NOVEMBER 30, 1912

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.

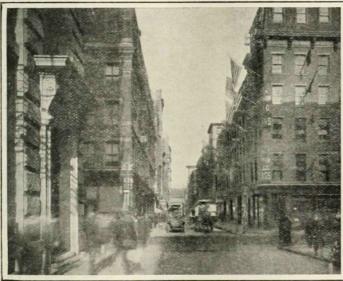
W LLIAM STREET from one end to the other is in a turmoil over the question of subway construction. situation has become acute. The divi-sion of sentiment is not even. A large number of property owners along the route are bent on having a subway un-William street. But the opposition is equally determined 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

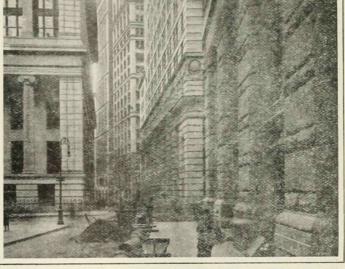
It is the purpose of this article to present the case for each side, as obtained from themselves, and to leave the reader to draw such conclusions as may be forced by consideration of all the facts.

On one side of the controversy are arrayed the Public Service Commission 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 sys tem of rapid transit as planned by the commission.

"As soon as the route had been adopted by the commission and ap-proved by the Board of Estimate the commission, as required by the Rapid Transit act, began soliciting the consents of property owners along 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 quires the construction of the road. This





WILLIAM STREET, NORTH FROM FULTON

WILLIAM STREET, SOUTH FROM WALL

Court Justice David Leventritt, Austen G. Fox and Robert C. Morris. The first hearing of the commission is set for Dec. 4 at 4 p. 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

The William street subway as laid out by the Rapid Transit Commission in the dual subway plan accepted by the Inter-boro 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. Post Office property and through kman street to William street, Beekman 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 utdetermination 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 pro-posed route, assured the commission posed 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 street have been made lately and that no undermining of adjoining structures resulted. The sub-way 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 disin 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 ap-plication was given by publication in October, and on November 8 counsel for the commission presented the ap-

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, \$7,871,500. of which consents had been gained representing a value of \$3,706,000.

plication to the Appellate Division for

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 Association 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 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 Pine street are members of 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 Property valued in exits construction. cess of \$20,000,000 is represented by the members of the Owners' Protective As-

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:

secretary:

William Jay Schieffelin, 170-172 William st.; Louis Annin Ames, 144-150 William st.; Charles C. Nadal, 164 William st.; Charles C. Nadal, 164 William st.; C. F. Noyes, 152-4 William st.; Humphreys Hom. Med. Co., 156 William st.; Woodbridge Co., 92-100 William st.; South Manhattan Realty Co., 110-116 William st.; Cruikshank Co., agents, 122-126 William st.; Cruikshank Co., agents, 122-126 William st.; Cruikshank Co., agents, 122-126 William st.; New York Cotton Exchange, William and Beaver sts.; William H. Whiting, agents, 19-21 Beekman st.; S. S. Terry, 29-33 Park place; National Railway Pub. Co., 24 Park place; Francis H. Ruhe, 20 Park place Broadway and Park Place Realty Co., Broadway, Park place and Barclay st.; Wm. R. Grace & Co., Hanover Square; Wm. Engelman, 110 Pearl 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 iam street. Its president is ex-Mayor of Brooklyn Charles A. Schieren. ward 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 impractic-

"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. 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, the advice of their engineers, take the position that these buildings can be adequately 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 formed 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 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 in-convenience and loss to property own-ers. 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 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 obiections.

"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 waterfront. 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 propose 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 Coe; 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.

"ONE 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 highest-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 advertising—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 your-self 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 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 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, 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 tract 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 50foot 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 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 suc-

"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 com-We grew to have more than petitors. a thousand acres and we platted it upa thousand acres and we plan on the broad plan I have outlined, simply because we found that it paid. 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 develop-

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 ex-tending 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 bal-ance 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 More than 400 of our purchasers wav. combined this past year in purchasing shrubbery and flowers for their homes on a wholesale plan, a remarkable illustration of the present widespread enthu-

siasm 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 sacrifice 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 sit-uation, 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 restric-tions 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 Al-len, engineer for the commission.

GREAT PLANS FOR THE BRONX.

President Miller Would Build An Industrial 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 state-

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 with-in 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.

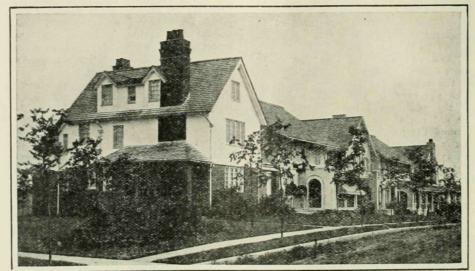
"It will make the Bronx self-sustaining-we will have schools, parks, wide streets, good water and good drainage for the benefit of residents, and factories, railroads and shipping for the em-ployment of residents. We will bring employment nearer the employed. Our people will live in the borough, work in the borough and trade in the borough,

which will mean:
"(1) Increase in business for our stores.

(2) Increase in business for our

(3) Filling our houses and stimulating our real estate interests.
"My friends, will you adopt this plan

and will you work for it?"



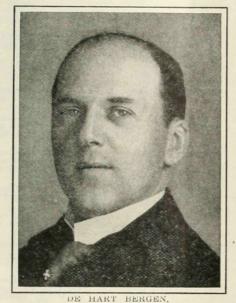
HOMES AT KEW GARDENS.

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 42d 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.



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 des-tined 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. Grit man, W. H. Goldey, George H. Gray, E J. Rustin; Arbitration, John F. James, J. M. May, Charles L. Gilbert, alternates Charles Partridge, George O. Wal-

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 Por-

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 C. 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. 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 pros-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 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 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 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 Wall-about markets. It will be a big centra! distribution depot and it is admirably located.

There will be room for the ware houses 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, Attorney-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 Commission, the Interborough Rapid Transit Company and the Brook-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 elevated railroad, and will cost about \$350,000,000.

Aside from the contracts the commission is pushing work on many of the details of this vast scheme of transportation. Construction work on Lexington avenue, Manhattan, and in Brook-lyn 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 con-struction 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 street 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 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 will 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.

Street and Other City and Borough Improvements.

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

Municipal improvements may be divided into the contraction of the contraction o

nearings on it are granted, the fact is also announced.

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

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

LOCAL BOARD CALENDARS.

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

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

Local Board of Harlem.

AT CITY HALL, MANHATTAN, ON DEC. 3, AT 11.15 A. M.

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

Local Board of Washington Heights.

AT CITY HALL, MANHATTAN, ON DEC. 3, AT 11 A. M.

PUBLIC PARK.—Laying out as a PUBLIC PARK the triangle bounded by Broadway, Wadsworth av and 174th st.

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

Local Board of New Lots.

AT BORDUGH HALL, BROOKLYN, ON DEC. 5, AT 2:30 P. M.

5, AT 2:30 P. M.

UNION ST.—To lay a preliminary or permanent asphalt pavement on UNION ST, from Utica av to Rochester av.

EAST NEW YORK AV.—To regulate, grade, set curb and lay cement sidewalks on EAST NEW YORK AV, from Utica av to Pitkin av.

EAST NEW YORK AV.—To amend resolution of March 24, 1910, initiating proceedings to 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 the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on EAST NEW YORK AV, from Utica av to Pitkin av."

AMES ST.—To regulate, grade, set cement curb and lay cement sidewalks on AMES ST, from Dumont av to Riverdale av.

AMES ST.—To lay a preliminary or permanent asphalt pavement on AMES ST, from Dumont av to Riverdale av.

IRVING AV.—To lay a preliminary or permanent asphalt pavement on IRVING AV, from Halsey st to Weirfield st.

LINCOLN PL.—To lay a preliminary or permanent asphalt pavement on LINCOLN PL. from Eastern Parkway to East New York av.

GRANT AV.—To construct a sewer basin on GRANT AV, at the northeast corner of Glenmore av, at the expense of the owner or owners of lots fronting on 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 av, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basins. Estimated cost, \$400; assessed valuation, \$121,580.

HOPKINSON AV.—To amend resolution of

said basins. Estimated cost, \$400; assessed valuation, \$121,580.

HOPKINSON AV.—To amend resolution of May 4, 1911, initiating proceedings to pave HOPKINSON AV, between Dumont av and Livonia av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on HOPKINSON AV, from Dumont av to Livonia av.

AMBOY ST.—To lay a preliminary or permanent asphalt pavement on AMBOY ST, from Blake av to Lott av.

AMBOY ST.—To lay a preliminary or permanent asphalt pavement on AMBOY ST, from Lott av to East 98th st.

HOWARD AV.—To lay a preliminary or permanent asphalt pavement on the roadway of HOWARD AV, from Blake av to East 98th st, excluding space for malls centrally located between Blake and Livonia avs, and to set cement curb from Blake av to East 98th st, including curb for the malls.

HOWARD AV.—To fix the curb lines of HOWARD AV, between Blake av and East 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 and East 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 Livonia av.

vonia av.

ELTON ST.—To lay a preliminary or permanent asphalt pavement on ELTON ST, from Dumont av to New Lots av.

STERLING PL.—To lay a preliminary or permanent asphalt pavement and to set cement 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 Dumont av, known as Nos 5 and 8, Block 3794, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, \$40; assessed valuation, \$9,000.

\$9,000.

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 CLEVELAND ST, between Belmont av and Sutter av, known as Nos. 13, 15 and 22, Block 4032, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, \$120; assessed valuation, \$10,950.

LIBERTY AV.—That the lots lying on the

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, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, \$25; assessed valuation, \$6,700.

PITKIN AV, CRYSTAL ST.—That the lots lying on the south side of PITKIN AV, between 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 owners of said lots. Estimated cost, \$88; assessed 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 lots in front of which the sidewalks are to be laid. Estimated cost, \$45; assessed valuation, \$1,680.

CORNELIA ST.—To lay cement sidewalks

rion, \$1,680.

CORNELIA ST.—To lay cement sidewalks on both sides of CORNELIA ST, between Irving av and the Borough line, where necessary, at the expense of the owner or owners of the lots in front of which the sidewalks are to be laid. Estimated cost, \$180; assessed valuation, \$25,175.

ATLANTIC AV.—That the lots lying on the rorth side of ATLANTIC AV, between Rockaway av and Gunther pl, known as Nos 44 and 46, Block 1567, be enclosed with a board fence 6 ft high, at the expense of the owner or owners of said lots. Estimated cost, \$10; assessed valuation, \$1,230.

TAPSCOTT ST.—To regulate, grade, set cement curb and lay cement sidewalks on TAP-SCOTT ST, from East New York av to East 98th st.

LOCAL BOARD RESOLU-TIONS.

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

Local Board of Newtown.

AT HACKETT BUILDING, LONG ISLAND CITY, ON 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, 2d Ward. Denied.

WHITNEY ST.—To legally open WHITNEY ST, from Academy st to the Crescent, 1st Ward. Adopted.

RAMSEY ST (MADISON AV).—To legally pen, from Queens Boulevard to Grand st, 2d

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
av to Division av, 2 Ward. Adopted.

20TH AV.—To legally open 20TH AV, from Jackson av to Quinn st, and WILSON AV, from Old Bowery Bay rd to 20th av, 1st and 2d Wards. Adopted.

ADAMS AV, ETC.—Opening ADAMS (COLUM-BIA) AV, from Laurel Hill Boulevard (Shell rd), north to Queens Boulevard, in WINFIELD, 2d Ward. Adopted.

2d Ward. Adopted.

5TH ST.—To legally open 5TH ST, from Thomson av to Jackson av, 2d Ward. Rescinded.

CYPRESS AV, ETC.—"That the grade of CYPRESS AV be changed from its grade as now established 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, 2d Ward." Adopted.

HOWARD ST.—Construction of a storm water sever and appurtenances in HOWARD ST. from Newtown creek to Bradley av, 1st Ward. Adopted.

FOREST AV.—Construction of a sewer in FOREST AV, from Putnam av southerly to Putnam av northerly, and in PUTNAM AV, from Forest av to Buchman av, 2d Ward. Adopted.

ELLIOTT AV.—Petition to eliminate from the proposed street opening proceeding such part of ELLIOTT AV, bet Juniper av, Mount Olivet Cemetery and Lutheran Cemetery.

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 ONDERDONK AV, from Troutman st to Suydam st. Adopted.

dam st. Adopted.

WOODBINE ST.—Construction of a sewer and appurtenances in WOODBINE ST, from Cypress av to Seneca av, 2d Ward. Adopted.

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 appurtenances on the southeast corner, 1st Ward. Adopted.

Adopted.

FAIRVIEW AV.—Construction of a sewer and appurtenances in FAIRVIEW AV, from Putnam av to Woodbine st, 2d Ward. Adopted.

SHERMAN ST.—To construct a sewer and appurtenances in SHERMAN ST, from Noble st to Webster av, 1st Ward. Adopted.

to Webster av, 1st Ward. Adopted.

5TH ST.—To regulate and grade the sidewalks and curb and lay concrete sidewalks in 5TH 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, 1st Ward. Resolution to rescind is denied.

PUTNAM AV.—Regulating, grading, curbing and paying with a permanent pavement of sheet asphalt on a concrete foundation PUTNAM AV, from Forest av to Fresh Pond rd, 2d Ward. Laid over.

WOODBINE ST.—Regulating, grading, curb-

Ward. Laid over.

WOODBINE ST.—Regulating, grading, curbing with cement curb, laying sidewalks where not already laid to grade and in good condition, and paving with a preliminary pavement of sheet asphalt on a concrete foundation WOODBINE ST, from Myrtle av to Cypress av, 2d Ward. Denied.

2d Ward. Denied.

MADISON ST.—Regulating, grading, curbing with cement, laying sidewalks where not already laid to grade and in good condition, and paving with a preliminary pavement of sheet asphalt on a concrete foundation MADISON ST, from Myrtle av to Cypress av, 2d Ward. Laid over until the next meeting.

COVERT AV.—To lay sidewalks on COVERT AV, bet Palmetto st and Gates av, 2d Ward. Rescinded.

WHITNEY ST.—Regulating, grading, curbing and laying sidewalks in WHITNEY ST, from Academy st to Crescent st, 1st Ward. Adopted.

Academy st to Crescent st, 1st Ward. Adopted. FRANKLIN ST.—Regulating and laying sidewalks where not already laid to grade and in good condition in FRANKLIN ST, bet Van Alst av and Woolsey st, 1st Ward. Laid over. MADISON ST.—Paving with permanent pavement of sheet asphalt on a 6-inch concrete foundation MADISON ST, from Woodward av to Forest av, 2d Ward. Adopted.

MADISON ST.—Regulating, grading, curbing and laying sidewalks, crosswalks in MADISON ST, from Wyckoff av to Seneca av, 2d Ward. Adopted.

Adopted.

7TH AV, ETC.—Paving with asphalt block on a concrete foundation the roadway of 7TH AV (Blackwell st), bet Grand and Flushing avs; resetting and repairing curbing wherever same has become broken or fallen out of line or grade, and setting in new curbing where necessary. Adopted.

BUCHMAN AV, ETC.—Paving with asphalt n a concrete foundation BUCHMAN AV, from atalpa (Elm) av to Myrtle av, 2d Ward.

Adopted.

NEPTUNE AV AND BOULEVARD—Temporary catch basin on the southeast corner, at ROCKAWAY BEACH. Laid over.

ROOSEVELT AV.—Shifting the lines of ROOSEVELT AV as proposed, bet the points of Kelly av and 5th st, to a point at least 80 ft north thereof, thereby enabling the erection of the NEW Long Island Railroad station and the Roosevelt av elevated station at the same place. Laid over.

SOTHERN AV.—Petition that SOTHERN AV, from South Railroad av to Lurting st, be marked off on Map No. 25. Adopted.

WYCKOFF AV.—Petition for laying cross-walks on WYCKOFF av, from the Kings-Queens line to Cooper av, 2d Ward of Queens. Laid over.

Laid over.

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 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 SUFFOLK AVS, BELLE HARBOR, 5th Ward. Adopted.

CLINTON ST—Lights by

ST.—Lights, bet Jackson and av, 2d Ward. Adopted. CLINTON

Prometcha av, 2d Ward. Adopted.

WASHINGTON AV.—Lights bet Smith av and Flushing rd, 2d Ward.

ONDERDONK AV.—Lights bet Suydam st and Flushing rd, 2d Ward. Adopted.

HARMAN ST.—Water mains and fire hydrants on HARMAN ST, from Grand View av to Forest av, 2d Ward. Adopted.

Local Board of Staten Island.

BOROUGH HALL, ST. GEORGE, ON NOV. 26.

NOV. 26.

PINE PL, ETC.—To construct sewers in PINE, COURSEN and ELM PLACES; to adopt revised resolutions, in the 2d Ward. Adopted. RHINE AV, ETC.—To straighten and correct the lines of Rhine av, Oder av, Britton av, Main av, Neckar av, Weser av, Elbe av and Mosel av, northeast and southwest of Clove av, at CONCORD, 4th Ward. Laid on table. KNOX (JOHN) ST.—Sewer in KNOX (JOHN) ST. from a point about 100 ft south of Richmond Terrace to a point 165 ft north of Franklin st, and through AN EASEMENT from John st to Broadway, WEST NEW BRIGHTON. Adopted.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

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

MANHATTAN.

CENTRAL PARK WEST.—Fixing the road-way width of CENTRAL PARK WEST from Columbus Circle to Cathedral Parkway. Laid over until Dec. 5.

BRONX.

SEWERAGE DISTRICT 43-B-4.—Modification in the drainage plan. Adopted.

SEWERAGE DISTRICT 43-K-2.—Modification in the drainage plan. Adopted.

SEWERAGE DISTRICT 43-K-2.—Modification in the drainage plan. Adopted.

WEST 254TH ST.—Sewer, from Broadway to Fieldston rd. Preliminary work. Adopted.

LIEBIG AV, ETC.—Sewers in LIEBIG AV, from West 259th st to West 260th st; WEST 260TH ST, from Liebig av to Riverdale av, and RIVERDALE AV, from West 259th st to West 261st st. Preliminary work. Adopted.

WATSON AV.—Sewers in WATSON AV, from Pugsley av to Theriot av, and THERIOT AV, from Watson av to Westchester av. Preliminary 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 av. Preliminary work. Adopted.

ROSEDALE AV, ETC.—Petitions of 87 property owners and of Wm. Waldorf Astor, requesting relief from so much of the assessment due to change of grade damage in the proceeding for acquiring title to ROSEDALE AV, COMMONWEALTH AV and ST. LAW-RENCE AV, bet Westchester av and West Farms rd, as is due to the grades to which the New York, New Haven & Hartford Rail-road improvement was carried out. Laid over, pending an answer from the railroad company.

BROOKLYN. pany.

BROOKLYN.

BROOKLYN.

STH AV.—Communication from the Sea Beach Railway Co., transmitting blue prints showing details of bridge carrying STH AV, over the tracks of the Long Island Railroad and of the Sea Beach Railway. Adopted.

AV M.—Request from the Borough President that the Corporation Counsel take no final action until the receipt of further notice toward acquiring title to the portion of AV M, bet Coney Island av and a point 100 ft west of East 17th st, as it is proposed to here change the lines of the street. Adopted.

EAST 12TH ST, ETC.—Request from the Borough President that the Corporation Counsel take no final action until the receipt of further notice in the matter of acquiring title to EAST 12TH ST, from Av H to Av T; to EAST 13TH ST, from Av H to Av T; and from Gravesend Neck rd to Neptune av; to EAST 14TH ST, from Av D to Foster av from Av H to Kings Highway, and from Av V to Gravesend Neck rd, and to EAST 15TH ST, from Av H to Kings Highway, and from Av V to Emmons av, excluding from each street the land occupied by the tracks of the Brooklyn and Brighton Beach Railroad. Adopted.

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

EAST 38TH ST.—Sewer in EAST 38TH ST, from Av J to Av K. Adopted.

EAST 7TH ST.—Paving with asphalt (pre-liminary pavement) EAST 7TH ST, from Beverley rd to Av C. Adopted.

41ST ST.—Paving with asphalt (preliminary avement) 41ST ST, from 16th av to West st.

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

ed.

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

EAST 34TH ST.—Sewer, from Clarendon rd to Newkirk av. Adopted.

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

Neptune av to Canal av. Adopted.

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

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

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

EAST 17TH ST.—Paving with preliminary asphalt EAST 17TH ST, from Av I to Av K. Referred back to the Borough President.

LOTT AV.—Paving with preliminary asphalt

Referred back to the Borough President.

LOTT AV.—Paving with preliminary asphalt
LOTT AV, from Christopher av to Powell st.
Preliminary work. Adopted.

97TH ST.—Paving with preliminary asphalt
97TH ST, from Shore rd to Marine av. Preliminary 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 31ST ST, from Snyder av to Tilden av. Preliminary work. Adopted. EAST STH ST.—Paving with asphalt (pre-liminary) and curbing where necessary EAST STH ST, from Ditmas av to 18th av. Pre-liminary work. Adopted.

PUBLIC HEARINGS.

PUBLIC HEARINGS.

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

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

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

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvement as the regulating and grading of streets, the laying of sewers, etc.

By the Supreme Court.

FINAL REPORTS.

FINAL REPORTS.

BRAGAW ST, QUEENS.—Acquiring title to the lands, etc, required for opening and extending BRAGAW ST (unofficial name), from Skillman av to Borden av, 1st Ward. The final report of the commissioners 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

TIEBETT AV, ETC.. BRONX.—Acquiring title to the lands, etc., required for opening and extending TIBBETT AV, from West 230th st to West 240th 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, Supreme Court, Manhattan, on Dec. 5, at 10.30 a. m.

BILLS OF COST.

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 32d Wards. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court, in the County Court House, Brooklyn, on Dec. 9, at 10 a. m.

WEST 184TH ST, ETC, MANHATTAN.—Acquiring title to the lands, etc, required for opening WEST 184TH ST, from Broadway to an unnamed street (Overlook Terrace), and opening and extending said UNNAMED STREET from West 184th st to Fort Washington av, 12th Ward, so as to relate to OVERLOOK TERRACE, from West 184th st tg

Fort Washington av; WEST 184TH ST, from Broadway to Overlook Terrace; WEST 186TH ST, from the east line of Overlook Terrace, as laid out on Dec. 11, 1903, to the east line of Overlook Terrace as established on Jan. 26, 1911; WEST 187TH ST, from the east line of 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 supplemental and additional bill of costs in the above proceeding will be presented for taxation on Dec. 10 at Special Term, Part 1, Supreme Court, Manhattan, at 10.30 a. m.

By Comm'rs of Estimate and Assessment.

By Comm'rs of Estimate and Assessment.

AV V, BROOKLYN.—Acquiring title to the lands, etc, required for opening and extending AV V, from 86th st to Van Siclen st, excluding the right of way of the New York & Sea Beach Railroad, in the 31st Ward. John M Zurn, Geo J S Dowling and John A Dillmeier, commissioners of estimate in the above proceeding, have completed their estimate of damage, and all persons who are opposed to the same must present their objections, in writing, to the commissioners at 166 Montague st, Brooklyn, on or before Dec 14, and they will hear all such parties in person on Dec 16, at 10.30 a. m.

John M Zurn, commissioner of assessment in the same proceeding, has completed his estimate of benefit, and all persons who are opposed to the same must present their objections, in writing, to the commissioner at 166 Montague st, on or before Dec 14, and he will hear all such parties in person on Dec 17 at 10.30 a. 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, commissioners of estimate and assessment in the above proceeding, have completed their amended and supplemental estimate and assessment, and all persons who are opposed to the same must present their objections in writing to the commissioners, at 106 Montague et, Brooklyn, on or before Dec 7, and they will hear all such parties in person on Dec 9 at 2 p. m.

By Comm'rs of Estimate and Assessment

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

WEST BROADWAY, MANHATTAN.
MONDAY, DEC. 2.

GRAND AV, ETC... BRONX.—GRAND AV, from 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 p. m.

EAST 174TH ST. BRONX.—From Southern Boulevard to West Farms rd. At 3 p. m.

3D AV, ERONX.—Widening 3D AV, opposite East 159th st. At 2 p. m.

WEST 23STH ST, ETC., BRONX.—WEST 23STH ST, from Kingsbridge av to Riverdale av; WEST 236TH ST, from Albany rd to Riverdale av; WALDO AV from Greystone av to West 242d st, and GREYS.ONE AV, from Riverdale av to West 242d st. At 3 p. m.

WEST 172D ST, BRONX.—From Agueduct av to Plimpton av and from Shakespeare av to Jessup pl. At 4.15 p. 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 a. m.

KINSELLA ST, ETC., BRONX.—KINSELLA ST, bet Matthews (Rose) st and Bear Swamp rd, and VAN NEST (COLUMBUS) AV. bet West Farms rd and Bear Swamp rd. At 11 a. m.

WATERBURY AV, ETC., BRONX.—WATER-EURY AV, from Westchester av to Zerega av; NEWBOLD AV, FLUIS AV and POWELL AV, from Virginia av to Zerega av, and GLEASON AV, from Metcalf av to Zerega av. At 2.30 p. m.

BEACH AV, ETC., BRONX.—BEACH AV,

p. m.

BEACH AV, ETC., BRONX.—BEACH AV, from Gleason av to West Farms rd, and TAY-LOR AV, from Westchester av to West Farms rd. At 2 p. m.

HAV._AND AV, _IC., BRONX.—HAVILAND AV, from Virginia av to Zerega av; BLACK-ROCK AV and CHATTERTON AV, from Virginia av to the bulkhead line of Westchester Creek, and WATSON AV, from Clasons Point d to Havemeyer av; and from the unnamed street west of Zerega av to the bulkhead line 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 ST, from Aqueduct Av East to Davidson av; and AQUEDUCT AV EAST, from West 180th st to West 184th st. (Assessment.) At 3 p.

m.

EAST 213TM ST, BRONX.—From Bronx Boulevard to Boston rd. At 11 a.m.

COTTON ST, RICHMOND.—From Arrietta st to Griffin st. At 2.30 ~ m.

PUGSLEY AV, ETC. BRONX.—PUGSLEY AV, from McGraw av to Clasons Point rd; CORNELL AV, from Clasons Point rd to Pugsley av; ELLIS AV and NEWBOLD AV, from Tremont av to Pugsley av. At 10 a. m.

Tremont av to Pugsley av. At 10 a. m.

BEACH AV, BRONX.—Bet Gleason av and Bronx River av. At 11 a. m.

ZEREGA AV, ERONX.—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 Green la). At 1 p. m.

WHITE PLAINS RD, BRONX.—Closing WHITE PLAINS RD, from the north boundary of the city to Morris Park av. At 10.30 a. m.

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

POYER ST. QUEENS.—From Maurice st to

POYER ST, QUEENS.—From Maurice st to arnwell st. At 2 p. m.

LIEBIG AV, ETC., BRONX.—LIEBIG AV, from Mosholu av to the city line, and TYN-DALL AV, from Mosholu av to West 260th st. At 9.30 a.m.

HAVEMEYER AV, ERONX.—Bet Lacombe av and Westchester av, at 2 p. m.

EAST 233D ST, BRONX.—From Baychester av to Boston rd at Hutchinson river. At 3 p. m.

p. m. WEDNESDAY, DEC. 4.
CASTLETON BOULEVARD, RICHMOND.—
From Forest av to Castleton av. At 12 m.
EDEN AV, BRONX.—From East 172d st to
East 174th st. At 3 p. m.
EAST 180TH ST, BRONX.—From the Bronx
River to West Farms rd. (Assessment.) At
2 p. m.

McGRAW AV, BRONX.—Bet Beach av (Clans Point rd) and Unionport rd. At 2 p. m.

THURSDAY, DEC. 5.

ROCKAWAY BEACH.—Public park known as SEASIDE PARK, ROCKAWAY BEACH, etc., etc. At 3 p. m.

NOTICES TO PRESENT CL. IMS.

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9TH AV, QUEENS.—Acquiring title to the lands, etc., require for opening and extending 9TH AV, from Flushing av to Berrian av, 1st Ward. All persons having any claim on account of the above proceeding must present same, in writing, to James H. Quinlan, A. 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 parties, in person, on Dec. 10, at 10.30 a. m.

ASSESSMENTS PAYABLE.

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

MANHATTAN.

VERMILYEA AV.—Paving, curbing, recurbing and furnishing manhole covers in VER-MILYEA AV, bet Dyckman st and West 211th st, 12th Ward. Area of assessment: Both sides of VERMILYEA AV, bet Dyckman and 211th sts, and to the extent of half the block at the intersecting streets. Jan. 12.

218TH ST.—Sewer in 218TH ST, bet Broadway and Park Terrace West, and a storm sewer in 218TH ST, bet Broadway and the summit west of Park Terrace East, 12th Ward. Area of assessment: Block 2243, and Lot 1 in Block 2244, Jan. 12.

in Block 2244, Jan. 12.

WEST 169TH ST.—Acquiring title to the lands and premises for an easement for sewer purposes in a parcel of land south of WEST 169TH ST and extending from Haven av to Riverside drive, 12th Ward. Area of assessment obtainable at Bureau of Assessments and Arrears, 280 Broadway, Manhattan. Jan. 20.

WEST 142D ST.—Regulating, grading, curbing, flagging and reflagging WEST 142D ST, from a point 392 ft west of Broadway to Riverside drive, also erecting fence and retaining wall, 12th Ward. Area of assessment: Both sides of WEST 142D ST, from Riverside drive to Broadway, and to the extent of one-half the block at the intersecting streets. Jan. 22.

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, 23d Ward. Area of assessment: Blocks 2740, 2763, 2765 and 2766, Jan. 12.

RECEIVING BASINS.—At the southwest corner of WEST 170TH ST AND CROMWELL AV, bet Coster and Manida sts. 23d Ward Area of assessment: Blocks 2871 and 2872. Jan. 12.

EAST 233D ST.—Sewer in EAST 233D ST, bet Napier av and Mount Vernon av, 24th Ward. Area of assessment: Blocks 3362 and 3363. Jan. 12.

EAST 237TH (ELIZABETH) ST.—Temporary sewer in EAST 237TH (ELIZABETH) ST, bet White Plains rd and Barnes av, 24th Ward, annexed territory. Area of assessment: In cludes property on the Whitehall Realty Co., Thomson-Rose Estate, Plot 36-150, Lots G-16, G-17 and G-18, in WAKEFIELD. Jan. 12.

G-17 and G-18, in WAKEFIELD. Jan. 12.

WEST 178TH ST, ETC.—Sewers in WEST 178TH ST, bet Harlem River and Sedgwick av; in BURNSIDE AV, bet Sedgwick av and the existing sewer; in Aqueduct av, with branches in CEDAR AV, bet Sedgwick av and the summit north of West 180th st; in WEST 177TH ST, bet Cedar av and the Putnam division of the New York Central & Hudson River Railroad; in LORING PL, bet Purnside av and West 180th st, and in ANDREWS AV, bet Burnside av and West 180th st, 24th Ward. Area of assessment: Plots 95-14, 95-15, 62-11, 62-12, Blocks Nos 2879, 2881, 2882, 2883, 2886, 2868, 3211, 3216, 3217, 3221, 3222, 3223, 3224, 3299, 3228, 3230, 3231, 3232, 3234 and 3241.

CRESTON AV.—Sewer in CRESTON AV bet

Jan 19.

CRESTON AV.—Sewer in CRESTON AV. bet East 198th st and Minerva pl, and in MINER-VA PL, bet Jerome av and the Grand Boulevard and Concourse, 24th Ward. Area of assessment: Block 3319, Jan 19.

EAST 207TH ST.—Opening, from Woodland rd to Perry av, 24th Ward. Area of assessment: Bounded on the north by a line distant 100 ft north from and parallel with the north line of East 207th st, the said distance being measured at right angles to the line of East 207th st, and by the prolongations of the said line; on the east by a line distant 100 ft

east from and parallel with the east line Perry av, the said distance being measured at right angles to the line of Perry av; on the south by a line midway bet East 206th st and 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 rd (excepting, however, from the above described area so much of it as is exempt from assessment under the provisions of section 992 of the Charter). Jan 20.

EXTERIOR ST.—Paving the roadway and setting curb in EXTERIOR ST, from East 149th st to East 151st st, 23d Ward. Area of assessment: Both sides of EXTERIOR ST, from East 149th to East 151st st and to the extent of one-half the block at the intersecting streets. Jan 22.

LEGGETT AV.—Paving the roadway in LEGGETT AV, from Southern Boulevard to the west side of the New York, New Haven & Hartford Railroad bridge, 23d Ward. Area of assessment: Both sides of LEGGETT AV, From Southern Boulevard to the New York, New Haven & Hartford Railroad bridge and to the extent of one-half the block at the intersecting streets. Jan 22.

BROOKLYN.

BROOKLYN.

44TH ST.—Regulating, grading, curbing and flagging 44TH ST, bet 6th and Fort Hamilton avs, 8th and 30th Wards. Area of assessment: Both sides of 44TH ST, bet 7th and Fort Hamilton avs, and to the extent of half the block at the intersecting avenues. Jan 12.

block at the intersecting avenues. Jan. 12.

PRESIDENT ST.—Regulating, grading, curbing and flagging PRESIDENT ST, bet New York and Nostrand avs, 24th Ward, Area of assessment: Both sides of PRESIDENT ST, from New York to Nostrand avs, and to the extent of half the block at the intersecting 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 4073, 4074, 4087 and 4088. Jan. 12.

CHESTER AV.—Regulating, grading, guaranters.

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 half the block at the intersecting streets.

Jan. 12.

12TH AV.—Regulating, grading, curbing and flagging 12TH AV, bet 60th and 61st sts, 30th Ward. Area of assessment: Both sides of 12TH AV, from 60th st to 61st st, and from 62d st to 63d st, and to the extent of half the block at the intersecting streets. Jan. 12.

50TH ST.—Regulating, grading, curbing and flagging 50TH ST, from Fort Hamilton av to a point 215 ft west of 11th av, and from New Utrecht av to 17th av, 30th Ward. Area of assessment: Both sides of 50TH ST, from Fort Hamilton av to 11th av, and from New Utrecht av to 17th av, and to the extent of half the block at the intersecting avenues. Jan. 12.

Utrecht av to 17th av, and to the extent of half the block at the intersecting avenues. Jan. 12.

MONTGOMERY ST.—Opening, from Franklin av to the former city line, west of Bedford av, 21th and 29th Wards. Area of assessment: Beginning at a point on a line midway bet Crown st and Montgomery st, distant 100 ft west from the west line of Franklin ave, the said distance being measured at 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 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 west along the said bisecting line to the intersection with the east line of Franklin av; thence west at right angles to Franklin av to the intersection with a line parallel with Franklin av and passing through the point of beginning; thence north along the said line parallel with Franklin av to the point or place of beginning. Jan. 20.

COWENHOVEN LA.—Closing and discontinuing, bet 12th av and 55th st, 30th Ward. Area of assessment; Includes the certain parcels of land lying within the area and distance of assessment, to wit: Within the lines and boundaries of COWENHOVEN LA discontinued and closed, 12th ave, 55th and 56th sts. Jan 20.

WARWICK ST.—Opening, from Belmont av to New Lots rd, 26th Ward. Area of assessment.

ued and closed, 12th ave, 55th and 56th sts. Jan 20.

WARWICK ST.—Opening, from Belmont ave to New Lots rd, 26th Ward. Area of assessment: Beginning at a point on the north line of New Lots rd, midway bet Warwick st and Ashford st, and running thence at right angles to the line of New Lots rd a distance of 170 ft; thence west and parallel with New Lots rd to the intersection with a line at right angles to New Lots rd and passing through a point on its north side midway bet Jerome st and Warwick st; thence north along the said line at right angles to New Lots rd to its north side; thence north along a line midway bet Jerome and Warwick sts to a point distant 100 ft north from the north line of Belmont av; thence east and parallel with Belmont av to the intersection with a line midway bet Warwick and Ashford st; thence south along the said line midway bet Warwick and Ashford sts to the point or place of beginning. Jan 20.

HENDRIX ST.—Opening, from Dumont av

sts to the point or place of beginning. Jan 20.

HENDRIX ST.—Opening, from Dumont av to Fairfield av. 26th Ward. Area of assessment:
Bounded on the north by a line distant 100 ft north from and parallel with the north line of Dumont av, the said distance being measured at right angles to the line of Dumont av; on the east by a line always midway bet Hendrix st and Schenck av; on the south by a line distant 100 ft south from and parallel with the south line of Fairfield av, the said distance being measured at right angles to the line of Fairfield av; on the west by a line always midway bet Hendrix st and Van Sicklen av. Jan 20,

STANLEY AV.—Open STANLEY AV, from Louisiana av to Fountain av, 26th Ward. Arta of assessment. Bounded on the north by a line 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 the south by a line midway bet Stanley av and Wortmann av, and 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 Louisiana av, the said distance being measured at right angles to the line of Louisiana av. Jan 23.

64TH ST.—Regulating, grading, curbing and flagging 64TH ST, bet 4th and 5th avs, 30th Ward. Area of assessment: Both sides of 64TH ST, from 4th to 5th av and to the extent of one-half the block at the intersecting avenues. Jan 22.

QUEENS

GOODRICH ST. Opening GOODRICH ST. from Flushing av to Winthrop av; and CHAUNCEY ST, from Hoyt av to Winthrop av, 1st Ward. Area of assessment: Obtainable at the Eurea of Assessments and Arrears, Municipal Bilding, Court House sq, Long Island City. Jan 21. GOODRICH ST, and

able at the Eurea of Assessments and Arrears, Municipal Bilding, Court House sq, Long Island City. Jan 21.

12TH AV.—Opening, from Jackson av to Flushing av, 1st Ward. Area of assessment: Beginning at the intersection of the north line of Jackson av with the center line of the blocks bet 12th av and 13th av and running thence north along said center line to its intersection with the south line of Flushing av; thence west along said south line of Flushing av to its intersection with the center line of the blocks bet 12th av and 11th av; thence south along said last mentioned center line to its intersection with the north line of Jackson av; thence east along said north line of Jackson av; thence east along said north line of Jackson av; to the point or place of beginning. Jan 21.

13TH AV.—Opening 13TH AV, from Jackson av to Flushing av, 1st Ward. Area of assessment: Beginning at the intersection of the north line of Jackson av with the center line of the blocks bet 13th av and 12th av, and running thence north along said center line to the south line of Flushing av; thence east along the south line of Flushing av; thence east along the south line of Flushing av; thence south along said last mentioned center line to its intersection with the center line to fackson av; thence west along said north line of Jackson av; thence west along said north line of Jackson av; thence west along said north line of Jackson av; thence west along said north line of Jackson av; thence west along said north line of Jackson av; thence west along said north line of Jackson av; thence west along said north line of Jackson av; thence west along said north line of Jackson av; thence west along said north line of Jackson av; thence west along said north line of Jackson av; thence west along said north line of Jackson av; thence west along said north line of Jackson av; thence west along said north line of Jackson av; thence west along said north line of Jackson av;

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 or 59th 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 59th 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 last 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,-

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 25x77.3 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 16th st, a 4-sty dwelling on lot 25x92, between 5th and 6th avs. The sellers bought the prop-erty a few months ago from Clarence P. Whit-man.

37TH ST.—Richard E. Thibaut, Inc., bought from Daniel Brophy 508 West 37th st, a 5-sty tenement, on lot 25x98.9. The property adjoins the 6-sty factory at the southwest corner of 10th av and 37th st, 98.9x150, recently acquired by Thibaut from Josephine E Carpeter.

45TH ST.—Albert P. Baumann resold 154 East 45th st, a 3-sty dwelling, on lot 18.9x10.5, between 3d and Lexington avs. The buyer is G. E. Walter, decorator, who owns the building directly in the rear at 155 and 157 East 44th st.

LEXINGTON AV.—The Cochran estate, represented by Edward D. Dowling, sold 617 Lexington av, a 3-sty dwelling, on lot 20.5x64, at the northeast corner of 53d st. The buyers are Hayflisch & Co.

LEXINGTON AV.—The Capen Realty Co. bought through the Bachrach Brokerage Co. from Maurice Mandelbaum 658 Lexington av, adjoining the northwest corner of 55th st, a 4-sty dwelling on lot 20x73, leased to Strasburger, Inc., makers of lamp shades. The property has been held at \$35,000.

Manhattan-North of 59th Street.

Manhattan—North of 19th Street.

63D ST.—Post & Reese sold for Mrs. Susan
E. Swezey and others, heirs of G. H. Swezey, 141
East 63d st, a 3-sty dwelling on lot 12.6x100.5,
to John B. Boyd for occupancy.

75TH ST.—Arthur H. Levis and others sold 250
West 75th st, a 3-sty dwelling, on lot 20x102.2,
between Broadway and West End av. The sellers
acquired the property in June last from Emma
A. Halloway, of Danbury, Conn.

79TH ST.—Slawson & Hobbs sold for Abraham Ruth 102 West 79th st, a 3-sty dwelling,
on lot 17x76.8, located 18.6 ft west of the
southwest corner of Columbus av. The purchaser buys for investment. The corner parcel was acquired last May by Marie M Karrenberg.

79TH ST.—Slawson & Hobbs sold for A. M.

renberg.

79TH ST.—Slawson & Hobbs sold for A. M. Leon 222 West 79th st, a 3½-sty dwelling on lot 18x192.2, to a client for occupancy.

