alert Constn Co to Man-
\&c as per bon
Mattan Mts Co, 200 Bwav. m $191 S T$ st E $(12: 3273) ;$ same prop; certf
as to above m. Nov 25,$12 ;$ same to same.
m220TH st E (*), nee White Plains av, $105 \times 50$, except part for White Plains rd,
Wakefield: Nov26; Nov2712; due Apr114,
Wor $5 \%$ Marie M \& Edw Koch to Chas Mann,
340 E 124 . m225TH st $\mathbf{E}:(*), \mathrm{ns}, 350 \mathrm{w}$ Paulding av,
$25 \times 109 ;$ Nov $26 ;$ Nov $2712 ; 3 \mathrm{y} 51 / 2 \%$; Philip H H $25 \times 109$; Nov26; No Eliz B Stone, Ossining, NY \&
Krausch to E
ano, exrs \&c Delia S Clarke. m225TH st E (*), ns, 300 w Paulding av, H Krausch to Francis S Phraner exr \&e Caroline M Hitchcoek, 113 Hobart ${ }_{3,500}^{\text {av, }}$
Summit, NJ. m227TH st m227TH st
Geo Briggs ( $\left.{ }^{( }\right)$. , el at ss land formards of Wakefield), runs e-to land late Nathaniel Prime, xe $\& s$ s to old rd from Eastchester to Westchester, xsw - to nec land David Smith, xse 4 ch 25 links xsw 2 chs \& 25 links xsw
70 links xse 2 chs \& 77 links xsw 4 chs \& 73 links to Boston rd, xsw 70 links to land now or late Geo Faile, xnw 87 links
xnw 1 ch 37 links xnw 1 ch 47 links vnw 3 chs \& 83 links to nec land now or late
Geo Faile. xnw- to cl Crawford av, xsw lin av, xw- to cl Laconia av, xnch to el pr mtg $\$ 160,000 ;$ Nov27'12; due, \&c, as per bond: Clara V. Lucy S. Effingham L \& \& Anna M Schieffelin, widow to Newburgh
Savings Bank, Newburgh, NY.
15,000 m230th st, 764 E (*), ss, 130 w Barnes av, $25 \times 114 ;$ Nov23; Nov26'12; $3 y 6 \%$; Theo
Klehr, 764 E 230 to Eliz A Caterson, 660 m Aqueduct av $(9: 2536)$ es, at ws Ogden 1000
m
 Aqueduct av E. $2352 \quad(11: 3212 \& 8209)$, es, 60.7 s ${ }^{\text {s }} 184$ in, $120.4 \times 53.1 \times 20.1 \times 49.10$. Nov to Tremont Bldg \& Loan Assn, 1931 Wash 4,000
 $\begin{array}{lll}\text { mame. } \\ \text { mailey av, } & 3489 & (12: 3262), \text { ws, } 799.4 \mathrm{n}\end{array}$ Old Albany Post rd, $100 \times 131.3 \times 74.8 \times 124$ : Nov21: Nov27'12; due, \&c, as per bond:
Eliz Cronin to Title Guarantee \& Trust
Co 4,500 mainbridge av, see Mosholu Parkway, see Mosholu Pkway, sec Bainbridge av. mBesch ny (*), ws, 350 n Gleason av,
$25 \times 100 ;$ Nov26; Nov $2712 ; 3 \mathrm{y} 1 / \mathrm{\%} \%$ Cath Fischer to Geo Kohler Jr, 2068 Daly av. 3.500
 Nov14; Nov26'12; due \&c as per bond: Antonino Chiavaro, Bklyn, to Peter Bieder-
mann, $547-$ E 183. mBecker av (*), ns, lot 126 mad Wash-
ingotonville , $50 \times 100 ;$ Oct $10 ;$ Nov27'12; demand, 6\% Helen F Casey to Cath McmBelmont nuchanan pl. swe 179th, see Hughes av, mHelmont av ( $11: 2945$ ), es, abt 170 s
 ${ }^{m}$ Bergen av, nws, abt $\mathbf{1 7 5}$ ne $\mathbf{1 5 3 d}$, see 3 mastle Hinl av (*) nwe Watson av, 25 x
 City Island av (*) 4.000 City Island av (*), swe Beach, $275 \times 129$ to
Eastchester Bay x irreg x 37 excent nart
for Main: pr mtg $\$ 2.000:$ Nov $21:$ Nov $222^{\prime} 12$ for Main: pr mtg $\$ 2.000$ : Nov 21 : Nov22 12 .