83D ST.—J. Levy sold to an investor 113 and 115 East S3d st, two 5-sty flats on plot 50x 102.2, about 135 ft east of Park av. Emily Harnischfeger is the owner of record.

86TH ST.—John J. Cody sold for the Stein-kamp estate 110 East 86th st about 130 ft east of Park av, a 4-sty single flat, to Wmilliam Henry Corbitt, the owner of the adjoining property. Mr. Corbitt no wcontrols a plot 50.7x 102.2 ft. This property has been held by Mr. Steinkamp for over 32 years.

102.2 ft. This property has been held by Mr. Steinkamp for over 32 years.

95TH ST.—Pease & Elliman sold for the Farmers' Loan & Trust Co, represented by Mooyer & Marston, the vacant lot on the north side of 95th st, 150 ft east of 5th av, on plot 100x100.8½, to Ernesto G Fabbri, who will creet a residence for his own occupancy on the westerly 50 ft. Mr. Fabbri recently exchanged his residence at 11 East 62d st with Charles Steele, of J P Morgan & Co, which is a 45-ft new American basement, for the property belonging to Mr. Steele at 11-15 East 64th st, on which are erected three 4-sty private houses. The westerly 29 ft of this property 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 upper Fifth av district which has taken place in a great many years; in fact, since Mr Carnegie purchased, through Pease & Elliman, the property at 91st st and 5th av. Other recent purchases in this neighborhood have been made by Judge James W. Gerard, who bought a 40-ft residence on the north side of 96th st; Mr. Ogden Codman, who is erecting a 40-ft residence on the north side of 96th near 5th av, and other owners of handsome houses in this neighborhood are Andrew Carnegie, John B Trevor, who purchased through Pease & Elliman his property; John H Hammond, I Townsend Burden, James A Burden and Mrs Frederic Bronson, who purchased the corner of 91st st and Park av through Pease & Elliman, which shows that with the increased use of motor cars this section of 5th av is about to come in for a great revival of interest.

103D ST.—A Jewish congregation has accurred the two dwellings asah an let 16.

av is about to come in for a great revival of interest.

103D ST.—A Jewish congregation has acquired the two dwellings, each on lot 16x 100.11, at 105 and 107 East 103d st, located 48 ft east of Park av. The houses were recently acquired in forecloseure proceedings by the present sellers, the Equitable Life Assurance 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 107th st, two 5-sty double flats, on plot 50x100.11.

111TH ST.—Michael Piel sold 75 to 79 East 111th st, a 6-sty tenement with stores, on plot 46,9x100.11, between Park and Madison avs. Mr Piel acquired the property in foreclosure last week for \$45,000.

115TH ST.—Emanuel Glauber sold to Newman Bros., 118 West 115th st, a 5-sty flat, on lot 25x 100.11, between Lenox and St. Nicholas avs.

121ST ST.—The Tilmil Realty Co. (Williams & Grodginsky) sold the 6-sty tenement, on lot 25x100.11, at 106 East 121st st, located 90 ft east of Park av. The buyer, George W. Silver-horn, gave in part payment 55 West 113th st, a 3-sty dwelling, on lot 18x100.11, between 5th and Lenox avs.

a 3-sty dwellir and Lenox avs.

136TH ST.—Maurice G. Straus sold for E. B. Swift to E. B. Munson 243 West 136th st, a 3-sty dwelling on lot 17x99.11.

157T. 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 125x100, at 547 and 549 West 157th st, located 200 ft. east of Broadway. The bunning was erected by the selling company last year from designs prepared by Gronenberg & Leuchtag, architects. In part payment .r. Martin gave 252 5th av, a 5-story building, on a lot 17.1x100, adjoining the Second National Bank Building, at the northwest corner of 28th st. The new owners will make extensive alterations to the structure.

ture.

167TH ST.—The Samuel J. Huggins estate sold the block front on the south side of 167th st, between Audubon and St. Nicholas av, a plot with frontages of 179.2 ft on 167th st, 80 ft on Audubon av and 83 ft on St. Nicholas av. The buyer is said to be a builder who will erect an apartment house on the site.

AMSTERDAM AV.—Emily Schorn sold 2176 and 2178 Amsterdam av, southwest corner of 168th st, 2 2-sty tenements, with stores, on plot 50x100.

BROADWAY.—Edgar A. Landauer sold the Buckingham, a 6-sty elevator apartment house at 3080 to 3097 Broadway, on plot 130.11x119.6, located about 91 ft north of 122d st, to a buyer who is said to have given 23 houses in the Borough Park section of Brooklyn in part pay-

PARK AV.—Joseph McNamara sold 1071 Park av, a 1-sty taxpayer with two stores, on lot 25.2x82.3, located 50 ft south of 88th st.

PARK AV.—Worthington Whitehouse sold for the Barney Estate Co 711 Park av, a 4-sty dwelling on lot 20x80.11, between 69th and 70th sts. The buyer is Lincoln Cromwell, the present tenant.

sty dwelling on lot 20x80.11, between 69th and 70th sts. The buyer is Lincoln Cromwell, the present tenant.

WEST END AV.—The West End Avenue and Eighty-sixth Street Co., Mulligan & Moeller, sold the 12-sty apartment house at the southeast corner of West End av and 86th st to M. F. Loughman. In part payment were given 406 West 34th st, a 3-sty dwelling on lot 20x98.9, and 92 lots at Flushing, Long Island, now used as horticultural nurseries. The West End avenue house was held at \$850,000 and the entire deal is reported to have involved about \$1,100,000. The F. R. Wood, W. H. Dolson Co. were the brokers.

5TH AV.—The former residence of Philip Livingston at 992 5th av, a 5-sty marble-front American basement dwelling, has been sold to Edward D. Faulkner, of the firm of Johnson & Faulkner, represented by the law firm of Whitridge, Butler & Rice, who bought the property through S Osgood Pell & Clark T Chambers and Post & Reese, from the Rockledge Construction Co, represented by I H Kramer as attorney. The property comprises a plot 25x 110, between 80th and 81st sts, and adjoins the large residence formerly owned by Louis Stern, which was purchased in June, 1911, by Hugo Reisinger. The selling price is understood to be about \$180,000. The Rockledge Construction Co. acquired the parcel last June in a trade for its 12-sty apartment house known as Rockledge Hall, at the south corner of Riverside Drive and 102d st, which Mr. Livingston purchased.

5TH AV.—Charles I. Weinstein sold the new 6-sty apartment house on the southwest corner of 5th av and 111th st, known as 1316 and 1318, 5th av, on plot 50x100. The buyer is an investor. Jacob Rosenbaum acted as the broker. The building adjoins a new th atre lately finished facing the Circle on the Cathedral Parkway frontage, both improvements having been started soon after the sale of the block, which was formerly a portion of the Pinkney estate, at auction over a year ago.

Bronx.

Bronx.

CEDAR ST.—John W. Vaughn sold for Peter Murphy to John W. Bartlett the plot, 50x100, cn the west side of Cedar st, 200 ft, north of Boston Post road, Seneca Park; also for a Mr. Marks a two-family house on Cedar st, near Boston Post road to Schenck Bros.

FAILE ST.—The Cross & Brown Co., in conjunction with I. Katz, sold for the Brown-Weiss Realties Co. the ten 2-family brick and stone dwellings at 623, 625, 630, 632, 636, 638, 640, 646, 650 and 652 Faile st. The Cross & Brown Company has been appointed by the new owners as agent for these properties.

JENNINGS ST.—Edward Polak sold for Ellen Brown 951 and 953 Jennings st, a 5-sty flat on lot 50x75, to Bridget Taggart, who gave in part payment three 2-sty dwellings at 24 to 28 South 12th av, near West 1st st, Mt Vernon, on plot 83x105.

JENNINGS ST.—Charles F. Deshler sold for

28 South 12th av, near West 1st st, Mt Vernon, on plot 83x105.

JENNINGS ST.—Charles F. Deshler sold for William Klenert, executor, the 3-family tenement on the south side of Jennings st 100 ft east of Wilkens pl to the Duo Co., who will alter for business purposes.

KINGSBRIDGE TERRACE.—Arthur F. Du-Cret & Co. sold for Henry Kramer to M. F. Wood, 2743 Kingsbridge terrace, a two family house. A dwelling at Newark, N. J., was given in exchange.

SIMPSON ST.—The American Real Estate Co sold a plot fronting 126 ft on the west side of Simpson st, north of 163d et, and extending through to Fox st, to the Podgur Realty Co, which will improve the site with three 42-ft houses, similar to the ones which adjoin this plot and just disposed of by the company.

SIMPSON ST.—The American Real Estate Co sold the plot, 100x110, at the northeast corner of Simpson and 163d sts to the Podgur Realty Co, which will erect a 6-sty elevator apartment house on the site.

SIMPSON ST.—The Podgur Realty Co sold to an investor 989 Simpson st, a 5-sty flat on

apartment house on the site.

SIMPSON ST.—The Podgur Realty Co sold to an investor 989 Simpson st, a 5-sty flat on plot 42x110, located north of 163d st. This completes the sale of a row of seven similar houses erected at that point by the company this year.

147TH ST.—Charles Kuntze sold' for Max Baron 464 East 147th \$t, a 5-sty triple flat, on

lot 25x100. The purchaser gave in exchange six lots on Rochambeau av.

176TH ST.—Arnold, Byrne & Baumann sold for Anna V. Wittmeyer to a Mr. Corey 807 East 176th st, a 3-sty frame dwelling on plot 75x140.

179TH ST.—Joseph A. Cassidy sold for a client the block front on the south side of 179th st, between Hughes and Belmont avs, to Curtiss P. Byron.

211TH ST.—The E. A. Polak Realty Co. sold for the estate of Isabel Peati, 4 lots running through from 211th to 212th st, 100 ft. west, of White Plains av to a Dr. Stivers.

225TH ST.—Edward Polak sold a 2-sty brick dwelling on lot 25x114, at 847 East 225th st, near Barnes av, for the Perfect Home Co to Henry R Muller.

BATHGATE AV.—Edward Polak sold for Samuel McCarthy a 2-sty dwelling at 1610 Bathgate av, near 172d st, on lot 27.6x84.

HEATH AV.—A. Martinband sold for B S Deane to Jacob Cohen the plot, 50x119, east side of Heath av, 645 ft south of Kingsbridge Terrace.

DECATUR AV.—Richard H. Scobie sold for

DECATUR AV.—Richard H. Scobie sold for Henry Bosch to a client the 4-sty 8-family house with store at the northeast corner of 198th st and Decatur av on lot 25x90 ft.

PERRY AV.—W. P. Varian sold to a client for G. Kingston, the 3-sty brick dwelling at 2971 Perry av.

PERRY AV.—W. L. Varian sold for G. Kingston the 3-sty brick dwelling at 2971 Perry av.

VALENTINE AV.—Gustav Helfrich sold the 3-sty private dwelling, occupying a plot 35x 100, on the northeast corner of 199th st and Valentine av, to M. Norton for occupancy. W. L. Varian negotiated the transaction.

WALTON AV.—Mrs. P. Bunt bought from

L. Varian negotiated the transaction.

WALTON AV.—Mrs. P. Bunt bought from
the Welfare Construction Co., 2407 Walton av,
a 3-sty dwelling, on lot 20x100. Mrs. Bunt
owns the houses on either side, being 2403,
2405 and 2409. They are all 3-sty buildings
of similar design and are in a row of 16
houses erected by the Welfare company about
two years ago. The property is between Fordham road and 184th st.

Brooklyn.

DECATUR ST.—Everett W. Kuher sold for Spence Bros., 247 Decatur st, a 3-sty brownstone front dwelling on lot 20x100.

ELDERT PLACE—The Brown-Weiss Realities Co. bought from the Edna Holding Co. 60 lots located in Eldert place, Blake, Forbell and Grant av, East New York. In part payment the buyer gave a dwelling in Mott av, Far Rockaway, L. I.

PACIFIC ST—Robert Frith and Harry Cross

away, L. I.

PACIFIC ST.—Robert Frith and Harry Crosby sold for Frederick Young the 3-sty brick building at the southwest corner of Pacific and Nevins st to a Mrs. Mohr, who will install stores in the building.

3D ST.—The Jerome Property Corporation sold for John Kerrigan to Mrs. M. Lautenbacher the 3-sty dwelling, on lot 20x100, at 401 3d st.

4TH ST.—Maurice G. Straus sold to P. H. Cleary 574 4th st, a 2-family house. The seller took as part payment a plot 40x100 in the south side of Midwood st 140 ft east of Albany av.

18TH ST.—G W Snyder & Son sold the 2-sty frame dwelling, 473 18th st, near Prospect Park West, on lot 25x100.2, for the owner to a client, who will hold the property for investment

ment.

18TH ST.—G. W. Snyder & Son sold the 2sty dwelling, at 473 18th st, on lot 25x100.2.

FOSTER AV.—Arthur Strong sold to John A.
Schaefer the English bungalow on the northeast corner of Foster av and East 19th st,
Flatbush, occupying a plot 56x101. 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 2family brick dwelling on lot 20x100 at 1325
72d st.

family brick dwelling on lot 20x100 at 1325 72d st.

GATES AV.—The office of Jas L Brumley sold the property at 226 Gates av, near Classon av, comprising a plot 78.7x115 in depth, with a detached frame dwelling thereon, formerly occupied by the late Darwin R. James, to Dr. Glentworth R. Butler, who is to remodel and occupy the same; also 229 Gates av, near Classon av, which is a lot 29x100 ft in depth upon which there is a 3-sty semi-detached frame dwelling, to the Fairchild Realty Co.

ROCKAWAY AV.—Meyer Levenson sold to an investor 892 Rockaway av, a 3-sty brick building on lot 20x100.

STH AV.—Delack & Spader with Julius Nolte sold for the Clinton Holding Co the Lakewood apartment house at the northeast corner of 8th av and 5th st. a 6-sty elevator structure on plot 100x119. In part payment the buyer gave a tract of 40 acres at Hempstead, L I. 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 65x90, corner of Amstel Boulevard and Carlton av, for the New York City Waterfront Co., to A. Laschower, and a plot 80x100, on the east side of Clarence av, between Amstel Boulevard and Morris av, for M. A. Tremper to H. Minnis.

BAYSIDE.—The Mills House averlacking the

to H. Minnis.

BAYSIDE.—The Mills House, overlooking the Sound, which was occupied last season by the National City Bank, has been purchased by F. S. Vreeland of Brooklyn. Beside the dwelling the property consists of The acres. It was owned jointly by Frederick Mills and the McKnight Realty Co. The consideration was \$45,000. The National City Bank Club had an option on the property which expired Nov. 1. Mr.

Vrceland will remodel the dwelling for Summer occupancy.

mer occupancy.

ELMHURST.—Charles Wetzel sold a plot 40 x100, on the south side of Broadway. 60 ft north of Paris Boulevard, to a syndicate which will improve the property with a moving picture 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 a home for their own occupancy.

GREAT KILLS.—H. T. Metcalfe & Sons sold for David Bennett King, a strustee for the creditors of Erastus Wiman, a house and several acres of land on the Southfield boulevard to Daniel G. Whitlock.

Suburban.

ARMONK, N. Y.—Otto H. Hartman sold a tract of 225 acres adjoining the lands of John Sterling and abutting on the Kensico reservoir. The property has a frontage in Kings av and the main State road running north from White Plains to the county line. The Douglas Robinson, Charles S. Brown Co. were the brokers.

inson, Charles S. Brown Co. were the brokers.

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 occupancy.

GREAT NECK.—The McKnight Realty Co. sold on the estates of Great Neck to A. J. Maier, of Great Neck, a plot 100x100 on Maple st, 175 ft west of Hillside av. Mr. Maier has plans drawn by George J. Hardway, arheitect, for the erection of a large colonial residence; to F. A. Volmer plot S0x100 on Cedar Drive, near the entrance to the estates of Great Neck. To the same man plot with a frontage of 205 ft on Gateway Drive bordering on the large Shea estate. The same man also bought a plot of 102 ft frontage on Sycamore drive near the Great Neck Golf Club. The price of these plots is \$16,000, and it is the intention of the buyer to erect a residence on each plot from plans drawn by George J. Hardway.

JERSEY CITY, N. J.—The Duryea Mfg Co.

by George J. Hardway.

JERSEY CITY, N. J.—The Duryea Mfg Co
bought as a factory site the Mount Zion Sanctuary grounds, 219x220, on the New York Bay
shore at Greenville. The property extends
from the Lehigh Valley Railroad tracks in the
south side of Chapel av to the waterfront.

JERSEY CITY, N. J.—Benjamin Edelman
bought from Alexander Oliver the plot 100x111,
at the southeast corner of Jackson av and
Wade st; also a plot 225x100, in the south
side of Wade st.

MASSAPEQUA.—The Queens Land & Title

side of Wade st.

MASSAPEQUA.—The Queens Land & Title Co sold to H L Beyer a plot 40x100 on Massachusetts av; to E M Beyer, a plot, 40x100, on Pittsburg av; to D W Newton, a plot 40x100, on Massachusetts av; to F Bollin, a plot, 40x 100, on Euclid av; to A E Johnston, a plot, 40x 100, on Massachusetts av; to S S Sanders, a plot, 40x100, on Massachusetts av; to S S Sanders, a plot, 40x100, on Massachusetts av.

plot, 40x100, on Massachusetts av.

NORTH BERGEN, N. J.—Flower Hill Cemetery bought from the Andrew Beck estate a plot, 210x204, in the east side of the Hackensack turnpike.

WEST HOBOKEN, N. J.—The Henry Hudson Co. sold to Giovanna Cona the plot 100x 100, at the northwest corner of Clinton av and Hague st.

Hague st.

WOODMERE, L. I.—The Woodmere Realty Co sold to E J Johnson 3 plots with a frontage of 240 ft on the south side of Georges Boulevard, between Smith st and 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 corner of Woodmere Boulevard and Broadway; to Emil S Levi, 2 lots on the west side of Lafayette pl, between Central av and Cedar la; to L M Simson, a plot on Neptune av, near Broadway, and to Charles A Newman, an entire block front on the north side of Amundsen st, between Browers Point Branch and Smith st, comprising over 40 lots.

HEMPSTEAD.—The Windsor Land and Improvement Co, sold to D. Scully and J. J. Dunn each a plot 40x100 on Windsor Parkway.

VALLEY STREAM.—The Windsor Land &

VALLEY STREAM.—The Windsor Land & Improvement Co. sold to P. Hedderman a plot 40x86 and to A. R. Kertz a plot 40x100 on Lincoln av; to D. McNally a plot 40x100 on Bismarck st.

40x86 and to A. R. Kerlz a piot 40x100 on Lincoln av; to D. McNally a plot 40x100 on Bismarck st.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold to P. Chignbrume a plot 40x58 on Brocklyn av; to J. G. Brown a plot 20x142 on Lake View av; to M. Orticelle and J. Sassano a plot 40x100 on Langdon Boulevard; to K. Sickinger a plot 40x100 on Fox av.

FLORAL PARK.—The Windsor Land & Improvement Co. sold to L. B. Botsford and M. Coleman each a plot 40x100 and J. Spamer a plot 60x100 and to J. A. McCarthy a plot 125x84x94 on Calla av; to J. E. Botsford and E. Lloyd each a plot 40x100 on Mignonette st; to J. Purcell a plot 40x100 on Belmont st; to C. W. Hotchkiss a plot 20x100 on Tulip av; to W. Casey a plot 20x98 on Plainfield av to M. Baxstrom a plot 40x100 on Geranium av; to M. S. O'Connell a plot 70x101x87x100 on Childs av and Crocus av; to J. Malley a plot 70x100 on Mayflower av.

O'CEANSIDE.—The Windsor Land & Improvement Co. sold to R. Ploen and C. Linke each a plot 40x100 and F. and M. Vaillant a plot 60x100 on Windsor Parkway; to H. and C. Binder a plot 40x100 on Ebert av; to M. Zimerman a plot 40x100 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 pl between Central av and Broadway, 125x156; also a plot on the south side of West Broadway corner of Club Drive, 70x127; to Mrs. H. E. Allen a plot of 3½ acres in the Park section fronting on Woodmere Boulevard between the residences of J. Timpson and Henry Ziegler; to Joseph Fox property on Woodmere Boulevard 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, 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. Untermeyer a residence on the west side of Wyckoff pl between Central av and Broadway, plot SOx170.

JERSEY CITY, N. J.—Daniel De Masber

SONITO.

JERSEY CITY, N. J.—Daniel De Masber bought from Thomas Paterson 134 to 136½ Sherman av, three frame dwellings on plot 60x100.

JERSEY CITY, N. J.—Anthony Napiolski sold to the Brunswick Laundry 224 Tonnele av, a dwelling on plot 50x135.

JERSEY CITY, N. J.—Walter O'Mara bought from Jennie F. Kerstein 51 Kensington av, a dwelling on plot 50x132.

JERSEY CITY, N. J.—Charles Barbash sold to Patrick J. Kane the plot 50x193 at the southwest corner of Bergen and Bostwick avs.

HEMPSTEAD MANOR.—The O. L. Schwencke Land & Investment Co. sold a plot 100x120 on Rutland rd to John A. White; a lot 25x120 on Clarendon rd to John A. White; a plot 40x 100 on Hawthorne av to M. Quigley a plot 40x 100 on Beverly rd to G. Latoy a corner plot 50x130 on Jerusalem av to M. V. Brennan; a plot 40x100 on Bedford av to D. Madden, and a corner plot 50x100 to A. J. Haglund.

RECENT BUYERS.

MRS F R BAIN is the buyer of the dwelling at the northeast corner of Park av and 94th st. WILLIAM MITCHELL is the buyer of the Emil Thiele house at the northeast corner of Riverside Drive and 103d st.

GEORGE S RUNK is the buyer of the property at 1264 and 1266 East 178th st, a plot 49x 123, just sold by Smith & Phelps.

THE REMBRANDT REALTY CO. Joseph E Marx, president, is the buyer of the plot, 75x 222, on the east side of Broadway, 400 ft north of 232d st, the sale of which by the Charles Weisbecker estate was reported recently.

cently.

ENNIS & SINNOT are the buyers of 5 and 7 West 107th et.

EDWARD D. FAULKNER of the firm of Johnson & Faulkner, dealers in upholstery goods at 35 East 17th st, is the buyer of the dwelling at 992 5th av, sold last week by the Rockledge Construction Co. The property was transferred subject to a mortgage of \$100,000 at 4 per cent., held by the Bankers' Trust Co.

JAMES HOLLY is the buyer of the dwelling at 139 West 76th st, the sale of which by Mary R. Richardson was reported recently.

LEASES—MANHATTAN.

AMES & CO leased for S W Peck the top loft in 6 West 29th st to the Ostrich Feather Repairing Co; the store in 366 West 50th st for F J Walsh to the N Y Polyclinic Hospital, of 345 West 50th st; the store in 689 3d av for J H Henshaw to C Sacoveth; the store in 457 7th av for F Hussey to A Ponquay.

DANIEL BIRDSALL & CO rented space in 72 Greene st to Marvin & Abrahamson, of 290 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.

way.

S M BONDY leased for ten years to William M McRae, of 2 Columbus Circle, for a total of about \$70,000, the store and basement in 1655 Broadway, in the Albany Hotel building.

HENRY BRADY leased to the Oxygen Products Co. of 1903 Park av the 4th loft in 256 West 23d st, and to Benjamin Heneke the store 337 8th av.

West 23d st, and to Benjamin Heneke the store 337 8th av.

THE DUROSS CO leased 146 West 19th st for J L Van Sant to Charles A Glenn; the 2d loft in 461 to 471 West 14th st to Jones-Keyser Co. Inc., of 41 West 32d st; the 1st loft in 194 William st to C A Antonoplo; 150 West 15th st to Ann Lee, and 113 Bedford st to Margaret O'Rourke; the 3-sty house at 207 West 17th st to Gillomette Morere and the 3d loft in 124 West 18th st to Jacob Miller.

FOLEY & HUGHES leased for Lucie H Faure the 4-sty dwelling at 238 West 11th st to Agnes L Maher for 3 years.

THE JULIUS FRIEND, EDWARD M LEWI CO leased for the Bramko Construction Co leased for the Bramko Rouser St. 32d st to the Burton Dress Co. 164 5th av, for a term of years; also for the George Hayes estate, space in 174 Wooster st to Rosenberg & Cohen for a term of years.

C. HICKSON & CO, ladies tailors, leased from the Leasehold Investors' Corporation the entire 4th floor in 657 and 659 5th, northeast corner of 52d st also in the adjoining building at 661 and 663 5th av, with an L in 52d st, comprising about 14,500 sq ft. The lease is for a long tearm of years at an annual rental of \$18,000. Frederick Southack & Alwyn Ball, Jr., were the brokers. The lesses have been located for some time in the building at the southwest corner of 5th av and 39th st, which was recently leased to Altken Sons & Co.

JAMES KYLE & SONS leased the building at 147 Lexington av for Misses Josephine L and

JAMES KYLE & SONS leased the building at 747 Lexington av for Misses Josephine L and Emma L Graham for a term of years; extensive alterations are to be made,

GERMAN H. LENNEY leased for Herbert A Sherman the 4-sty dwelling at 41 East 41st st for a term of years to Mrs Nellie Gunnison; also for John S Radway the 4-sty dwelling at 104 West 71st st for 3 years to August Stephen Wolf.

THE LIBMAN REALTY CD. leased through Benjamin Englander the 10th floor in 48 to 56 West 38th st to H Berger & Co.

MAXIMILLIAN MOSES AND FREDERICK SIMONDS leased 136 and 138 Edgecombe av to A Zanderer at an aggregate rental of \$11,000.

Office of the control of the control

T Niles.

PEASE & ELLIMAN leased the parlor store in 9 East 48th st for Joseph Keen to Joseph Epstein; also offices in 501 5th av to L L Benedict, Jr, of 1 Wall st; also store, 136 Madison av to G Schneider; the private dwelling at 173 East 80th st, a 5-sty American basement, for Tracy Hoppin to Charles M Gay; also 46 West 46th st for John Morgan to Campbell Steward; also the following apartments; In 830 Park av, to Frederick Richards, in conjunction with Benj H Lummis; in 157 East 81st st, for Mrs J B Koehl to Mrs Frank Brown; in 875 Park av, to John Victor, M. D.; in 45 East 82d st, for Douglas Robinson, Chas S. Brown Co., as agents, to Dr. W. B. Marple; in 35 East 30th st, to O H Gruner, of Cedarhurst, L I, and in 601 Madison av, to Clary Ray.

M & L ROSENTHAL leased to the Phillips

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 29th st for 10 years at an aggre-gatt rental of \$65,000.

walter J. Salomon leased to the Phillips Cigar Stores Co the corner store, 15x25, in the building at the southeast corner of Madison av and 42d st for a term of years at a rental of \$14,000 a year. The store contains an area of approximately 375 sq ft, and at the rental quoted the price per square foot equals \$37.

L. TANENBAUM, STRAUSS & CO leased the store, basement, 1st and 2d lofts in 92 to 96 Bleecker st, southwest corner of Mercer st, to J W Goddard & Sons for a term of years; also to Israel Friedman the 3d loft in the same building and the 6th loft in 48 to 56 West 38th st to George Rawak, of 696 Broadway, for a term of years.

A VON OSTERMANN reports that a lease

a term of years.

A VON OSTERMANN reports that a lease has been closed with A P Villa & Bros for a large space on the 15th floor in the Emmet 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 Exchange, Broome st and Broadway.

JOHN W WOODWARD leased for the Beck Shoe Co to P K Ramswamy the store and basement 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

HEIL & STERN leased for Philip Braender in 693 to 697 Broadway, the 6th and 7th lofts, comprising 20,000 sq ft of space to Bashwitz Bros & Co, of 707 Broadway.

FREDERICK SOUTHACK & ALWYN BALL, JR, leased for the Manhattan Leasing Co to L 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 Sth loft in the Flatiron Shape Euilding at 50 6th av. These leasts are for a long term of years.

ALBERT B. ASHFORTH leased the top loft.

are for a long term of years.

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 Broadway.

JOHN J. CLANCY & CO. leased dwellings at 108 West 86th st to Sarah J. Hart; 418 West 58th st to Mary Zeilan; 112 West 73d st to Mme. Louise Veneondez, and 328 West 58th st to Dr. K. A. Heizeson.

THE DUROSS CO. leased the 1st and 2d lofts in 364 7th av to Charles Beaumont; the vacant lot at 161 West 15th st to Charles Kennelly, the three upper floors in 494 and 496 Hudson st to M. Gorman, the vacant lots at 254 and 256 West 17th st to Cornelius Sullivan; the 2d and 3d lofts in 156 and 158 13th av to Charles Beckman, and the 3d loft in 145 to 151 West 18th st to George A. Schulz.

FREDERICK FOX & CO. leased the 4th loft in 119 to 125 West 24th st for a term of years to Sheiller Bros.; the 9th loft in 122 to 126 West 26th st to Jacobs & Jacobs, and the 6th loft in 132 and 134 West 22d st to Jacob

Ferber.

FREDERICK FOX & CO. leased for Charles Kaye, the 5th, 8th and 9th lofts in the new 18-sty building now nearing completion at 12 to 16 West 27th st. The lessees are Grunauer Bros., of 72 5th av; Schuss, Bernard & Co., of 85 5th av, and Fishgrund & Co., manufacturers 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 164 West 27th st, to Karp Bros., of 7 East 17th st, for a term of years.

THE E. A. POLAK REALTY CO. leased for the Fleischmann Construction Co., for three

years, 213 to 219 West 111th st, two 6-sty apartment houses, on a plot 50x100, at an aggregate rental of \$27,000; also for William Ehrennause and Jeanette Rochelle a 3-sty house at 218 West 121st 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.

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 25th Construction Co., Inc., the 3d loft in 158 and 160 West 29th st to J. Atkin; for Cora L. Penny the 4th loft in 135 and 137 Eleecker st to H. Labovitz Clothing Co., of 552 West Broadway, and for L. Tanenbaum Strauss & Co., agents, the 2d loft in 190 and 192 Greene st to the United Coat Front Pad Co., of 237 Mercer st.

the 2d loft in 190 and 192 Greene st to the United Coat Front Pad Co., of 237 Mercer st.

A. VON OSTERMANN leased space in the Emmet Building, corner of 29th st and Madison av, to the following: William T. Grund, of 445 Broome st; Maybrunn, Lehmann & Co., and with the Ernestus Gulick Co., space on the 13th floor to the North American Civic League, of 127 Madison av.

A—XANDER J. ROUX & CO. leased the 4th floor containing 17,000 st ft in the Schlegel Building, at the southeast corner of 2d av and 22d st, to Leo h. Hirsch & Co. for a term of years, of 129 Worth st.

LOUIS SCHRAG leased for the Eugatnom Realty Co. the 4th loft in 143 and 145 West 20th st, to J. Mergenthaler & Son, of 124 West 19th st, for a term of years; for John J. Cavanaugh, the 4th loft in building 256 West 25d st, to the Unexcelled Manufacturing Co., for a term of years; for Hencken & Haaren, the building at 104 West 26th st to Saul Margolis, for a term of years.

L. TANENBAUM, STRAUSS & CO. leased to S. Mann & Co., of 290 Church st, the store and basement in 498 and 500 Broadway for L. G. Lawrence; the 4th loft in 636 and 638 Broadway to Loewenthal & Marcus, of 714 Broadway, for Henry E. Coe; for the estate of John Downey, 22,000 sq ft in 733 and 735 Broadway to Loewenthal & Marcus, of 714 Broadway, to various tenants; for the estate of Leopold Sinsheimer, 10,000 sq ft in 714 Broadway, to various tenants; for the estate of Leopold Sinsheimer, 10,000 sq ft in 714 Broadway, to various tenants; for the Stability Realty Co., 24,000 sq ft in 852 and 854 Broadway, to various tenants; for the Stability Realty Co., 24,000 sq ft in 852 and 854 Broadway, to various tenants; for the Stability Realty Co., 24,000 sq ft in 852 and 854 Broadway, to various tenants; for the Stability Realty Co., 24,000 sq ft in 852 and 854 Broadway, to various tenants; for the Stability Realty Co., 24,000 sq ft in 852 and 854 Broadway, to various tenants; for the Stability Realty Co., 24,000 sq ft in 852 and 854 Broadway, to Various tenants; for the Stability Realty Co., 24

AMES & CO. leased the store in 420 Lenox av for S. A. Nelson to F. Rellaiss Mfg. Co.; the store in 9 East 30th st for N. J. Fitzgerald to D. Botchman; a floor in 15 West 31st st for R. W. Smith to D. A. Ferri and the 4th loft in 252 to 258 West 29th st for the Sherp Building Co. to A. Grignard & Co., of 17 West 42d st.

THE CROSS & BROWN CO. leased an apartment in 158 Madison av to S. Gilbert Averill, and space in the United States Rubber Building, Broadway and 58th st, to the General Accident, Fire & Life Insurance Corporation, of 1 Liberty st.

MATT J. WARD CO., in conjunction with the Taylor-Sherman Co., leased the Hotel New Weston, at Madison av and 49th st, for ten years, for George L. Sanborn, to Samuel G. Clayton, who has been associated with the Hotel Lorraine, 5th av and 45th st, for the past 12 years. Mr. Clayton took possession last Monday. The lease of the realty was reordered this week, and calls for a yearly rental of \$45,000.

of \$45,000.

PEASE & ELLIMAN leased space in the Aeolian Building, at 25 West 42d st, to the Universal Caster & Foundry Co., of 1170 Broadway, Dr. W. K. Ream, Arthur Wiener, the International Art Service, of 501 5th av. and Mrs. Laura G. Childs; also for Mrs. H. K. Brown, 26 East 68th st, to Camille Weidenfeld; for Robert Bonner, 563 Madison av, to Mrs. Hugh N. Cam- for John Sherman Hoyt, 101 East 65th st, a 5-sty American basement, to Roland Conklin.

WILLIAM H. WHITING & CO. leased from

Roland Conklin.

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 Co., of 90 Beekman st, for a term of years.

WILLIAM ZIEGLER rented for the winter season the residence of John Pierce, at 11 East 51st st, through S. Osgood Pell & Clark T. Chambers and Douglas L. Elliman & Co. The house is directly opposite the Cathedral and the rental asked was \$18,000. The house is flanked on either side by the Ogden Codman house, recently purchased by Bertram G. Work, and the residence of Mary C. King.

SPEAR & CO. leased for L. S. Samuels 15,-000 ft in 476 to 478 Broome st to Weinberg Bros. and B. Fishel & Co., of 127 Mercer st; for Johnson, Adams and Graecen, the 4th loft in 10 to 14 East 12th st to Newmark & Robinson, of 603 Broadway; for the Rexton Realty Co. a loft in 34 and 36 West Houston st; for Alfred R. Conkling a loft in 127 Spring st to Knobel & Stein.

HEIL & STERN leased for F. & L. Building Co. to J. Glockner & Co., of 16 West 19th st, the 11th loft in the new building, at 115 to 125 West 30th st; also for the Marmac Construction Co. to Bernard Epstein, the 8th loft in the new building, at 158 to 164 West 27th st

THE CROSS & BROWN CO. leased office space in the building at the southwest corner of 42d st and Madison av to Hazen & Whipple for a term of years; a loft in 383 5th av to E. F. Foley Co. of 164 5th av for a term of years, and the corner store in the building at the northeast corner of Broadway and 61st st to K. C. Pardee of 7 West 61st st for a term of years.

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75% of value, if necessary, in placing our monthly installment loans. Under the operation of the New Law, which became effective on January 1, 1911, the loans we are now making provide for monthly payments at the rate of \$10 per month per \$1,000 of the amount of the mortgage, which payments include interest, or the mortgage can be paid off entirely at any time, and after one year by the payment only of the balance due on the mortgage, plus one per cent of such balance.

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

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

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

FREDERICK FOX & CO. leased for the Graf Realty Holding Co. the 4th loft in the new 12-sty building at 119 to 125 West 24th st for a long term of years to Schiller Bros. of 134 Spring st; for the Fabian Construction Co. the 9th loft in 122 to 126 West 26th st to Jacobs & Jacobs, and for the Victoria Building & Contracting Co. the 6th loft in 132 and 134 West 22d st to Jacob Ferber.

THE JULIUS FRIEND-EDWARD M. LEWI CO. leased for the Marmac Construction Co. 8,500 sq ft of space in 158 to 164 West 27th st to Hyman Cohn for a term of years.

GOODWIN & GOODWIN rented for E. J. Welling to the Bidwell-Conklin Co. of 2142 Broadway the store in 277 Lenox av.

CARSTEIN & LINNEKIN rented the entire 11th loft and part of the 12th loft in the Hess Building at the southwest corner of 26th st and 4th av to B. Priestly & Co. of 100 5th av, makers and importers of cravanete cloths. The above concern is a department of Aufmordt & Co. who has just recently taken in addition to the above space 40,00 sq. ft. This makes in all three entire floors.

AMES AND CO. leased apartments in 137 East 34th st to G. Frank Farone and A. Sullivan; and in 130 West 34th st apartments to F. Hall, M. Henretta, M. Metra and L. Fry, and in 128 West 34th st apartments to G. Bar-

rett, L. B. Parsons, E. Gibney, C. Bunker, W. Boyd and W. Ferguson.

Boyd and W. Ferguson.

THE DOUGLAS ROBINSON, CHARLES S.
BROWN CO, leased for John J. Riker the
dwelling 112 East 37th st to Peter F. Meyer
who recently donated his estate at Orienta
Point to the Little Sisters of Charity.

FREDERICK SOUTHACK AND ALWYN
BALL, JR., leased for Wm. Fox to Strauss &
Sheib Printing Co. of 49 West 3d st 3d loft in
50 and 52 West 3d st; for Elizabeth C. Brown
to Western Remedy Co. of 2 Stone st 3d loft
in 53 Greene st; for A. B. Gardner to Wm.
Ollendorf of 22 White st store and basement in
28 White st; for Ranken Realty Co. to J.
Goldman top loft in 14 West 4th st. These
leases are all for a term of years.

FREDERICK SOUTHACK AND ALWYN

FREDERICK SOUTHACK AND ALW BALL, JR., leased from the plans space in to 11 West 45th st to De Wolfe Wachner Co., dressmakers, for ten years from May 1914, at an aggregate rental of \$45,000.

S. CHARLES WELSH leased the store and basement in 8 Beach st to M. M. Cohen; also the 1st loft to the National Dress Goods Co of 260 West Broadway.

TUCKER, SPEYERS & CO. leased for Harry Karger to Anton Nihleen, bootmaker, the basement store in 30 West 47th st for 5 years.

SPEAR & CO. have leased for Hauptman & Co. a loft in 132-134 West 21st st; and for the Newstate Co. the first loft in 132-134 West 21st st to the Commercial Thread Co. of 169 Morcor st; for the Goldberg Printing Co. a loft in 131-133 West 28th st to William Spechel of 35 Goerck st.

LEASES-BROOKLYN.

LEASES—BROOKLYN.

THE L. L. WALDORF CO. leased for Thomas Miller the 3-sty brownstone private dwelling, 440 7th st, to Mrs. Mildred Adams; also for a client the 3-sty brick and store private dwelling, 436 6th st, to W. Philips; also for a client the 2-sty brownstone private dwelling, 527% 6th av to Mrs. Lindner: for James J. Johnson the 2d apartment in 528 5th st; for a client the -a apartment east in the Parkdale, 598 6th st, to Mrs. Anna F. Rice, and the 3d apartment east in the same building to Herbert E. Fowler; for a client the 4th apartment west in 469 4th st to Wm. Ball; also the 1st apartment in 424 6th st; also the 2d flat north in 248 7th av; also for Mrs. Elizabeth Brydon the 1st store in the newly altered building, 123 7th av to the Imperial Restaurant; also for a client the north store in 134 7th av; also the corner store in 519 6th av, corner 13th st, to Cavanagh and Adam.

CHARLES E. RICKERSON leased 8 Sth 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 Carlton av, a 3-sty brownstone dwelling, for Mrs. William J. Gelston 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 58th

st.

GEORGE NEIMAN was the broker in the sale of 617 Lexington av, for the Cochran estate to Hayflisch & Co.

KICK & SHARROTT have opened offices at 2802 Broadway, where they will engage in a general real estate business.

SLAWSON & HOBBS have been appointed agents of the El Dorado Apartments on Central Park West, from 90th to 91st sts.

THE CHARLES F NOYES CO have been appointed agents for 72 to 76 Walker st, 253 Pearl st, 66 Front st, 277 Pearl st, 117 and 119 Leonard st and 332 Broadway.

THE CRESCENT REAL ESTATE CO., Frederick A. Holmes, proprietor, have moved its offices from 2875 Broadway to the northeast corner of 110th st and Broadway.

JOHN B MOSELEY, who makes a specialty

corner of 110th st and Broadway.

JOHN B MOSELEY, who makes a specialty of managing improved property occupied by colored people, has opened a real estate and insurance office at 640 Fulton st, Brooklyn.

BENJAMIN LEAVY, real estate and mortgage broker, has resumed business at his old location, 35 Nassau st Suite 803. Mr. Leavy represents several of the large fire and life insurance companies.

william A. CALDER was elected a director of the stockholders of the Realty Associates at their annual meeting to succeed 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 corner of 50th st and Broadway to Smith & Healy.

HALL J HOW CO negotiated the recently

Smith & Healy.