$2 v 5$ © Martin J Earlev to Ethel \& Muriel
Walther, South Amenia, NY. City Island av, being lots 661-662 map
E R B Kiag, see City Island av, es, 49.11
mCity Island av ${ }^{*}$ (*), es, 49.11 n Cross,
$49.11 \times 1000$ also CITY ISLAND AV (*). heing Lots 661-622 map Est Eliz R B King. City Island, excent pt for City Isl-
and av: also A to land under water,
L I Sound, begins at common high water L I Sound, begins at common high water
said map, runs w 400 xs - to ss lot 662 if extended xe400 to common high water mark xn- to beg, being land under water in front of and adj 10 ts $661 \& 662$, said map; PM; Nov25; Nov26'12;
Tauer to Isabel F McCormick, ${ }^{5} 2231 ; 3$ av
14,000 et al.
${ }_{m}$ Clansons Point rd (*), nes, 161.6 nw Clansons Point rd
Harrison, runs nw25xnesi.3xe4, to Harri-
son $\times s 25 \times w 41,3 \times s w 44.10$ to beg: Nov22; son xs25xw41.3xsw44.10 to beg; Nov22; Nov25'12; $3 \mathrm{y} 6 \%$ Girolamo Furnari to Al-
ce V Conkiin, 1451 Minford pl. 600 ${ }^{m}$ Clanson Pt rd (*), es, 96.5 s from n line ot 39 runs ela Pt; Nov26; Nov $27 \prime 12 ; 3 y 6 \%$; Kath Fergu-
son to Anna Young, 1613 Fulton av.
mClinton av (11:2933), nwe 169th; sal Ls: Nov15; Nov22'12; demand; $6 \%$ Michl
Woods to Lion Bwy, a corpn, 104 W 108
4.097 .08
mClinton av, 2066 ( $11: 3094$ ), es, 22 n Oakland $\mathrm{pl}, 22 \times 100 ;$ Nov $26 ;$ Nov 27 '12; due July
115
$6 \%$ $\begin{array}{ll}\text { Harriet } G \text { Garland joint tenants, } & 1737 \\ \text { Holland av }\end{array}$ Holland ay
${ }^{\text {m College nv }}$ ( $11: 2785$ ), ws, 240.5 n 169 th, uns w 185 to Morris av xn50xe92.6xn25xe
 mCollege av $(11: 2785)$ same prop; certf
as to above mtg; Nov12; Nov26'12; same as to ab
mCrotona Park $\mathbf{N}$ (or av), ns, 150 e Mar-
mion av, see 175 th E, sws, 95 mion av, see 175 th E, sws, 95 se Marmion
 198th, $37 \times 100.7$; PM; pr mtg $\$ 4,500$. Nov Roberts to Ada M Saurman, $133 \mathrm{~W} 79 .{ }_{1,000}$
mDelavelle av, ws, 151 s Boston Post rd,
see Romboult av, ws, 200 n Hollers av. ${ }^{m}$ Eastern blvd (*), ns, 25 w Swinton, 50 x
 ${ }_{m}$ Elliott av (*), es, being lot 7 \& part also ROAD leading from Westchester to Fort Schuyler ( $*$ ), nes, at land P Gibbon runs w53.4xne $157.1 \times \mathrm{se} 125.3 \times s 135.5$ to beg being part of lots $2,3,4$ \& 5 same map:
also ELLIOTT AV ${ }^{(*)}$, es, at nes Road from Westchester to Fort Schuyler, 186.5 x88.5x157.1x46.1; also ELLIOTT A V (*), Schuyler, runs ne64.4xe19.3xse250.5xs40.5t nw213.8 to beg; Nov23; Nov26'12; due Jan Mary A Sutter, Wm Cummings \& Margt Kirkham, 1971 Mapes av. $\quad 5,000$
 $18.9 \times 87.6$; Nov26; Nov27'12;
Smith to $6 \%$;
Fow
met Schuyler rd (*), sec Meyer, runs
50xe50xs25xe50 to alley 20 ft wide xn 75 to Meyer xw100 to beg; Nov26; Nov27'12; to 1 Mey : Jno Murphy to Margt Walsh. 221
Mortimer, Portchester, NY.