HALL J HOW CO negotiated the recently reported exchange of the southeast corner of Vermilye av and Academy st for a plot 50x150 on the west side of Post av, between Dyckman and Academy sts. The principals were T G Galardi & Co and Charles J Eder.

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 corner Broadway and 86th st.

ISAAC LEVY, formerly connected with the Kurz & Uren real estate office, has associated himself with the M. Morgenthau Jr. Co., 95 Liberty st. Mr. Levy will be in the Manhattan and Bronx Sale and Exchange department.

DOUGLAS L. ELLIMAN & CO., Osgood Pell

DOUGLAS L. ELLIMAN & CO., Osgood Pell and Clarke T. Chambers were the brokers in the recent lease of the furnished dwelling at East 51st st for John Pierce to William

HENRY LONDON has been appointed agent for the block of houses known as 190 to 204 Brown place, occupying the block front on the east side, between 136th and 137th sts.

-Chairman William R. Griffiths, 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 directly from Queensboro Bridge to Jamaica will be a traffic convenience of the highest order for Queens. Jamaica

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 This may be the lot of average size, say 25x100 feet, or 50x150 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 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. 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 con-forms 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 differ-ent 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 New York business districts.

For lots deeper than 100 feet there is a decided variance in rules and opin-ions. 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 arbi-trary 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 17th street, in the Bowne Park section of Flushing was accepted 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 rightof-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 sur-face 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 services.

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, commission orders that they shall be sold at not less than 78.

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Gen'l Mgr. and Counsel

FRANK L. COOKE, Secretary CHAUNCEY H. HUMPHREYS, Ass't Sec'y GERHARD KUEHNE, To Hon, ABRAHAM R. LAWRENCE, Counsel

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JAMAICA BAY VALUES.

Real Estate Titles Under Investigation-Status 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 symmer 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."

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 mer-chant. 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 funda-mental position is unprecedentedly strong. Our tremendously big crops, bank clearings, building figures, sharply increasing railroad traffic forms on 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

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 Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.
* Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

Belmont st, nwe Eastburn av, see East-urn av, nwe Belmont.

burn av, nwc Belmont.

Broome st, 436 (), ns, 129 e Bway, 21.2 x117x21.2x118, 3-sty bk loft & str bldg, 1-sty ext; due, \$36,917.08; T&c, \$2,954.20; Trustees of the Presbytery of N Y. 40,000 aKingsbridge ter, ws, 225 n Nindham pl, 25x121.9x25.2x118.10, 2-sty & b bk dwg; voluntary; Jos Jacobson.

Ridge st, 117 (), ws, 175 n Rivington, 5x100, 5-sty bk tnt & strs; due, \$6,923.37; T&c, \$1,327.93; sub to a first mtg of \$27,-100; Geo Bruestle.

000; Geo Bruestle.

a21ST st, 469 W (*), ns, 40 e 10 av, 20x
97.2, 3-sty & b bk dwg; leasehold; due,
\$2,211.08; T&c, \$433.29; Anna J Conyng2,000

2,000

"45TH st, 522 W (*), ss, 325 w 10 av, 25 x100.4, 5-sty bk tnt & strs; due, \$14,931.91; T&c, \$399.56; Eliz F King et al exrs. 15,000

"117TH st, 182 E, ss, 100 w 3 av, 25x 100.11, 5-sty & b stn tnt; voluntary; E L Keller.

134TH st, 253 W (), ns, 270 e 8 av, 15 x99.11, 3-sty & b bk dwg; due, \$8,888.66; T&c, \$148.92; Sarah M Chapman. 7,500

*135TH st, 300 E, ss, 276.6 w Willis av, 25 x100, 3-sty & b fr dwg; exrs sale; D I Rogow.

*176TH st E, nwc Southern blvd, see Southern blvd, nwc 176. *203D st E, sec Adee av, see Adee av, sec 203d.

203D st E, nec Adee av, see Adee av, sec

^aAv A., 218, es. 77.6 s 14th, 25.9x96, 4-sty bk tnt & strs & 4-sty bk rear tnt; due, \$19,055.54; T&c, \$901.39; Saml B Wallen-stein. 20,300

Adee av (), sec 203d, —x—; also ADEE AV, nec 203d, 542.6x irreg to 205th; also HALL AV, es, 191.6 n 203d, 150x100; also ROAD TO WESTCHESTER, es, —s White Plains av, —x—; due, \$8,558.54; T&c, \$9,-675.75; Empire City Savgs Bank. 10,000

aAdee av, nec 203d, see Adee av, sec 203d. *Eastburn av, nwc Belmont, 50x95, 2-sty

"Hall av, es, 191.6 n 203d, see Adee av,

^aRoad to Westchester, es, — s White Plains av, see Adee av, sec 203d.

"Sedgwick av. 1305 (*), ws. 268.8 n 167th, 25x100, 2-sty fr tnt & strs; due, \$6,599.43; T&c, \$378.36; American Swedenborg Printing & Publishing Society. 3,000

"Southern blvd, nwc 176th, 180x105.7x155 to st x195.4, 2-sty & b fr dwg & vacant; voluntary bid in at \$55,750.

voluntary bid in at \$55,750.

a2D av, 634, es, 41.11 s 35th, 18.11x72, 4sty & b bk tnt with str & 2-sty bk ext;
voluntary; A Rauch. 13.750

a3D av, ws, 28.7 s 188th, 86x122.10x75x80,
vacant; exrs sale; W A Evans. 12,000

a3D av, es, 109 s 189th, 121.10x109.3x100x
177.6, vacant; exrs sale; W A Evans.
20,000

BRYAN L KENNELLY

HERBERT A. SHERMAN.

**GOTH st, 245 W (*). ns, 175.1 e West
End av, 24.11x100.5, 4-sty bk tnt; due, \$8,277.23; T&c, \$235.55; Metropolitan Savings
Bank.

8.500

Bank.

**GOTH st, 243 W (*), ns, 200 e West End av, 24.11x100.5, 4-sty bk tnt; due, \$8,277.23; T&c, \$237.37; Metropolitan Savings Bank. 8,500

SAMUEL GOLDSTICKER.

^aMarmion av. 1892 (*), es. 26 s Fairmount pl. 35x106.10x34.10x103.4, 4-sty bk tnt; due, \$3,993.24; T&c, \$658.81; Jno M Stoddard. 23,000

L. J. PHILLIPS & CO.

a124TH st, 129 E, ns, 40 w Lex av, 25x 00.11, 3-sty bk bldg; voluntary; with-

**145TH st, 440-2 E, ss, 400 e Willis av, 37.6x100, 5-sty bk tnt & strs; due, \$2,-000.76; T&c, \$691.25; sub to pr mtg of \$30,-000; Alex Sampson. 32,000

HENRY BRADY.

^aCharlotte st, 1415 (*), ws, 34.9 n Jennings, 40x100, 5-sty bk tnt; due, \$5,541.00; T&c, \$288.22; sub to pr mtg of \$32,000; Israel Karp et al. 37,450

Israel Karp et al. 37,450

a176TH st 338 E (*), ss, 402.2 e Anthony
av, runs s143.1xe8.4xn50.1xe8.4xn108.1xw
21.10 to beg, 3-sty fr tnt; due, \$9,170.18; T
&c, \$653.60; American Savings Bank. 8,750

a176TH st, 340 E (*), ss, 423.11 e Anthony
av, 21.10x123.1x16.8x108.1, 3-sty fr
tnt; due, \$9,221.75; T&c, \$639.90; American
Savings Bank. 8,000

Meade av. 519 (), ns. 150 e Garfield, 25 x100, Van Nest Park; due, \$3,424.70; T&c, \$324.54; Leonard J Langbein exr, &c. 3,000

JAMES L. WELLS.

**1167H st, 440 E (*), ss, 194 w Pleasant av, 30x100.10, 4-sty stn tnt; due, \$18,960.63; T&c, \$1,245.17; Lawyers Mortgage Co. 16,000

116TH st, 438 E (), ss, 224 w Pleasant av, 20x100.11, 4-sty stn tnt; due, \$11,296.80; T&c, \$746.84; Lawyers Mortgage Co. 11,000

DANIEL GREENWALD

Lenox av, 52 (), es, 36.5 n 112th, 32x 100, 5-sty bk tnt; due, \$18,860.08; T&c, 24,801.67; sub to first mtg of \$36,000; Max E Bernheimer et al exrs. 46,000

VOLUNTARY AUCTION SALES.

MANHATTAN AND BRONX.

BRYAN L. KENNELLY.

DEC. 4.

49TH st, 109 W, see 50th, 106-12 W.

50TH st, 106-12 W, ss, 100 w 6 av, runs w75xs200.10 to 49th (No 109), xe25xn100.5 xe50xn100.5 to beg, 4-sty bk stable.

S5TH st, 333-5 E, ns, 325 e 2 av, 50x102.2, two 4-sty & b stn tnts.

127TH st, 225, E, ns, 55 e 3 av, 18.6x99.11, 5-sty bk tnt.

AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have ken place during the week ending Nov taken place 26, 1912;

WM. H. SMITH.

Grattan st, ss, 275 e Porter av, 25x100; Kathryn F Murphy. 9,200

Johnson st, 65, nec Pearl, 25x78.8, 3-st b fr bldg; voluntary; Herman Otter

Lincoln pl (*), ss, 100 e Albany av, 45.2x 90; Robt Ward.

Monroe st, ss, 200 w Howard av, 25x100; Rance Realty Co. 3,250

Park st, nws, 150 ne Bway, 25x100; Burling Realty Co. 7,360

Van Brunt st (*), ses, 25 ne ne Tremont, 25x90; Jno Finnegan.

Bedford av, ws, 20 s Park pl, 27x100; Saml Rottenberg. 15,000 Belmont av, ss, 20 e Berriman, 40x90; ndreas Bach.

Fountain av. es. 200 s Glenmore av. 20x 100; Geo Seeger & wife. 3,000

Lexington av. swc United States av. 116 x100; Chas S Warbasse. 2,000

WM. P. RAE CO.

Lorimer st, es, 40 n Stagg, 60x20; Sheriff's sale of all right, title, &c; withdrawn.

St John's pl (*), nwc East New York av, runs ne100xse4.4xs39.4xsw556 to East New York av xw20.7xnw7.7 to beg; Will-iamsburgh Trust Co.

Scholes st, ns, 125 e Leonard, 25x100; Sheriff's sale of all right, title, &c; with-drawn.

E 26TH st, ws, 200 n Av F, 50x100; J
Raymond Pennafather. 6,580
59TH st (*), ns, 320 w 12 av, 20x100.2;
foreclos of tax lien; Theo A Cullen. 100
Amherst av (*), es, 340 s Hampton av,
40x100; Carl Teschemacher. 5,000

Amherst av (*), es, 380 s Hampton av, 40x100; Carl Teschemacher. 5,000

Lafayette av (*), ss. 116.8 w Nostrand v, 16.8x00; Horace Kingsbury. 4,250 Mermaid av (*), nec W 15th, 30.2x100; 7elz & Zerweck. 8,500

Welz & Zerweck.

St Nicholas av. nes, intersec ses Bleecker, 22x90; Chas Grosch et al defendants.

15,500

20TH av. ses, 470 sw Benson av, 30x 96.8; withdrawn.

JAMES L. BRUMLEY. **69TH st** (*), ns, 120 w 10 av, 20x90;
Henrietta Pirnie. 3,000 69TH st (*), ns, 140 w 10 av; 20x90 Henrietta Pirnie. 3,000

THE CHAUNCEY REAL ESTATE CO., LTD.

Clinton av, 249, es, 326.6 n DeKalb av, 45x200, to Waverly av (No 240), 3-sty bk & stn dwg & 3-sty bk stable & garage; voluntary; Wm A Butler party in interest.

JOSEPH P. DAY. 21ST av (*), nwc 77th, 280x—x201.2x 3.4; Henry L Walker. 22,500

CHARLES SHONGOOD.

Watkins st, es. 125 n Riverdale av. 25x 100; Bismarck Realty Co. 2,600 W 15TH st, ws. 880 n Neptune av. 87x 104.3; adj to Jan 28, 1913.

Greene av. ss, 196.3 e Sumner av. 19.3x 100; Hopkins Security Co. 7,000

Linden av (*), ss. 100.11 e E 35th, 99.1x 100; A Starr Best exr. 3,000

Throop av, sec Park av, 25x100; Alfred 13,200

13TH av (*), es, 19.2 n 40th, 19x80; Johanna Balaban. 4,850

Total\$201,240 Corresponding week 1911.....\$180,509

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX

The following is a list of legal sales for Manhattan and the Bronx to be held at the Real Estate Salesrooms, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av, unless otherwise stated.

NOV. 30.

No Legal Sales advertised for this day. DEC. 2.

Herkimer pl. nwe 233d, see 233d E, nw Herkimer pl.

Herkimer pl. swc 235th, runs se120xw 90xn25xe—xn95.5xe25, vacant; Hugo Lehman agt Bernhard Moral et al; Olcott, Gruber, Bonynge & McManus (A), 170 Bway; Julius J Frank (R); due, \$1,774.82; T&c, \$47.95; mtg recorded Jan20'11; L J Phillips & Co.

77TH st, 342 E, ss, 200 w 1 av, 25x102.2, 4-sty bk tnt & 4-sty bk rear tnt; East River Savings Instn agt Willett D Morgan et al; Omri F Hibbard (A), 56 Pine; Carl L Schurz (R); due, \$10,804.30; T&c, \$1,097.92; mtg recorded July9'97; Herbert A Sherman.

S2D st, 18 E, ss, 119 w Mad av, 26x102.2, 5-sty & b stn dwg, 4-sty ext; N Y Life Ins Co agt Wesley Thorn et al; Geo W Hubbell (A), 346 Bway; Alfd Steckler Jr (R), due, \$104,084.76; T&c, \$11,257.37; Bryan L Kennelly.

131ST st, 126 W, ss, 430 e 7 av, 20x 99.11, 3-sty & b stn dwg; Rebecca Schwabach agt Marion Levy et al; Rose & Putzel (A), 128 Bway; Loring M Black, Jr (R); due, \$13,629.26; T&c, \$538.14; Joseph P Day.

eph P Day.

183D st, 453-5 on map 455 E, ns, 204.7 w Washington av, 35x100, 4-sty bk tnt; Fannie A Dodge agt John Rendall et al; 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.

183D st, 449-51 on map 451 E; ns, 239.7 w Washington av, 35x100, 4-sty bk tnt; Fannie A Dodge agt John Rendall et al; Action 2; John Mulholland (A), 280 Bway; Franklin Leonard, Jr (R); due, \$6,288.79; T&c, \$1,085.32; sub to a pr mtg of \$20,000; Joseph P Day.

183D st, 457-9 on map 459 E, ns, 169.7 w Washington av, 35x100, 4-sty bk tnt; Mary E Bird agt John Rendall et al; John Mulholland (A), 280 Bway; Franklin Leonard, Jr (R); due, \$24,579.08; T&c, \$1,222.43; Joseph P Day.

233D st, nwc Herkimer pl, 50.6x89.7x 50x97.1; vacant; Hugo Lehman agt Julia E Curran et al; Olcott, Gruber, Bonynge & McManus (A), 170 Bway; Julius J Frank (R); due, \$1,779.31; T&c, \$46.19; mtg recorded Jan20'11; L J Phillips & Co.

233D st, ns, 25.3 w Napler av, see Napler av, ws, 96 n 233d.

235TH st E, swc Herkimer pl, see Her-imer pl, swc 235th.

235TH st E, see Mt Vernon av, see Mt ernon av, see 235th.

Vernon av, sec 235th.

Mt Vernon av, sec 235th. runs s89.11

Mt Vernon av, sec 235th, runs pg; runs recard, runs (A), 170 Bway; Julius J Frank

Mt Vernon av, sec 235th, runs n25xw

Mt Vernon av, sec 235th, runs s89.11

Mt Vern

Washington av, 1960, es, 55.1 n 178th, 27x91.11x27x91.10, 4-sty bk tnt; Hugo Lehman agt Francis E McKiernan et al; Action 2; Olcott, Gruber, Bonynge & McManus (A), 170 Bway; Julius J Frank (R); due, \$2.849.37; T&c, \$780; sub to a pr mtg of \$15,000; mtg recorded Feb14 '11; L J Phillips & Co.

DEC. 3.

DEC. 3.

Goerck st, 111-17, see Stanton, 319.

Grand st, 29, see Lispenard, 8.

Lispenard st, S, ss, abt 60 e West Bway.
—x—, 6-sty bk loft & str bldg; also
PEARL ST, 500-2, nes, intersec s 8 Park,
runs e74.6xe19.9x—37.2x—69.10xnw45.7 to
beg, three 5-sty bk tnts & strs; also
GRAND ST, 29, ss, abt 45 w Thompson,
—x—, 3-sty bk tnt & strs; also UNIVERSITY PL, 126, ws, abt 80 n 13th, —x—, 4sty bk office & str bldg, 1-sty ext; also
BROADWAY, 866, es, 84.3 s 18th, 25x82.5x
26.4x90.10, 4-sty bk office & str bldg, 1sty ext; also YORK ST, 2 & 4, swe St
Johns la (Nos 7 & 9), —x—, two 3-sty fr
tnts & strs & 2-sty bk stable; also
WORTH ST, 124, ss, 126.7 w Centre, 26x
80.1x20.8x84.4, pt 3-sty bk loft bldg; also
SPRING ST, 150, ss, abt 60.2 w Wooster,
—x—, 4-sty bk loft & str bldg; sheriff's
sale of all right, title, &c, which Jno L
Arden had on Apr27'10 or since; Gray &
Gray (A), 115 Bway; Julius Harburger,
sheriff ;Henry Brady.

Park st, ss, at nes Pearl, see Lispenard,

Pearl st, 500-2, see Lispenard, 8. Spring st, 150, see Lispenard, 8.

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Stanton st, 319, swc Goerck (Nos 111-7), 50x75, 6-sty bk tnt & strs; State Bank agt Jacob Jacobowitz et al; Walter T Kohn (A), 309 Bway; Jos Rosenzweig (R); due, \$14,375.19; T&c. \$—; mtg recorded May 31'07. Joseph P Day.

St Johns la 7-9 see Lispeyers.

St Johns la, 7-9, see Lispenard, University pl. 126, see Lispenard, 8. Worth st .124, see Lispenard, 8. York st, 2 & 4, see Lispenard, 8.

10rk st, 2 & 4, see Lispenard, 8.

12TH st, 330 E, ss, 357.8 e 2 av, runs s
103.3xe10.5xne17.5xn93.8xw25 to beg, 6-sty
bk tnt & strs; Danl Woodcock agt Rosina
Tuzzolino et al; Jacob M Kornfeld (A), 87
Nassau; Chas J Leslie (R); due, \$2,943.56;
T&c, \$356.85; mtg recorded June12'09. Joseph P Day.

seph P Day.

45TH st, 555 W, ns, 100 e 11 av, 25x100.5, 5-sty bk tnt; Chas E Appleby agt Geo Latour et al; Cannon & Cannon (A), 135 Bway; Gordon S P Kleeberg (R); due, \$15,081.80; T&c, \$976.88; Joseph P Day.

21TH st, S18 E, ss, 155 e Barnes av, 50 x114, Wakefield; Horace Anderson gdn agt Willoughby B Dobbs et al; Harold Swain (A), 176 Bway; Edw J McGuire (R); due, \$4,432.43; T&c, \$242.93. Bryan L Kennelly.

Ay C. 215, ws. 23 n 13th, 22.10x63, 5-sty

Av C, 215, ws, 23 n 13th, 22.10x63, 5-sty kt nt & strs; Olga R Bayne agt Max Bernow et al; Roosevelt & Kobbe (A), 44 Wall; Geo B Hayes (R); due, \$12,894.43; T&c, \$594; mtg recorded Oct17'06. Joseph P Dav.

Broadway, 866, see Lispenard,

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; Winston H Hagen (A), 49 Wall; Robt F Wagner (R); due, \$8,713.14; T&c, \$368.51; Henry Brady.

Unionport rd, 1721, ws, 199.8 n Col av, 25.1x107.2x—x109.4; Fredk H Schomburg agt Chas Ringelstein et al; Jacob M Peyser (A), 26 Court, Bklyn; Saml J Wagstaff (R); due, \$1,872; T&c, \$197.40. Joseph P Day.

DEC. 4.

66TH st, 153 W, ns, 265.8 w Bway, 30.9x
100.4, 5-sty bk tnt; Chas Wynne agt Nathan Mayer et al; Stoddard & Mark (A),
128 Bway; Alfred J Talley (R); due, \$5,207.41; T&c, \$746.43; Joseph P Day.

82D st, 12S W, ss, 305 w Col av, 20x102.2,
4-sty & b bk dwg; U S Trust Co of NY
agt Anna K Daniel et al; Stewart &
Shearer (A), 45 Wall; Alex Brough (R);
due, \$20,016.42; T&c, \$2,335.17; Danl Greenwald

238TH st E. ns, 175 e Katonah av, 8e6 242d E., ss, 160 e Katonah av.

242D st E, ns, intersec sws Duke pl, see 242d E, ss, 160 e Katonah av.

242d E, ss, 160 e Katonah av.

242D st E, ss, 160 e Katonah av. 175x
100, vacant; also 242D ST E, ns, intersec
sws Duke pl. 242.6x175.2x220.6, vacant;
also 238TH ST E, ns, 175 e Katonah av,
runs n100xe140xsw&s100xnw75xsw34xw2.4
to beg; Herman Heidelberg agt Bronx
Heights Land Co et al; Maxwell Davidson (A), 170 Bway; Chas L Cohn (R); due,
\$5,477.93; T&c, \$2.092.40; Samuel Marx.

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

DEC. 5.

Henry st, 37, ns, 275.3 e Catharine, 24.6 x100x23x100, 6-sty bk tnt & strs; Louis Jarmulowsky agt Kotzen Realty Co et al; Morris Clark (A), 165 E Bway; Sampson H Weinhandler (R); due, \$29,163.60; T&c, \$1,608.53. Joseph P Day.

Washington st, 712-4, ws, 50 s 11th, 46x 64.6x47x70, two 2-sty bk tnts & 1-sty bk rear bldg; Bella Cole agt 712-714 Washington Street Co et al; J 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.

156TH st, 328 E, ss, 200 w Courtlandt av, 25x100, 3-sty fr dwg; Millie Seebeck agt Geo Dumrauf et al; Jno F Frees (A), 3029 3 av; Jos V Mitchell (R); due, \$1,-860.36; T&c, \$153.09; sub to a first mtg of \$5,000. Joseph P Day.

187TH st, 547 E, see Valentine av, 2426-36.

Bathgate av, 2382, es, 77.2 s 187th, 38.6x 90, 4-sty bk tnt; Ver Planck Estate agt Eliphalet L Davis et al; Middleton S Borland (A), 31 Nassau; Edw D Dowling (R); due, \$4,353.26; T&c, \$210.45; sub to a prior mtg of \$20,000; Bryan L Kennelly.

Hull av, 3306 on map 3304, es, 125 n 209th, 25x100, 2-sty fr dwg; Egbert Wink-ler, Sr, agt Jos C Luke et al; Action 1; Matthies & Eisner (A), 41 Park row; Adam Frank (R); due, \$1,860,66; T&c, \$331.49; mtg recorded Feb16'10; L J Phil-lips & Co.

Hull av, 3308 on map 3306, es, 150 n 209th, 25x100, 2-sty fr dwg; Same agt same (A); same (R); due \$1.857.81; T&c. \$331.49; mtg recorded Feb 16'10; L J Phillips & Co.

N Chestnut dr, ns, 401.5 w Bronxwood av, 38x96.1x38x96.4; also S CHESTNUT DR, ns, 80 e N Chestnut dr, runs n80xe5xn20xe 40xs100xw45 to beg, Wakefield; Aug Lieb et al agt Mercury Realty Co et al; J Homer Hildreth (A), 3 av & 148th; Jno M Lathrop (R); due, \$2,525; T&c, \$134.16; Geo Price.

S Chestnut dr, ns, 80 e N Chestnut dr

S Chestnut dr, ns, 80 e N Chestnut dr, see N Chestnut dr, ns, 401.5 w Bronxwood

Tlebout av, swe 187th, see Valentine av, 2426-36.

Valentine av, sec 187th, see Valentine av, 2426-36.

Valentine av. 2426-36, nec 187th (No 547) 100x135, 2-sty fr dwg & vacant; also 187th ST E, ss, whole front bet Valentine av & Tiebout av, runs s13.3xe85xs25xe150 to Tiebout 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. 1405, es. 50.5 n 115th, 25.3x100, 5-sty bk tht & strs; Saml Josephson et al agt Hulda Grohs et al; Max Arens (A), 271 Bway; Jno Z Lowe, Jr, (R); due, \$6,245.54; T&c, \$760.73; sub to a first mtg of \$26,000; mtg recorded Dec4'06; Joseph P Day.

DEC. 6.

102D st, 127 E, ns, 40 w Lex av, 37.6x 100.11, 6-sty bk tnt & strs; Ephraim Samuels agt C N & S A Constn Co et al; H B 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, 46.9x100.11, 6-sty bk tnt & strs; U S Trust Co of N Y trste agt Abr Rothstein et al; Stewart & Shearer (A), 45 Wall; Abr Stern (R); due, \$48.249.35; T&c. \$2.480.35; mtg recorded Jan7'07; Joseph P Day.

131ST st, 244 W, ss, 341.8 e 8 av, 16.8x 99.11, 3-sty & b bk dwg; Lawyers Mtg Co agt Horoscope Realty Co et al; Cary & Carroll (A), 59 Wall; MacGrane Coxe (R); due, \$9,536.53; T&c. \$198.16; mtg recorded May17'09; Joseph P Day.

131ST st, 246 W, ss, 325 e 8 av, 16.8x 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 Valen-

T&c, \$198.16; Joseph P Day.

Briggs av, ws. abt 200 s 197th, see Valentine av, ss, 174.6 e 196th.

Clinton av, 2117, ws, 94.6 s 181st, runs w 41.1xs5.6xw50xs15.11xe91.1xn21.5 to beg, 3-sty bk dwg; Annie V Schriefer agt Amalia Pirk et al; Edw P Orrell, Jr, (A); 256 Bway; Myron Sulzberger (R); due, \$5,58.51; T&c, \$572.80; mtg recorded Jan24'10; Joseph P Day.

Valentine av, ss, 174.6 e 196th, runs se 154.8xs161.2xse5.11 to Briggs av xe46.4xnw 48.10xn150.10xnw9.5xw176.6 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; Joseph P Day.

DEC. 7.

No Legal Sales advertised for this day. DEC. 9.

Allen st, 167, ws, 125 s Stanton, runs w 87.6xs25xe41.6xs.06xe46xn25.6 to beg, 5-sty bk tnt & strs & 5-sty bk rear tnt; Dora Davis et al agt Henry Machson et al; Edw E Hoenig (A), 35 Nassau; Sampson H Weinhandler (R); due, \$5,980.76; T&c, \$644.05; sub to a first mtg of \$22,000; Joseph P Day.

Joseph P Day.

75TH st, 309 E, ns, 137.6 e 2 av, 31.6x
102.2, 6.-sty bk tnt & strs; Lambert Suydam agt Sophie Grossman et al; Wm R
Adams (A), 25 Broad; Edgar H Rosenstock (R); due, \$9,556.89; T&c, \$900; Joseph P Day.

116TH st, 350 E, ss, 125 w 1 av, 16.8x
100.11, 3-sty & b stn dwg; Eliz H Hoar
agt Lordi Pernetti & De Respiris Constn
Co et al; Levi S Tenney (A), 27 William;
Jas M Donohue (R); due, \$8,676.59; T&c,
\$364.19; Henry Brady.

ADVERTISED LEGAL SALES.

BROOKLYN.

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

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 Brodstet al; Manasseh Miller (A), 350 Fulton; Milton H Latner (R); Chas Shongood.

DEC. 3.

Fulton st, hwc Chestnut, 25.4x104.4;
Frank Ehlers agt Morris Richards et al;
Sackett & Lang (A), 99 Nassau, Manhattan; Howard O Wood (R); Wm H Smith.
Gatling pl. ws, 200 s Monmouth, 20x125;
Jas S Alexander gdn agt Jason C Cameron et al; Action 1; Henry J Davenport (A), 375 Pearl; Henry Escher Jr (R);
Wm H Smith.
Gatling pl. ws, 200

Wm H Smith.

Gatling pl. ws, 220 s Monmouth, 20x 125; same agt same; Action 2; same (A); Wm Liebermann (R); Wm P Rae.

Hampton pl. es, 30.4 n St Johns pl. 20x 95; Bklyn Savgs Bank agt Aronson Realty Co et al; Action 2; Snedeker & Snedeker (A), 164 Montague; Wm Watson (R); Wm H Smith.

H Smith.

Hampton pl. es, 170 s Sterling pl. 20x95; same agt same; Action 3; same (A); Jas H McCabe (R); Wm H Smith.

State st, ns, 80.4 e Furman, 19.9x61; Louis C Margot agt Ponce Realty Co et al; Robt E Swezey (A), 50 Pine, Manhattan; Thos J Snee (R); Wm H Smith.

Sterling pl. ss, 110 w Hampton pl. 20x 90.7:Bklyn Savgs Bank agt Aronson Realty Co et al; Action 4; Snedeker & Snedeker (A), 164 Montague; Wm Watson (R); Wm H Smith.

W STH st. es. 78.2 n Ay S. 19x82.5; Her-

W STH st, es, 78.2 n Av S, 19x82.5; Herman Knobloch et al agt Taft Constn Co et al; Miller & Bretzfelder (A), 55 Lib-

erty, Manhattan; Jno P Lamerdin (R); Wm H Smith.

erty, Manhattan; Jno F Lamerum (R), Wm H Smith.

74TH st, sws, intersec es New Utrecht av. 119.3xi11.4; Wm M Young agt Builders & Traders Realty Co et al; Harvey O Dobson (A), 189 Montague; Saml T Maddox Jr (R); Wm P Rae.

92D st, ss, 225 e Fort Hamilton av, 25x 139.5; Home Title Ins Co of NY agt Jason C Cameron et al; Action 1; Henry J Davenport (A), 375 Pearl; Henry Escher Jr (R); Wm H Smith.

92D st, ss, 250 e Fort Hamilton av, 25x 139.5; same agt same; Action 2; same (A); Wm Liebermann (R); Wm P Rae.

Ocean pkway, es, 18.10 n Av S, runs e 250 to E 7th, xn26.5xnw178.5xwl33.3xs157.9 to beg; Bklyn Trust Co agt Kanute J Lundgren et al; Chas C Suffern (A), 203 Montague; Ralph K Jacobs (R); Wm H Smith.

DEC.

Pacific st, ss, 31 w Albany av, 27x107.2; Citizens Trust Co of Bklyn agt Jacob H Hirsch et al; Jonas, Lazansky & Neuber-ger (A), 44 Court; Barker D Leich (R); Wm P Rae.

Wm P Rae.

Union st, ns, 356 e Utica av, 20x100;
Katherine E Hardung agt Abr Greenberg
et al; Whitmel H Smith (A), 26 Court;
Arthur M Milligan (R); Wm P Rae.

4TH st, sws, 373.4 nw Prospect Park W,
17x100; Bowery Savgs Bank agt Jennie C
Osborne et al; Harry L Thompson (A), 175
Remsen; Jacob A Freedman (R); Chas
Shongood.

Snongood.

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

Morgan av, ws, 110 n Lombardy, 20x115; Nathan Kauffman et al agt Margt Garity et al; Edw Jacobs (A), 25 Broad, Manhattan; Louis Hanneman (R); Saml Goldsticker.

STH av, ws, 75.2 s 41st, 25x100; Jessie A Heavey agt Kristian A Helenius et al; Howard C Conrady (A), 204 Montague; Isaac N Sievwright (R); Wm H Smith.

DEC. 5.

Bremen st, nc Monteith, 25x75; Citizens Trust Co of Bklyn agt Sophie Cash et al; Jonas, Lazansky & Neuburger, Kramer, Cohn & Meyer (A), 44 Court; Leon M Woodworth (R); Chas Shongood.

Cleveland st, ws, 110 s Pitkin av, 20x90; Geo E Dewey agt Greystone Bldg Co et al; Harry L Thompson (A), 175 Remsen; Arnold S Furst (R); Wm H Smith.

Cleveland st, ws, 90 s Pitkin av, 20x90; Edwin Packard trste agt Greystone Bldg Co et al; Harry L Thompson (A), 175 Remsen; Henry J Davenport (R); Wm H Smith.

Cleveland st, ws, 130 s Pitkin av, 20x 90; Sebastian H Rathgeber agt Greystone Bldg Co et al; Harry L Thompson (A), 175 Remsen; Edwin L Garvin (R); Wm H Smith.

Wm H Smith.

E 15TH st, es, 361 n Av N, 19x75; Jno Feindt agt Henry Alff et al; Robt E Moffett (A), 894 Bway; Wallace N Vreeland (R); Wm H Smith.

SOTH st, ss, 216.10 e 17 av, 22.8x109.8; South Bklyn Savgs & Loan Assn agt Salvatore Maffai et al; Action 1; Henry J Davenport (A), 375 Pearl; Abr Rockmore (R); Wm H Smith.

(R); Wm H Smith.

S0TH st, ss, 239.6 e 17 av, 27.4x109.5x 27.4x109.8; same agt same; Action 2; same (A); W Harry Setton (R); Wm H Smith.

100TH st, ns, 140 w Fort Hamilton av, 40x95; also 100TH st, ns, 112.6 w Fort Hamilton av, 27.6x95; E J McLaughlin Co agt Bay Ridge & Fort Hamilton Realty Corpn et al; Matthew W Wood (A), 165 Bway; Henry Fuehrer (R); Wm P Rae.

Nostrand av, es, 45 s Lefferts av, 20x 76; Wm N Dykman et al agt Ritaro Realty Co et al; Action 1; Chas C Suffern (A), 203 Montague; Geo Goldberg (R); Chas Shongood.

Nostrand av, es, 85 s Lefferts av, 20x

Shongood.

Nostrand av. es. 85 s Lefferts av. 20x 76; same agt same; Action 2; same (A); Walter S Brewster (R); Wm H Smith.

Rochester av. ws. 60.7 s St Johns pl. 20x100; Peekskill Savgs Bank agt Harry C Partridge et al; Harry L Thompson (A), 175 Remsen; Geo H Ittleman (R); Wm H Smith.

Saratoga av. ws. 100 n Sterling pl. 40x 100; Williamsburgh Savgs Bank agt Ray Stromberg et al; S M & D E Meeker (A), 217 Havemeyer; Sigsmund Trapani (R); Chas Shongood.

.5TH av. sec 1st. 23x91.9; Inc. H. Descher.

..5TH av, sec 1st, 23x91.9; Jno H Doscher et al agt Mary A McNamara; Frank Ober-nier (A), 44 Court; Geo R Holahan Jr (R); Wm H Smith.

DEC. 6.

DEC. 6.

44TH st, nes, 450 se 12 av, 50x100.2;
Alfred Bernstein agt Andw J Collins et al; Stewart Engel (A), 258 Bway; Ira L Rosenson (R); Chas Shongood.

70TH st, ses, 480 nw 18 av, 20x100; Clara M Wigren agt Walter L Cassin et al; Chas A Ogren (A), 149 Bway, Manhattan; Burt L Rich (R); Wm P Rae.

Atlantic av, ss, 316.8 w Stone av, 16.8x 100; Anna P Kunz agt Bklyn Heights R R Co et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Harry F Lawrence (R); Wm H Smith.

Atlantic av, ss, 125 e Howard av, 25-

Atlantic av, ss, 125 e Howard av, 25x 100; Carrie E Hosford agt Nicola Antoniello et al; Chas A Ogren (A), 149 Bway; Wm H White (R); Wm H Smith.

DEC. 7 & 9.

No Legal Sales advertised for these days.

Absolute Partition Sale

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

Ludwig Baumann Estate

Valuable New York City Properties Thursday, December 12

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

54 to 62 West 125th Street

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

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

19 East 12th Street

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

Pennsylvania Terminal Zone Properties 10 Story Fireproof Loft Building 260 to 266 West 36th Street

A 10 story cellar and sub-cellar, absolutely fireproof loft building, utilized as a furniture salesroom 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 alarms. Size of plot 73,7498.9.

247, 249 and 251 West 35th Street

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

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

257 West 35th Street

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

261 and 263 West 35th Street

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

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

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

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

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



31 Nassau St., N. Y. City

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

WANTED, JANUARY FIRST,
Structural Steel Salesman, as assistant to
Manager Eastern Sales Department. Acquaintance with New York Architects,
Engineers and Builders essential. Good
salary and commission. State experience,
age, married or single. References first
letter. Exceptional opportunity to right
man. Address EASTERN MANAGER,
Record and Guide.

man. Address EASTERN MANAGER, Record and Guide.

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

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

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WANTED BY A LARGE REAL ESTATE
FIRM, AN EXPERIENCED RENTER;
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OFFICES PREFERRED; GOOD OPPORTUNITY FOR RIGHT MAN; SALARY TO
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RENTING MAN wants position with an
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Founded March 21, 1868, by CLINTON W SWEET

Published Every Saturday
By THE RECORD AND GUIDE CO.

F. W. DODGE, President
F. T. MILLER, Secretary and Treasurer
Nos. 11 to 15 East 24th Street, New York City

(Telephone, Madison Square, 8900.)
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The marble sculptures for the Maine monument will be on view in the Piccirilli studios, at 467 East 142d 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 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.

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 23d 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 Green-wich 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 Square-Greenwich 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 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 large 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 con-venient 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 42d 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 respects-money would be required to buy in the securities here by parties in in-terest 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 es tate is not in a position to 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 10x16 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 work-

rooms

(2) Blow out matches before throwing

them away.

(3) Clear out rubbish and clippings every day from workrooms, hallways and basements. Metal cans or metal-lined 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

(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 replaced upon this fact, he forgets or neglects to notify the insurance company of the happening of an acci-dent or perhaps he thinks the injury or damage so trivial that it is not worth while to notify the company. 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 insur-

ance 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 McCall 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 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 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 con-

structed.

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.

City Market Commission, which Borough President Miller, of The Bronx, is chairman, will begin sessions again next week.

REAL ESTATE STATISTICS

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

MANHATTAN CONVEYANCES

No	ov. 22 to 27	Nov. 24 to 29
Total No	\$8,724,068 \$2,724,068 \$1,079,100 \$1,242,000 ov. 27 Jan	\$9,319,300 17 \$606,825
Total No		\$42,447,184

MORTGAGES

N	ov. 22 to 27	Nov. 24 to 29
Total No	69	111
Amount	\$1,155,633	\$2,198,370
To Banks & Ins. Cos		
Amount		
No. at 6%		46
Amount	\$96,900	\$349,200
No. at 51/2%		2
Amount		\$175,000 26
No. at 5%		\$659,770
No. at 41/2	4	10
Amount		\$357,500
No. at 4		*****
Amount		******
Unusual rates	•••••	1
Amount		\$17,000
Interest not given		
Amount	\$170,000	771 (000) (000)
Jan. 1 to N	lov. 27 Jan	1 to Nov. 29
Total No		6,613
Amount	\$267,862,278	
To Banks & Ins. Cos		1,449
Amount	\$162,137,153	\$153,671,344

MORTGAGE EXTENSIONS

1404	. 22 to 21 N	ov. 24 to 29
Total No	32	26
Amount To Banks & Ins. Cos	\$928,911 15	\$602,500
Amount	\$514,351	\$203,000
Jan. 1 to No	ov. 27 Jan. 1	to Nov. 29
Total No	1.947	2,040
Amount To Banks & Ins. Cos	\$68,151,740 595	\$79,950,292 709
Amount		\$43,699,205

BUILDING PERMITS

1	Nov. 23 to 29	Nov.	25 to Dec. 1
New buildings Cost Alterations		\$825,625 \$54,325	10 \$889,850 \$99,675
New buildings CostAlterations	\$100	511 0,546,985 0,063,490	77 7 \$91,755,650 \$11,627,942

BRONX

CONVEYANCES

NOV. 2	2 to 21	ov. 24 to 29
Total No No. with consideration	138 19	107
Consideration	\$107,737	\$107,250
Jan. 1 to Nov	. 27 Jan.	1 to Nov. 29
Total No	6,875	6,483
No. with consideration	1,544	432
Consideration	\$9,000,851	\$4,525,274
MORTGA		

*10	* . DD 00 A1	1101. 21 10 20
Total No	102	82
Amount	\$875,172	\$819,565
To Banks & Ins. Cos	5	
Amount	\$65,500	
No. at 65	50	
Amount	\$261,697	
No. at 51/2	12	
Amount	\$48,900	
No. at 5%	25	
Amount	\$443,400	\$335,300
Unusual rates	01 170	*****
Amount	\$1,570	******
Interest not given	\$119,605	
Amount a		
Jan. 1 to N	lov. 27 Jan	. 1 to Nov. 29
Total No	5,284	5,570
Amount	\$48,254,783	\$46,600,794

To Banks & Ins. Cos..... \$9,557,366 \$11,010,850

MORTGAGE EXTENSIONS

v. 22 to 2	7 N	ov. 24 to 29
-	5	\$122,000 1
	and the same	\$32,000
ov. 27	Jan.	I to Nov. 29
SER. 6000	132	\$9,663,977 122
	\$249 \$153 ov. 27 \$10,38	\$249,500 5 \$153,000 ov. 27 Jan. 1 640 \$10,387,646

BUILDING PERMITS

Nov. 28	3 to 29	Nov.	25 to Dec. 1
New Buildings	\$1	18 7,000 1,350 Jar	21 \$485.400 \$133,750 a. 1 to Dec. 1
New buildings	\$31,862	1,187 2,335 6,090	1,238 \$21,192,810 \$1,266,715

BROOKLYN CONVEYANCES

	. 21 to 26	Nov. 23 to 28
Total No	384 23 \$348,768 v. 26 Jan.	19
Total No No. with consideration Consideration	\$12,265,771	23,296 1,405 \$11,374,601
MORTO	GAGES	

MORTGAGES				
· No	v. 21 to 26	Nov. 23 t o		
Total No	270	317		
Amount	\$1,060,750	\$1,122,413		
To Banks & Ins. Cos	72	82		
Amount	\$584,900	\$405,950		
No. at 6	148	155		
Amount	\$355,255	\$308,133		
No. at 51/2	30	38		
Amount	\$270,950	\$125,950		
No. at 5%	75	101		
Amount	\$410,475	\$620,470		
Unusual rates	\$700	90,000		
Interest not given	16	\$6,900		
Amount	\$23,370			
Jan. 1 to No	ov. 26 Jan.	1 to Nov. 28		
Total No	17,817	20,384		
Amount	\$73,325,633	\$90,180,987		
To Banks & Ins. Cos	4.467			
Amount	\$41,912,780			
BUILDING	PERMITS			
Nov.	22 to 27	Nov. 23 to 28		
New buildings	49	87		
Cost	\$931,950			
Alterations		\$98,270		
Jan. 1 to No	v. 27 Jan.			
New buildings	5,056	4.726		
Cost	\$35,770,987	\$29,830,223		
Alterations	\$3,991,807	\$4,335,702		

QUEENS

BUILDING PERMITS

Nov	7. 22 to 27	Nov. 24 to 29
New buildings Cost Alterations	68 \$214,300 \$36,640	\$119,500 \$31,370
Jan. 1 to N	ov. 27 Jan.	1 to Nov. 29
New buildings Cost	4 354 \$18,065,896 \$946,965	5,051 \$21,411,793 \$799,522

RICHMOND BUILDING PERMITS

Nov.	. 22 to 27	Nov. 24 to 29
New buildings	\$28,75 \$3,32 . 1 to Nov.	25 \$1,025
New buildings	\$2,596,05 \$277,23	6

Kings and Queens Brokers Meet.

Regular meetings of the Kings and Queens County Board of Real Estate Brokers are being held weekly. 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, Green-point, 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 com-municating with the secretary, George H. Westhall, 193 Himrod street, Brook-

—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 subject was not evidently un-No protest was made in bederstood. half of the building material interests, against being deprived of their market and landing place at the foot of West 52d 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 or-ganizations have organized a central body for the express purpose of fight-ing 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 52d 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 44th and 55th streets," state the counsel of the association, Messrs. Eidlitz & 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 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 52d 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 facilivicinity, where no doubt proper facili-ties can be found for many years to come for the docking of barges with building and other material for the city's

"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 Com-missioner, 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 Ter-minal 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 inter-mediate and downtown districts. The landing of these coarse freights has gradually been forced away from the downtown water front by the steam-ships 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 51st 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 continuhas brought about the deadlock which has threatened the city's com-merce 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 30th 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 un-

til 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

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 commercial advantage to the city) is it desirable that the tracks of this one road should be terminated at 30th street?

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 seeking Manhattan to less convenient and desirable terminals?

"(6) What will be the effect upon manufacturing concerns like the National 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 fu-

ture 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 not probable that the creation of such a West Side market, to which all the railroads shall have direct access, will become as exigent 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 railroad terminal congestion at the West Side, except by the construction of a public marginal railway which shall make possible the development of many terminals 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 43d and 59th streets, where can this business be provided for?"

BUILDING LIMITATION.

A New Plan for Regulating Heights— Additional 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. interests would have the restriction apply not only to Fifth avenue but through-out the city as well. The question has been debated for ten years off and on, with very general assent to some re-striction, 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 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 means of preventing what is termed "misconstruction." The views of Ernest Flagg, the architect of the Singer Building, 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. 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.

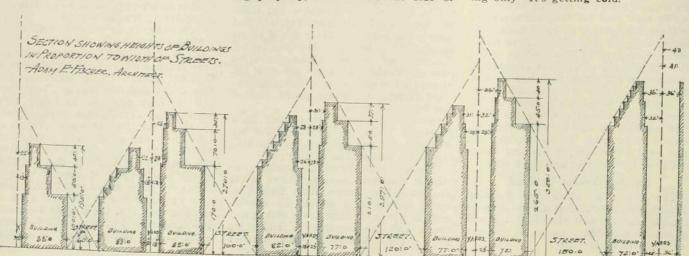
"I have made a section drawing showing the different heights of buildings in proportion to the width of street at an angle of 60 degrees from building line to building line, which is a trifle over the regulation as laid down in the Tenement House law. This would to some extent regulate the height of 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 avenue and 23d 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,-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

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 three-inch 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.

ing 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 men-

tioned.

"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

"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.

FIRE-PREVENTION BILLS.

Requires Fire Exits and Automatic Sprinklers in Factory Buildings.

The State Factory Investigating Commission has under consideration twenty-three 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 I eague and the Merchants' Association have 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 15th street, the gas company will have large office facilities there.

PREVAILING RATE OF WAGES.

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 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 testified 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 Contracting 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 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. Johns-Manville 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 uniform 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 9x12 inches for the American method of laying, and 18x18 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 Up— Wire Rope Unaffected by New Differential in Wire—Lumber Has Surpris-ing 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 inter-preted 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 their 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 agree-ments 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 fol-low 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 de-mand. 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

HEAVY BUYING IN COMMON BRICK.

Prices Will Move Up Again Early Next Month for Hudsons.

Common Hudson River brick moved with some aggresiveness this week. Prices still hung at \$6.75 to —. While the market was apparently well supplied, buying continued at this level in anticipation of the report that there would be advances on the first of December. This prompted dealers to come into the market whether they needed brick or not, showing that the sales were forced.

Official transactions for the week with comparisons for the corresponding week in 1911 follow:

In 1311 101	IOW.	1912.	
Left	Over,	November 18-22.	Sold
Monday		***************************************	19
Tuesday .		5	12
Wednesday Thursday			8
Friday			11
Saturday			-

Left	Over.	November	18-51.
		A	rrived. Sold.
Monday			14 8
Tuesday .			5 5
Wednesday			6 15
Thursday			17 8
Friday			15 7
Saturday			7 5
may 4			C4 49

STRUCTURAL STEEL PRICES STEADY.

Due to Successful Effort of Big Companies

to Check Speculation.

N OTWITHSTANDING frequent reports N OTWITHSTANDING frequent reports of advances in prices on plates, shapes and merchant bars by independent makers, they have had little effect on the real market, the Steel Corporation having reiterated from week to week its intention 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 unchanged.

concerned prices are practically unchanged.

Fabricated structural steel was moderately active, contracts for building, manufacturing plants and bridges being placed, calling for nearly 27,000 tons of steel and new inquiries were put out for about 30,000 tons additional. Outside of the heavy contracts still pending for subway 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 has gone over to the opening of the new year.

The schedule was announced by Diele

schedule was announced by Pickands, Mather & Co., which was accepted by all other large Lake Superior ore op-erators, provides for an advance of 60 cents above the 1912 prices. The new level is still 10 cents under the 1911 prices.

cents above the 1912 prices. The new level is still 10 cents under the 1911 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 capacity in all lines since September has demonstrated conclusively that the weak spot in the iron and steel situation is the inelasticity of the crude steel capacity. The blast furnace interests have shown themselves abundantly able to cope even with an increase in the present demand for pig iron, and the finishing mills gradually are arranging mill schedules so as to satisfy the actual demands of consumption at its present rate.

Large sales of bessener 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 standpat base of \$17.25 valleys. Demand for foundry 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

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... 17.25@17.50
18.00@18.25

LINSEED OIL DECLINES.

Quotations on City, Raw, 52 Cents as Against 92 Last Year.

URTHER decline in the prices are F URTHER decline in the prices are reported in linseed oil. Ruling quotations now run from 52 to 53 cents as 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. City boiled American seed 53 and 54 cents. Out of town raw American seed 51 and 52 cents.

TERMS OF STRIKE SETTLEMENT.

Teamsters Secure Slight Advance Over Former Wage Scale.

The HE teamsters' strike has been settled on the following basis:

Drivers of single carts, \$2 per day; drivers of double trucks until May 1, 1915, \$2.50 per day; from May 1, 1915, until October 1, 1917, \$2.60 per day; drivers of three-horse teams, \$2.85 per day; drivers of four-horse trucks, \$2.85 per day; drivers of four-horse trucks, \$2.85 per day; drivers of five-horse trucks, \$1.10 per day; chauffeurs of one and three-ton trucks, \$18 per week; chauffeurs of three to five-ton trucks, \$20 per week five to seven-ton trucks, \$22 per week; seven to ten-ton trucks, \$25 per week.

GENERAL HARDWARE ADVANCING.

Architects Advised to Allow Leeway When Figuring.

A RCHITECTS, owners and specifiers will do well in figuring their hardware requirements to allow for advances in line with increasing prices in other building materials. The stiffening in price of iron and steel entering largely into the manufacture of hardware coupled with a heavy demand for this commodity, is responsible for new lists which probably will become effective on or about January first. The following statement, which was obtained too late for publication in last week's review of the building 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 are 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 advances are being accepted by the wholesale and retail merchants of the country as a matter of course."—A. J. Barnett.

EASTERN SPRUCE STRONG.

EASTERN SPRUCE STRONG.

Mills May Saw Supply Before the Season

Mills May Saw Supply Before the Season Closes.

S 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 forward for the Eastern tidewater mills before heavy ice forms in the rivers. Wide and long timber brings a range of \$24 to \$28 per thousand, according to slzes, while the cargoes of smaller randoms sell at \$21 to \$23. It is reported that most of the Eastern mills will saw out their supply of logs before the season closes, which will mean that they will be obliged to wait for the incoming drives in June, or 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 as Eastern supplies are coming from current swing the production during the winter will run quite largely to round wood during the winter.

(Continued on page 1033.)

(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 Car-rere & 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 security 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 50th 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,
45 East 17th st, are taking bids on the general
contract for the 6-sty apartment house, 100x
100 ft, to be erected at the southeast corner of
St. Nicholas av and 189th st, for the Middletown Realty Co., care of George V. McNally, 47
West 34th st, owner. Ashley & Kaufman, 417
5th av, steam and electrical engineers. Cost,
\$130,000.

\$130,000.

69TH ST.—Schwartz & Gross, 347 5th av, architects, are taking bids on granite, limestone, hollow metal and fireproof arches for the 9-sty apartment house, 55x85 ft, to be erected at 102-106 West 69th st, for the Westport Construction Co, 231 West 99th st, owner, J Sharp, president: Lawrence Ball, 6 West 18th st, is steel engineer; cost, \$175,000.

141ST ST.—Emery Roth, 507 5th av, has completed plans for the 6-sty apartment house, 135x 86.11 ft, to be erected at 610 West 141st st, for the Ess En Construction Co, Inc., 247 West 127th st, owner; cost, \$200,000.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

25TH ST.—B. K. Hall, 1 Madison av, and the Bureau of Fire Engineering, associate architects, are taking bids for a 4-sty brick addition to the factory at 521-541 West 25th st, for the Conley Foil Co., on premises, owner. Van Vleck & Fawley, 239 West 52d st, are engineers.

HOSPITALS AND ASYLUMS.

HOSPITALS AND ASYLUMS.

123D ST.—The Libman Contracting Co, 107

west 46th st, is figuring the general contract for a 7-sty clinic building, 35x100 ft, to be erected at 41-43 East 123d st, from plans by Max G Heidelberg, 322 5th av, and Emilio Levy, 38 Union sq, associate architects. The Hospital for Deformities and Joint Diseases is the owner; estimated cost, \$75,000.

136TH ST.—J. H. Friedlander, 244 5th av, has completed plans for the 5-sty addition, 35x170 ft, to the Harlem Hospital at 136th, 137th sts and Lenox av, for the Bellevue and Allied Hospitals, foot of East 26th st, owner. F. A. Burdett & Co., 16 East 33d st, steel engineers. W. C. Tucker, 156 5th av, sanitary engineer. Patison Bros., 1182 Broadway, steam and electrical engineers; cost, \$250,000. Estimates will soon be advertise.

MUNICIPAL WORK.

MUNICIPAL WORK.

MANHATTAN.—Bids were received by the Department of Bridges, 13-21 Park row, Arthur J O'Keefe, commissioner, for structural steel for the Brooklyn Bridge. McClintic Marshall Co, 21 Park row, was low bidder, at \$7,125.

MANHATTAN.—The Department of Correction, Patrick A. Whitney, commissioner, 148 East 20th st, is taking bids, to close at 11 a. m., Dec. 3, for furnishing and delivering hardware, paints, iron and steam fittings, lumber and miscellaneous articles.

MANHATTAN.—I Walds Coulty

cellaneous articles.

MANHATTAN.—J Waldo Smith, care of owners, chief engineer, is preparing plans for a cast iron pipe crossing the Narrows from Brooklyn to Staten Island for the Board of Water Supply, 165 Broadway, owner; Chas Strauss, president; cost, \$500,000.

cost, \$500,000.

65TH ST.—The Department of Parks is taking bids to close December 5th at 3 p. m., for alterations to the comfort station and playground at Central Park, 60 ft south of 65th st. Transverse rd, 1,000 ft east of Central Park West, from plans by J. Kraus, Arsenal Building, architect. Cost, \$14,500.

COOPER SQUARE.—Bids will close December 5th at 3 p. m. for the construction of a comfort station at the southeast corner of Cooper Park, 7th st and 3d av, for the Department of Parks. T. E. Videto, care of owner, architect. Cost, \$35,000.

STABLES AND GARAGES.

AV E.—Axel Hedman, 367 Fulton st, Brooklyn, architect, is taking bids for a 2-sty brick garage, 92x95 ft, to be erected at the southwest corner of Av B and East 20th st, for John W. Brookman, care of architects, owner. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

25TH ST.—Gross & Kleinberger, Bible House, architects, are taking bids for the 12-sty office building, 25x86 ft, to be erected at 11 West 25th st, for the Eleven West Twenty-fifth St Co., 538 West 136th st, owner. Cost, \$105,000.

25TH ST.—The Libman Contracting Co, 107 West 46th st, is figuring the general contract for the 12-sty office building, 25x86.9, to be erected at 11 West 25th st, from plans by Gross & Kleinberger, Bible House, architects, and desire all bids on subs prior to Nov. 26. The Eleven West Twenty-fifth St Co, 538 West 136th st, is owner. The Passaie Structural Steel Co, 30 Church st, has steel work; cost, \$105,000.

BROADWAY.—Rouse & Goldstone, 38 West

BROADWAY.—Rouse & Goldstone, 38 West 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 estate of Richard Mortimer, 11 Wall st. The work calls for installing a new elevator shaft, stairways, toilets and a mezzanine floor.

THEATRES.

AMSTERDAM AV.—Von Beren & La Velle, 507 5th av, have completed plans for a 1-sty moving picture theatre, 50x100 ft, to be erected on the west side of Amsterdam av, 50 ft south of 180th st, for the Kerlock Realty & Construction Co., George Brown, president, 63 Park Row, owner. Cost, \$12,000.

2D AV.—B. W. Levitan, 20 West 31st st, has completed plans for a 2-sty moving picture theatre and bank room, 48x52 ft, to be erected at the northwest corner of 2d av and 8th st, for Samuel Augenblick & Co., owner, who builds. Cost, \$20,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

ANTHONY AV.—Harry T. Howell, Willis av and 149th st, has been selected architect for the 5-sty tenement to be erected on Anthony av, running through to Carter av, 104 ft south of 174th st, for the Martin Tully Construction Co., 810 East 173d st, Martin Tully, president; Maria Tully, secretary.

SIMPSON ST.—The Kreymborg Architectural Co., 1330 Wilkins av, are preparing plans for three 5-sty brick tenements, 42x93 ft, to be erected in the west side of Simpson st, 100 ft north of 163d st, for the Pedgur Realty Co., 931 Southern Boulevard, owner. Cost, \$105,000.

THEATRE.

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

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

MARION ST.—Farber & Nurick, 1028 Gates av, are preparing plans for two 4-sty flats, 25x 81 ft, to be erected in the south side of Marion st, 250 ft east of Howard av, for Samuel Killner, 1538 Union st. Cost, \$11,500.

BAY 31ST ST.—Wortmann & Braun, 114 East 28th st, New York City, architects, are preparing plans for a 4-sty store and apartment house, 80x96 ft, to be erected at the northwest corner of Bay 31st st and Bath av, for Samuel Brill, 126 Bay 31st st, owner; cost, \$100,000.

VAN BUREN ST.—Adelsohn & Feinberg, architects, 1776 Pitkin av, Brooklyn, have prepared plans for a 4-sty brick apartment building to be erected in the north side of Van Buren st, east of Throop av, for the La Vin Building & Contracting Co, Inc, owners. The front will be of limestone and tapestry brick. The building will have modern improvements.

BANKS.

BEDFORD AV.—Figures are being received for alterations to the bank at the northeast corner of Bedford av and Halsey 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 58th st, pastor, is taking bids for a 1-sty brick church, 40x80 ft, to be erected at the northeast corner of 4th av and 56th st, from plans by R. H. Venderbrook, 492 Chauncey st, architect. Cost, \$20,000.

MARLBOROUGH RD.—George W. Kramer, 1 Madison av, New York City, has completed plans for a brick and limestone addition to the church at the corner of Marlborough rd and Dorchester, for the Flatbush Congregational Church, Fred-erick Marsh Gordon, 400 Rugby rd, pastor; cost, \$25,000.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

PENNSYLVANIA ST.—Israel Rokeach & Son, 409 Hewes st, will soon be ready for bide for the 4-sty brick factory, 56x94 ft, to be erected in the east side of Pennsylvania st, 129 ft south of Broadway, for L. Berger & Co., Myrtle and Cypress avs, Ridgewood, L. I., architects. Cost, \$25,000.

GREENE ST.—John C. Wiarda & Co., 259 Greene st, owner, is taking bids for six 2, 3 and 4-sty factory buildings, 200x175 ft, consisting of a storage, grinding room, boiler house, foundry 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, 19x106 ft, to be erected on the west side of Hudson av, 200 ft north of Tillary st, for Aaron Levy, 279 Adelphi st, owner. Cost, \$8,000.

HOSPITALS AND ASYLUMS.

HOSPITALS AND ASYLUMS.
BROOKLYN.—Bids will close December 4th at 2.30 p. m. for a brick addition to the Psychopathic ward of the Kings County Hospital for the City of New York. Frank K. Helmle, 190 Montague st, is architect. Estimated cost, \$75,000.

MUNICIPAL WORK.

23D 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 31st st, Ovington av, 38th st, 48th st and 77th st.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.

EASTERN PARKWAY.—The Brooklyn Institute of Arts and Sciences is taking bids to close December 5th at 3 p. m., for the superstructure of additions "F and G" and for alterations of sections "A and C" of the existing buildings, at Eastern Parkway and Washington av, from plans by McKim, Mead & White, 160 5th av, N. Y. C., architects, Benedetto & Egan, 423 East 115th st, N. Y. C., contractors for foundations.

STABLES AND GARAGES.

FLUSHING AV.—W. B. Wills, 1181 Myrtle av, architect, is taking new bids for a 4-sty brick stable, 83x79 ft, to be erected on the south side of Flushing av, 26 ft east of Ryerson st, for Louis Medler, 506 Hart st, owner. Cost, \$30,000.

STORES, OFFICES AND LOFTS.

CORTELYOU RD.—William Debus, 86 Cedar st, is preparing plans for seven 1-sty brick stores, 24x80 ft, to be erected at the north-east corner of Cortelyou rd and Flatbush av, for Meruk & May 1126 Myrtle av. Cost, \$50,000. Bids will be taken about Dec. 15.

Queens.

DWELLINGS.

ARVERNE, L. I.—S. S. Pollack, this place, has completed plans for changing the 2-sty frame residence on the north side of Ocean av, 160 ft east of Merritt st, into a hotel, for Hahn & Strolling, Far Rockaway, L. I., owners. Cost, \$14,000.

MORRIS ARK. L. I.—The Superb Construction Co., care of Goldfogle, Cohn & Lind, 271 Broadway, New York City, is taking bids for a 2½-sty frame residence, 17x36 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, \$5,000.

STABLES AND GARAGES.

JAMAICA, L. I.—Bids on the general contract are being received for the 2-sty brick stable, 28x100 ft, to be erected in Prospect st, by the Park Laundry Co., 121 Prospect st, owner, and Otto Thomas, 354 Fulton st, architect.

Richmond.

STORES, OFFICES AND LOFTS.

STURES, OFFICES AND LOFTS.

ST. GEORGE, S. I.—The Richmond Light & R. R. Co., Jay st, is taking bids for a 3-sty terra cotta blocks and galvanized iron office building and waiting room, to be erected at the Ferry House, from plans by Delano & Aldrich, 4 East 39th st, N. Y. C., architects. Cost, \$15,000.

Nassau.

SCHOOLS AND COLLEGES.

GREAT NECK, L I.—Figures are being received for the 3-sty brick public school, 72x100 ft, for the Board of Education of Great Neck, L. I., owner. william T. Towner, 328 5th av, New York City, architect. Bids close Dec. 14 at 3 p. m.

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(Here's who said it—) It's a reprint from: U. S. GOVT. REP., Bulletin 95, June 30, 1911, pp. 44-46.



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APARTMENTS, FLATS AND TENEMENTS.

LARCHMONT, N. Y.—James V. Gahan, 221
Huguenot st, New Rochelle, has completed plans
for a 4-sty apartment with stores, 25x82 ft,
to be erected on Boston rd, for James Cronin,
owner, who is ready for bids on separate contracts. Cost, \$20,000.

NEWARK N. L. P. Rettall, 104

tracts. Cost, \$20,000.

NEWARK, N. J.—R. Bottelli, 191 Market st, architect, is taking bids on separate contracts for two 4-sty apartments, to be erected at the southwest corner of Harvey st and Mt. Pleasant av, for Morris Levy, care of architect. Cost, \$50,000.

tect. Cost, \$50,000.

JERSEY CITY, N. J.—Wortman & Braun,
114 East 28th st, N. Y. C., architects, are
ready for bids for a 5-sty brick apartment,
60x150 ft, to be erected at the Hudson Boulevard, corner of Glenwood av, for M. W.
Beemer, 49 Liberty st, N. Y. C., owner.

CHURCHES.

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

DWELLINGS

NEWARK, N. J.—Nathan Welitoff, 222 Washington st, has completed plans for a 3-sty frame and stucco residence, 22x75 ft, to be erected at 118-120 Norwood st, for Alexander Rothenberg, 49 Norwood st, owner. Cost, \$7,500 each.

POUGHKEEPSIE, N. Y.—Alfred Bussell, 132 Madison av, N. Y. C., architect, is taking bids on the general contract for a 2½-sty frame and shingle residence, 33x39 ft, to be erected on Barnett av, for A. H. Lane, 150 Montgomery st, owner. W. C. Osterhoudt, 313 Church st, Poughkeepsie, has the mason work. Cost, YOMKERS.

\$10,000.

YONKERS, N. Y.—Howard Chapman, 1123
Broadway, N. Y. C., architects, are taking bids
for a 2½-sty frame residence, 52x27 ft, to be
erected at Lawrence Park West, for Mrs. Arthur
S. Goodwin, care of architect, owner.

LAKE GEORGE, N. Y.—Frank C. Farley, 15
West 38th st, N. Y. C., architect, is taking
bids for a 2½-sty rough stone and stucco residence to be erected at Cooper Point for F.
F. Peabody, 13 Ells st, Troy, N. Y. The Schermerhorn Construction Co., Lake George, N. Y.,
has the contract for the foundations. Cost,
\$70,000. \$70,000

NEWARK N. J.—Excavating has the contract. Figures S. Picott.

NUTLEY, N. J.—Albert Phillips, 70 Park pl, Newark, will soon be ready for bids for a 2½-sty frame residence, 38x34 ft, to be erected on High-field av. for H. L. Fenton, Burnett pl, owner.

NEWARK, N. J.—E. V. Warren, 22 Clinton st, is preparing plans for a 2½-sty hollow tile, frame and stucco residence, 38x22 ft, to be erected at the northeast corner of 3d av and 7th st for Paul K. Brangs, 763 Broad st. Cost, \$6,000.

LAKE GEORGE, N. Y.—Figures are being received for the 2½-sty rough stone and stucco residence, to be erected at Cooper Point for F. F. Peabody, 13 Elk st, Troy, N. Y., owner. Frank C. Farley, 15 West 38th st, New York City, is architect; cost, \$70,000.

NEW WINDSOR, N. Y.—Excavating has started for the 2¼-sty residence, 26x44 ft, to be erected at this place for Miss Mary Caldwell, owner. Estimated cost, \$7,000. H. H. Wheeler, of Newburgh, N. Y., has the contract.

tract.

NEWARK, N. J.—James S. Pigott, Union Building, has completed plans for a 2½-sty frame and stucco residence to be erected at 132 Elwood av, for William Efinger, 347 Broad st, owner. Cost, \$5,000.

SPRING LAKE, N. J.—Edward Gorman, corner of 52d and Arch sts, Phila., Pa., general contractor, is taking bids on subs for two 2-sty frame residences, 27x55 ft, to be erected here for John Gorman, 4024 Locust st, Phila., Pa., owner. E. Allen Wilson, 1200 Chestnut st, Phila., Pa., is architect.

HALLS AND CLUBS.

YONKERS, N. Y.—F. W. Herter Co., 503
Manhattan av, N. Y. C., has completed plans
for a 3-sty brick and steel home, 150x174 ft,
to be erected on Nepperhan av, for the German
Odd Fellows' Home Association, corner Havemeyer and Unionport ave, N. Y. C., owner,
Henry Weitzel, president; Henry Raeuber, secretary, and Carl Heim, treasurer. Cost, \$150,000.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—Figures are being received for the 5-sty brick nurses' home, 60x150 ft, to be erected at Fairmount av and Bank st, for the Committee on Public Buildings of the Common 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 electrical engineer.

MORRIS PLAINS, N. J.—George S. Drew, state architect, State House, Trenton, N. J., is preparing plans for the erection of a dairy barn here for the New Jersey State Hosnital.

NEWARK, N. J.—Herman W. Hoefer, Capitol. Albany, has nearly completed plans for a cold storage and employees' building at the Custodial Asylum for the Board of Managers of New York State Custodial Asylum, Rev. Henry H. Stebbins, president.

MUNICIPAL WORK.

MUNICIPAL WORK.

ATLANTIC HIGHLANDS, N. J.—J. O. Osgood, care of owners, chief engineer, is preparing preliminary plans for a two-tract railroad bridge, 500 ft long, for the Central R. R. 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 the construction of the lock dam and hydro electric plant. The government will build 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 Public Works, Capitol, Albany, is takin—bids for the construction of a highway bridge over the Eric 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. Government, Treasury Depart-ment, Washington, D. C., until Dec. 9, at 3 p. m., for remodeling and extending the post-office and courthouse. Oscar Wenderoth, Treasury Department, Washington, D. C., ar-

SCHOOLS AND COLLEGES.

PRINCETON, N. J.—Figures are being received for a 2-sty fireproof boat house, 50x120 ft, of terra cotta blocks and stucco to be erected at Lake Carnegie, for the Princeton University, John A. Stewart, president. Pennington Satterthwaite, 27 East 22d st, N. Y. C., architect.

ington Satterthwaite, 27 East 22d st, N. Y. C., architect,

LYONS FARMS, N. J.—The Board of Education of Lyons Farms, John Leyser, president, and A. T. Morris, chairman of the building committee, is taking bids to close December 3d for a 2½-sty brick school, 105x110 ft, to be erected in Union County, near Elizabeth, N. J., from plans by Jacob Wind, Jr., 208 Broad St., Elizabeth, N. J., architect. Cost, \$40,000.

NORTH PELHAM, N. Y.—Bids were received by Union Free School District 1, Westchester County, for the 2-sty brick public school, 64x 140 ft, to be erected here from plans by A. G. C. Fletcher, 103 Park av, N. Y. C., architect. Hemingway & Rohrs, this place, were low bidders, at \$43,848.

WESTWOOD, N. J.—John T. Rowland, Jr., 98 Sip av, Jersey City, is preparing preliminary plans for a school to be erected here for the Board of Education. Frank Sutton, 80 Broadway, N. Y. C., will be the heating and ventilating engineer. Bids will be called for by the board 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, 432½ Broadway, Saratoga Springs, N. Y. Bedford & 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-

LIBERTY CORNER, N. J.—The Board of Education of School District of Bernard's Township, Somerset County, N. J. J. E. Buck, president, is taking bids. to close Dec. 9 at 2 p. m., for the erection and completion of the heating and ventilating in the Liberty Corners school-bouse.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—George E. Jones, Union Building, architect, is taking bids for two 2-sty brick store and office buildings, 29x74 ft, to be erected at 38 Clinton st, for James A. Berry, 40 Clinton st, owner. Cost, \$15,000.

NIAGARA FALLS, N. Y.—C. K. Porter & Sons, 73 West Eagle st, Buffalo, is revising plans for an addition to the department store at 118 Falls st, for S. Hirsch's Sons, on premises, owners. Bids will be taken about Dec. 8.

THEATRES.

NEWARK, N. J.—Figures are being received for the 1-sty brick and limestone moving picture theatre, 15x94x86 ft, to be erected at the southwest corner of Bloomfield and Summer avs, for Jos. L. Feibleman, 738 Broad st, owner. William E. Lehman, 738 Broad st, is architect; cost, \$18,000.

Contracts Awarded.

APARTMENTS, FLAIS AND TENEMENTS.
YONKERS, N. Y.—The Levine Iron Works,
311 Nepperhan av, has received the steel work
necessary for the apartment house, at 664-666
South Broadway, for Tnomas A. Ryan, 162
Woodworth av, to cost \$60,000. George S.
Cowles, 8 South Broadway, is architect.

DWELLINGS.

SCARSDALE, N. Y.—William McClintock, 49 Lexington av, N. Y. C., has received the heating contract for the 2½-sty residence, to be erected at Murray Hill, for L. E. Westerman, 220 5th av, N. Y. C., owner. Bates & How, 542 5th av, N. Y. C., architects. A. T. Doty, this place, has the general contract. Cost, \$25,000.

\$25,000.

FLUSHING, L. I.—E. J. Roberts, 330 Amity st, has received the general contract to erect two 2½-sty brick residences, 24x37 ft, at the northeast corner of Percy and Ash sts, for Jeanette A. Gilles. W. W. Knowles, 1133 Broadway, N. Y. C., architect. Cost, \$12,000.

DONGAN HILLS, S. I.—J. H. Hommedieu & Son, 1 Maduson av, N. Y. C., have received the general contract for alterations to the residence here for C. J. Fay, owner. A. Embury, 132 Madison av, N. Y. C., architect. Cost, \$5,000.

LARCHMONT, N. Y.—S. A. Thomas, this place, has received the general contract to erect the 2½-sty frame residence, 50x35 ft, at Howell Park, for Mr. Dean, 5th Av Bank, 530 5th av, N. Y. C., owner. Jos. W. Chapman, 4 West 40th st, N. Y. C., architect, Cost, \$8,000.

MT. VERNON, N. Y.—Robert E. Rogers, 1133 Broadway, N. Y. C., architect, is taking bids on the general contract for three 2½-sty frame residences, to be erected at 6th av and Kingsbridge rd, for Miss Hannah George, Kingsbridge rd, owner. Cost, \$5,000 each.

Ringsbridge rd, owner. Cost, \$5,000 each.

RED BANK, N. J.—Peet & Powers, 45 West
34th st, N. Y. C., have received the wiring contract for the 2½-sty residence and garage,
on Riverside Drive, for Thatcher M. Brown,
care of Brown Bros., & Co., 59 Wall st, N.
Y. C. Delano & Aldrich, 4 East 39th st, N.
Y. C., architects. Rollin S. Saltus, 9 East
41st st, is landscare architect. Robert S. Pollack & Co., 118 East 28th st, has the general
contract.

RYE, N. Y.—T. omas McGee, Elm st, has received the painting contract for a 2½-sty frame residence, 26x37 ft, to be erected in Grace Church st, for C. V. V. Sewell, this place, owner. Elsworth & Marshall, Smith st, are general contractors. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—G. De Kimpe, 5631
Boulevard, North Bergen, N. J., has received
the general contract to erect the 3-sty brick
storage warehouse, 51x110 ft, on Hoboken av,
near Baldwin, for F. Wachstein, 650 Springfield
av, owner. Schanz & Cieber Co., 74 Oakland
av, lessee, J. K. O'Neill, 14 Oakland av, is
architect. Cost, \$15,000.

221ST ST.—James McWalters & Son, 2434 Broadway, have received the general contract to erect the 1-sty brick factory, 42x114 ft, In the south side of 221st st, 506 ft east of Barnes av, for Edward Schmidt & Co., 31 Union sq. owners. Evarts Tracy, 244 5th av, architect. Cost, \$10,000.

BROOK AV.—Thomas T. Hopper, 1326 Broadway, has received the general contract to erect the 3-sty brick, stone and steel warehouse, 85x85 ft, at the northwest corner of Brook av and 163d st, for the H. J. Heinz Co, 256 West st, owner. Wallis & Goodwillie, 346 4th av, architects. Robert E. Moss, 126 Liberty st, steel engineer. Michael J. Gilleran, 322 East 197th st, contractor.

42D ST.—The Wells Architectural Iron Co., River av and 151st st, has received the ornamental iron work for the 6-sty brick warehouse, 175x100 ft, to be erected at 529-541 West 42d st and 532-538 West 43d st. Park & Tilford, 5th av and 26th st, lessee, A. D. Russell, 30 Pine st, owner. Theodore Starrett, Co., 103 Park av, contractor for foundations. J. T. Brady & Co., 103 Park av, general contractors. 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 st, N. Y. C., is architect. Cost, \$16,000.

31ST ST.—Jacob Zimmermann, 505 5th av, has received the general contract for alterations to the stable, 214 West 31st st, to be remodeled for reading room purposes for the Province of St. Joseph of the Caprichin Order, 214 West 31st 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 Custodian 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.iip J. Amen, 25 North 11th st, Newark, has received the 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 Infirm, for the Common Council of Newark, J. O'Rourke & Sons, Lssex Building, Newark, are architects. George W. Knight, Firemens Building, Newark, is heating and electrical engineer. Metzger & Wells, Heed Building, Phila, Pa., have the general contract. Cost, \$280,000.

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 25th st, for hotel purposes. The Wylls Co., 100 William st, owner, I. N. Phelps Stokes, president. Howells & Stokes, 100 William st, architects. J. Schlesinger, 1269 Broadway, has the general contract. Cost, \$20,000.

MUNICIPAL WORK.

KENSICO, N. Y.—J. E. Butterworth, White Plains, N. Y., has received the general contract for the 2½-sty keeper's residence, 45x40 ft, including stable, 25x35 ft, 1-sty garage, 20x35 ft, 1-sty frame ice house, 15x25 ft, house, 15x20 ft, 1-sty frame ice house, 15x25 ft, for Board of Water Supply, 165 Broadway, N. Y. C., owner. J. Waldo Smith, 165 Broadway, N. Y. C., chief engineer. Cost, \$40,000.

PUBLIC BUILDINGS

FORT SLOCUM, N. Y.—Archibald & Lippoth, 12 Bridge st, New Rochelle, have received the contract for installing steam heating boilers in the public buildings here for the U. S. Government.

SCHOOLS AND COLLEGES.

LEONIA, N. J.—F. G. Sanford & Co., 314 New Main st, Yonkers, N. Y., have received the heating and ventilating work for the 3-sty concrete and brick high school, 132x68 ft, wing 42x32 ft, in Christy st, for the Board of Edu-cation of Leonia, M. Ehnes, chairman of build-

November 30, 1912

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ing committee. Ernest Sibley, Palisade, N. J., and W. W. Rasmussen, 345 5th av, N. Y. C., architects, W. B. Eyrich, Grantwood, N. J., 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 2d 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 decorative painting on the first four floors of the Woolworth Building, Broadway, Park pl to Barday 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 William Messer Co, 27 Suffolk st, has received the plumbing contract for the 1-sty theatre and moving picture theatre at 2631-2635 Broadway, for the Quincy Amusement Co., Philip Goldstone, 25 West 26th st, president. H B Herts, 35 West 31st st, is architect; cost, \$35,000.

105TH ST.—The Belmont Iron Works, 45 Broadway, has received the structural steel work for the 1-sty "L" station, 35x50 ft, at 105th st and 2d av, for the Interboro Rapid Transit Co., 165 Broadway, owner. George H. Pegram, care of owner, chief engineer. Cost, \$25,000.

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. Central R. R., 70 East 45th st, N. Y. C. Cost, \$40,000.

NEW YORK CITY.—J. Schlesinger, 1269 Broadway, has received the contract for alterations to 45-7 East 25th st, Howells & Stokes, architects, Wynes Co., owner. Alterations to the Mt. Morris ank, 125th st and Park av, Frank A. Rooke, architect: Mt. Morris Bank, owners. Building a brick shaft at 661 Broadway, for M. Sahlein, owner. Encreachment alteration at 73 5th av; Howells & Stokes, architects; 73 5th Av Cr., owners.

PLANS FILED FOR NEW CON-STRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

100.11x90; cost, \$165,000; owner, Oak Const.

Co., 320 Broadway; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 638.

140TH ST, 603-611 West, 6-sty tenement, 135x

86.11 cost, \$200,000 owner, Dayton Realty Co., 132 Nassau st; architect, Samuel Sass, 32

Union sq. Plan No. 641.

FORT WASHINGTON AV, n w cor 162d st, 6-sty tenement, 102.3x130, slag roof; cost, \$250,000; owner, Hilliard Const. Co., 2865 Broadway; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 646.

CHURCHES.

CHURCHES.

BROADWAY, n w cor Isham st, 2-sty church, 46x120.10, shingle roof; cost, \$25,000; owner, Paulist Fathers, Columbus av and 59th st; architects, T. H. Poole & Co., 13 West 30th st. Plan No. 644.

FACTORIES AND WAREHOUSES.

LAFAYETTE ST, s e cor 4th st, 1-sty storage, 22x21; cost, \$125; owner, Chas. Laue, 38 Fulton st; architect, L. A. Steinart, 194 Bowery. Plan No. 645.

MANGIN ST, 134-136, 2-sty brick storage, 50x100; cost, \$10,000; owner, Julius Rayner, s e cor Houston and Mangin sts; architect, Max Muller, 115 Nassau st. Plan No. 640.

63D ST, s e cor West End av, 4-sty storage and workshop, 150x100.5; cost, \$85,000; owner, Robert McClenohan, 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, 43.6x70; cost, \$10,000; owner, Paul Hanke, 150 East 23d 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 bereau building (in park), 1-sty fire alarm and telegraph bureau 150.8x42; cost, \$76,000; owner, Fire Department, City of N. Y.; architects, Morgan & Trainer, 331 Madison av. Plan No. 647.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

KELLY ST, s w cor 163d st, 5-sty brick tenement, slag roof, 74.61x120; cost, \$75,000; owners, Simbar Realty Co., Meyer Solomon, 931 So Blvd, Pres.; architect, Maximilian Zipkes, 220 5th av. Plan No. 866.

BATHGATE AV, ws, 55 n 184th st, 5-sty brick tenement; tin roof, 55x82.434; cost, \$35,000; owner, John Perry, 5th av & \$2d st; architect, Harry T. Howell, 149th st & 3d av. Plan No. 867.

BEAUMONT AV, ws, 200 n 183d st, 2 5-sty brick tenements, slag roof, 50x87.9; cost, \$60,-000; owner, August N Siebrand, 148 Alexander av; architect, John H. Friend, 148 Alexander av. Plan No. 858.

av. Plan No. 858.

BRIGGS AV, w s, 222.6 s 194th st, 4 5-sty brk tenements, tin roof, 38.11½x70.10½; cost, \$104.-000; owners, Wm. C. Oesting Co, Wm, C. Oesting, 1350 Fulton av, pres; architect, Harry T. Howell, 3d av and 149th st. Plan No. 861.

WEST FARMS ROAD, n e cor Bryant av, 5-sty brick tenement, slag roof, size irregular; cost, \$70,000; owner, Absar Realty Co, Abrahm Weisman, 919 Fox st, president; architect, Kreymborg Architectural Co., 1330 Wilkins av. Plan No. 859.

FOX ST, w s, 100 n Intervale av, two 5-sty

FOX ST, w s, 100 n Intervale av, two 5-sty brick tenements, tin roof, 73.5x88, 72.6x88; cost, \$120,000; owners, Adavine Construction Co., Hyman Adelstein, 76 Nassau st, president; architect, Charles B. Meyers, 1 Union sq. Plan No. 868.

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; ar-chitect, Charles B. Meyers, 1 Union sq. Plan No. 869.

DWELLINGS.