M 2,500

 K Dooling with Ingrid, wife of, \& Oscar ${ }^{\text {m Heath av }}(12: 3256)$, es, 25.2 s 230 th, 25.1 scheider, 2916 Heath av to Anna $M$ Tew scheider, 2916 Heath av to Anna M Tew-
ers, 43, Courrier av, Rutherford, NJ \&
ano trstes Jno Tewers. mHolland nv (*), es, $50 \mathrm{n} .214 \mathrm{th}, 25 \times 100$ Nov21; Nov23'12; $3 y 51 / 2 \%$ Mt Vernon
Builders Supply Co to Eliz K Dooling. mHolland av (*) ; same prop; certf as to same.
mHoliers nv, nwe Merritt av, see Rom-
boult av, ws, 200 n Hollers av.
m Honeyvell av $(11: 3121)$, nec Tremont
v. $100 \times 60:$ Nov15: Nov 23 '12. $3 \mathrm{v} 6 \%$ : EveBldg Co to Rockland Realty Co, 509 mHoneyvell av ( $11: 3121$ ); same pron certf as to above mtg; Nov15; Nov23'12 ${ }^{\text {mHoneywell }} \mathbf{~ m v}(11: 3125)$, sec 182d. 109.6 $\times 20.3 \times 106.7$
Nov27.12; to Jennie E Brolles. $872 \mathrm{E} \quad 182$. $\quad 2.800$ ${ }^{m}$ Humhes av $(11: 3079)$, es, at sws 179 th,
$73.4 \times 95$ to Belmont av x59x96; PM: Nov 25'12: due Oct $23 \prime 14,51 / \%_{i}$ Curtiss $\mathrm{P} \mathrm{Bv}-$
$\mathrm{mnn}, 2224 \mathrm{Ams}$ av, to Ellen Kirby, 325 W $\mathrm{rnn}, 2224 \mathrm{Ams}$ av, to Ellen
93. mJerome av $(11: 3186)$, es. 400 s 183 d , 50 x
$100:$ ext of $\$ 4000 \mathrm{mtg}$ to Sent $24 \cdot 15 \mathrm{at} 5 \%$ Oct 4: Nov26'12: Marie T Widmayer extry 462 W 141 , mKenler av, 4205 (12:3369). Ws, 75 s 235 th $6 \%$ : Eliz A Wilhelm to Carrie Fisher mLn Salle av (*) Ss, 829 e Ft Schuyler rd
$25 \times 101.4$ : Nov21: Nov $26^{\prime} 12$ : $5 \mathrm{v} 5 \%$ Henry Duefler to Cath S Banning, Lyme, Conn. 2.000
 PM: Nov22: Nov27'12: 3v5\%: Chester Christie to Elsie W Christie, 177 W 95 mLind av. $\mathbf{1 3 0 9}(9: 2533)$. Ws, 73.2 n 169 th
$25 \times 41.11$ \& 41.11 to 169 th, x $25 \times 31.3 \quad 31.3$ PM: Nov22 Nov27'12. $3 \mathrm{v} 5 \%$ Chester Christie to Elsie W Chri
ano exrs David Christie.
mLind av $(9: 2532 \& 2534)$, see 170 th, 40.10
$\times 65 \times 102.1 \times 42.11$; sobrn x65x102.1x42.11; sobrn agmt; Nov27'12; Hillcrest Bldg ${ }^{0}, 950$ Ogden av \& Theo
Faulhaber, $96{ }^{2} 163$ with Dollar Savgs Fank, 28083 av. 163 with Dollar $\begin{aligned} & \text { Favgs }\end{aligned}$ ${ }^{\mathrm{m}}$ Macombs rd (11:2865), es, 49.11 s Grand av, runs se $39.2 \times n e 153 \times$ xseis1.7 to nws Feathpt which forms intersection of es Featherbed la \& es Macombs rd xn54.5x-53.8 to
 magenta av (*), ss, 80 w Cedar av, 50 x
$100 ;$ Nov $22 ;$ Nov 27 ' $12 ; \quad 1 \mathrm{y} 6 \%$; Congettina Roffino to Aurora Operating $\mathrm{Co}, 66 \mathrm{Bway}$
merritt av, nwe Hollers av, see Rommohegan av, 179th st \& Southern blvd, morris Park av (*), ns, 375 w White
Plains av, $20 \times 70$; Nov $22^{\prime} 12$; due \&c as per Plains av, $20 \times 70 ;$ Nov22'12; due \&e as per Angeles Co, Cal to Title Guar \& Trust
mMorris av $(11: 2820)$, ws, 275 s Walnut,
$25 \times 100$, except part for Morris av; PM $25 \times 100$, except part for Morris av; PM; pr mtg North Bronx Realty Co, 2022 Boston rd to Fredericka McConnell, 1549 Morris mMorris Park av (*), ss, 50 w Holland
av, $50 \times 100 ;$ Nov22; Nov 25 , $12 ;$ due \&c as per bond; Anton Landgrebe to Title, Guar morris av, es, 240.5 n 169th, see College
av. wS, 240.5 n 169 th. mMosholu Parkway
bridge av, $28.3 \times 104.1 \times 42.5299)$, sec Bain-
Nov 27 '12; 3y $51 / \%$ until Nov26'13 \& thereafter at $6 \%$ Tully Constn Co to Carrie F Baker,
55 Coburn av, Worcester, Mass, \& ano.
${ }^{m}$ Mosholn Parkway (12:3299) ; same prop 12 ; same to same.