240TH ST, s e cor Garden pl. two 2-sty frame dwellings, tin roof, 24x37; cost, \$3,000; owner, Frank Abati, 4622 Garden pl; architect, Thomas Brogan, 4620 Matilda av. Plan No. 860.

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, Gifford av, president; architect, Henry Nordheim, 1087 Tremont av. Plan No. 862.

EDWARDS AV, e s 307.4 n Marrin st, 2-sty frame dwelling, tin roof, 21x48; cost, \$4,500; owner, Peder Pedersen, Swinton st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 863.

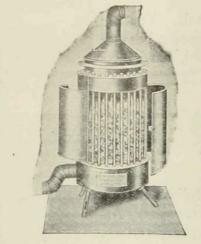
MISCELLANEOUS.

133D ST, n s. 29 w Willow av, 1-sty brick shop, gravel roof, 50x100; 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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176TH st, s s, 147 w Marmion av, steel tank; cost, \$3,000; owners, Biograph Co., 11 E. 14th st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 865.

Brooklyn.

APARTMENTS. FLATS AND TENEMENTS.
PARK PL, s s, 225 e Rogers av, 4-sty brick tenement, 50x100, tin roof, 30 families; cost, \$25,000; owner, Novelty Building Co., 1199 Eastern Parkway; architect, Cohn Bros., 361 Stone av. Plan No. 7046.

EASTERN PARKWAY, s s, 151.7 e Bedford av, 5-sty brick tenement, 42.11x91.7, slag roof, 16 families; cost, \$40,000; owner, John F. Holland Construction Co., 116 Nassau st, N. Y.; architect, H. H. Bassford, 166 State st. Plan No. 7036.

BLAKE AV. n. a con Bradford at Activ brick

BLAKE AV, n e cor Bradford st, 4-sty brick tenement, 60x90, tar and gravel roof, 16 fam-ilies; cost, \$30,000; owner, Sackman Const. Co., \$37 Sackman st; architect, Ernest Dennis, 241 Schenck av. Plan No. 7125.

DWELLINGS.
56TH ST, s s, 69.4 w 6th av, 2-sty brick dwelling, 20.8x47.6 felt, tar and slag roof, 2 families; cost, \$3.500; owner and architect, Wilson H. Harrington, 5106 5th av. Plan No. 7051.

BROOKLYN AV, w s, 387.6 s Glenwood rd, two 2-sty frame dwellings, 18x55, tar and gravel roof, 2 families each; total cost, \$7,000; owner, Daniel Laur, 800 East 22d st; architect, Benjamin Driesler, 153 Remsen st. Plan No. 7063.

DOUGLASS ST, n w cor Livonia av, 2-sty brick dwellings, 20x45, slag roof, 2 families; cost, \$6,000; owner, Sam Bernstein, 2029 Douglass st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 7041.

NEW JERSEY AV, w s, 100 n Atlantic av, three 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$10,500; owner, Blake Realty Co., 338 Wyona st; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 7043.

E 14TH ST w s. 52 s Foster av, 2-sty frame

1043. E 14TH ST w s, 52 s Foster av, 2-sty frame dwelling, 20x32.2. shingle roof, 1 family; cost, \$4.00; owner, Edw. R. Strong Co., — E 17th st; architects, Slee & Bryson, 153 Montague st. Plan No. 7072.

DELMER PL, w s, 260 s Av M; 3 2-sty frame dwellings, 21x46; shingle roof; 1 family each; total cost, \$12,000; owner, Wm Sawkins, Delmer pl and Av M; architects, Brook & Stork, 7416 3d av. Plan No. 7095.

EAST 18TH ST, e s. 55 s Av I; 2-sty frame dwelling, 24x32; shingle roof; 1 family cost, \$6,500; owner, Ascutney Realty Co, 1721 Av J; architect, S. H. Cutting, same address. Plan No. 7105.

VIENNA AV, s s, 60 w Crescent st; 2-sty brick dwellings, 20x50; tin roof, 2 families; cost, \$3,-200; owner, Wm Tryezynski, 204 Atkins av; architect, Louis F Schillinger, 167 Van Sicklen av. Plan No. 7111.

av. Pian No. 1111.

ERASMUS ST, s s, 347.5 w Nostrand av, 2sty frame dwelling, 20x36, tin roof, 2 families;
cost, \$2,500; owner, Jos. Winzler, 485 Ocean av;
architect, Benj. Driesler, 153 Remsen st. Plan
No. 7129.

ERASMUS ST. s s, 322.5 w Nostrand av, 2-sty frame dwelling, 20x36, tin roof, 2 families; cost, \$2.500; owner, Jos. Winzler, 485 Ocean av; architect. Benj. Driesler, 153 Remsen st. Plan No. 7130.

Plan No. 7130.

WEST 23D ST, e s, 120 s Mermaid av, 2-sty brick dwelling, 18x55, tar and gravel roof, 2 families; cost, \$3,000; owner, Vincenzo Bruno, 2914 West 23d st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7128.

EAST 23D ST, e s, 260 n Av J, 2-sty frame dwelling, 22x31.11, shingle roof, 1 family; cost, \$5,000; owner, John R. Corbin, Av J and East 15th st; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 7121.

FACTORIES AND WAREHOUSES.

LINWOOD ST, w s. 185 n Wortman av, 1-sty frame storage, 40x14, felt and pitch roof; cost, \$100; owner, Louis Fish, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 7031.

JEWELL ST, w s, 100 s Calyer st, 1-sty brick storage, 43x50, tar and gravel roof; cost, \$1,700; owner, Syracuse Smelting Works, on premises; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 7116.

HALLS AND CLUBS.

HALSEY ST, se cor Saratoga av, 1-sty brick dance hall and stores, 140x200, felt & slag roof; cost, \$150,000; owners, Thos. A. Clarke, 26 Court st; architects, Harde & Short, 3 W 29th st, N. Y. Plan No. 7084.

SOUTH OXFORD ST. w s, 150 s Hanson pl; 3-sty brick clubhouse, 80.8x97.8; steel and concrete roof; cost. \$300.000; owner B P O E Lodge No. 22, 123 Schermerhorn st; architects, H V B Maconigle and ano, 7 West 38th st, N Y. Plan No. 7112.

STABLES AND GARAGES.

HENDRIX ST, w s. 200 n Fulton st, 1-sty frame garage, 15.6x15.6, shingle roof; cost \$300; owner, 0. Millie Kleinfeldt, 146 Hendrix st; architect, J. Gaulier, Warwick st. Plan No. 7027.

No. 7027.

JOHNSON ST, e s. 95 s Church av, 2-sty frame garage, 45x50, tar and gravel roof; cost \$7.000; owner. Robert Holke, 47 Fulton st. architect, Renjamin Driesler, 153 Remsen st Plan No. 7064.

EAST 11TH ST, w s, 42.11 n Cortelyou rd; 1-sty frame garage, 12x18; shingle roof; cost, \$300; owner, Henry Engel, 358 East 11th st; architect, John Lucey, 1343 East 9th st. Plan No. 7100.

AV G, s w cor East 23d st; 1-sty frame auto shed. 14x18; shingle roof; cost, \$300; owner, Vienna Aunt, 2218 Av G; architect, Chelton Dean, 18th and Coney Island avs. Plan No. 7109.

7109.

ALBEMARLE RD s e cor East 18th st; 1-sty frame garage, 11x18; shingle roof; cost \$400; owner, Fred E Evans, 1804 Albemarle rd; architects, Slee & Bryson, 153 Montague st. Plan No. 7103.

BROOKLYN AV, s w cor Av I, 1-sty frame garage, 13x18, shingle roof; cost, \$350; owner, Jas. C. McEachin, 1768 Brooklyn av; architect, S. A. Olson, 1526 Cortelyou rd. Plan No. 7120.

STORES AND DWELLINGS.

STORES AND DWELLINGS.
BERRY ST, 340, 1-sty brick store and dwelling, 19x60, tar, felt and gravel roof, 1 family; cost, \$2.300; owner, Clara Kemp, 81 South 5th st; architect Tobias Goldstone, 49 Graham av. Plan No. 7035.

56TH ST, s w cor 6th av, 3-sty brick store and dwelling, 16.9x52, felt, tar and slag roof, 2 families; cost, \$5.000; owner and architect, Wilson H. Harrington, 5906 5th av. Plan No. 7049.

6TH AV, w s, 16.9 s 56th st, two 3-sty brick store and dwelling, 16.9x52, felt, tar and slag roof, 2 families each; total cost, \$0.600; owner and architect, Wilson H, Harrington, 5906 5th av. Plan No. 7050.

av. Flan No. 7050.

9TH AV, w s. 80 s 59th st. 2-sty brick store and dwelling, 20x35, tin roof, 1 family; cost, \$2,500; owner, Rosana Muscianisi, 5811 5th av; architect, Francis W. Stork, 7416 3d av. Plan No. 7052.

86TH ST, n s, 366.2 e 16th av, 1-stv brick store and dwelling 38.10x55, tar and gravel roof, 2 families; cost, \$6 000; owner, Etta Ehr-lich, \$714 21st av; architects, Slee & Bryson, 153 Montague st. Plan No. 7091.

S6TH ST, n s. 340 e 16th av, 1-sty brick store and dwelling, 26.2x55, tar and gravel roof. 2 families; cost, \$4,000; owner, Etta Ehrlich, 8714 21st av; architects, Slee & Bryson, 153 Montague st. Plan No. 7092.

STORES, OFFICES AND LOFTS.

FLATBUSH AV, e.s. 90.1 s Snyder av, 2-styrick post office, 62.8x35, tar and slate roof; sst, \$10.000; owner. Percival H. Smith, 46 Cear st; architect, George F. Pelham, 507 5th, N. Y. Plan No. 7085.

av, N. Y. Plan No. 7065.

FULTON ST, w s, 250 n Pierrepont st, 1-sty brick bank, 22.5x146.8, concrete roof; cost, \$125,000; owner, Brooklyn Savings Bank, Pierrepont cor Clinton st; architect, Frank Freeman, 132 Nassau st. Plan No. 7117.

HALSEY ST, s s, 140 e Saratoga av, 2-sty brick store, 20x83.4, felt and slag roof; cost, \$5,000; owner, Thos. A. Clarke, 26 Court st; architects, Harde & Short, 3 W 29th st, N. Y. Plan No. 7085.

DUMONT AV. n s, 816 e Stone av, 1-sty brick

architects, Harde & Shore, Plan No. 7085.

Plan No. 7085.

DUMONT AV, n s, 81.6 e Stone av, 1-sty brick store, 18.6x25, tin roof; cost, \$800; owner, Moses Maluch, 577 Stone av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 7079.

STORES AND TENEMENTS.

STORES AND TENEMENTS.

NOSTRAND AV, n e cor President st, 4-sty brick store and tenement, 27.9x90, slag roof. 10 families; cost, \$30,000; 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, 25x87.11, slag roof, 10 families each; total cost, \$100,-600; owner, Shelbourne Construction Co., 813 Nostrand av; architect, John C. Cocker, 2017 5th av. Plan No. 7067.

THEATRES.

S6TH ST. n s, 355 E 19th av, 1-sty brick moving picture bldg, 34.4x99, tar and gravel roof; cost, \$8,000; owner, Edw. S. Teven. 600 W 126th st, N. Y.; architects. Slee & Bryson, 153 Montague st. Plan No. 7086.

HICKS ST, e s, 65 n Atlantic av; 1 new brick open-air show; —x—; cost \$1.200; owner, Jos. Compo, Hicks st and Atlantic av; architect, John Burke, 60 East 2d st. Plan No. 7102.

MISCELLANEOUS.

MISCELLANEOUS.

BEDFORD AV. Nos. 771 & 775, new brick water tank; cost, \$1.200; owner, Clayton W. Nichols, on premises; architect, American Fire Prevention Bureau, 123 William st. Plan No. 7073.

Queens.

APARTMENTS, FLATS AND TENEMENTS. LONG ISLAND CITY.—4th av, w s, 115 s Graham av, 3-sty brick tenement, 25x66 gravel roof, 6 families; cost, \$6,000; owner and archi-tect, Andrew Pipitone, 487 Broadway, L. I. City. Plan No. 3727.

DWELLINGS.

DWELLINGS.

ARVERNE.—Remington av, e s, 300 n Amstel blvd, 2½-sty frame dwelling, 2½-34, shingle roof, 1 family; cost \$5,000; owner, Samuel & Pauline Straus, Rockaway Beach; architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 3685.

ARVERNE.—Meredith av, e s, intersection Amstel blvd, 2½-sty frame dwelling, 27x52, shingle roof, 1 family; cost, \$5,500; owner, Louis Cohen, 854 Beach st, N. Y. C.; architect, J. P. Powers Co., Rockaway Beach. Plan No. 3688.

BAYSIDE—Lawrence blvd, n. s. 50 s. w. 5th

BAYSIDE.—Lawrence blvd. n s. 50 s w 5th st. three 2½-sty frame dwellings, 28x26, shingle roof, 1 family; cost, \$13,500; owner and architect, George Harnden, Bayside. Plan Nos. 3693-4-5.

gle roof, 1 family; cost, \$13,500; owner and architect, George Harnden, Bayside. Plan Nos. 3693-4-5.

FOREST HILLS.—Northfield st, n e s, 263 s w Highland av, 2½-sty brick dwelling, 39x 49, tile roof, 1 family; cost, \$9,000; owner, Sage Foundation Homes Co. 47 West 34th st N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 3690.

JAMAICA.—Bandman av, s s, 175 w Henry st, 2½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$3,000; owner. Alex Komewoski, Bandman av, Jamaica; architect, Joseph Hrostoski, Hollis av. Hollis. Plan No. 3677.

JAMAICA.—Willow st, s w cor Carroll st, five 2½-sty frame dwellings, 16x34, shingle roof, 1 family; cost, \$10,000; owner and architect, Henry E. Price, 363 Fulton st, Jamaica. Plan Nos. 3672-73-74-75-76.

JAMAICA.—Bergen av, e s, 100 s Highland av, 2-sty frame dwelling, 30x35, shingle roof, 1 family; cost, \$4,000; owner, A. M. Dunham, 54 Hardenbrook av, Jamaica; architect, Nisl C. Mortinson, Rosedale. Plan No. 3684.

RADDE ST, s s, 100 w Payntar av, 1-sty frame dwelling (port), 16x23, shingle roof; cost, \$425; owner, Delancey P. Harris, 40 Warren st, N. Y. C. Plan No. 3687.

ROCKAWAY BEACH.—Amstel blvd, n s, 120 e Meredith av, four 2½-stv frame dwellings, 20x38, shingle roof, 1 family; cost, \$18,000; owner, Meredith Realty Co., 5 Pleasant av, Rockaway Beach; architect, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 3680-S1-S2-S3.

RICHMOND HILL.—Napier av, w s, 168 n

S1-S2-S3.

RICHMOND HILL.—Napler av, w s. 168 n Atlantic av, two 2-sty frame dwellings, 17x55, tin roof, 2 families; cost, \$4,500; owner, Herbert J. Davis, Lexington av, Richmond Hill; architect, Charles B. Snowdin, 667 Briggs av, Richmond Hill, Plan No. 3679.

CORONA.—Sveamore av. ws 181 n Shell road, 2-sty frame dwelling, 20x45, tin roof, 2 families, cost, \$3,500; owner, Henry Hildebrand, 162 Sveamore av, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 3715.

CORONA.—Ferguson st, n s, 75 e Dupeyster st, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$3,000; owner, Mr. Hamilton, Fairview av, Corona; architect, W. S. Worrall, 9 Twombley pl, Jamaica. Plan No. 3696.

CORONA.—Locust st, n s, 425 w Summit av, 1½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$1,500; owner, J. Lustart, Central av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3:14.

EDGEMERE.—Dickerson av, e s, 200 n Edgemere av, 2-sty frame dwelling, 25x37, shingle roof, 1 family; cost, \$3,500; owner S. & L. Construction Co., Far Rockaway; architects, Howard & Callman, Far Rockaway; architects, Howard & Callman, Far Rockaway; architects, Howard for the style of the s

ELMHURST.—Chicago av, n w cor Grand av, 2½-sty frame dwelling, 22x45, shingle roof, 1 family; cost, \$3,000; owner, A. Schroot, 35 Prospect av, Corona; architect, C. L. Varrona, Corona av, Corona. Plan No. 3702.

FLUSHING.—Elm st, s s, 280 w Murray st, 2-sty frame dwelling, 22x36, shingle roof, 1 family; cost, \$3,500; owner and architect, Gus'av Hanning, 124 Beech st, Flushing. Plan No. 3725.

FOREST HILLS.—Glen rd, n e s, 205 n Highland av, 2½-sty frame dwelling, 28x32, tile roof, 1 family; cost, \$6,000; owner, Sage Foundation Homes Co., Forest Hills; architect, G. Atterbury, 20 W. 43d st, N. Y. C. Plan No. 3713.

Atterbury, 20 W. 43d st, N. Y. C. Plan No. 3713.

HOLLIS.—Cherokee av, w s, 359 w Fulton st, two 2½-sty frame dwellings, 22x36, shingle roof, 1 family; cost, \$6,000; owner, Jos. Hrostoski, Hollis; architect, H. T. Jeffrey & Son, 3-3 Lefferts av, Richmond Hill. Plan Nos. 3700-01.

JAMAICA.—Cannonbury rd, n s, 72 w Homer Lee av & Kings st, s s, 40 w Warwick av, four 2½-sty frame dwellings, 24x25, saingle roof, 1 family; cost, \$12,800; owner, S. P. Schlansky, 8 Elizabeth st, N. Y. C.; architect, R. F. Mellon, 6 Madison st, Jamaica. Plan Nos. 3721-22-23-24.

JAMAICA.—Birch st, w s, 150 n Bayview av, 2-sty frame dwelling, 16x34, shingle roof, 1 family; cost, \$1,800; owner, A. Theirgarten, New York av, Jamaica; architect, L. F. Wolff, Jamaica. Plan No. 3733.

JAMAICA.—Colonial av, s w cor Willett av, five 2-sty frame dwellings, 20x35, shingle roof, 1 family; cost, \$20,000; owner, Realty Associates, 162 Remsen st, Brooklyn; architects, Tracy, Swartwout & Litchfield, 244 5th av, N. Y. C. Plan No. 3732.

KEW.—Richmond Hill rd, n e cor Beverly rd, 24-sty frame dwelling, 43x32, shingle roof, 1

Plan No. 3732.

KEW.—Richmond Hill rd, n e cor Beverly rd, 2½-sty frame dwelling, 43x32, shingle roof, 1 family; cost, \$8,500; owner, John R. Corbin, 1500 Av J, Brooklyn; architect Arthur M. Gaynor 332 E. 67th st, N. Y. C. Plan No. 3728.

MASPETH.—Madison av, es, 275 n Grand st, 2-sty brick dwelling, 20x40, tin roof, 2 families; cost, \$3,000; owner, Hause & Draye, Maspeth; architects, Edward Rose & Son, Grand st., Elmhurst. Plan No. 3712.

MASPETH.—Maspeth av, s s, 100 e Van Cott av, two 2-sty frame dwellings, 21x41, tin roof, 2 families; cost, \$5,600; Owner, Mathes Rock, Maspeth av, Maspeth; architects, Edward Rose & Son, Grand st, Elmhurst. Plan Nos. 3710-11.

RICHMOND HILL.—Beech st, n e cor Fulton st, two 2-sty frame dwelling, 19x55, tar and gravel roof, 2 families; cost, \$6,000; owner, Riis Construction Co., Lefferts av, Richmond Hill; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 3698-99.

RICHMOND HILL.—Prospect st, e s, 160 n Jamaica av, two 2½-sty frame dwellings, 22x34, shingle roof, 1 family; cost, \$7,100; owner, E. G. Bullard, Richmond Hill; architect, Martin Schmand, 79 Washington av, Richmond Hill. Plan Nos. 3716-17.

ROCKAWAY BEACH.—Pleasant av, ws, 260 n

ROCKAWAY BEACH.—Pleasant av, ws. 260 n Boulevard, 2½-sty frame dwelling, 27x50, shingle roof, 2 families; cost, \$5,000; owner, G. Taus & Son, 537 Boulevard, Rockaway Beach; architect, J. P. Powers Co., Rockaway Beach. Plan No. 3718.

FACTORIES AND WAREHOUSES.

CORONA.—Plateau st, e s, 110 s Myrtle av, dig new cellar for storage; cost, \$75; owner, Joseph Plazek, premises. Plan No. 3671.

STABLES AND GARAGES.

STABLES AND GARAGES.

HOLLISWOOD.—Polo Alto av, e s —, 1-sty brick garage, 12x20, shingle roof; cost, \$500; owner, Andrew J. Riis, Church st, Richmond Hill. Plan No. 3678.

JAMAICA.—Sputh st, n s, 1,040 w Hamilton st, 1-sty frame stable, 30x20, tar and gravel roof; cost, \$800; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 3689.

LONG ISLAND, CITY—Radde st, s, s, 100

LONG ISLAND CITY.—Radde st, s s, 100 w Payntar av, 1-sty galvanized iron garage, 20x36, iron roof; cost, \$300; owner, Delancey P. Harris, 40 Warren st, N. Y. C. Plan No. 3686.

BAYSIDE.—2d st. ws. 150 n Montauk av. 1½-sty frame stable, 36x24, shingle roof, 1 family; cost, \$1,200; owner, W. F. Van Sielen, Bayside; architect, J. Wilson Clayton, Bayside. Plan No. 3726.

BAYSIDE.—6th st, n w cor Lawrence Boulevard, 1-sty frame garage, 20x20, shingle roof; cost, \$1,300; owner, Mathew Rock, on premises; architect, F. H. Briggs, Plandome, L. I. Plan No. 3729.

STORES AND DWELLINGS.

STORES AND DWELLINGS.

JAMAICA.—Globe av, n w cor South st, 2-sty brick store and dwelling, 32x57, tar and gravel roof, 2 families; cost, \$5,000; owner, Koppel Kohn, 459 Jamaica av, Jamaica; Philip Caplan, 477 Boulevard, Rockaway Beach. Pian No. 3705.

JAMAICA.—Rockaway rd, es, 110 n Atlantic av, two 3-sty brick store and dwellings, 20x52, tin roof, 2 families; cost, \$10,000; owner, H. A.

ANDREW J. ROBINSON, President

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O'Brien, 5 Flushing av, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 3697.

STORES, OFFICES AND LOFTS

JAMAICA.—South st, n s, 79 e Washington st, 1-sty frame store, 22x28, tin roof; cost, \$250; owner, Charles Commante, South and Washington sts, Jamaica; architect, John F. D. BeBall, 324 Fulton st, Jamaica. Plan No. 3692.

LONG ISLAND CITY.—Davis st, w s, 4,000 s Jackson av, 1-sty frame shed, 35x72, felt and gravel roof; cost, \$1,000; owner, Nasom Mfg. Co., 71 Beekman st, N. Y. C.; architect, John M. Baker, 21 Jackson av, L. I. C. Plan No. 3691.

CORONA.—Jackson av, n s, 80 w National av, 2-sty brick shop, 37x75, gravel roof; cost, \$4,-500; owner, Paul Roth, Jackson av, Corona; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 3731.

architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 3731.

FLUSHING.—Kivan st, s s, 661 w Main st, 1-sty frame shelter shed, 70x8, paper roof; cost, \$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, 10x17, felt roof; \$950; owner and architect, Standard Oil Co. 26 Broadway, N. Y. C. Plan No. 3706.

LONG ISLAND CITY.—9th st, s s, 175 w West av, 1-sty brick wash house 17x27, concrete roof; cost, \$1,050; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 3607.

LONG ISLAND CITY.—10th st, s s, 250 w West av, 1-sty brk tank house, 28x47, felt roof; cost \$2,500. Owner and architect, Standard Oil Co. 26 Broadway, N. Y. C. Plan No. 3708.

ELMHURST.—Union av, n s, 50 e Hanover av, 1-sty frame shed, 25x14, gravel roof; cost, \$150. Owner, Jos Forst, premises. Plan No. 3709.

Richmond.

DWELLINGS.

DWELLINGS.

BARRETT BOULEVARD & HAVEN- ESP, Tompkinsville, two 2-sty brick dwellings, 39x 29; cost, \$3,500 each; owner, Louisa Maronelli, Tompkinsville; architect, Joseph Muller, Tompkinsville; architect, Joseph Muller, Tompkinsville; architect builds. Plan No. 754.

RICHMOND RD, n w cor Grana av, New Dorp, two 2-sty frame dwellings, 30x24; cost, \$3,500 each; owner, Edwin H. Lockhart, Midland Heights; architect, P. P; owner builds. Plan No. 746.

CASTLETON AV, s s, 100 n Wallace av, Arochar. S. I., 1½-sty frame dwelling, 30x38; cost, \$3,500; owner, Bertha Poppe, Arrochar. S. I.; architect, James Grunert, 2010 Richmond rd, New Dorp; builder, Eldridge Springman, Stapleton. Plan No. 747.

7TH ST, 50 e Beach st, New Dorp. 2½-sty frame dwening, 22x28; cost, \$2,600; owner, L. A. Englehardt, 18 Broadway, N. Y. C.; architect, Charles H. Chamberlain, 144 Blackford av, Port Richmona; architect builds. Plan No. 753.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

OLD STONE RD, w s, 425 s Fiske av, Port Richmond, 1-sty frame machine shop, 43x78; cost, \$2,500; owner, Consolidated Fire Works Co., Port Richmond; architect, Wm. H. Ellis, Villa av, Port Richmond; architect builds. Plan No. 752.

Plan No. 752.

RAILROAD AV, s s, 147 e Bay av, Elm Park 1-sty mfg. room, frame, 36x64; cost, \$2,500; owner, Abraham Averett, Elm Park; architect, Cantor & Levingson of West 38th st. N. Y. C.; owner builds. Plan No. 75-.

STABLES AND GARAGES.

EROADWAY, e. s. 600 s Terrace, West New Brighton, 1-sty concrete block garage, 24x25; cost, \$350; owner, Carl S. Prasse, West New Brighton; owner builds. Plan No. 749.

MISCELLANEOUS.

RAILROAD AV, s. s., 147 e Bay av, Elm Park, 1-sty brick engine room, 27x64; cost, \$3,500; owner, Abraham Averett, Elm Park; architect, Canton & Levingson, 59 West 38th st, New York City; owner builds. Plan No.

MILL RD, e s, 1,000 n Guyon av, Oakwood Heights, 2-sty frame hangar, 42x-2; cost, \$2,-800; owner, Thomas Baldwin, Oakwood Heights; architect, James E. Grunert, New Dorp; builder, C. O. Conklin, Oakwood Heights. Plan No. 748.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

Manhattan.

CLINTON ST, 180, interior alterations to 3sty moving picture theatre and loft; cost, \$1,000; owner, City of New York; architect, Jacob
Fisher, 25 Av A. Plan No. 3007.

GANSEVOORT ST, 100-102, columns, partitions to 6-sty warehouse; cost, \$1,500; owner,
Manhattan Refrigerating Co. 525 West st; architect, J. G. Glover, 166 State st. Plan No. 3015.

MADISON ST, 223, partitions, windows to
5-sty store and tenement; cost, \$500; owner,
Estate Aaron Shapiro, 53 East 97th st architect, Samuel Sass, 32 Union sq. Plan No.
3009.

MERCER ST

MERCER ST, s w cor Bleecker st, windows to 10-sty loft; cost, \$3,000 owner, The O. B. Potter Trust, 71 Broadway; architect. F. H. Kimball, 71 Broadway. Plan No. 3006.

MURRAY ST, 101, awning to 5-sty loft; cost, \$300; owner, Estate James G. Powers, Hudson st; architect, Charles Mullon, 186 Union av, Brooklyn. Plan No. 3031.

PECK SLIP, 13-15, partitions, windows to 5-sty store and tenement; cost, \$1,000; owner, Katherine Kanenbley, 365 Bergen st, Brooklyn; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 3017.

RIVINGTON ST, 324, enlarge building, general interior changes to 3-sty public bath; cost, \$55,000; owner, City of New York; architect, Chas. G. Armstrong, 149 Broadway. Plan No.

3010.

ST. MARKS PL. 57, change partitions to 4sty club and dwelling; cost, \$500; owner, Isaac
Weill, 210 West 110th st; architect, M. Bern3D ST, 136 West, partitions, windows to
5-sty tenement; cost, \$1,200; owner, Margaret
Faeth, 24 Av A; architect, Henry Klein, 505
East 15th st. Plan No. 3028.
stein, 131 East 23d st. Plan No. 3013.
14TH ST, 209 E; partitions, windows to 5-sty
tenement; cost, \$500; owner, Margaret Donnelly,
53 3d av; architect, H Regelmann, 30 1st st.
Plan No 3000.
44TH ST, 55, W. partitions, 30

44TH ST, 55 W: partitions to 7-sty club; cost, \$250; owner, City Club of New York, premises architect, Wortmann & Braun, 114 E 28th st.; Plan No. 2996.

ises architect, Wortmann & Braun, 114 E 28th st.; Plan No. 2996.

19TH ST, 128 East, partitions, windows to 3-sty residence and garage cost, \$3,500; owner, Anna Bigelow, 27 Liberty st; architect, Geo. Sykes, 1123 Broadway. Plan No. 3023.

29TH ST, 213 East, partitions, drain to 4-sty tenement; cost, \$200; owner, Edward Randolph, 580 Market st, Newark, N. J.; architect, John Hauser, 360 West 125th st. Plan No. 3020.

31ST ST, 5-9 East, 32d st, 6-10 East, windows, partitions, windows to 11-sty store and loft; cost, \$2000· owner, American Real Estate Co., 527 5th av; architect menry L. Pointe, 989 Southern Boulevard. Plan No. 3024.

35TH ST, 1 East, windows, partitions to 5-sty store and loft; cost, \$650; owner, Benj. Altman, 5th av and 35th st; architect, W. O. Bartlett, Newark, N. J. Plan No. 3016.

40TH 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 st; architect, James W. Cole, 403 West 51st st. 1-an No. 3025.

54TH ST, 211-213 East, change walls, stalls, doors to 4-sty stable; cost, \$3,000; owner, The Jacob Hoffmann Erew Co., 211 East 55th st; architect A. Baylies, 33 Bible House. Plan

No. 3029.

54TH ST, 17 East, partitions, windows to 4-sty dwelling; cost, \$4,000; owner, Leon R. Gillson, 16 Exchange pl; architect, Donn Barber, 25 East 26th st. Plan No. 3008.

56TH ST, 231 E; windows to 5-sty store and tenement; cost, \$100; owner, Alfred Mixsell, 25 Sunset av, Portchester, N Y; architect, Jos Martine, 40 Baxter st. Plan No. 3002.

104TH ST, 322 East, partitions, windows, toilets to 4-sty store and tenement; cost, \$500; owner, G. Gugbelmetti, premises; architect, M. Cardo, 301 East 104th st. Plan No. 3011.

105TH ST, 327-331 East, tank to two 6-sty tenements; cost, \$450; owner, Wilson M. Powell, 324 West 58th st; architects. Moore & Landsiedel, 148th st and 3d av. Plan No. 3026.

Landsiedel, 148th st and 3d av. Plan No. 3026.

125TH ST, 53 W; store fronts, stairways to 4-sty stores and dwellings; cost, \$1,000; owner, Phillip Bunt, 53 W 125th st; architect, C H Lang, 145 West 45th st. Plan No 3003.

AV B, 60; partitions, windows, toilets to 6-sty store and tenement; cost, \$5,000; owner, Barnet Klar, 34 East 12th st; architects Horenburger & Bardes, 122 Bowery. Plan No 2999.

BRADHURST AV, 106, partitions to 5-sty tenement; cost, \$500; owner, George U. Fanning, 503 5th av; architect, O. Reissmann, 30 1st st. Plan No. 3030.

BROADWAY, 1465, sign to 7-sty store and office; cost, \$1,200 owner, Godair-Wimmer Co., St. Louis, Mo. Plan No. 3032.

BROADWAY, 842-846, 4th av. 140-148, freproof gallery, floors, iron columns, girders to 8-sty store; cost, \$4,000; owner, Wm. Waldorf Astor, 21 West 26th st; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 3027.

BROADWAY, 407-409 change store fronts, hoist to 5-sty store and office; cost, \$1,000; owner, the estate of O G Walbridge, 299 Broadway; architects, J B Snook Sons, 261 Broadway. Plan No 3005.

No 3005.

BROADWAY, 795; windows, partitions to 4sty store, office and loft; cost \$1,500; owners,
Douglas Robinson and Chas. S. Brown Co., 128
Broadway; architect, M. J. Harrison, 230 Grand
st. Plan No. 3001.

MADISON AV, 1553; stairs to 3-sty studio
and store; cost. \$75; owner, Aaron Smith, 777
Hewitt pl; architect, Nathan Langer, 81 East
125th st. Plan No. 3004.

WEST BROADWAY, 497, partitions to 5-sty
lofts; cost, \$200; owner, Horace S. Ely & Co.,
care architects, Euell & Euell, 271 West 125th
st. Plan No. 3014.

2D AV, e s, 25 s 20th st, partitions, windows, toilets to 5-sty tenement; cost, \$1,000; owner, Anna M. Klemann, 310 East 5th st; architect, B. W. Berger & Son, 121 Bible House. Plan No. 3021.

3D AV, 555, partitions, windows to 4-sty store and tenement; cost, \$500; owner, Emilie Engelhardt, 310 State st, Flushing, L. I.; architect, W. S. Fowler, 407 Douglass st, Brooklyn. Plan No. 3018.

3D AV, 583-585, passage, partitions to two 5-sty stores and tenements; cost, \$350; owner, Henry Hof, 80 Argyle rd, Brooklyn; architect, M. J. Harrison, 230 Grand st. Plan No. 3019.

4TH AV, 348; partitions, windows, toilets to 4-sty store and lofts; cost, \$9.000; owner, Robert Goelet estate, 9 West 17th st; architect, 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 Liberty st; architect, J H Knubel, 305 West 43d st. Plan No 2997.

7TH AV. n e cor 124th st, electric light arches, side entrance to theatre and hotel; cost, \$1.200; owner, M. Loew, 260 West 42d st; architects, Elsendrath & Horwitz, 500 5th av. Plan No. 3022.

STH AV, s w cor 41st st, windows, partitions, toilets to 4-sty store and tenement; cost, \$2,000; owner, Charlotte Y, Jacob, 12 Bridge st; architects, Eberle & Demmer, 1269 Broadway. Plan No. 3017.

CROTONA PL, s e corner 171st 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, 121 Bible House. Plan No. 530.

GLOVER ST, 1619; 1-sty brick extension, 20x 5 to 2½-sty frame store and dwelling; cost, \$1,000; owner, Antonio Tonnotti, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 532.

150TH ST, n s, 171 e Park av; new bake oven to 6-sty brick store and tenement; cost, \$600; owner, Raffaele Manazzi, 410 East 116th st; architect, Lorenz F J - Weiher, 271 West 125th st. Plan No. 527.

st. Plan No. 527.

162D ST, n s, 50 w Courtlandt av, new doors, new booth to 1-sty frome nicolette; cost, \$3,000; owner, Alice V Earle, Maplewood av; architect, Fred Hammond, 391 E 149th st. Plan No. 526.

ARTHUR AV 2301, new booth, new partitions to 1-sty frame store and amusement hall; cost, \$500; owner, Robt. Dunn, 1170 Broadway; architect, M. W. Del Gaudio, 401 Tremont av. Plan Nos. 524-525.

Plan Nos. 524-525.

BELMONT AV, 2391; new doors, stairs and partitions to 2-sty frame store and dwelling; cost, \$35; owner, Clement Carryivale. Mt Vernon; architect, M W Del Gaudio, 401 Tremont av. Plan No. 528.

EOSTON RD, 1318, new partitions, etc., to 4-sty brick tenement; cost, \$500; owner, Marie 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, 25x30, to 2-sty brick factory; cost, \$1,500; owner, Taylor Textile Co, on premises; architects, Varian Bros, 2777 Webster av. Plan No. 529.

TREMONT AV, n s, 63 e Clinton av new

TREMONT AV, n s, 63 e Clinton av, new openings to 5-sty brick store and tenement; cost, \$150; owner, Ignatz Modry, 140 East 74th st; architect, C David Persina, 731 Van Nest av. Plan No. 524.

av. Plan No. 524.

TREMONT av, n s, 100 e Clinton av, new doors, &c. to 1-sty frame store and dwelling; cost, \$150; owner, Martha Brogan, 505 East 175th st; architect, C David Persina, 731 Van Nest av. Plan No. 523.

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 premises; architect, Henry Nordhelm, 1087 Tremont av. Plan No. 531.

WESTCHESTER AV, s w cor Theriot av; low-er to new grade 2 3-sty frame stores and dwell-ings; cost, \$600; owner, Fred Rappe, 532 East 85th st; architect, B. Ebeling, 1704 Taylor av. Plan No 526.

Brooklyn.

COLUMBIA PL, e s, 41 n State st, extension to 4-sty tenement; cost, \$2,000; owner, Antonio Lorenzo, 20 St. John's pl; architect, F. P. Imperato, 356 Fulton st. Plan No. 7040.

COVERT ST, 100; replace storm shed to 3-st factory; cost, \$135; owner, Louis Haeberle, 61 Madison st; architect, John F Carlson, 1121 Em erald st, Woodhaven. Plan No 7070.

erald st, Woodhaven. Plan No 7070.

DEAN ST. 1354, new balcony to 3-sty dwelling; cost, \$100; owner, Katherine I. Harrison, on premises; architect, Brooklyn Repair Co., 1452 Atlantic av. Plan No. 7037.

DEGRAW ST, 33, raise 4-sty pork packing building, 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 No. 7029.

FILETON ST. 585-7: remove walls, etc. to 2-

FULITON ST, 585-7; remove walls, etc, to 3-sty stores and offices; cost, \$1,200; owner, Jer-ome Realty Co, Hotel St George; architects, E W Berger & Son, 121 Bible House. Plan No. 7076.

W Berger & Son, 121 Bible House. Plan No. 7076.

FULTON ST, w s, 250 n Pierrepont st, shore up walls, 1-sty bank; cost, \$250; owner, Brooklyn Savings Bank, Pierrepont cor Clinton st; architect, Ralph M. Rice, 132 Nassau st. Plan No. 7118.

FULTON ST, s e cor Gallatin pl, new bay windows, etc.; cost, \$1,200; owner, Wm. T. Grand Co., 279 6th av; architect, J. Sarfield Kennedy, 44 Court st. Plan No. 7127.

HART ST, No. 256, windows, etc., to 2-sty dwelling; cost, \$400; owner, Mayer Montel, 248 Hart st; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 7123.

HENDRIX ST, e s, 175 n Fulton st; plumbing to 1-sty church cost, \$125; owner, First Baptist Church, 215 Warwick st; architect, P H Woods, same address. Plan No. 7068.

LINWOOD ST, w s, 205 s Stanley av, extension to 1-sty stable; cost, \$770; owner, Jos. Archofsky, — Linwood st; architect, Chas. Goodman, 437 Sackman st. 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 Graham av. Plan No. 7082.

OAKLAND ST, e s, 50 s Clay st, door opening to 2-sty stable; cost, \$350; owner, Greenpoint Fire Erick Co., 411 Oakland st; architect, F. L. R. Sweet, 1074 Prospect pl. Plan No. 7047.

PACIFIC ST, s, 75 e Hoyt st, iron stairway to 5-sty hospital; cost, \$900; owner, Sis-

PACIFIC ST, s s, 75 e Hoyt st, iron stairway to 5-sty hospital; cost, \$900; owner, Sisters of Charity, Mt. St. Vincent on the Hudson; architect, J. E. Ditmas, 111 5th av. Plan No. 7032.

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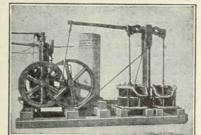
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216 FULTON STREET



PROSPECT ST, 187; windows to 3-sty tene ment; cost, \$225; owner, Vincent Tepedino, 14; Hudson av; architect, Jos P Kofano, 215 York st. Plan No. 7096.

st. Plan No. 7096.

SMITH ST, n w cor Dean st; raise 3-sty store and dwelling; cost, \$5,000; owner, Samuel Yukowitz, 126 Smith st; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 7080.

SPENCER ST, SI, plumbing to 3-sty store and tenement; cost, \$250; owner, Guiseppe Glorio, on premises; architect, Louis Waillant, 808 Broadway. Plan No. 7044.

YORK ST, No. 225, windows, etc., to 2-sty store and tenement; cost, \$275; owner, Philmina Bartalmeo, on premises; architect, Thos. Neeley, 5 East 167th st, Bronx. Plan No. 7119.

SOUTH 2D ST, s s, 180 e Hooper st, plumb-

SOUTH 2D ST, s s, 180 e Hooper st, plumbing to 5-sty factory; cost, \$700; owner, Dime Savings Bank, DeKalb av and Fulton architect, A. J. O'Keefe, 467 5th av. Plan No. 7058.

SOUTH 3D ST, 347, windows and interior alterations to 3-sty store and tenement; cost, \$400; owner, Louis Straus, 218 Broadway; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 7054.

\$400; owner, Louis Straus, 218 Broadway; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 7054.

4TH PL, No. 42, windows, etc., to 3-sty tenement; cost, \$350; owner, Dermott Ryder, 160 Martense st; architects, Brook & Rosenberg, 44 Court st. Plan No. 7114.

NORTH 5TH ST, 206, wash tubs, etc., to 3-sty tenement; cost, \$150; owner, Frank Calicchio, 226 North 5th st; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 7056.

NORTH 5TH ST, Nos. 222-226, windows, etc., to 3-sty tenement; cost, \$400; owner, Frank Calicchio, 226 North 5th st; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 7048.

NORTH 11TH ST, s, 100 w Kent av; plumbing to 1-sty boiler house; cost, \$225; owner, Standard Oil Co. 26 Broadway; architect, Louis Driser, 388 Broadway. Plan No. 7089.

15TH ST, 125; extension to 3-sty wagon storage and dwelling; cost, \$400; owner, Barney Cohen, 127 15th st; architect, Jos Hartung, 548 2d st. Plan No 7104.

ATLANTIC AV, s & 155 w Vesta av, extension to 1-sty shed; cost, \$300; owner, L. I. R. R. Co., Pennsylvania Station; architect, Jamaica. Plan No. 7060.

ATLANTIC AV, s & 5, 50 w Sackman st, plumbing to 3-sty store and dwelling; cost, \$100; owner, Marie Bosito, 2 Union pl; architect, Wm. Sherdon, 412 Tompkins av. Plan No. 7108.

BROADWAY, w s, 39 s Putnam av. plumbing to 4-sty moving picture and dwelling; cost, \$125; owner, Anna Lancaster, 900 Jefferson av; architect, H J Nurica, S30 Putnam av. Plan No. 7106.

CENTRAL AV, 66; windows, etc, to 3-sty store and tenement; cost, \$250; owner, Saverno Cer-

7106.
CENTRAL AV, 66; windows, etc, to 3-sty store and tenement; cost, \$250; owner, Saverno Cerame, 49 Central av; architect, Chas P Cannella, 60 Graham av. Plan No. 7081.

DEKALB AV, 817, new roof on 3-sty dwelling; cost, \$500; owner, Reuben Stone, 240 Vernon av; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 7053.

DEKALB AV, 1102; extension to 2-sty store and dwelling; cost, \$500; owner, Samuel Turnick, on premises; architect, Harry Dorf, 614 Kosciusko st. Plan No. 7094.

EASTERN PARKWAY, n w corner Nostrand av; windows, etc., to 4-sty tenement; cost, \$400; owner, Patk McTiernan, 241 Rutland rd; architect, F. L. Hine, 370 Jefferson av. Plan No. 7077.

FLATBUSH AV, 355, remove toilet in 4 store and tenement; cost, \$500; owner, M Cassidy, 83 Sterling pl; architect, James Bly, 422 St. Marks av. Plan No. 7038.

FLATBUSH AV; LAFAYETTE AV, and ROCKWELL PL, new elevator; cost, \$1,000; owner, Fredk. L. Cranford, 177 Montague st; architect, Guerney Elev. Co., 62 West 45th st, N. Y. C. Plan No. 7115.

GREENE AV, 233; extension to 4-sty store and tenement; cost, \$800; owner, Gertrude S Stratton, 42a Hampton pl; architect, Henry Holder, Jr, 242 Franklin av. Plan No. 7082.

GREENPOINT AV Nos. 66 and 68 intesion

GREENPOINT AV, Nos. 66 and 68, interior alterations to 4-sty manufactory; cost, \$150: owner, R. Rothchild, on premises; architect, Emil Meisinger, 394 Graham av. Plan No. 7113.

HAMILTON AV, e s, 37.6 n Nelson st, plumb-ing to 3-sty store and dwelling; cost, \$135; where, Ferdinand Lambrecht, 25 4th pl; archi-lett, Daniel J. Harman, 7 Manhasset pl. Plan o. 7059.

HARRISON AV, 137, interior alterations t 2-sty dwelling; cost, \$150; owner, Mrs. Gussi Spielberg, 137 Harrison st; architect, Klein Koen, 9 Debevoise st. Plan No. 7057.

HOWARD AV, 51, add new sty to 2-sty dwelling; cost, \$150, owner, Arnhold Schroeder, on premises; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 7039.

JEFFERSON AV, 190; windows to 3-sty tenement; cost \$350; owner, Anton Genaves, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 7078.

LIBERTY AV, e s, 26.4 n Chestnut st, raise 2-sty stable and garage, etc; cost, \$10,000; owner, Vitagraph Co. of America, on premises; architect, W L Stoddart, 30 West 38th st, N Y. Plan No. 7074.

MANHATTAN AV, 292; windows to 3-sty store and tenement; cost, \$250; owner, J H Weiner, 176 St Mark's av; architect, S W Barr, 437 Sumner av. Plan No. 7069.

MARCY AV, 508, windows and interior alter-tions to 3-sty store and tenement; cost, \$300; wner, Eugene F. Lohr, 508 Marcy av; archi-ect, Glucroft & Glucroft, 34 Graham av. Plan to. 7055.

METROPOLITAN AV, 163; plumbing, etc.; cost, \$300; owner, Mary Osterdag, on premises; architect, A. C. Becker, 312 Grand st. Plan No. 7062.

PITKIN AV, No. 1615, extension to 3-sty dwelling; cost, \$1,200; owner, Julia Kovensky, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 7126.

2634 Atlantic av. Plan No. 7126.

ROCKAWAY AV, 937; plumbing to 3-sty tenement; cost, \$200; owners, De Poix & Von Glahn, 523 Franklin av; architect, E. W. Wedlake, 1156 Fulton st. Plan No. 7075.

SOMERS ST, s s, 100 w Broadway; extension 2-sty dwelling; cost, \$550; owner, L I R R b, on premises; architect, Albert E Parfitt, 26 port st. Plan No. 7093.

SUTTER AV, 416, extension to 3-sty store store and dwelling; cost, \$500; owner, Frederick Neugass, 219 West 136th st; architect, Nathan Langer, 81 East 125th st. Plan No. 7022

WASHINGTON AV, 71; new elevator, etc; cost, \$1,650; owner, E Le Grand Beers, 258 Broadway, N Y; architect, Otis Elevator Co, 250 lth av. Plan No. 1099.

Queens.

ARVERNE.—Ocean av, n s, 160 w Meredith av, 3-sty frame extension, 47x36, on rear, 3-sty dwelling, felt and gravel roof; cost, \$3,500; owner, Hahn & Stally, Sheridan av, Far Rock-away; architect, S. S. Pollack, Arverne, lan No. 1252.

BELLE HARBOR.—Washington av, n e cor Suffolk av, 2½-sty frame extension, 25x11, on rear 2½-sty frame dwelling, shingle roof; cost, 82,000; owner, Mrs. Mary J. Fitzsummons, Belle Harbor; architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 1256.

BAYSIDE.—1st st, w s, 300 s Crocheron av, 1-sty frame extension over present extension, 4x16, on 2-sty dwelling, shingle roof; cost, 5150; owner, J. Suseschki, 1st st, Bayside.

BROOKLYN HILLS.—Jamaica av, n e cor Woodland av, erect new concrete block founda-tion under 2-sty dwelling; cost, \$250; owner, Peter Miller, 639 West st, Flatbush, Brooklyn. Plan No. 1263.

COLLEGE POINT.—American Hard Rubber Co.'s factory, install new elevator; cost, \$2,-000; owner, American Hard Rubber Co., premises. Plan No. 1261, COLLEGE POINT.—13th st, w s, 325 n 1st av, 2-sty frame extension, 18x5, rear 2-sty frame dwelling, tin roof, new plumbing; cost, \$450; owner, Charles E. Hauseman, premises; architect, E. Leo McCracken, College Point. Plan No. 1260.

FAR ROCKAWAY.—Jarvis la, n e cor New st, 1-sty frame extension, 24x10, on rear 2-sty frame dwelling, shingle roof, new plumbing; cost, \$950; owner, Mary Blumenthal, Far Rockaway; architect, T. A. Kane, Far Rockaway. Plan No. 1248.

FAR ROCKAWAY.—Mill st, n s 200 e Neilson av, interior alterations to 2½-sty frame dwelling; cost, \$200; owner, Peter Roche, Far Rockaway. Plan No. 1249.

FAR ROCKAWAY.—Central av, 284-86, erect new electric sign; cost, \$200; owner, Arthur & Walter Comiskey, premises. Plan No. 1253.

FLUSHING.—Wilson av, s e cor Madison av, cut new dormer windows in 2-sty dwelling; cost, \$150; owner, August Schmidt, premises. Plan No. 1266.

LONG ISLAND CITY.—Vernon av, 481. install sign on top of building; cost, \$350; owner, Bradley Contracting Co., premises. Plan No. 1251.

LONG ISLAND CITY.—Henry st, n s, 75 w William st, 2-sty frame dwelling, raised and new foundation erected; cost, \$200; owner, Edward Vill, 642 Academy st, L. I. C. Plan No. 1250.

ward Vill, 642 Academy st, L. I. C. Plan No. 1250.

LONG ISLAND CITY.—Hamilton st, w s, 150 n Payntar av, install new elevator; cost, \$400; owner, Franklin Improvement Co., premises. Plan No. 1254.

LONG ISLAND CITY.—Purves st, e s, 372 s Jackson av, install new plumbing in 2-family dwelling; cost, \$100; owner, M. Murphy, premises. Plan No. 1259.

LONG ISLAND CITY.—Hancock st, e s, 115 n Washington av, install new plumbing in 2-family dwelling; cost, \$200; owner, Carl Tomanek, premises. Plan No. 1255.

LONG ISLAND CITY.—Purves st, e s, 325 s Jackson av, install new plumbing in 2-family dwelling; cost, \$100; owner, Mrs. O'Connor, premises. Plan No. 1258.

LONG ISLAND CITY.—Marion st, e s, 100 s Webster av, raise 2-sty dwelling and erect new foundation, new plumbing; cost, \$675; owner, L. Tortora, 38 Marion st, L. I. C. architect, Emil Motl, 806 2d av, L. I. C. Plan No. 1262.

LONG ISLAND CITY.—4th av, w s, 25 n Woolsey av, install new plumbing, 1-sty dwelling; cost, \$50; owner, M. Sichler, 984 4th av, L. I. C. Plan No. 1265.

LONG ISLAND CITY.—Marion st, 24, erect new foundation under 2-sty dwelling; cost, \$100; owner, Miarto Salvatore, premises. Plan No. 1264.

MASPETH.—Grand st, s e cor Nagy st, erect new foundation under 2-sty dwelling; cost, 8300; owner, Anna H. Doyle, 23 Clinton st, Brooklyn. Plan No. 1269.

Brooklyn. Plan No. 1269.

MIDDLE VILLAGE.—Juniper Swamp rd, n s, 100 w Dry Harbor rd, 1-sty extension, 36x 20, on rear of barn, tin roof; cost, \$500; owner, Henry Tild, premises; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1246.

SPRINGFIELD.—Springfield av, N 6, 160 n Harvard Boulevard, repair 2-sty frame dwelling after fire damage; cost, \$500; owner, Max W. Arnold, 123 Broad st, Westfield, N. J. Plan No. 1257.

WHITESTONE.—11th st, n s, 300 w 11th av, install new plumbing 1-sty dwelling; cost, \$100; owner, Wm. Thorne, 10th st and 10th av, Whitestone. Plan No. 1270.

COLLEGE POINT.—13th st, 115, alter front of store to provide for moving picture show; cost, \$300; owner, Robert Whittaker, premises. Plan No. 1302.

Plan No. 1302.

COLLEGE POIN..—13th st, 113, 1-sty frame extension, 16x20, on rear 2-sty frame dwelling, tin roof; cost, \$300; owner, Robert Whittaker, 115 13th st, College Point. Plan No. 1301.

CORONA.—Sycamore av, n w cor Poplar st, 2-sty frame extension, 4x27, on side of shed, tar and gravel roof; cost, \$300; owner, M. J. Lenehan, Sycamore av, Corona; architect, I. P. Card, Corona. 1 an No. 1277.

CORONA.—Orchard st, s s, 150 e Corona av, 1-sty frame extension, 20x36, on front, 1-sty shop, tin roof; cost, \$1,000; owner, Max Stone, Orchard st, Corona. Plan No. 1293; architect, C. L. Varron, Corona av, Corona.

ELMHURST.—Hillerest av, e s, 300 n New-

L. Varron, Corona av, Corona.

ELMHURST.—Hillcrest av, e s, 300 n Newtown turnpike, 1-sty frame extension, 14x4, on side 2-sty frame dwe.ing, tin roof, new plumbing; cost, 8800; owner, Elmhurst Development Co., Prospect st, near Walnut st, Elmhurst; architect, Frank Chmelik, 796 Ld av, L. I. C. Plan No. 1303.

Plan No. 1303.

EVERGREEN.—Wyckoff av. 70, 2-sty frame extension on side and front, 25x12, tin roof (1-sty frame shop) new plumbing; cost, \$500; owner, Jos. Slatton, premises. Plan No. 1306.

JAMAICA SOUTH.—Von Spiegel av. n s. 308 e Chrystenah av, 1-sty frame extension, 22x15, on side 2-sty frame dwelling, shingle roof; cost, \$200: owner, Kate Brennen, premises. Plan No. 1276.

No. 1246.

JAMAICA.—Washington st, e s, 233 s Atlantic st, 1-sty frame extension, 13x16, on rear 2-sty frame dwelling shingle roof; cost, \$300; owner, G. R. Bedell, 203 Washington st, Jamaica; architect, Lars Olsen, 363 Fulton st, Jamaica. Plan No. 1284.

LONG ISLAND CITY.—Jackson av. Nos. 250-252, erect new steel electric sign; cost. \$200; owners, Kleefeld & Heilbut, premises. Plan No. 1296.

LONG ISLAND CITY.—Sherman st, e s, 152 n Payntar av, general repairs to 2-sty frame dwelling, new foundation; cost, \$300; owner, Donoto Bove, 7 Sherman st, L. I. City. Plan No. 1292.

dwelling, new foundation; cost, \$300; owner, Donoto Bove, 7 Sherman st, L. I. City. Plan No. 1292.

LONG ISLAND CITY.—Flushing av, No. 271, 1-sty frame extension over present extension on rear, 14x10, tin roof cost, \$200; owner, Wm. J. Frey, premises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1297.

LONG ISLAND CIT f.—Flushing av, s w cor 4th av, 1-sty frame extension, 25x71, on rear 3-sty tenement, tar and gravel roof; cost, \$2,500; owner, Pasquale DeCicco, Clark st, L. I. City, Plan No. 1294.

LONG ISLAND CITY.—Washington av, s e cor 6th av, 1-sty frame extension, 57x17, on side 2-sty frame dwelling; cost, \$150; owner, Harold Mills, premises. Plan No. 1291.

LONG ISLAND CITY.—13th st, n s, bet Van Alst and East avs, erect new water closet and basins in office; cost, \$150; owner, John Gilles & Son, premises. Plan No. 1286.

LONG ISLAND CITY.—17th av, w s, 250 s Jamaica av, install new plumbing in 2-sty dwelling; cost, \$150; owner, Mrs. J. Fleispark, premises. Plan No. 1304.

LAUREL HILL.—Hobson av, n w cor Hall st, general repairs to factory after fire damage; cost, \$8,000; owner, Nichols Copper Co., premises. Plan No. 1274.

RICHMOND HILL.—Lefferts av, s w cor Jamaica av, remove and revlace store front; cost, \$200; owner, John W. King premises. Plan No. 1290.

RIDGEWOOD.—Starr st, n s, 300 w Woodward av, front wall of welling to be torn down and rebuilt; cost, \$300; owner, Wm. Hemmer, 707 Starr st, Ridgewood. Plan No. 1272.

RIDGEWOOD.—Starr st, No. 713, interior alterations to provide water closet compartments, new plumbing: cost \$500; owner, Johanna Helsew plumbing: cos

1272.

RIDGEWOOD.—Starr st. No. 713, interior alterations to provide water closet compartments, new plumbing; cost. \$500; owner, Johanna Heller, premises. Plan No. 1305.

RIDGEWOOD.—Woodward av, s e cor Linden st. alter window to provide for door in store and dwelling; cost, \$100; owner Herman F. Schmarmann, 834 Lafayette av, Ridgewood. Plan No. 1285.

RIDGEWUJJ.—Foxall st, n s, 60 w Euchman av, erect roof over rear porch; cost, \$50; owner, F. David, 133 Fall st, Ridgewood. Plan No. 1275.

ROCKAWAY BEACH.—South 6th av. No. 35, install new plumbing 1-sty dwelling; cost, \$100; owner, John N. Voss, 595 East 167th st, N. Y. C. Plan No. 1273.

ROCKAWAY BEACH.—Remington av, s e cor Railroad av, erect porch on rear; cost, \$125; owner, Mrs. J. Warner, premises. Plan No. 1298.

ROCKAWAY BEACH.—Boulevard, erect new electric sign; cost, \$20; owner David Isenberg, Boulevard, Rockaway Beach. Plan No. 1287.

ROCKAWAY BEACH.—Boulevard, s s, bet Thompson av and Ward av, general repairs to Scenic Railway structure; cost, \$5,000; owner, L. A. Thompson Railway, 291 Broadway, N. Y. C. Plan No. 1289.

ROCKAWAY EEACH.—Boulevard, s s, 150 w Center st, erect new concrete foundation under bungalow; cost. \$400; owner, John Eagan, No. 90 Monroe st, Bkiyn. Plan No. 1280.

ROCKAWAY BE 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.—3d av, e s, 320 n Triton av, erect new brick foundation under 2½-sty frame dwelling; cost, \$300; owner, Mrs. Caro-line Hertling, 40 3d av, Rockaway Park. Plan No. 1279.

ROCKAWAY BEACH.—North Eldert av. No 15, 2-sty frame extension, 7x6, on rear 2½-sty frame dwelling, new plumbing, shingle roof cost, \$250; owner, John S. Beatty, premises Plan No. 1288.



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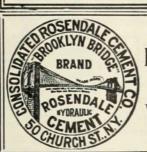
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THE RECORD AND GUIDE

is the oldest paper representing the interests 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 erect locust post foundation; cost, \$75; owner, J. Egan, Rockaway Beach. Plan No. 1281.

J. Egan, Rockaway Beach. Plan No. 1281.

ROCKAWAY BEACH.—Waverly av, w s, 225 s Boulevard, raise pitch roof to provide rooms in attic, 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; owners, Hirschberg & Winderoth, premises. Plan No. 1295.

WOODHAVEN.—Broadway. n e cor Walker av. alter interior partitions to provide for store; cost. \$100; owner, W. H. Sheridean, premises. Plan No. 1299.

WOODHAVEN.—Jamaica av, n w cor Woodland av, erect new concrete foundation under 2-sty frame dwelling; cost, \$300; owner, Peter Muller, Woodnaven. Plan No. 1271.

Richmond.

TOMPKINS AV, 472, Tompkinsville, alter electric sign; cost, \$25; owner, Wm. Elvester, Tompkinsville; owner builds. Plan No. 469.

RAILROAD. s s, 147 e Bay av. Elm Park, brick and frame addition to 1-sty manufacturing building, 28x99; cost, \$2,800; owner, A. Averett, Elm Park; architect, Cantor & Levingson, 39 West 38th st, N. Y. C.; owner builds. Plan No. 470. Coal chute, 16x24.

CANAL ST, w s, 300 s Cedar st, Stapleton, frame alteration to cooper shop; cost, \$500; owner, Rubsam & Horrman Brewing Co., Stapleton; architect, James Whitford, Crabtree Building St. George; builder, Henry Spruck & Sons, Stapleton. Plan No. 471.

Government Work.

PARIS, TEX.—Sealed proposals will be received until the 8th day of Jan. 1913, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduit and wiring, and lighting fixtures), of the annex to the United States postoffice at Paris, Tex. The bunding is 2 stys and basement with a ground area of approximately 7,000 sq. ft. Fireproof construction, stone facing, tile roof. Drawings and specifications may be obtained from the custo...an at Paris, Tex., or at the office of the Supervising Architect, Oscar Wenderoth, Wash., D. C.

ABILENE, KANS.—Sealed proposals will be

tect, Oscar Wenderoth, Wash., D. C.

ABILENE, KANS.—Sealed proposals will be received until the 4th day of January, 1913, for the construction, complete (including plumbing, gas piping heating apparatus, electric conduit and wiring, interior lighting fixtures and approaches), of the United States postoffice at Abilene, Kans. The building is 1 sty and basement, with a ground area of approximately 5,000 sq ft. Fireproof construction except roof, stone facing, tin roof. Drawings and specifications may be obtained from the custodian 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, desire information regarding terra 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 Jan-

the City of Syracuse the latter part of January.

OTTO M. EIDLITZ, a member of the arbitration commission which has just rendered a decision in the case of the locomotive engineers, was president of the New York Building Trades Association when the General Arbitration plan was first adopted.

THE TWENTY-NINTH annual convention of the International Association of Master House Painters and Decorators of the United States and Canada will be held in the city of Denver, Col., February 1 to 7, inclusive, 1913. The headquarters will be the Albany Hotel, and the business sessions and exhibition will be held in the Auditorium.

AT THE NOVEMBER meeting of the New York Paint and Varnish Club, the members presented to Mr. H. W. Pearson a silver coffee service, as a token of their appreciation of his work in connection with the New York convention. Mr. Pearson is general manager of the Muralo Company New Brighton, said to be the largest manufacturers of wall coatings in the world.

THE OFFICERS and directors of J. G.

world.

THE OFFICERS and directors of J. G. White & Co., Inc., believing that the Engineering Construction Department and the Operating Department could be conducted with greater efficiency and profit if separately incorporated, especially in view of the large and increasing volume of engineering and construction work, have recommended that two new corporations be formed, one to be known as the J. G. White Engineering Corporation, to take over the first-named department, and the other to be known as the J. G. White Management Corporation, to take over the operating department.

Valves.

The Crane Company, of this city, and 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 Will the Metric System Cost?" by the editor, which is well worth 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 street, or in Chicago.

DEPARTMENTAL RULINGS

Board of Examiners.

APPEAL 185 of 1912., Alteration 1351 of 1912, premises 102-4 Fifth Avenue, Manhattan, J. J. Rothschild, appellant.

Question of substituting wireglass windows in standard metal frames for iron shutters.

APPROVED ON CONDITION that all windows that come within one hundred feet of adjoining property, both horizontally and vertically, in north and west walls be of wireglass in standard metal frames,

APPEAL 191 of 1912, New Building 383 of 1912, premises 214 East 14th St, and 207-223 East 13th St., Manhattan, George Keister, appellant.

Question of roofing over a portion of north court, theatre building.

APPROVED ON CONDITION that the proscenium opening be provided with a rigid fire-proof curtain with steel frame covered with asbestos at least three inches thick and capable of sustaining ten pounds pressure per square foot over its entire surface; that a water curtain be provided in front of the rear windows on the 14th Street building, on the second and third stories; that at least three galvanized iron ventilators, not less than four feet in diameter, be placed in the ceiling of the foyer; and that the north wall enclosing the foyer be built 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, appellants.

Question of constructing a pent house on roof of 12-story store and office building, the 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 Exymand.

roof of 12-story store and office building, the 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 Barrette Streets, The Bronx, S. Behrman, appellant.
Question of dumbwaiter shaft construction.
APPROVED.
APPEAL 195 of 1912, Alteration 2482 of 1912, premises 1826-1828 Lexington Avenue, Manhattan, John Hauser, appellant.
Question of altering non-fireproof dwellings for hospital purposes, without complying with Section 105 Code.
DISAPPROVED.
APPEAL 196 of 1912, New Building 1132 of 1912, premises Twombley Place, Queens, Herbert R. Brewster, appellant.
Question 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 indicated in red on main floor plan; that a row of seats be omitted in the balcony, forming a cross-aisle at point indicated in red on balcony plan; and that staircases be provided from balcony to the mezzanine on both sides of the house, as indicated in red on balcony plan; and that staircases be provided from balcony to the mezzanine on both sides of the house, as indicated in red on balcony plan.

APPEAL 197 of 1912, New Building 597 of

plan.

APPEAL 197 of 1912, New Euilding 597 of 1912, premises 633-635 Park Avenue, Manhattan, S. Fullerton Weaver, appellant.

Question of constructing a 12-story and basement apartment house, non-fireproof wood floors and trim. Basement entrance. Section 105.

105.
APPROVED ON CONDITION that no pent house shall be placed upon the roof.
APPEAL 198 of 1912, Alteration 797 of 1912, premises 32 East 32d Street, Manhattan, David Stone, appellant.
Question of construction of canopy.
APPROVED as to the method of construction.
APPEAL 199. Withdrawn.
APPEAL 200 of 1912, New Building 602 of 1912, premises northwest corner West End Avenue and 85th Street, Manhattan, Messrs. Schwartz & Gross, appellants.
Question of constructing a 12-story and basement apartment house, basement entrance. Section 105.
APPROVED ON CONDITION that the pent

tion 105.

APPROVED ON CONDITION that the pent house be eliminated.

TRADE LITERATURE

Boiler Efficiency.

Boiler Efficiency.

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 in a pamphlet entitled "The Best Proportions of Boiler and Economizer Surface," issued by the Green Fuel Economizer Company, of Matteawan, N. Y. In this booklet a method is developed for determining the proper 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 boiler horse power, discharging gases at 600 to 700 degrees 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 of additional boiler surface at the same point in the travel of the gases, because of the greater temperature head available between gases and steam, the result being greater steam making efficiency at lower cost.

Standpipes in Buildings.

The report of a committee of the National Fire Protection Association on the above subject reads in part as follows:

"The standpipe and hose system must necessarily lack the essential qualification responsible for the success of the Automatic Sprinkler System—namely, the automatic application of water to the seat of fire regardless of the time or locality within the building at which the fire may start. It also lacks the sprinkler's reliability of application to fire under all conditions.

bility 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 of efficiency in fire extinguishment set by the automatic sprinkler. Its use is essential to the proper protection of modern buildings against fire. Its general application to buildings in congested city districts, where these buildings are high will greatly increase the fire department facilities and very materially decrease the conflagration hazard."

Freight Claims.

Under this title the "Leaderite," published by the Leader Iron Works, of Decatur, Ill., reflects some of the problems of the shipper as well as the consignee in the matter of freight transportation. Inasmuch as this is a subject that everybody is more or less interested in, more than ordinary interest will be found in this article. The article concludes with this statement.

"It would seem fair and perhaps would

this article. The article concludes with this statement.

"It would seem fair and perhaps would force earlier settlement of many claims, if the Interstate Commerce Commission would pass a ruling to the effect that any carrier withholding settlement of legitimate claims longer than a given time, considering the distance of shipment, etc., would be forced to pay interest on the amount of money represented in the claims or invested in the goods purchased to take place of those lost or damaged."

The November issue of this publication also has an interesting article in reference to construction of steel pressure tanks, which are largely used in tall buildings in this city. From a didactic viewpoint this article should be of considerable interest to architects as well as builders. Copies may be obtained by addressing the officers at 15 William street.

The Clean Way to Clean.

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 upon application.

which is described in literature, which the company will send to any address upon application.

Three factors must be considered in the selection of a vacuum cleaner: The manner in which the apparatus cleans; the effect upon the article cleaned; and the design and construction of the machine itself.

design and construction of the machine itself.

A constant, even suction is necessary for the most satisfactory results. Two classes of mechanically operated vacuum cleaners are on the market for the consideration 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-Sturtevant 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 furnished. One is the stationary type which may be installed in the basement of a building and connected by piping in the various rooms. The other is the portable which may be wheeled from room to room and is operated by attaching a flexible lead to any electric light fixture.

Remodeling Old Houses.

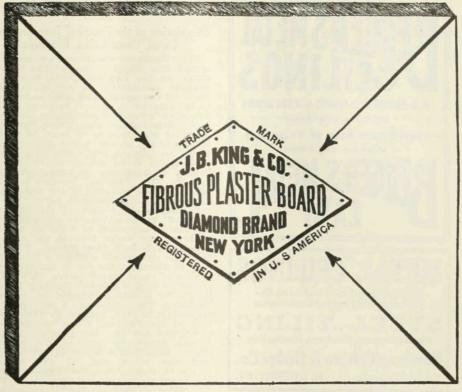
The subject of cement stucco for remodeling old houses is treated in the current number of the Universal bulletins published by the Universal Portland Cement Co. of Chicago. The architect and builder seeking new ideas for resurfacing old structures will find the booklet of exceptional interest.

BUILDING MATERIAL.

(Continued from page 1021.) stock made by small lath mills started up for this purpose in the Northeastern country. Local buyers have a fair supply on hand to-day, but there will probably be a good outlet right through the winter months

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 stock. The mills are all sold up very 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 strong in every department. The market 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 demand, and though buyers have been ready to meet the views of the shippers during the past month, resulting in quite a volume 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 prices on large timbers range from \$3 to \$5 per thousand higher than prevailed two months ago, and there seems to be little difficulty in maintaining these figures. Vessels are very scarce and current quoted rates from Atlantic ports to New York range from \$6.25 to \$6.50, and full \$2 higher for cargoes from the Gulf. The situation is very strong, and there seems to be no prospect for any lower level of prices for many months to come.

White pine is in good demand and buyers in this vicinity, both for local distribution and for export, have experienced great difficulty in getting the stock forward from Lake Erie market on account of the break in the canal, which put the waterway out of business through September and part of October. The resulting loss in lumber movement cannot be offset before the canals of the State close, and much lumber will of necessity be brought forward by rail.

All hardwoods occupy a strong position, and maple flooring, and, in fact, all classes of hardwood flooring is quoted as high as \$46 and \$47 for New York delivery. Quartered oak is again very active and firm at \$77 to \$90, while good inch plain oak brings as high as \$57 to \$60, according to general character, stock and width. Poplar is again moving freely and good dry mahogany is fairly out of the market, even at the present high range of prices.

Chances in the Lumber Trade.

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. As a rule, they do not appreciate what it means for a wholesale lumber dealer to undertake to make an expert salesman 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 of lumber at wholesale, there is no guarantee that he will not immediately use this information and experience to start in business on his own account, if he can command the necessary resources, and will use the insight he has gained as a means for building up his own and tearing down his employer's business interests.

This, perhaps, does not present the

This, perhaps, does not present the proposition in as bright a light as it should be presented to the young men who aspire to become expert sellers of

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lumber, but it surely does present some of the 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 an arrangement a success lies in the permanence of the relationship of employer and employe.—"Lumberman's Review."

-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.

Description of the Practical Invention of a Canal Commission Employe.

Canal Commission Employe.

The "Panama" pneumatic hammer, designed and manufactured at the Empire shops, on the Panama Canal, has given uniform satisfaction in use on various 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 hammers tested under similar conditions delivered a maximum of 2,200 blows per minute. The "Panama" hammer is made up of 11 parts, exclusive of the tool. Other hammers average about 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 ¼-inch pipe thread. Passing from the connection through a hole 3-16-inch in diameter, the air is regulated by a form of bevel seated valve. This valve is kept closed when the hammer is not in use by a spring pressing up against its base. The operation of the valve is controlled by the trigger in the upper part of the handle. When the hammer is gripped for use, the pressure of the fingers draws one end of the pivoted trigger back into a recess in the handle, and the other end of the trigger is forced down upon the upper end of the valve stem, opening the valve. The air enters a chamber behind the piston by which the tool is actuated. The piston is forced forward against the resistance of the piston spring, striking the tool,

INDUSTRIAL EDUCATION.

Are American Workmen Falling Below Europeans in Skill?

Europeans in Skill?

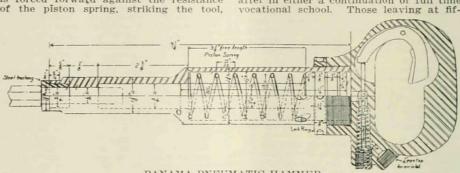
It is considered by well qualified industrialists who have studied the question that many classes of workmen of continental Europe have become more skillful and accurate than similar classes of American workmen, even after due allowance is made for the American's native resourcefulness, energy and ability. If the truth of this statement is conceded, active means should evidently be adopted for the development of educational method which will cause our manual workers of the future to be second to none.

A committee of the American Institute of Electrical Engineers, which has been investigating the subject, expresses the view that we have fallen behind Germany, Austria, France and some other European nations in the proper preparation of the youth of the country for skilful and efficient labor.

It seems probable to the committee that this 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 take positions in the world of labor where they could be classed as skilled.

In a preliminary report which the committee had made to the Institute the committee had made to the Institute the committee had made to the Institute the committee makes these recommendations, among others:

1. Young men who leave common schools at fourteen years of age should be expected to spend at least two years thereafter in either a continuation or full time vocational school. Those leaving at fif-



PANAMA PNEUMATIC HAMMER.

and causing it to move forward and do its work. As the piston nears the end of its stroke, its head passes the exhaust holes. Instantly the pressure in the piston chamber is reduced to that of the atmosphere, and the compressed piston spring causes the piston to fly back to original position, closing the exhaust. The air pressure immediately forces the piston forward again and the strokes are thus repeated in rapid succession.

The parts of the hammer, named in order from the tool end, are the bushing, valve, valve spring, screw plug, handle, trigger, and trigger fulcrum pin. The free length of the piston spring is 3% inches, and the length of the piston travel is about 2 inches. The length of the hammer, exclusive of the tool, is 12% inches, and its weight is 5½ pounds. It is made entirely of steel and finished all over. It is the invention of Fitz James Lewis, of Empire, who has applied for a patent on it.

Definition of a Fireproof Building.

A proposed amendment to the labor law under consideration by the State Factory Investigating Commission un-dertakes to define what a fireproof build-

Factory Investigating Commission undertakes to define what a fireproof building is:

"A fireproof building is one whose walls are constructed of brick, stone, concrete or terra cotta faced with brick; with 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 the wall columns, which must be encased in eight inches of masonry on the outside and four inches on the inside; all stair wells, elevator wells, public hallways and corridors enclosed by approved fireproof partitions with approved metal covered doors, trim and sash, with wire glass where glass is used; the stairways, landings, hallways and other floor surfaces of incombustible material; no woodwork or other combustible material used in any partition, furring, ceiling or floors, and all window frames, doors and sash, trim and other interior finish of metal or metal covered or of approved fireproof wood."

teen should give at least one year to work of the same kind.

2. Opportunity should be given all residents of the community over fourteen years of age to enroll in the continuation 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 New York City which offer opportunities for 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, are similar to the ordinary high school courses, except that biology and history are omitted and manual training is given throughout four years.

Applied mechanics, steam and electricity forms a specialty course at Stuyvesant, is 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.

Lighting of Country Roads.

Lighting of Country Roads.

Lighting of Country Roads.

"Now that the electric lighting of our larger cities is well under way, the leaders of the central-station industry are directing their attention to the electrification of the small communities and rural districts. The most economical way to generate electricity for this purpose is in a large and favorably located central station serving a group of towns and the intervening farms," says the Electrical Review. "This gives a favorable diversity-factor and makes possible 24-hour service, for the scarcity of day load in the villages is made up by power load on the farms. The investment in transmission and distribution lines for such a scheme is quite high, however, and this has been the stumbling block to the carrying out of many products. The problem is, therefore, one of developing enough load along the lines through sparsely settled districts to make their construction remunerative."

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Lawyers' Title Ins. & Trust Co., 160 Bway. Title Guarantee & Trust Co., 176 Broadway. Title Insurance Co. of N. Y., 135 Broadway.

Trucking

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

Vacuum Cleaners

Santo Electric Appliance Co., Inc., 168 Mad-ison ave.

Vault Lights

Berger Mfg. Co., 11th ave. & 22d st. Brooklyn Vault Light Co., 270 Monitor st., Brooklyn.