mNelson ay $(11: 2876)$, ws, 75 s Brandt pl,
$75 \times 100 ;$ bldg loan; Nov21; Nov $22^{\prime} 12$; demand: $6 \%$ : Morell Realty Co to City Mtg m Nelson av (11:2876) same prop; certf as to above mtg; Nov 21 ; Nov 22 '12; same
as to same.
mNelson av (11:2876), same prop; pr mtg $\$ 32,000$; Nov21; Nov22'12; due \&c as per Jos E Butterworth, 5 Colden av, White metherland av $(13: 3407)$, es, 305.1 s pri-
vate walk extending east from W 230 th to Johnson av, $60 \times 99 \times 60 \times 100 ;$ Oct $31 ; ~ N o v ~$
$26 \cdot 12 ;$ installs: $6 \% ;$ Edgehill Terraces Co, $26.12 ;$ installs: $6 \%$ : Edgehill Terraces Co,
84 Wm to Edgehill Co-operative Savgs \& Loan Assn at 230th \& Riverdale $\operatorname{av}_{7.500}$ metherland av $(13: 3407)$, same prop
certf as to above mtg; Oct 31 ; Nov26'12 certf as to ab
same to same.
mewton av $(13: 3421)$, ws, 198.8 s 256 th $50 \times 1$ Oct 16 : Nov25'12; J Trving Brewer with Nicholas Wapler, 670 Napier av. nom ${ }^{m}$ Newton av, ws, $250 \mathrm{n} \mathbf{2 5 4 t h}$, see Valles morden av, ws, at es Aqueduct av, see Aqueduct av, es, at ws Oqden av. mRoad leading from Westehester to Ft av, es, being lot 7 \& pt it 6 map Schuy av, es,
 $25 \times 100$; also DELAVELLE AV (*). WS, 151
s Boston Post rd, 25x100; also HOLT, HRS Aov2 $2^{\prime} 12 ; \quad \begin{gathered}\text { nwe } \\ 3 y 6 \%\end{gathered} \quad$ Frank $\quad$ Colassardo or Colasurdo to Herbert D Lent on Dusen-
berry av, Eastchester, NY. mProspect av $(11: 3110)$ es. 46.1 n 181 st ,
$50 \times 107.1: \mathrm{pr} \mathrm{mtg} \$ \square$ Nov $27^{\prime} 12 ;$ due Mar 29'13, $6 \%$ : Regina Constn Co to Sarah S mst Anns av, $738 \quad(10: 2617)$ es, 25
156 th. $25 \times 90 ;$ also LAND in Bklvn, NY:
 E Caldwell, 849 av, Long Island Citv.
 $5 \%$ Saml Kurlan to Baron De Hirsch Fund a corp, 43 Exch pl. 18,000 mSt Ann's nvv, 278 ( $10: 2551$ ) ; sobrn agmt; Hirsch Fund, a corp, 43 Exch pl. nom
 $5 \%$ Saml Kurlan to Baron De Hirsch
Fund, a corp, 43 Exch pl.
18,000 mSt Ann's nv, 280 ( $10: 2551$ ) : sobrn agmt; Nov2712: Siegfried Rowe with Baron De
Hirsch Fund, a corp. 43 Exch pl. nom $\mathrm{m}_{\mathrm{m}}$ outhern blvd (11:2981). sec 172d, 100 x mouthern blvd (11:2981), sec 172d, 100x
100 blde loan: Nov20; Nov $22 \cdot 12: 1 \mathrm{y} 6 \%$ : P J Reville. Inc. a corpn, to Conconirse
Impt Co, 1150 Clay av.