Obelisk Waterproofing, 1 Madison ave.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency, (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

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	Hat Co
26	Unger, Pincus-N Tennenbaum117.65
23	Vanloan, Dora-Curb Realty Co., 96.41
25	Vienn Cass I-W Riley et al 36.41
26	Volker Arthur-I Marrone 214.71
29	Von Nogtward Frank_I S Railey &
40	Volker, Arthur—J Marrone214.71 Van Nostrand, Frank—J S Bailey & Co72.41
0.0	Van Emden, Henry-Natl Distilling
29	van Emden, Henry-Nati Distining
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30	Von Hahn, Marie—H F Kell131.32
23	Von Hahn, Marie—H F Keil137.92 Winchel, Geo C & Saml Fraboys—
	M Wachsman
23	Worthington, Chas-C F Rogers88.76
23	Wein, Jacob-Blumenthal & Bickart
23	Walter Eugene-"Joseph" 223.85
23	Whitridge Fredk W. rec'r-S Levin
20	533.82
23	Walter, Eugene—"Joseph"
20	Whitings, Fredk W, Teel II Bricker
no	Warnstedt, Henry L-M Friedman 345 17
23	Warnstedt, Henry L-M Firedman
	345.17
23	Wedertz, Oliver-T B Kerr et al88.91
23	Wedertz, Oliver—T B Kerr et al88.91 Walsh, Maurice F—Century Bank of N Y
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25	Weiss, Herman—La Hyman Cigar
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25	Wolf. Wm C-F Bierhoff42.67
25	Wallerstein, Morris-M Fliegel 34.51
25	Warren Ahr & A Warren Constn
20	Co-Levington Leasing Co 253.91
25	Wolfe Peter Formel Mfg Co 4279
25	Whitney Chas M Ir_E Whitlock
20	Weiss, Herman—La Hyman Cigar Factory
26	Wolfe, Peter—Farmel Mrg Co 42.79 Whitney, Chas M, Jr—E Whitlock
20	Walliwright, Arthur—E McFarrand.
00	The Block Anna M N V Edison Co
26	Wodisab, Anna M—N I Edison Co.
00	Train I Domina Cilyroman
26	Wolff, Louis E, Regina Silverman,
	Ella Lindenbaum & Harry L Woll
00	-C Eckstadt
26	Weissman, 1 & Joshua Goldberg-IV
00	Y Edison Co
26	Wright, Mary A-N 1 Tel Co30.36
26	Walsh, Patk—Crane & Clarke123.13
26	Weissman, Isidor & Joshua Gold-
	berg—N Y Edison Co90.67
27	Wellstood, Jas R-D H Cardoza. 75.81
27	Wallenstein, Bertha & Dr Chas A-R
	Toff 65.31
27	Whipple, Ida L-J A Livingston. 326.30
27 27	Wilkinson, Jas Jr-W F Rausch et
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27	Weiss, Herman, Jacques Pulman &
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27	Watson Inc T. H Fisher of al 257 18
27 27	Walker Herbert C Funk & Wag-
2 1	Watson, Jno T—H Fisher et al. 257.18 Walker, Herbert C—Funk & Wagnalls Co. 28.67
27	Wernig, Fredk A—K B Wardon. 81.34 Werner, Gustav J—W A Prendergast
27	Wannan Custom I W A Drandangert
41	werner, Gustav J-w A Frendergast
0 =	costs, 271.85
27	Well, Thos H-M B Loeb et al. 163.26
29	Winters, Fredk V-S A Clap242.72
29	Warner, Margt E-Piel Bros33.60
29 29 29	Weiler, Gustav J—W A Frendergast
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29	Wohl, Barnet-I Goldwitz219.23
29 29	Holding Co
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25 25 26 23	Youmanns, Arthur-F L Allen 45 77
25	Young, Gibson L-G J Schnatz 521 09
26	Yovina, Rafele-L Gerber 86.99
23	Zitler, Marie-M Brock et al 82 91
23	Zanderer, Harry & Rudolph Kaufer
	Youmanns, Arthur—F L Allen. 45.77 Young, Gibson L—G J Schnatz. 521.09 Yovina, Rafele—L Gerber. 86.99 Zitler, Marie—M Brock et al. 83.91 Zanderer, Harry & Rudolph Kaufer— N Vlodinger. 34.02
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	CONTRACTOR ST
23	Acme Waist Co Julius on Isaac
- 175	Acme Waist Co, Julius or Isaac Rashkis & Frieda or Freda Rash-

N Vlodinger34.02					
CORPORATIONS.					
23	Acme Waist Co, Julius or Isaac Rashkis & Frieda or Freda Rash- kis—H B Claffin Co				
23 23	General Film Publicity & Sales Co-				
23	C M Mapes				
23 23	N Y Gas Appliance Co				
25	International Service Corp — The Lighting Co				
25 25	Lloyd Constn Co—Swan & Finch Co				
25	Theatrical Constn Co, Wm Spaiser, Jos Gropper,* Lazar Gropper,* & Abr Gropper—W Rosenthal				
25	Traction Materials Co—W C Leonard				
25	City of N Y-A Frankenstein 138.00				
25	Southdown Knitting Co—A E Haight				
25	Republic Rubber Co—Renault Freres Selling Branch Inc. costs 1717				
25 25	Republic Rubber Co—Renault Freres Selling Branch, Inccosts, 17.17 Winchester Club—M Moskowitz. 24.41 Waldorf-Astoria Club—M Moskowitz 49.41				
25	Brooklyn, Queens County & Subur				
25	Guttman, Atwell Constn Co, Geo J Atwell & Mary I Atwell—Libman				
25	Borgia Marble Works—G Termunu.				
25	Granite Spring Water Co—F Skene.				
25	Contracting Co				
26	John B Berry Co-H M O'Brien. 738.81				
26	Strauss & Co 88.03				
26	Barnett Rosenberg Co—Frank V Strauss & Co				
26	Cotton Felt Mfg Co-N Y Tel Co.40.14				

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26	Vechten Waring Co-Lent & Graff	92 Diadama
26	Co	23 Bradbury, Henry M—same 21.95 25 Ball, Jno O—F Barmstadt 65.03
26	same—same	23 Bernstein, Louis—same 16.40 23 Bernstein, Louis—same 21.95 25 Ball, Jno O—F Barmstadt 65.03 25 Blanck, Louis—A Kane 36.40 25 Bonnlander, Nicholaus & Ernestine B—M Weydner & ano 660.46 25 Branscombe, Jacob—Jennie, Brans- 25 Branscombe, Jacob—Jennie, Brans-
26	Peerless Book Binding Co-J Gans	25 Branscombe, Jacob—Jennie Brans- combe
26	Cosgrove Bros—Commercial Adver- tiser Ass'n	
26	Hartford Curtain Works—North American Lace Co	26 Baptiste, Louis & Marie—Sargent & Co
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26	Howes Mfg Co, Jane Kitchen & Andw	Co
26	Carnegie Trust Co—F P Mendenhall.	21 Carney, Mary V as admtrx, &c, Richd J Carney—B E Woolfert
26	Poord of Education of City N V-	22 Cooper, Wm J—Kirkman & Son. 68.81 22 Coudon, Elliott R—Bergdorf & Good- man Co
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27	Fifty-ninth Street, Madison Avenue Co—Wahle, Phillips Cocosts, 226.48	I Bregman
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27	City of NY—L Smith3,569.15 Interborough Rapid Transit Co—P Berry394.27	Council of N Y & vicinity of the United Brotherhood of Carpenters & Joiners of America, Elbridge H
27	Safety Fireproofing Co—Jno F Die- mer Co	21 Eisenman, Lawrence & Emil—Louise Bolen
27	stein	member of the General Executive Board of the United Brotherhood of Carpenters & Joiners of America &
27	Dawning Light Pub Co—T F Carr. 196.74 F & H Cloak Co—H N Bauch 41889	Amalgamated Society of Carpenters & Joiners of America, Jno Rice & Jno Wolfinger indiv & as delegates
27	Webb Mack Co—L M Cohen et al. Garden City Conservatory of Music & Art—A M Richardson. 478.44 City of NY—L Smith. 3.569.15 Interborough Rapid Transit Co—P Berry. 394.27 Safety Fireproofing Co—Jno F Diemer Co. 365.42 Sitka, Fur Dyeing Works—S Sharfstein. 150.99 American Cigarette Co—Cigarette Paper Box Co 132.50 Dawning Light Pub Co—T F Carr. 196.74 F & H Cloak Co—H N Bauch. 418.89 Interborough Rapid Transit Co—T Weiss. 591.38 Fairmount Constn Co, Staryer Realty Co & Bernard Greenthal—J M	Board of the United Brotherhood of Carpenters & Joiners of America & Amalgamated Society of Carpenters & Joiners of America, Jno Rice & Jno Wolfinger indiv & as delegates of said United Brotherhood of Carpenters & Joiners of America & the said District Council of N Y & vicinity—Albro J Newton Co 244.96 23 Eagan, Michl F—J Jaklitsch (infant) 23 Edwards, Jefferson R—Schratwieser Fire Proof Const Co
29	ty Co & Bernard Greenthal—J M Stoddard 1,821.04 Queens Land & Title Co—Coldwell Lawn Mower Co 120.12 Manhattan Mutual Realty Co—H Lyons 78.58 Kramer Co—B Jaffe 195.13 N Y Wholesale Fish Dealers Assn—Aterlin-Miller-Henes Co 2,207.57 Manhattan Mutual Realty Co—H Lyons 321.62 Long Island Distributing Co—A & M Robbins 285.21 Standard Arch Co—W Kovar .1,132.82 Jno Kane Contracting Co—E T Quinn 994.77	cinity—Albro J Newton Co244.96 23 Eagan, Michl F—J Jaklitsch (infant)
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9	Atwell Contracting & Constn Co— Ernest Wiener Co	25 Crillo Paganale
9	C D S Realty Co—Twenty-third Ward Bank	20.02 26 Galey, Charley, *Geo & Jos, doing business as Galey Bros—S Metcalf.
	Brick Co 1,068.70 Borough of Brooklyn.	94.48 26 Granger, Wm H—Margt Schwarz.29.09 21 Harrison, †Wm—C F Ehrhardt 63.40 22 Hermann, Chas—Louis Meyer Co.61.16 22 Hichman, Carl—C M Fisher 59.46 23 Herron. Edmond (infant) by Jas— High Ground Dairy Co 95.98 23 Herron, Jas—same 106.18 25 Haight, Geo F—M F Marlborough. 129.56 26 Henning, Helen—J Lehrenkrauss & ano 543.40 27 Hovell, Thos \$—Jos G Robin & ano 129.70
1 2	OV. Auerbach, Theo—Bruns Auto Co73.00 Aronowsky, Abr—H Berkowitz & ano	22 Hichman, Carl—C M Fisher59.46 23 Herron, Edmond (infant) by Jas— High Ground Dairy Co. 95.98
25	Allen, Geo—Geo G H C Braun Co. 1,291.29 Autenreith, Jacob Jr—Mary Terrence	23 Herron, Jas—same
5	Autenreith, Jacob Jr—Mary Terrence same—C Terrence	25 Henning, Helen—J Lehrenkrauss & ano
1	same—C Terrence	
122	(Inc)	25 same—same
22	senfeld	25 Hutcheson, Ralph E—Montauk Bank
22	Brennan, Josephine—C L Baumann & Co53.37	23 Jacobs, Wm S—N Y Tel Co45.34

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22	Jackson, Emanuel-Montauk Bank.	
23	Jackson, Emanuel—Montauk Bank. Jones, Jno—Anna Doerr. 274.25 Jackson Auto Sales Co—Montauk Bank Bank 200.15	
25	Jackson Auto Sales Co-Montauk Bank 305.15	
25 21	Bank	1
91	Kuhne, August—P D Hawkins. 114.00 Kaiser, Jno C—Nelson Bros Coal Co.	
22	Kaiser, Jno C—Nelson Bros Coal Co. Kimbell, Maud E—G A Price & ano. Koehne, Richd—C E Diefenthaler et al	
22	Kochne Richd—C E Diefenthaler et	
25	al	
25	Kavakos, Christopher—J Oppenheim-	
25	Kessel, Mamie—Emily Z Treshman,	
25	Klambin, Rachmiel—Inter City Ice	
26	Kaplan, Louis & Max-T J Molloy &	
26	Kip, Laura M W-R L Titus177.71	
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26	& ano	
21	Lebsky, Louis & Benj—M S Morris & ano	
21	Lippman, Harry W—Mechanics Bank	
22	Boynton Co	
22 22	Lerner, David—S Shapiro28.29 Lieblich, Juda—Beila Schumer156.15	
22	Lombardi, Giovanni—Societa San Ciriaco Di Bonito2,167.35	
22 23	Loud, Frank T—R Brown68.85 Leber, Edw—B Sackin103.28	
23	Lenobel, Aron—Habendum Realty Co. 47.20	
23 23	Same—same	
25	Langlois, Ernest—Zack's Lumber Co. 84.98	
25	Lazarus, Herman (infant) by Max—	
25	Leisenheimer, Kath P & John-Jer-	
26	Lambert, Celia—H Drossman108.74	
26	same	
26	Beef Co	
26 26	Lane, Sophia—same	
26 26	Lindinger, Fritz—C R Macaulay Co.	
21	Malkin, Harry—J Schreyer 326.01	
21	Mendleson, Sam—Wolfn Schmookfel & ano	
21	Melville, Jerome B—C J Haas & allow 48.49	
21	Melville, Jerome B—C J Haas & ano 48.49 Morrison, Leigh—Tessie Berhalter (infant) McElwee, Mary—Nassau Elec R R Co 154.47 Musty, Fredk—F De Filippi 214.41 Moore, Rupert G—Genevieve E Moore (infant) Madsen, Hans P—N Y Sporting Goods 515.90 Co 103.81	
22	McElwee, Mary—Nassau Elec R R	
22 22	Musty, Fredk—F De Filippi214.41 Moore, Rupert G—Genevieve E Moore	
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22	Madsen, Hans r—K 155.90 Co 515.90 Miller, Jno E—E L McLean 103.81 McCarthy, Jas—S E Turner & ano. 96.18 McGivney, Ellen—Union Holding Co. 83.75 Mercurio, Petro—S Galla 29.42 Meinken, Henry—Figge & Hutwelker 822.36	
23	McCarthy, Jas—S E Turner & and.	
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23 23	Mercurio, Petro—S Galla29.42 Meinken, Henry—Figge & Hutwelker	
23	Montano, Geno-J Jaklitsch (infant)	
25	Martini, Chas—Tide G & T Co77.35	
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25	Mosher, Carroll L—Marine Mig & Supply Co	
25	Mosher, Carrol L—Marine Mig & 29.80	
25	Moynihan, Edw A-Eliz Moynihan280.00	
26	Manning, Thos—S Levy	
26	McElroy, Evelyn S—Interborough	
26	McLoughlin, Thos—S Levy 56.41 Mulholland, Jos—State N Y 500.00	
26	Meyer, Jacob—D I O'Brien135.10 Miano Guiseppe—Empire State Sure-	
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21	ber Co	
91	& ano	
91	Repair Co	
25	Nemero, Nicholas—M Brodvin & ano (infant) by Luigi Flagetti106.87	
25	Nicrosini, Frank—E Green53.68	
25	-M Brodvin & ano106.87	
26	*Nelson, Alid A—C R Macaulay & Co.	
26 26	Newman, Harry—C Voit194.58 Nolan, Ann—J C Judge438.15	
21 21	Osterweil, Rubin—R W Tate48.02 Ofsowitz, Isidor—H Fischerman &	
22	o'Connell, Frank—Wm Ulmer Bwy.	
23	Orr, Henry S-Maryland Casualty Co	
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25	Osborne, Dean C—L S Seeley & ano.	
26 21	O'Donnell, Wm J—Elsie A Lucke77.67 Picone, Pietra M—Bertritzky & Gar-	
21	ber76.90	
21	Papa, Felix & Adelaide M-J J Sul-	
21 25	Pisanti, Claude—W L Koburger146.30 Palerino, Dominick—Inter City Ice	
40	Palerino, Dominick—Inter City Ice Co	

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25 25 25	Pearson, Jas E—Montauk Bank. 378.92 Pearson, Jas E—Montauk Bank. 273.35 same—same
25	Phelps, Jno O—I Kaufman & ano.
25	Pice, Mary—Emily Z Treshman, in- div & as extrx
26	Phelps, Jno 0—1 Kaulman & ano. 291.33 Phelps, Kathryne M—same 291.33 Pice, Mary—Emily Z Treshman, indiv & as extrx 111.55 Pease, J Watson—M Brayer 1,117.02 Ragnarson, Peter—J Schutte & ano 76.49
21 21	Rayvid, Moses—Edith M Walker. 44.40 Rowohlt, Louis—Independent Adver-
22*	tising Co
22	Rosenblum, Jacob—Consolidated Oil
22	Roseno, Isaac—Columbia Club, City N Y
22	Rosse, Louis E & Anne P—Parshel- sky Bros
23	Reed, Ida—N Y Tel Co
23	Ritter, Robt—L F Hollingwood & ano
25 25	Raines, Thos C—E A Clark117.16 Rashkis, Julius, Isaac & Frieda or
25 25	Richartz, Jno F—L G Mitchell.2.818.20 Robertson, Emma—Title G & T Co.
25	Roesler, Bernard J Jr-Montauk
25 25	Rose, Jacob—J Schechter & ano.53.15 Rudiger, Eugene & Jno M—J S Cole-
26 26	man et al as admrs
26 21	Rothbard, Louis—State Bank517.54 Siegel, Morris—A S Singer245.23
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21 21	Scott, Howard M-Taylor & Co81.30 Simon, Monroe L-Chelsea Exchange
21	Stern, Lawrence M—Dorah S Safran.
$\frac{21}{21}$	Stern, Saml—F Stark1,630.68 Sullivan, Anastasia (infant) by De-
21	Sullivan, Thos (infant) by same guardian—same
$\frac{21}{22}$	Suskin, Philip—M Epstein & ano.102.28 Scott, Howard M—J A Weser113.82
22 22	dell Co
22 22 22	Schulnick, Hyman—R Glick113.26 Seif, Wm—Wm Ulmer Bwy121.28 Stamm Frank—E J Gillies & ano.32.69
22	Sugarman, B Saml—Kirkman & Son 68.81
23 23	& Sons Co
23 23 23	Pice, Mary—Emily Z Treshman, indiv & as extrx 111.55 Pease, J Watson—M Brayer 1,117.02 Ragnarson, Peter—J Schutte & ano. 76.49 Rayvid, Moses—Edith M Walker 44.40 Rowohlt, Louis—Independent Advertising Co 33.19 Richman, Fredk—I Goldowitz 223.08 Reitemeier, Wm H—Rose Bamberg. 3291.08 Rosenblum, Jacob—Consolidated Oil Co 24.87 Roseno, Isaac—Columbia Club, City N Y 84.40 Rosse, Louis E & Anne P—Parshelsky Bros 265.75 Rothman, Henry—Montauk Bank 190.25 Reed, Ida—N Y Tel Co 37.68 Reimann, Mathew I—W J Sweeney. 118.06 Ritter, Robt—L F Hollingwood & ano as exrs 29.40 Raines, Thos C—E A Clark 117.16 Rashkis, Julius, Isaac & Frieda or Freda—H B Claffin Co 245.41 Richartz, Jno F—L G Mitchell 2.818.20 Robertson, Emma—Title G & T Co. 64.40 Rosse, Jacob—J Schechter & ano.53.15 Rudiger, Eugene & Jno M—J S Coleman et al as admrs 104.62 Robinson, Fredk W—State N Y. 500.00 Rosner, Henry A—Nelson Co 517.80 Rothbard, Louis—State Bank 517.54 Siegel, Morris—A S Singer 245.33 Simon, Morris—same 245.23 Schenker, Israel W—J Grossman.110.13 Schmidt August—S J Schiff 90.53 Schenker, Israel W—J Grossman.110.13 Schmidt August—S J Schiff 90.53 Scott, Howard M—Taylor & Co. 81.30 Simon, Monroe L—Chelsea Exchange Bank 7,074.50 Stern, Lawrence M—Dorah S Safran. Stern, Saml—F Stark 1,630.68 Sullivan, Anastasia (infant) by Delia Sullivan, Anastasia (infant) by Same guardian—same 118.70 Suskin, Philip—M Epstein & ano.102.28 Scott, Howard M—Taylor & Co. 81.30 Simon, Monroe L—Chelsea Exchange Bank 7,074.50 Stern, Lawrence M—Dorah S Safran. Stern, Saml—F Stark 1,630.68 Sullivan, Anastasia (infant) by Same guardian—same 118.70 Suskin, Philip—M Epstein & ano.102.28 Scott, Howard M—J A Weser 113.82 Swanhohn, Chas J—Shaw & Trues-dell Co 368.81 Schannberger, Gustave—M Eberhart & Sons Co 358.19 Sugarman, B Saml—Kirkman & Son 168.81 Scharnberger, Gustave—M Eberhart & Sons Co 358.81 Scharnberger, Gustave—M Eberhart & Sons Co 358.81 Scherer, Maria C—S L Havey & ano. 227.48 Segall, Sol—Smith Eros 31.47
23 23	Schwoerer, Wm A—same 25.68 Smith, Wm & Robt—Neal & Brinker Co 100.45 Scherer, Maria C—S L Havey & ano. 227.48 Segall, Sol—Smith Bros 31.17 Selle, Ferd E—Mike Delo 84.40 Shaw, Fredk—Ellison Constn Co.569.15 Smith, Josiah T—Margt L Smith.126.07 Sammis, Roy A—Margt Schwarz .60.90 Strauss, Laura E—same 22.79 Schaefer, Louis—United Dressed Beef Co 100.76 Sherman, Jno S—Lawyers Title I & T Co
23	Co Scherer, Maria C—S L Havey & ano. 227.48
25	Segall, Sol—Smith Bros
25 25 26	Smith, Josiah T—Margt L Smith.126.07 Sammis, Roy A—Margt Schwarz60.90
26 26	Strauss, Laura E—same
26	Sherman, Jno S—Lawyers Title I & T Co
26 26	Spevack, Oscar A—State Bank 517.54 Stark, Jas E—C F Bishop as trste.
$\frac{26}{26}$	Swan, Kingsley—Maurice Co311.60 Sweet, Mary L—A A Webster & and
26 21	Schwartz, Jos—H I Barnett & ano.85.92 Taitz, Sam—A Ackerman
22 25	Thompson, Jos H—Jno C Orr Co.157.92 Tonner, Geo V—Montauk Bank., 305.15
25	Smith
26 22	Treshman individ & as extr111.55 Terra Jno—H Blaufax20.59 Vastolo Lorenzo—Consolidated Oil
26	Co
26	Wenska, Mary—J Widder & ano.150.81 Wendlen Peter—Arion Singing So-
21	Wendlen, Peter—Arion Singing Society
21	Welsk, Chas A—same
23 23 23	Wignell, Jas-P De Gregory23.20
22 22 23	Wessler, Jacob A—B Radow46.40 Williams, Emma—R J Rouse72.40
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23	Werbelovsky, Jacob H—Thos Fee- han (infant)
26	Wainwright, Arthur—Ellen McFar- land25.41 i Wetzler, Jno—J Kull25.87
26	same—Annie Zuern
26	Woni, Barnet—I Goldwitz219.23 Zraik, Jno—Frank Bwy162.10
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21	felder
21	Bklyn Heights R R Co—Rosy Grun- felder

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21 Nassau Electric R R Co—P J Quinn
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25 Hydrox Chemical Co—Jno F Schma-
152.06
26 Holland Laundry—Henrietta D Vall
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Reardon, Michl E—E Badt; 1912... 178,52
Stephan, Emile—V Landes; 1912... 27,67
Salva, Juan A, Jr—St Nicholas Garage & Taxi Cab Co; 1912... 109,00
Singer, Harry—C Liebling; 1906... 59,41
'Steiner, Moritz & Chas Eisenstock—People, &c; 1910... 500,00
Schneider, Morris—L Barth & Son; 1912... 100,000
Schneider, Morris—L Barth & Son; 1912... 100,000 Schneider, Morris & Max-same; 191 Snow, Elbridge G Jr-G Mitchell; 191 Sewel, Belle T-Teachers College; 191 Siegel, Adolph O—S Koffler; 1911...29.41 Silverstein, Leonard S—L Lewis; 1912. ⁶Weisberger, Adolf—J H Bernheim; 1909 5,774.29 Walsh, Jas O—J M Richmond; 1912......2,800.38

CORPORATIONS.

Borough of Brooklyn.

NOV 21, 22, 23, 25 AND 26.

Baar, Sigmund & Jacob, doing business as L I Soap Works—L Burstein; 1912.320.88 Goldblatt, Max—A Cook & ano; 1912.

Stoboder, Isaac—Title Guar & Trust Co; 1909
Tielenius, Carl—F Hollender; 1912. 78.42
Wuest, Wm P—City NY; 1903. 85.86
Same—same; 1905. 108.60
Same—same; 1904. 69.10
Wiener, Rachel & Clara Nunzesheimer—
M Petchesky et al; 1911. 554.52

CORPORATIONS.

Penn Liberty Co, Harry Marcus Iron Works, Nathan Topol & Ida Topol— F E Stouvend; 1912 192.65 Penn Liberty Co, Morris & Nathan To-pol—Congress Varnish Works; 1912. S Liebmann's Sons Bwg Co—S Hindin; 1912 200.00 Ward Bread Co; W B Remick; 1912;630.86 National Surety Co—H S Himer; 1912.

'Vacated by order of Court. 'Satisfied of appeal. 'Released. 'Reversed. 'Satisfied by execution. 'Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

NOV. 21.

100TH st, ns, 180 e 2 av, 40x100.11;
Helen S Du Bois agt Gustavo Galiani;
Cary & Carroll (A); Jno Z Lowe Jr (R);
due, \$38,211.

NOV. 22.

148TH st. ss. 175 e Convent av. 100x 99.11; Seamen's Bank for Savgs in the City of NY agt Emanuel M Krulewitch; Strong & Cadwalader (A); Wm C Ar-nold (R); due, \$147,116.67.

NOV. 23.

No Judgments in Foreclosure Suits filed this day.

NOV. 25.

Morningside av W, swc 115th, 104.7x
25.9; Chas Helbron agt Andw P Morison
et al; Henry W Freeman (A); Chas Putzel (R); due, \$10,797.60.

205TH st, sws. 59.3 nw Perry av, 59.3x 78.19; Warren B Sammis agt Wm G Saunderson; Warren E Sammis (A); Max S Levine (R); due, \$2,748.60.

NOV. 26.

131ST st, 632 W; Isidor J Pocher agt
Lawrence E Brown; Feiner & Maass (A);
Fredk C Leubuscher (R); due, \$2,717.47.

NOV. 27.

19TH st, 37 W; Mary Mc C Jones agt Henhy M Ecker; Cary & Carroll (A); Morris J Hirsch (R); due, \$63,632.50.

Lexington av, ws, 80.8 s 90th, 20x81; Emma Ziegel et al agt Wm Revin et al; Eisman, Levy, Corn & Lewine (A); Louis Exstein (R); due, \$3,118.70.

LIS PENDENS.

Manhattan and Bronx.

NOV. 23.

Old Broadway, es, 50.2 s Lawrence, 25.1x 100; also WHITE PLAINS RD, nwc Nereid av, 100.3x82.11; Eliza Hart et al agt Emma C Gibson et al; amended partition; Simpson & Cardozo, attys.

Bryant av, 1522; Shollenberger & Co, Inc, agt Cornelius O'Keefe et al; action to foreclose mechanics lien; Shoemaker, Pelham & Doughty, attys.

NOV. 25.

Hoe av, ws, 25 n 172d, 100x100; Noonan & Price agt Ray Holding Co et al; action to foreclose mechanics lien; Thompson & Fuller, attys.

St George's Crescent, ws, opposite 206th, lot 77; Tax Lien Co of N Y agt Maria G 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 (Del Gaizo et al; amended foreclosure o transfer of tax lien; W Lustgarten, atty

NOV. 26.

43D st, 6-8 E: Adeleine K Hoag agt Jno H Booth et al; action to declare trust; Kellogg & Rose, attys.

NOV. 27.

40TH st, 15-17 E; New Jersey Clay Products Co agt H H Oddie Co et al; action to foreclos mechanics lien; W W Young, atty.

Garden st, nec Crotona av, 49.2x70.3; Robt Griffin Co, Bronx Inc agt Sass Cal Realty & Constn Co; action to foreclos mechanics lien; M E Ellison, atty

134TH st, 11&13 E; Max Kobre agt Ja-cob Rechnitz et al; notice of attachment; S A Telsey, atty.

S A 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 WATER ST, 106&108, three actions; Harry Fischel agt Leon Realty Co et al; three actions to set aside conveyances; J A Seidman, atty.

NOV. 29.

Lenox av, 186; Isidore Jackson agt Emily N R McLean et al; foreclosure of transfer of tax lien; A Atern, atty.

Borough of Brooklyn.

NOV. 21.

Pitkin av, ns, 50 w Warwick, 25x100; Kings Co Savgs Inst agt Robt Kloiber et al; H L Thompson, atty.

Gravesend av, ws, 240 n Av C, 240x 100; Yorklan Realty Co agt G C (Inc) et al; E A Sidman, atty.

State st, ns, 100.11 e Furman, 19.11x61; Amanda V Hoag et al as exrs &c Spencer C Hoag agt Ponce Realty Co et al; J S Right Robert Robe

New Utrecht av, es, 130 s 53d,, 20x68.6; Robt Weidman & ano agt Rostof Co et al; Caldwell & Holmes, attys.

Glenmore av, sec Fountain av, 20x75; Otto E Reimer agt Israel Hamburg et al; Sackett & Lang, attys.

Hooper st, 374; Myron Straus agt Annie Heck et al; partition; M Monfried, atty.

Rogers av, ws, 200 n Clarendon rd, 20x 100; Mary C Connors agt Peter Heimroth et al; E J Reilly, atty.

Ocean av, ws, 460 n Voorhies av, 125.1 x127.9x103.9x126; Maria J Livingston agt Clara C Moneuse et al; C L Livingston, atty.

E 15TH st, es, 100 s Av K, 219.11x75; Henry Schaefer agt New Amsterdam De-velopment Co et al; K C & M V Mc-Donald, attys.

Donald, attys.

E 24TH st, es, 175 n Av L, 37.6x100;
Home Mtg Investment Co agt Anna Sondergaard et al; H J Davenport, atty.

Vanderbilt av, es, 170 s Fulton, 20x80;
Katharina Wassermann agt Nancy C
Hayden et al; Carey & Carroll, attys.

Av K, ss, 158.5 e E 40th, 20x90; also AV
K, ss, 198.5 e E 40th, 20x90; also AV K, ss, 218.5 e E 40th, 20x90; also AV K, ss, 238.5 e E 40th, 20x90; also AV K, ss, 238.5 e E 40th, 20x90; also AV K, ss, 258.5 e 40th, 20x90; Benj H Knowles agt
Model Home Bldg Co et al; A A Hovell, atty.

Cumberland st. ws. 297.4 s Fulton, 24.4x 80; Annie E McManamy agt A Gertrude Lowden et al; H E Heistad, atty.

NOV. 22.

NOV. 22.

Woodruff av, sec Kenmore pl, 20.4x
96.1x19.3x102.9; Allice R Sprague agt Isabella McN Thompson et al; Foley &
Powell & Hacker, attys.

53D st, nes, 140 nw 8 av, 20x100.2; Harriet T Dimon agt M Silman Realty Co et
al; H J Davenport, atty.

E 29TH st, es, 140 n Newkirk av, 20x
100; David Mayer agt Jas Santugge et al;
Davis & Davis, attys.

Garfield pl, ss, 125 w Prospect Park
44.1x100; Fiske & Co agt Mathilde E
Lang et al; foreclosure mechanics lien;
Phillips & Avery, attys.

S9TH st, nwc 3 av, 100x100; Empire
State Surety Co agt Borough Bank et al;
Hirsh & Newman, attys.

19TH av. sc 84th, 100x120; also 84TH
ST, sws, 120 se 19 av, 60x100; Mechanics
Bank agt Johanna F Carlin et al; Owens,
Gray & Tomlin, attys.

Atlantic av, ss. 470 w Troy av, 15x190; Josephine Herod agt Mary Anderson et al; C S Taber, atty.

NOV. 23.

NOV. 23.

Fulton st. ss, 50.8 w Norwood, runs s 102.2xw104.1xn84.3xe105.7 to beg; Annie E Hommel & ano agt Moses Metzger et al; R K Jacobs, atty.

Bergen st, ns, 200 e Schenectady av, 25x107.2; Harriet T Dimon agt Jennie McGrane et al; H J Davenport, atty.

Clinton av, es, 102.2 s Flushing av, runs e 103.8xs25xw3.8xs75xw100xn100 to beg; Edw J Brockett et al as trstes Wm R Renwick agt Owen McArdle et al; H L Thompson, atty.

61ST st, swc 20 av, 80x200 to 62d; Max Fishelman agt High Grade Constn Co et al; Roy, Watson & Naumer, attys.

NOV. 25.

73D st, sws, 160 nw 22 av, 30x100; Laura Skinner agt Fred B Kessler et al; B B Christ, atty.

E 2D st. ws, 390 s Av I, 30x125; Ell-wood Harlow agt Economy Homes Co; H N Gaines, atty.

40TH st. ns, 175 e 8 av, 25x100.2; Title Guar & Trust Co agt Sadie M Risch et al; T F Redmond, atty.

al; T F Redmond, atty.

2D pl. 35; Jacob Goldstone agt Nellie
Weinstein et al; foreclosure mechanic's
lien; D Zirinsky, atty.

Av O, nwc E 14th, 40x100; Germania
R E & Impt Co agt Harry B Potter; J E
Van Nostrand, atty.

Lefferts pl. ns. 92.10 e Classon av, runs
n90xw24.7xse30.5xsw0.7xs59.9 to pl xe20
to beg; Geo E Lovett & ano agt Eliz
Commisky et al; W H Good, atty.

E 5TH st, es, 100 n Av O, 60x250; 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.

Glenada pl, es, 50 s Decatur, runs e89x s50xw8xse—xw103.3 to pl xn176.3; Jos Ryan agt Glenada Holding Co; foreclos-ure mechanic's lien; D J Meserole, atty.

Belmont av, nwc Hinsdale, 50x80; Min-ie L Keller agt Sam Kaplan et al; Rabe Keller, attys.

39TH st, ns, 180 e 7 av, 20.1x100; Jennie Simon agt J B Silman Realty Co et al; L J Moss, atty.

Hopkinson av, es, 105.6 s New York av, 40x100; Max Kobre agt American Mtg & Holding Co et al; to create a lien; S A Telsey, atty.

39TH st, ns, 160 e 7 av, 20x100; Marie Otto agt J B Silman Realty Co et al; L J Moss, atty.

51ST st, ns, 346 e 4 av, 18x100.2; Simon Henschel agt Amanda Ringstrom et al; L J Moss, atty.

L J Moss, atty.

E 5TH st, es, 249.9 n Caton av, 30.3x 100; Hannah Felleman agt Wm J McDermott et al; L J Moss, atty.

19TH av, sec 61st, 25x80; Sage Bros Inc agt Geo Silkworth & ano; specific performance; Shoemaker, Pelham & Doughty, attys.

E 34TH st. ws, 100 n Av L, 40x100; Westminster Heights Co agt Jos T Griffin et al; Jones, McKinney & Steinbrink, at-tys.

Washington av. ws, 79.11 n Prospect pl, 16.2x64.8x16.3x63.2; Jno B Alliger as trste, &c, Fredk W Gross agt Dora Littman et al; H L Thompson, atty.

Bay Ridge av. 446; also BAY RIDGE AV, sws, 477 se 4 av, 20x95.7; Anna Bin; ston agt Olof Olson et al; to set aside deed; Engel Bros, atty.

Decatur st, ss, 212.6 w Ralph av, 18.9x 100; Bklyn Bureau of Charities agt Geo F Bauer et al; H L Thompson, atty.

Lots 388 to 392, map of land heirs of Geo Martense; Hartman Wermann agt Abr Leideker et al; Kiendl & Sons, atty.

NOV. 26.

SIST st, sws, 270 nw 17 av, 17x100; Law-yers Title Ins & Trust Co agt Roccela Realty Co et al; P S Dean, atty.

Realty Co et al; P S Dean, atty.

SIST st, sws, 287 nw 17 av, 17x100; same agt same; same atty.

SIST st, sws, 304 nw 17 av, 17x100; same agt same; same atty.

SIST st, sws, 321 nw 17 av, 17x100; same agt same; same atty.

SIST st, sws, 338 nw 17 av, 17x100; same agt same; same atty.

SIST st, sws, 355 nw 17 av, 17x100; same agt same; same atty.

SIST st, ss, 372 w 17 av, 17x100; same agt same; same atty.

agt same; same atty.

SIST st, ss, 389 w 17 av, 17x100; same agt same; same atty.

SIST st, ss, 406 w 17 av, 17x100; same agt same; same atty.

SIST st, ss, 423 w 17 av, 17x100; same agt same; same atty.

SIST st, ss, 423 w 17 av, 17x100; same agt same; same atty.

SIST st, ss, 440 w 17 av, 17x100; same agt same; same atty.

SIST st, ss, 457 w 17 av, 18.3x100x15x100; same agt same; same atty.

Newell st, ws, 195 n Calyer, runs w—x n77.8xe105.6xs111.4 to beg; also OAKLAND ST, es, 150 n Calyer, 89.1x105.6x122.8x100; Jno J Cashman agt Isabella C N Smith et al; atty, E H Hazelwood.

Fulton st, swc Smith, 48.9x125.10x50.3x

ST, es. 150 n Calyer, 89.1x105.6x122.8x100; Jno J Cashman agt Isabella C N Smith et al; atty, E H Hazelwood.

Fulton st, swc Smith, 48.9x125.10x50.3x 125; also CAMBRIDGE PL, es, 240 s Greene av, 20x100; Oran S Baldwin agt Peoples Trust Co as sub-trustee &c et al; Hedges, Ely & Frankel, attys.

53D st, ss, 140 e 6 av, 20x100.2; Henry J Wall as truste &c for Jas I Martin agt Ellen Gordon et al; atty, J A Kennedy.

Bergen st, ns, 200 w Howard av, 21.6x 107.2; Francis Speir, Jr, as sub-truste agt Thos Heaney et al; attys, Speir & Bartlett.

Harrison pl, ns, 400 w Porter av, 50x100; Theo F Jackson agt Ellas Sanit et al; Coombs & Wilson, attys.

State st, ns, 20.4 e Furman, 20x61; Isaac T Swezey & ano agt Ponce Realty Co et al; atty, R E Swezey.

State st, ns, 60.4 e Furman, 20x61; same agt same; same atty.

Cleveland st, es, 90 n Blake av, 20x95.3; Jno L Vanderveer agt Moses Levin et al; attys, Wyckoff, Clarke & Frost.

E 3D st, es, 175 n Av C, 25x100; Insa R Meisel agt Monaton Realty Investing Corp et al; atty, H L Thompson.

Av V, nec Coney Island av, runs e 26.7x n100xe—xn40.1xw117.3 to av xs 140.6; Frank A Wollensak agt Fredk W Edelsten et al; atty, H L Thompson.

5TH st, es, 100 s Av O, runs e 250 to Ocean Pkway xs160xw150xs20xw100xn180 to beg; Harrison B Moore agt Collective Holding Co, Inc, et al; atty, H L Thompson.

Keap st, ses, 100 sw Bedford av, 89.4x 100; Saml Lipschitz agt Saml Zechnowitz et al (establish a claim); attys, H & J J Lesser.

W 1ST st, nec Neptune av, 133.7x50; Andrew Dunbar et al agt Delia Kelly & ano; foreclosure mechanics lien; atty, C T ano; fe Flach.

Bergen st. ss. 424.6 w Rockaway av. 40x127.9; Voletsky & Jarcho, Inc; agt Worth Paterson Constn Co et al; atty, J J Schwartz,

Liberty av. sec Watkins, 85x100; Wes-yn University of Middletown, Conn. agt etta H Barranger et al; H L Thompson,

Jefferson av. ss, 65 e Sumner av. 35x100; Bond & Mtg Guar Co agt Alfred Koscher-ak et al; atty, H L Thompson.

FORECLOSURE SUITS.

Manhattan and Bronx.

NOV. 23.

1ST av. ws, 75.10 s 116th, 25x95; Irving Taylor et al agt Augusta Imperato et; W D Leonard, atty.

Lot 37, Map of Seton Homestead, Bronx; Odell C Butler et al agt Elda E Shaffer et al; C W H Arnold, atty.

Brook av. nec 139th, 25.1x100.1; Henry C Watson agt Jno A Lynch et al; Deck-, Allen & Storm, attys.

NOV. 25.

Carpenter av, ws, lot 1136, part of; Lillie Wilkens et al agt Louise Ringelstein et al; J J K O'Kennedy, atty.

Stanton st, nwc Norfolk, 47.5x68.8; State Bank agt Max Goldberg et al; J A Kohn.

Villa av. es, 391 n Potter pl, 18x100; eo F Dobson agt Jessie F Thorn et al; S Nelson, atty.

132D st. 34 W; Marie L Mead agt Heran W Oster et al; Man & Man, attys.
56TH st. 238-40 W; Annie E Copeland at Meyer L Sire et al; Lewkowitz &

147TH st, ns, 387.9 w Brook av, 45.3x 100.1; Wm Rankin agt Curtiss P Byron et al; Patterson & Brinckerhoff, attys.
Norfolk st, 121; Margt K Hoyle agt Max Borsuk et al; G B Winthrop, atty.

12STH st, ns, 258 e 8 av, 15x99.11; Marie Burt agt Sieg Tynberg et al; R D Elder,

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 184th, 49.11x100; Cath W Loney agt Louisa Eckhardt et al; Stanton & Hopkins, attys.

Audubon av, nec 177th, 107.11x100; N Y Life Ins Co et al agt Thos Graham et al; Cary & Carroll; attys.

Cherry st, 4191/2; Bond Mtg & Securities o agt Saml Albert et al; Geller, Rolston Horan, attys.

NOV. 26.

Amsterdam av, swc 82d, 27.2x86.11; German Savgs Bank in City of NY agt Danl Meenan et al; A H Mosle, atty.

Villa av. es, 409 n Potter pl, 16x100; Henrietta Renshaw agt Jessie F Thorn et al; S Williamson, atty.

al; S Williamson, atty.

Westchester av, nws, 176 sw Concord av, 176x42.6; Max Verschleiser agt Jackson Amusement Co et al; Frankenthaler & Kaufmann, attys.

132D st, ns, 410 w 5 av, 25x99.11; Isaac Goodstein agt Caroline Bublitz et al; A H Schwarz, atty.

98TH st, 3 W; Wm Rankin agt Nathan B Levenson et al; Patterson & Brinckerhoff, attys.

149TH st, ns. 160 w Bway, 173.10x99.11, two actions; Max Marx agt A Feldman Constn Co et al; N W Chandler, atty.

Bathgate av. es, 25 n 184th, 25x95.7; Eugene H Hatch agt Scalzo Realty Co et al; T M Debevoise, atty.

132D st, ns, 410 w 5 av, 25x99.11; Isaac oodstein agt Caroline Bublitz et al; A H

Schwartz, atty.

100TH st, ss, 200 w West End av, 80x 100.11; Isaac Simons et al agt Chateau Realty Co et al; Weschler & Rothschild, attys.

2D av, nec 6th, 51.9x87; 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, 52x150.2; Charlotte Ohle agt Harrie Constn Co et al; L Huhner, atty.

Lincoln av, es. 75 n 135th, 75x100; Henry McCaddin, Jr, et al agt Jas E Troy et al; J H Banigan, atty.

39TH st. 311 E; Bernhard Mayer agt Jacob Aherbach et al; I S Heller, atty.

Jacob Aherbach et al; I S Heller, atty.

NOV. 29.

Manhattan av, 547; Emigrant Industrial Savgs Bank agt Ellen Sica et al; R & E J O'Gorman, attys.

Lots 359, 360 & 361. amended map of Mapes Estate; American Savgs Bank agt Fredk Behr et al; Irwin & Orr, attys.

236TH st. swc Lincoln av, 99.9x26.1; ½ pt; Jno S Murphy et al agt Anna M Mulleb et al; J J Smith, atty.

Washington av, Wa 125 & Eletakar 180.

Washington av, ws. 125 s Fletcher, 5 150; Prospect Investing Co agt A Wa 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, 24.4x100; City Real Estate Co agt Lillian B Koepke et al; H Swain, atty.

Water st, sec Market sl; 26x80; J Frederic Kernochan et al agt Emanuel Kapelsohn et al; H F Miller, atty.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

NOV. 23.

182D st, ns, 191.3 w So blvd, 50x100; Manhattan Mtg Co loans Staab Constn Co. Inc, to erect a 5-sty apartment; 13 payments.

Holland av. es. 50 n 214th, 25x100; Eliz K Dooling loans Mt Vernon Builders Sup-ply Co to erect a —-sty bldg; — pay-ments.

NOV. 25.

191ST st, ss, 100 w Hoffman, 50x83; 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, 75x100; City Mtg Co loans Morell Realty Co to erect two 4-sty apartments; 10 payments, 37,000

225TH st, ns, 300 w Paulding av, 50x109; Herbert S Ogden; atty, loans Philip H Krausch to erect a —sty bldg; — pay-ments.

Bush st, ss, 64.7 e Creston av, 32x75; Karl Riese loans Frank A Schorer to erect a —sty bldg; — payments, 6,500 Madison av, nec 82d, 95x85; Allenel Constn Co loans Alpha Constn Co to erect 2 12-sty apartment; — payments. 4,000

NOV. 29.

115TH st, ns, 125 w 8 av, 120x100.11; Central Bldg & Improvement & Investment Co loans 114th St & 7th Ave Constn Co; to erect a 6-sty apartment;—payments.

Tieman av, ws, 129.7 n Boston Post rd, 25x100; North Side Mortgage Co loans M Kempf Realty Co; to erect a 2-sty dwg; 3 payments.

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 & Morgan.

NOV. 27. No Attachments filed this day.

CHATTEL MORTGAGES.

Manhattan and Bronx. AFFECTING REAL ESTATE.

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

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

Knepper Realty Co. 134th st, ns, bet 3d av & Alex avs, —x—. American Mantel Mfg Co. Mantels. \$216

Grutsky, Shuster & Cohen, 105-7 Eldridge. Eureka Chandelier Co. Chandeliers. 72.50

Poldow Constn Co. Washington av, es, 90 s 183d, 50x95. Colonial Mantel & Refrigerator Co. Fixtures. 110

Borough of Brooklyn.

AFFECTING REAL ESTATE.

NOV. 21, 22, 25, 26 Cordts, Sophie. Glenmore av, bet Co-vert & Pine. Fulton Mantel Co. Man-70

tels.

Boone Constn Co. 17th av, bet 75th & 76th ..Hudson Mantel & Mirror Co.

18th ... Said & Co. (R) 203

18th ... Same. Same. (R) 350

18th ... Same. (R) 203

18th ... Same. Same. (R) 350

18th ... Same. S

MECHANICS' LIENS. Manhattan and Bronx.