30,000 mSouthern blvd (11:2981), same prop;
certf as to above mtg; Nov20; Nov22'12; certf as to above mtg, Nov20, Nov2212 ms sut
mSouthern bivd (11:2979), es, 86.10 n
Home. $50 \times 112.1 \times 50.1 \times 108.6$. Novos.12
 Finstein, $45 \mathrm{E} \quad 72$, et al, trstes Emannol mouthern blvd ( $11: 2979$ ): same prov:
certf as to above mtg; Nov25'12; same to same.
mouthern blvd
$(11: 2958)$, ws, 100 n 175 th . $50 \times 93.4 \times 50.11 \times 105.2 \mathrm{ss}$; sobrn agmt: Co \& Jas C Green \& Alfred F Bertin

[^3]mSouthern blvd (11:3113), nec Grote, due \&c as per bond; Augustus Gareiss to Bertha A F Bingel, 915 Jackson av. 5,000
 mand; $6 \%$; Wm M Tivoli to A Hupfel's mSouthern blvd ( $11: 2958$ ), ws, 100 n 175 th mSouthern blvd
$50 \times 93.4 \times 50.11 \times 105.2$, SS ; ext of $\$ 37,000 \mathrm{mtg}$ $50 \times 93.4 \times 50.11 \times 105.2$, Ss; ext of $\$ 37,000 \mathrm{mtg}$
to Nov 23 '17 at $5 \%$, Nov23; Nov26'12; Lawyers Title Ins \& Trust Co with Dwyer \&
Carey Constn Co. mStebbins av $(10: 2692)$, ses, at ns 167 th (No 841), $62.6 \times 19 \times 61.2 \times 25$; also 170 TH ST, $580 \mathrm{E}(11: 2931), \mathrm{Ss}, 90.7$ e Fulton av (old line), 16.9x65.10x17.4x109.4; also LAND in Yorktown, West Co, NY; Feb27'13, $6 \%$; Charlotte J' Herbst, 803 E 166 , to Frank Herwig, 408 E 82.125
${ }^{m}$ Tinton av $(10: 2670)$, es, 207.7 s 166 th , 16.2x100; Nov21: Nov22'12; 3y5\%; Margt A wife of Alex Hill to Mary A McGuire, 96
Park av.
mTremont av, nee Honeywell av, see
Honeywell av, nec Tremont av.
mTremont av ( $11: 2869$ ), ns , abt 166 e Harrison av, $50 \times 125.9 \times 48.11 \times$ Agnes Mahony to Caroline C Wright 1187 Woodycrest av.
mValles av $(13: 3421)$, ws, abt 405 n 254 th 51.9×114.5×50x125.1; also NEWTON AV (13:3421), ws, 250 n 254 th, $50 \times 100.8 ;$ Nov 25; Nov27'12; $3 \mathrm{y} 6 \%$; Christian Gaul, 14 Phillips pl, Yonkers,
mVan Courtlandt av, 596 (12:3322); sal Ls; Nov20; Nov25'12, demand, $6 \%$; Antonio Russo to Henry Elias Brewing Co, 403

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${ }^{\text {m Virginia av }}$ (*), sec Public pl, runs s curve 133.11 xw 27.11 to beg, except part for Public pl Nov27'12; 3y6\%; Hiram R WVye av (11.2989), Ws 295 s 17215,000
 $5 \%$; Adelaide Stuve to Marie Tritschler, 468 ' E 144 . 1,500

 Jackson, 63 E 92. . mWashington av (9:2382), nwe 160th, being lot 62 blk 2382 tax map transfer
of tax lien for yrs 1898 \& 1905 to 1908 assessed to D Schiffer; Feb20'11; Nov22 '12; 3y9 $97 \% \%$; City of New York to Tax
Lien Co of NY, 68 Wm .
$1,570.54$ mWashington av (9:2372), nec 167th, 65x $127 \times 65 \times 126.11$; ext of mtg for $\$ 52,000$ to Sept1'17 at 5\%; Sept1; Nov22'12; Jos I Davison, of Bklyn, NY, with Henry H
${ }_{\text {m Watson }}$ av, nwe Castle Hill av, see
${ }^{m}$ Westchester av (*), ss, at ns land now or late of the Episcopal Church of Westchester, runs se chs \& 49 links xne 58 ${ }_{4}$ links xse 12 chs \& 19 links xne 7 chs $\&$ \& 6 links xnw 2 chs xnw 4 chs xnw 4 chs \& 8 links xsw 33 links xnw- to ss Westchester av xsw- to beg; also PLOT begins at sc Old Friends Meeting House lot, adj a lane from said lot to the highway,
runs ne 1 ch 56 links xne 1 ch 75 links xne 1 ch 67 links xne 4 chs 29 links xse 12 chs \& 16 links xse 2 chs 50 links xsw 1 ch 93 links xse 3 chs \& 50 links to high water line

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