215TH st, ss, 225 w Paulding av, 50x 100; Tremont Moulding Mill agt Rosario Lo Bue & Rosina Lo Bue (173). 1,200.00

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

74TH st, 21 W; Lerman & Goldwasser agt Alfred Gutwillig & May Kendig (176).

SiST st, 311 E; David Smith et al agt Saml Einhorn & Solomon Tannenbaum (177).

3D av. nwc 98th, 145x110; Adam Happel agt N Y Elevated R R Co. Interborough Rapid Transit Co. Hudson M Mason, Henry L, Gillespie, Hygrade Amusement Co & Geo Merritt Ward, Inc (178). 1,000.00

NOV. 25.

43D st, 217-229 W; R I W Damp Resisting Paint Co agt N Y Times Bldg Co & Stanley Gollier Co (179).

100TH st, 314 W: Robt Werk agt Cha-au Realty Co (180)

teau Realty Co (180)

105TH st. 116 to 136 W; Eagle Artificial
Stone Co agt Mary A Loeffler, Louis Burghard, Wm A Caney, Chas J Miller, Maud C Miller, Lillian A Caney & Wm H Heddendorf (181).

dorf (181).

Park av, sec 153d, 55x88; Houghtaling & Wittpenn agt Meyer Friedlander, Hulda Friedlander, Supreme Bldg Co & Kahn & Friedel (182).

Friedel (182).

Fort Washington av. 452; Gibson Iron Works agt Geo B Lennard & J F Kelly & Son, Inc (183).

Mapes av. nec 178th. 114.5x145.2; Arlando Marine agt Jos Diamond Constn Co & R di Ligia Co (184).

NOV. 26.

12STH st, 28-30 W; Abr Libin agt Jno Doe & Waldorf Contracting Co (185).

Fox st, 1131 & 169TH st, 913 E; Berger Mfg Co agt Anthony Mancisco, Jno Maro & Bessie Lehr (186).

Heratio st, 50 & Hudson st, 636; Loui Newman agt Saml Lipman & A Ringe (187).

(187). 34TH st, 22 W; Anthony Bazuro agt Jno Forsythe & Lena Lieberman (188). 100.00

Tiffany st. 910; Harlem Wall Paper Supply Co agt Steinmetz Constn Co & Mamie Rines (189).

Broome st, nec Cleveland pl, 75x170; David Kraus agt Gielies Campbell Co & Stevell Contracting & Construction Co (190).

(190). 494.00
Parkside pl, 3253; Abr Felsher et al agt
P J Sullivan & Peter Biersack (191).
(191). 66.70

NOV 27.

Beck st, ss, 100 w Av St John, 200x125;

Max Juster agt Ostra Constn Co (192).
22,251.70

Wales av, 520; Jno J Kennedy agt Reedy Constn Co & Michl F Reedy (193). 1,065.60

University pl, swc 12th, 20.3x27.2; Vogel Cabinet Co agt Ida Kempner; Saml Weiss-berger (194).

Capitet (194).
berger (194).
69TH st, 225-29 W; Henry Friedman agt
David Israel; Lena Jones (195). 180.14
Amsterdam av, 1865; Jas De Fago agt
Riverside Art Furniture Co (196).
1,864.00

114TH st, 554 W; New Columbia Iron Works agt P G Molleson; Julius Braun-stein (197). 52.00

White Plains av, ws. 115 n 230th, 25x80; Danl Nathanson agt Nunzia & Anthony S Valentino (198).

100.70

100TH st, 314 W; Robt Griffin Co agt Chateau Realty Co (199).

Hughes av, ws, 15 n Crescent av, 75x
87.6; Mayer Malbin agt European Constn Co; Fredk Jackson (200).

821.60

48TH st, 220-28 W; Candee, Smith & Howland Co agt Frazee Realty Co; Wm Henderson Inc (201).

17TH st, 110 W; Arlando Marine agt Royal Impt Co; R H Lizia Co (202). 200.00

NOV. 29.

Convent av, nwc 142d, 99.11x125; Bartelstone Bros agt B Barnett & Bendare Constn Co (203). 586.10

Constr Co (203). 586.10

24TH st, 142-6 W; Harbison Walker Refractories Co agt District Realty Co & Peter Guthy (renewal) (204). 1,221.25

112TH st, 9 E; Jacob Shapiro agt Bertha L Ostro & Leo E Ostro (205). 362.50 Broadway, 640; Realty Iron Works agt Estate Benj Lichtenstein, Maurice Deutsch & Jno J Burns & Co (206). 154.00

Webster av, 2372-4; Wm M Ward agt ary Mecum (207). 154.00

Amsterdam av, swc 175th, 100x150; Hyman Rosen agt Lents Realty Co & Greenwich Iron Works (208).

1ch Iron Works (208). 25.00 64TH st, 174 E; Greenfeld Iron Works gt Laura Roosevelt & D Haberman & 0 (209). 24.98

48TH st, 220-28 W; Federal Terra Cotta Co agt Frazee Realty Co & Wm Hender-son Inc (210). 4,880.00 Same prop; Henry Maurer & Son agt same (211). 858.00 Me (211). 858.00 Same prop; Harris, Silvers Baker Co t same (212). 2,600.00

agt same (212).

48TH st, 220-8 W; Wm Henderson Inc
agt Frazee Realty Co (213).

84,809.00

Southern blvd, es, foot 149th, -x-; E
Dev & Sons Co agt N Y, New Haven &
Hartford R R Co, Wm Henderson, Wm T
Matthews & Marshall (214).

Matthews & Marshall (214).

48TH st, 220-28 W; A Schwoerer & Sons agt Frazee Realty Co & Wm Henderson Inc (215).

53me prop; E E Dey & Sons Co agt Frazee Realty Co, Wm T Matthews & Marshall & Wm Henderson Inc (216).

548.12

72D st, 172 W; Expanded Metal Engineering Co agt Henry R Mygatt & Frank Seery (217).

13TH st, 405-9 W; Saml Eichenbaum et al agt Fish Realty Co, Leonard Unger, Edw Segel & Morris Blaser Co (218).

48TH st, 220-28 W; Hoffman & Elias agt Harry H Frazee & Frazeee 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). 129.00

ngineering Works (220). 69TH st. 225-7 W; Henry Schranken-erg agt S Jones & Saml Jones (221). 121.82

Fulton st, 106-8; David Daisley & Sons tt S Jennie Sorg, Ada S Dronill & Hester of N Y (222).

48TH st, 220-28 W; Lewis Harding & Co agt Frazee Realty Co & Wm Henderson Inc (223).

Borough of Brooklyn.

NOV. 21.

Alabama av. es. 70 n Glenmore av. 80x 100; Cohn Cut Stone Co agt F & J Realty Co.

Gravesend nv, ws, 240 n Av C, 200x100; Cohn Cut Stone Co agt G C (Inc). 2,250.00

West st, ws, 50 n 40th, 100x100; Chas Rothenbach (Inc) agt Jos B Thompson & Jos B Thompson R E Co. 478.53
Gravesend av, ws, 240 n Av C, 240x100; 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 A 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, 93x100; Theo C Hennings agt Margt Constn Co & Jno H Goult as pres.

NOV. 22.

E 2D st, 1007; Eureka Heating Co agt Geo H Lachnicht & ano. 14.95 Gravesend av, ws, 240 n Av C, 240x 100; Dominick Cervadoro agt G C (Inc), Yorklan Realty Co, Arthur H Selinger & Abr Fuchs, as pres. 585.00

Schenectady av, 173-5; West Bway Construction Structure of the Structure o

Constr Co & B Miller. 900.00

Church av, ss, at int division line bet Bklyn, Flatbush & C I R R & land hereby described, runs w58.8xs68.9xne90.5 to beg; gore; Alex Maiselson agt Albt Edwards Realty Co. 168.00

S 3D st. 36-40; Abr Wohl agt Jno G & Wm Murphy & Anton Maistelman & Saml Halpern. 540.00

Halpern. 540.00

Essex st, es, 240 s Hegeman av, 40x 100; Louis Potter agt Chas Kessling & Dinnebeil Bros. 50.00

Stone av, sec East N Y av, 84.10x26.5; Metropolis Lumber Co agt Mary & Donato Rubbo. 42.30

nato Rubbo.

Grand st, 182; Patk Tagul agt Annie
M & "Mary" Rudolph & Edw S Kiernan.

38.00

Hopkinson av. 482-8; Wm C O'Keeffe & Son agt Sam Howe Amusement Co & Wm Henderson (Inc).

Park pl. ns. 130 e Howard av. 270x127.9; Levin Kronenberg & Co agt Amos Bldg Co & Max Spector.

1,211.78

All Railroad tracks, rolling stock, &c, Manhattan Bridge 3c Line & lands upon same situated at Bklyn Plaza & Manhattan Bridge running & ext therefrom across Nassau st to Flatbush av ext & thence along same to Fulton; Cooper & Evans Co agt Manhattan Bridge Three Cent Line. 6,736.87

2D pl, ns, 96.8 w Clinton, 23x133.5; Jnc Stark agt Nellie Weinstein & Wm Goldstein.

3D st, 68 & Hoyt st, 411; Saml Yanuck agt Argyle Constn Co & E J Bedel (agent).

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. 8,806.60

NOV. 25

Church av, ss, 138 w E 18th, 50x100: Geller Floor & Wall Tile Co agt Albt Edwards Realty Co. 286.50

Church av, 1796-S; same agt same.

S 5TH st, 416-8; Henry Weisfeld et al agt A B Gordee. 36.00

Van Sielen av, es, 125 s Livonia av, 200 x100; Isaac Braslawsky & ano agt Co-hen & Schwartz Constn Co. 215.00

Washington av, 646-8; Niagara Radia-tor & Boiler Co agt Weiner Bros, F De Bones & Jas E Lawless Co. 261.10

Imlay st, bet Bowne & Commerce, —x -; Jno Best agt N Y Dock Co & Tucker Vinton. 120.60

Neptune av. nwc W 15th, 39.7x100; Adolf Davidson agt Annunziata Anzelona & Frank Spero. 29.50

Fulton st, 1354-8; Chas Strebel & Sons gt Ridgewood Realty Associates, 225.00

Brooklyn av. es, 137.6 n Av J, 60x100; Jos Brown agt Dorothy C Norris & Sig-mund Rosenthal.

4TH av. 989½ to 993; Ezra H Clark agt Flora C Eurich & Susan E Irvin. 77.63

Union st, ss, 220 w Schenectady av, 20 x105; C S Marasak agt T & B Leslie Co & Benj Leslie. 27.61

Lexington av, 312; Jno F Clark agt as M Gallagher. 200.00

NOV. 26.

Bay 19TH st, ws, 143.10 s Bath av, 18.3x 69.2; Audley Clarke Co agt Haskell Real-ty Co; J F Haskell & Laura B Haskell. 1,314.14

W 25TH st, 2936; Zacks Lumber Co agt Ray & Abbott B Koppel. 137.93 Garfield pl, sws, 139 s Prospect Park W, 50x100; Claremont Lumber & Mfg Co agt Mrs M E Lang & John Kennedy & Son. Inc. 390.00

Ime.

Imlay st, ws, extending 460 along same from Bowne to Commerce xw along Bowne & Commerce 96; also IMLAY ST, ws, extending 460 along same from Commerce to Verona xw along Commerce & Verona & Vinton.

Tucker & Vinton.

Lincoln pl, ns, 320 w Franklin av, 480x
116; Fiske & Co agt Otto Singer Bldg Co
& Otto Singer.

E 107TH st, es, 160 n Flatlands av, 20x
100; Saml Reiser agt Alfonso Moscato,
Vito Divirgilio & Geo Lawrence.

260.00

New York av, ws, 100 n Tilden av, 200.1x 102.6; Jacob Rutstein et al agt Karp Constn Co. 95.50

Constn Co.

Hopkinson av, ws, 92.11 s Pitkin av, 50x
100; South Amboy Terra Cotta Co agt Sam
Howe Amusement Co & Wm Henderson.
4,442.00

4,442.00 61ST st, ss, 350 e 5 av, —x—; Alberene Stone 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 t Giovanni Badinelly et al; Nov16'12. 194.23

2147TH st, 514-16 W; Pelham Operating
Co agt United Electric Light & Power
Co et al; Aug16'12. 430.92
2Same prop; J H Drew & Bro, Inc. agt
same; Aug16'12. 900.00
2Same prop; Patk Reddy agt same; July
24'12. 5.642.68

24'12.

55TH st, 232 W; Fredk J Fleck agt
Mary A Fitzgerald et al; June 21'12.

100.00

NOV. 25.

Broadway, ws, whole front bet Barclay st & Park pl; Richd Doughty agt Broadway-Park Place Co et al; Sept26'12.
1,355.10

Crotona av, es, whole front bet Grote & Garden; Alessandro Medici agt Sass Cal Realty & Constn Co et al; Aug2'12. 310.00
Westchester av, 2309 to 2313; W H Callahan Co agt Glover Constn Co et al; May
6'12. 85.00

6-12. 85.00
137TH st, 639 E; Saml Ragow agt Mary
A Carter et al; Aug17'12. 117.25
180TH st, 454 E; Thos Drescher agt
Melillo Constn Co et al; Sept17'12. 150.00

NOV. 26.

Prospect pl. 2134-S; Chas Shapiro agt Regina Constn Co et al; Nov13'12. 29.00 Park av, ws, 437.7 s 187th; Harbison Walker Refractories Co agt 4945 Park Av Co et al; Jan30'12. 820.00

Co et al; Jan30'12.

Webster av, 1832; D'Amore & Lanzetta agt Peter J Devine et al; Aug29'12.

450.00

93D st, 24 E; Starratt & Jones Co agt Henry D Greenwald et al; Sept10'12. 122.97

NOV. 27.

Fort Washington av, sec 181st; Richard Spiers agt Fort Washington Constn Co tal; Oct7'11. 125.00

et al; Oct7'11.

Attorney st, 61; Wm Herman agt H M
Greenberg et al; Feb1'12.

Beck st, ss, 100 w Av St John et al; Max
Juster agt Ostro Constn Co et al; Nov13
'12.

22,251.70

²5TH av, sec 56th; Wm C Mauch agt Woodbury G Langdon et al; Sept6'12. 262.74

²Cannon st, 68-70; Morris Rosenfeld agt A Michelson et al; Octll'12. 143.63 112TH st, 25 E; Abr Rubin agt Albt Seligman et al; Oct22'12. 150.00

10TH st, 206 E; David Meyer agt Fredk Gronholtz et al; Jan12'12.

Lexington av, S06-7; Goldstein, Jr Wrecking Co agt Albt Klenk et al; Sept 19'12. 50.00

Borough of Brooklyn.

NOV. 21.

Atlantic av. ns, 420 e New York av. 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 16'12.

Maple st, ss, 160 e Nostrand av, runs s 100xw60xs100xe200xn200 to st xw140 to beg; also MIDWOOD ST, ss, 100 e Nostrand av, 200x100; Midwood Contracting Co agt Homewood Holding Co & Henrietta Hamblin; Nov18'12, 1,016.00

E 104TH st, es, 120 n Foster av, 40x 100; Empire City Lumber Co agt Israel Hantman, Fannie & Ellis Feniman; Oct 2912.

Church av. nec E 2D, —x—; Harry Kavshansky & ano agt Ludwig Ober-meyer; Oct15'12.

Church av, nec E 2d, runs n102.4xe100x s64.7xw106.10; Colwell Lead Co agt Lud-wig Obermeyer & S H Morris; Nov4'12. 1,323.88

E 107TH st, es, 160 n Flatlands av, 20x 100; Sam Reisler agt Alfonso Moscato & Vito Divirgilio & Geo Lawrence; Nov19 129 260.00

NOV 23.

Grafton st, 57-63; D Nechamkus & Co agt Diamond Impt Co; Nov18'12. 825.00 S 3D st, sec Keap, 100x—; Morris I Da-vidson & ano agt Geo A Segal; Nov21'12. 592.32

56TH st, ss, 270 E 16 av, —x—; C I Constn Supply Co agt Felix Pasqual, Fran-cisco Moyes & Home Title Ins Co; Oct30'12. 250.00

Grand st, ss, 66.8 w Roebling, 25x100; Schwartz, Herschkowitz & Co agt Geo Matulenich; Oct24'12.

NOV. 25.

Vermont st. ws, 150 n Blake av, 50x100; Ike Goldberg et al agt Wardell Realty Co; Aug13'12. 125.00

S4TH st, swc 20 av, 100x100; Jno Olsen agt Hudson Homes Co; Sept23'12. 450.00
Same prop; H F Meistrell agt same; Sept 13'12. 375.00

NOV. 26.

Church av, 203.11; Bell Fireproofing Co gt Ludwig Obermeyer; Nov7'12. 100.00

Knickerbocker av. 423; Max Zwerling gt Henry Simon; Nov13'12. 40.00

Union st, ss, 200 e Nostrand av, 100x 127.9; Cohn Cut Stone Co agt Lyn Realty Co; Nov22'12.

'618T st, ss, 350 e 5 av, —x—; Alberne Stone Co agt Bay Ridge Land Impt Co; Nov26'12.

STH av, ss, 75 s 40th, -x-; Szenko & Gaydiea agt Wm & Robt Smith; Oct23'12.

²Discharged by bond. ³Discharged by order of Court. ¹Discharged by deposit.

ORDERS.

Borough of Brooklyn.

NOV. 21.

40TH st, ss, 300 e 5 av, —x—; E Strayer on Ocean Breeze Co to pay C R Macaulay

NOV. 22.

Bergen st, ns, 180 w New York av, 120 x100.5; N Y Bergen Co on Title Ins Co to pay J P Duffy Co. 58.06

Rockaway av. ws, 200 s Pitkin av. 25x 100; Saml Bloom & ano on Sarah Brasch to pay Brownsville House Wrecking Co. 49.00

Washington av, 646-8; Jas E Lewless on T De Bones to pay Paul Schaad. 110.00

NOV. 25.

56TH st, ss, 270 e 16 av. —x—; Felix Pascual & ano on Home Title Ins Co tc pay C I Constn Supply Co. 250.00

St Johns pl, ns, 100 w Albany av, 105x 112.9; Classon Constn Co on Title Ins Co to pay H L Suire & ano. 120.00

West st, es, 200 n Av C, 270x100; Dom-inick 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 district under the more prominent brand names, is generally considered to be a turning point for better conditions in that industry.

A Portland cement outlets.

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 address 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 to, has been discussing the ruinous conditions

under which Portland cement has been sold in recent years and he added that had Mr. Eckel's advice been taken at 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 were found for the product, it could not 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 ceased, the production for 1908 being estimated at about 47,000,000 barrels, or two-thirds of the capacity of the existing plants. Two of the three business depressions that the industry passed through left it unscathed, but the third one, that of 1908, brought the fact home to the cement manufacturers that henceforth the course of trade would be marked by successive periods of high and low output, corresponding to the condition of general business at the time.

Mr. Eckel also stated that prices would, if left to absolutely unrestricted competition, tend to fall to a point which would yield a fair profit only to the largest mills.

In reviewing the growth of the Manufacture of Portland competition the Little of the largest in the Little of the large

tition, tend to fall to a point which would yield a fair profit only to the largest mills.

In reviewing the growth of the manufacture of Portland cement in the United States, Mr. Eckel said:

"Up to 1907 the American cement industry had shown practically uninterrupted 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 in the course of promotion increased rapidly, and heavy increases in productive capacity were indicated.

In January, 1907, Mr. Eckel, as cement expert of the United States Geological Survey, in discussing conditions in the cement industry of 1906, called attention to an impending change in these conditions 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 always increased. The rise in yearly output from 1885 to 1906 has not only been continuous, but has even shown a tendency to increase its rate of increase.

"Of course such a condition of the industry cannot be expected to continue indefinitely. Within a few years we must expect to see the rate of increase lowered and finally, in some period of business depression, some year will show a lower output than the preceding year. This will mark the end of the youth of the cement industry, and the beginning of its period of maturity.

"Though the present condition of the industry is as presence as might he deindustry, an of maturity

mark the end of the youth of the cement industry, and the beginning of its period 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, and plans for 1907, will provide a great increase in mill capacity. If the succeeding years are generally good, this increase will take up without difficulty; but a general depression would probably result in a temporary check to the cement industry. So far as can be estimated now, the plants which will be in operation before the end of 1907 will turn out cement at 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, several cement-trade journals commented on it in interesting fashion. As one noted: "The absurdity of such gloomy prophecy, at a time like this, is obvious to any one acquainted with the true conditions of the cement business. The rush of cement never was greater than it is 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 close of 1912 it seems fairly safe to say that the American cement industry has reached a distinct turning point and the matter of output must be handled differently. 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 cement output or by its alternative—which is general demoralization in the trade.

The cement industry has no longer room for poorly managed plants or for weakly

which is general demonstrated.

The cement industry has no longer room for poorly managed plants or for weakly financed companies, for in times of industrial stress such plants and companies become a menace to the entire industry.

Stucco for Exterior.

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 are liable to appear, says "The Builder." If, however, just—with the accent on the word just—sufficient of each ingredient is used, and neither too little nor yet too much water is added, a stucco can be 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 other hand, if too little be used, the cement plaster will dry so quickly that cracks are certain to result. Again, if too much eement is used cracks are liable to appear. 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

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 brickwork on which it rests, and this can be done by previously well wetting the brickwork.

be done by previously well wetting the brickwork.

To make a good weather resistant, the stucco must be dense. This can be obtained by mixing the concrete stiff, and yet contain the necessary water to prevent rapid drying, which will allow the plasterer to work rapidly. A very thorough mixing will accomplish this. Trowelling the surface should not be done too much, for although by this means 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 influence 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 fall down. By attaching the mesh to the wood 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 stucco will appear. There is a danger in using metal lath where some patent plasters are used, as some of them contain acid, which attacks the metal. It is desirable, 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 acid, which attacks the metal. It is desirable, 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 accement, in the finishing coat. Only hydrated lime should be used, and no plasterer's putty. Hydrated l

—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

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan. "Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XC

No. 2333

New York, November 30, 1912

(22) PRICE 20 CENTS

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

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

The first figure indicates the official Block number.

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

$\begin{array}{c} 98-56 \\ 163-5 \\ 251-12 \\ 276-24 \\ 306-29-30 \\ 328-52 \\ 341-34 \\ 344-25 \\ 352-42 \\ 353-44 \\ 373-34-35 \\ 380-17 \\ 382-54 \\ 386-53 \\ 390-13 \\ 409-42-43 \\ 414-25 \\ 426-6 \\ 440-52 \\ 445-7 \\ 526-28 \\ 528-80-81 \\ 539-28 \\ 543-62 \\ \end{array}$	572-32 592-1 611-5 640-34-37 & 77 737-9 738-57 791-36 806-74-79 830-39 836-62 839-80 873-13 900-13 910-35 911-59 914-6-8 929-13-15 936-37 982-51 1156-34½ 1166-59 1260-21 & 54-55½ 1289-51 1326-16	$\begin{array}{c} 1345 - 38 \\ 1368 - 1 - 2 \\ 1460 - 40 \\ 1472 - 6 \\ 1492 - 3 \\ 1496 - 27 \\ 1557 - 26 \\ 1558 - 11 \\ 1594 - 40 \\ 1599 - 48 \\ 1610 - 23 \\ 1615 - 64 \\ 1625 - 45 \\ 1636 - 7 \\ 1639 - 64 \frac{1}{2} & 66 \\ 1640 - 28 \\ 1681 - 39 - 40 \\ 1688 - 13 \frac{1}{2} & 66 \\ 1727 - 33 \\ 1727 - 33 \\ 1727 - 33 \\ 1727 - 34 \\ 1730 - 54 \\ 1736 - 55 \\ \end{array}$	$\begin{array}{c} 1748-6\\ 1756-65\\ 1769-51\\ 1769-51\\ 1790-8-11\\ 1791-36\\ 1811-6\\ 1817-30\\ 1821-53\\ 1824-30\\ 821-53\\ 1824-30\\ 849\\ 1843-27-28\\ 1867-59\\ 1895-32\\ 1915-43\\ 849\\ 1928-4\frac{1}{2}\\ 1942-56\frac{3}{2}\\ 1942-56\frac{3}{2}\\ 1946-10\\ 1978-53\\ 1995-1\\ 2002-52\\ 2011-50\\ 2033-47\\ 2034-52\\ 2041-28\\ 2059-18\\ \end{array}$	2065-35-36 2117-14-16 2132-94-96 2152-50 10 & pt lts 1 & 10 2159-29 2169-9 2180-309 WILLS. 396-37-38 419-73 1008-23 1197-35 1214-1 1217-36 1/4 1263-18 1392-58 1504-44 1611-65 1637-47 1729-65 1/2 1817-27 1/2
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EXPLANATION OF TERMS USED AND as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance means that the deed or conveyance has been recorded under the Torrens System. Flats and apartment houses are classified as tenements. Flats and apartment houses are classified as tenements.

C. a G. means a deed containing Covenants that he hath not done any act whereby the estate conveyed may be impossible, also in some instances names of Banks, Trusts and Insurance Companies.

of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seiler makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed value of the property is assessed.

con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
for—clos—foreclosure.
ff—front. fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
irregage. Installs—installments.

It—lot.

mtg—mortgage.
mos—months.
mfg—manufacturing.

Nos—numbers.
n—north.
nom—nominal.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
rd—road.
re mtg—release mtg. rd—road.
re mtg—release mtg.
ref—referee.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
tnts—tenements.
w—west.
y—years.

y-years. O C & 100-other consideration and \$100.

CONVEYANCES.

Borough of Manhattan.

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

Allen st, 91, see Broome, 276-8 Attorney st, 24-6, see Grand, 426-8. Barrow st, 1 & 2, see 4th, 193 W.

Bethune st. 46-S (2:646-34-37&77), new ashington (Nos755-61), 82.1x100x77.7x 100, five 5-sty bk tnts & strs; Millard F Cornwell et al to Mary A Thornton, 500 W 143; Oct14; Nov27'12; A\$40,500-65,000.

Broome st, 276-8 (2:414-25), nwc Allen (No 91), 44,2x75, 5-sty bk tnt & strs; Abr Blumberg to Jacob Blumberg, 1412 Wilkins av; AL; Nov23; Nov26'12; A\$47,000-80,000;

80,000;

CHM st, 60 (1:98-56), ss, abt 115 e Beekman, 19.8x100x20x100, 3-sty bk loft &
str bldg & 4-sty bk rear loft bldg; Edith
Coventry to Gertrude A Vanderbeck, 149
W 126; Nov12; Nov26'12; A\$13,00-17,000.
O C & 100

Cliff st, 60; Gertrude A Vanderbeck to Henry Leerburger, 542 W 113; B&S; Nov 26'12. O C & 100

Delancey st, 101, see Ludlow, 96.

Delancey st, 120 (2:353-44), ns, 50 e E sex, runs n70.2xe25.1xs19.2xw0.1½xs51 st xw25 to beg, 5-sty bk tnt & strs; He man Finkelstein to Herman Finkelstei Inc, a corpn, 12 2d; AL; Nov15; Nov26'1 A\$29,000-35,000.

Downing st, 45-7 (2:528-80-81), ns, 92.7 W Bedford, 29.7x90, vacant; Arcadia Realty Co to Lillian B Koepke, 1522 Pacific Bklyn; B&S; AL; Nov18; Nov22'12; A\$15,-00-15,000.

Eldridge st, 79, see Eldridge, 77.

Eldridge st, 79, see Eldridge, 77.

Eldridge st, 77 (1:306-30), ws, abt 145 n Hester, 29.3x100x29.4x100, 6-sty bk tnt & strs & 4-sty bk rear tnt; A\$24,500-25,-000; also ELDRIDGE ST, 79 (1:306-29), ws, abt 175 n Hester, 25x100x25.6x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; A\$21,-000-31,000, Michl Goldberg et al to Meyer Kalmanowitz, 173 Henry; mtg \$47,000 & AL; Nov23; Nov25'12. O C & 100 Grand st, 426-8 (2:341-34), nec Attorney (Nos 24-6), 40x90, with rights to 10 ft. alley adj on n, 6-sty bk tnt & strs; Max Radt to Manuel Oppenheim, 120 W 86; mtg \$89,300 & AL; Nov6; Nov23'12; A \$54,000-93,000. O C & 100 Ludlow st, 96 (2:409-42-43), sec Delan-

\$54,000-93,000.

Ludlow st, 96 (2:409-42-43), sec Delancey (No 101), 37.1x87.6, except part for Delancey st, 6-sty bk tnt & strs; A\$62,500-69,000; also NORFOLK ST, 82 (2:352-42), es, 175.2 n Broome, 27.1x100x26,9x100, 5-sty bk tnt & strs; A\$30,000-40,000; Chas Karg to Theresa & Amelia Karg & Augusta Roeszler & Mathilda Sutherland, all on St Andrews pl, Yonkers, NY; 4-5 parts; AL; C a G; Nov22; Nov27'12.

Macdaugal st, 79-81, see Thompson.

Macdougal st, 79-81, see Thompson, 217-9.

Market st, 49 (1:276-24), ws, abt 100 s Mad, 27x88, 3-sty bk stable; Pincus Low-enfeld et 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, 27.1x100x26.9x100, 5-sty bk tni & strs; Theresa Karg et al to Chas Karg 58 St Andrews ri, Yonkers, NY; C a G Nov12; Nov23'12; A\$30,000-40,000.

Norfolk st, 82, see Ludlow, 96.

Pell st, 18 (1:163-5), nes, abt 200 w Bowery, 24.6x87x24.4x85, ses, 5-sty bk tnt & strs; Michl Quinn to Lee Dondong Realty Co, Inc, a corp, 18 Mott; mtg \$16,000: No 27'12; A\$16,000-28,000.

Ridge st, 117 (2:344-25), nws, 175 Rivington, 25x100, 5-sty bk tnt & st Maxwell Davidson ref to Geo Bruestle, 3 E 25; FORECLOS Nov25; Nov26; Nov27' A\$19,000-35,000

Rivington st, 315 (2:328-52), ss, 100 Lewis, 25x100, 5-sty bk tnt & strs; Lil lian Stimelsky to Jas King, 224 W 24 mtg \$27,500 & AL; Nov27'12; A\$17,000-24, 500. O C & 10

500. O C & 100

St Nicholas pl, 19 (7:2065-36), swc 151st,
66x24.2, 3-sty & b bk dwg;; Fredk Schuck
to Augustus Schuck, 19 St Nicholas pl;
AL; Nov23; Nov25'12; A\$9,500-14,000.
O C & 100

O C & 100 South st, 199 (1:251-12), ns, 60 w Cath-erine, 20x80, 4-sty bk tnt & strs; Anna M Brunjes to Bernhard Brunjes, 198 South; AT; C a G; mtg \$7,500; Nov27'12; A\$8,000-13,000.

Thompson st, 217-9 (2:539-28), ws, 225 n Bleecker, 50x100, 7-sty bk tnt & strs; A-\$34,000-70,000; also MACDOUGAL ST, 79-81 (2:526-28), ws, 137.9 s Bleecker, 39.9x 100, 7-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, & Macdongal st, 79-81; same to Jos O Clement, 30 Pinehurst av; 1-3 pt; mtg \$137,000; Nov21; Nov22'12.

Washington st, 755-61, see Bethune, 46-8

3D st, 123 W (2:543-62), nes, 88.9 nw Macdougal, 23x100, 5-sty bk tnt & strs; Jacob A Cantor, ref, to West Side Savgs Bank, a corpn, 110 6 av; FORECLOS Oct31; Nov 22; Nov23'12; A\$11,000-20,000. 17,000

3D st, 233-5 E (2:386-53), ns, 347.5 e Av B, 40.3x½ blk x40.2x½ blk, 6-sty bk tnt & strs; Morris Berger to Hyman Rechtseit, 63 W 113; ½ RT&I; mtg \$56,000: Nov 27'12; A\$30,000-60,000. O C & 100

4TH st, 193 W (2:592-1), sec Barrow (Nos 1 & 2), runs ne along Barrow 45.3x se still along Barrow 1.1xsw49 to nes 4th xnw27.3 to beg, 3-sty bk tnt & strs; Fannie 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; QC; Nov22; Nov23'12.

QC; Nov22; Nov23'12. nom
4TH st, 241 W (2:611-5), es, 80.3 n 10th, runs e101.7xn14.9xw25xn7.4xw76.7 to st xs 21.10 to beg, 3-sty & b bk dwg; Lillian Knoepke to Ray Hyman, 1639 Lex av; mtg \$7,000; Nov26'12; \$10,500-11,500. nom
4TH st, 241 W; Ray Hyman wid to Wilber C Goodale, 511 W 112; mtg \$7,000; Nov 26'12.

26'12. nom

STH st, 312-4 E (2:390-13), ss, 239.4 e
Av B, 49.2x97.6, 6-sty bk tnt & strs; Trust
Deed Esther Perelman to said Esther
Perelman, 368 E 8, Harry W Perelman,
1980 7 av, & Jacob Fish, 368 E 8, in trust;
Nov19; Nov22'12; A\$38,000-76,000. nom

9TH st, 16 W (2:572-32), ss, 258.5 w 5 av,
Lindeberg, heir, &c, Eugenie L Lindeberg
to Florence L Finn, 16 W 9; AT; Aug24;
Nov27'12; A\$19,500-21,000. O C & 100

11TH st, 718-22 E (2:380-17), ss, 21.1 w

11TH st, 718-22 E (2:380-17), ss, 21.1 w Dry Dock, 62.11x75, three 5-sty bk loft bldgs & 2-sty bk rear stable; Walter W Irwin to Max Haefner, 266 W 46; FORE-CLOS Nov14; Nov26; Nov27'12; A\$24,000-40,000.

12TH st, 415 E (2:440-52), ns, 197.4 e 1 av, 24.4x103.3x26.9x92.3, 6-sty bk tnt & strs; Annie Hochfelsen to Gaspare Caleca, 595 2 av; mtg \$31,000; July2'11; No.23'12; A\$15,000-32,000.

23'12; A\$15,000-32,000.

12TH st, 711 E (2:382-54), ns, 158 e Av C, 25x100, 5-sty bk tnt; Jno Sternecker to Luigi Sciorra, 177 14th, Bklyn; mtg \$16,000 & AL; Nov25; Nov27'12; A\$10,000-19,-500.

O C & 100

15TH st, 330-4 W (3:738-57), ss, 400 e 9 av, 50x80, 6-sty bk tnt; Emma M Scudder to Jno H Scudder, at Trenton, NJ; mtg \$45,000; Oct7; Nov22'12 A\$22,000-70,-000.

000. O C & 100

15TH st, 612-4 E (3:982-51), ss, 188 e
Av B, 54x103.3, 2 2-sty bk stables & 1-sty
fr rear shed; Edw D Dowling, ref, to
Thos Crump, 104 Hamilton av,
wich, Conn: FORECLOS Oct23; Nov22
Nov23'12; A\$17,800-19,000.

Nov23'12; A\$17,800-19,000. 17,000

15TH st, 101-7 W, see 6 av, 229.

17TH st, 117 E (3:873-13), ns, 125 w
Irving pl, 25x92, 4-sty bk tnt; Minnie E
Grey to Alonzo D Grey, 117 E 17; mtg
\$22,000; May30'03; Nov22'12; A\$34,000-40,500. 0 C & 6,000

19TH st, 217 E (3:900-13), nes, 364.6 nw 2 av, 16.9x92, 4-sty bk tnt; Robt C Knapp to Walter H Knapp at Canandaigua, NY; ½ pt B&S: mtg \$11,000 & AL; Jan12; Nov 27'12; A\$10,000-12,500. O C & 100

2712; A\$10,000-12,500.

23D st, 319-23 E (3:929-13-15), ns, abt 250 e 2 av, -x, 3 4-sty bk this & strs & 2-sty bk rear shop; asn of all R T & I, being 1-11 pt in Estate of Thos Stephenson, deed; 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.

31ST st, 20S E (3:911-59), ss, 470 w 2 av, 20y98.9, 3-sty & b bk dwg; Edw L Montgomery Jr to Saml B Althause, 63 Mott av, Far Rockaway, LI; mtg \$14,500 & AL; Aug19; Nov25'12; A\$9,600-11,500.

31ST st, 15S-62 W, see 7 av, 371-7.

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

33D st, 207-9 E (3:914-7-8), ns, 130.6 e 3 av, 49x107.4x9x107.5, 2-5-sty bk tnts: Ray B Rovere to Leo Rovere 285 St Nicholas av; AL; Nov21; Nov22'12; A\$26,000.

33D st, 207-9 E (3:914-6-7), ns, 130.6 e 3 av, 49x107.4x49x107.5, 2-5-sty bk thts; Leo Rovere to Ray B Rovere, 285 St Nicholas av; AL; Nov25'12; A\$26,000-60,

35TH st, 34 W (3:836-62), ss, 455 w 5 av, 20x75.3, 3-sty bk loft & str bldg; Jno De Witt Warner, ref, to Metropolitan Life Ins Co, a corpn, 1 Mad av; FORE-CLOS Nov7; Nov22; Nov23'12; A\$73,000-89,000.

3STH st, 62 W (3:839-80), ss, 162.6 e av 20.10x98.9, 4-sty & b stn dwg; Directo Realty Holding Co to Lawyers Real (Co, a corpn, 160 Bway; mtg \$48,500; N (25'12; A\$68,500-72,500. & 100

25'12; A\$68,500-72,500. O C & 100
39TH st, 447 W (3:737-9), ns, 175 e 10
av, 25x98.9, 4-sty bk tnt; Louis Borchardt
to Jos Feist, 414 St Nich av & Fredk Reifel, 1358 Stebbins av; mts \$11,000; Nov
26'12; A\$10,000-14,000. O C & 100
44TH st, 31 W (5:1260-21), ns, 495 e
6 av, 25x100.5, 2-sty bk dwg & studio;
Thos W Slocum to Harvard Club of NY,
27 W 44; mtg \$100,000; Nov21; Nov23'12;
A\$87,000-100,000. O C & 100

45TH st, 32-6 W (5:1260-54-5514), ss, 460 e 6 av, 60x100.5, 2 3-sty bk bldgs, str in 34, & 5-sty bk loft & str bldg; Winthrop E Steinbach to Thos W Slocum, 12 W 44; mtg \$205,500; May20; Nov23'12; A 204,000-226,000.

45TH st, 32-6 W; Thos W Slocum to arvard Club of NY, 27 W 44; mtg \$205,-0; Nov21; Nov23'12.

520 st, 237 E (5:1326-16), ns, 210 w 2 av, 20x100.5, 3-sty & b bk dwg; Michl McGrath to Margt McGrath, his wife, 237 E 52; AT; mtg \$10,000; Nov1; Nov26'12, A\$8,-000-12,000.

53D st, 332 E (5:1345-38), ss, 275 av, 25x100.5, 5-sty stn tnt & strs; Ge Collins, ref. to American Mtg Co, 31 sau; FORECLOS Nov7; Nov15; Nov2 A\$10.000-18.500.

56TH st E, nec 1 av, see 1 av 1026-30.

75TH st, 250 W (4:1166-59), ss, 120 e West End av, 20x102.2, 3-sty & b bk dwg; Arthur H Levis et al to Susanna W Car-vahlo at Lawrence, LI; mtg \$21,000; Nov 26; Nov27'12; A\$19,000-24,000. O C & 100

26; Nov2612; A\$19,000-24,000. O C & 100
76TH st, 346 E (5:1450-40), ss, 300 e 2
av, 25x102.2, 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.

77TH st, 405 E (5:1472-6), ns, 119 e 1 av, 25x102.2, 5-sty bk tnt & strs; Bertha Gluck to Julia Singer, 712 2 av; ½ pt; AT; correction deed; AL; Nov26; Nov2712; A\$8,000-22,000.

77TH st, 405 E; Julia Singer to Jacob Marks, 12 Manhattan av; all of; AL; Nov 26; Nov27'12. O C & 100

79TH st, 102 W (4:1150-34½), ss, 18.6 w Col av, 17x76.8, 4-sty & b stn dwg; Abr Ruth to Jas Guy, 106 W 79; mtg \$18.000; Nov27'12; A\$16,000-21,000. O C & 100

Nov27'12; A\$16,000-21,000.

84TH st, 53-5 on map 53-7 E (5:1496-27), ns, 150 e Mad av, 50x204.4 to ss 85th (Nos 48-50), 1, 2 & 3-sty bk garage; Geo C Edgars Sons & Co to Jno J Deery, 321 W 103; mtg \$80,000 & AL; Nov27'12; A\$100,-000-135,000.

S5TH st, 48-50 E, see 84th, 53-5 on map 53-7 E.

53-7 E.

95TH st, 315-17 E (5:1558-11), ns, 250 e
2 av, 37.6x100.8, 6-sty bk tnt; Wilbur Larremore, ref to City Real Estate Co, a corp,
176 Bway: FORECLOS July23; July31;
Nov27'12; 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, 118 E
97; QC; Nov22'12; A\$11,000-25,000.

nom

98TH st. 150 E (6:1625-45), ss. 200 3 av, 25x100.11, 4-sty stn tnt; Alice w Edw O'Beirne to Patk J O'Beirne & Ma A his wife, 44 Charlton; tenants by 6 tirety; Nov26; Nov27'12; A\$9,000-17,000

103D st, 210 E (6:1652-41), ss, 180 e 3 av, 25x100.9, 5-sty bk tnt & strs; re dower; Kate M Moynihan, widow, to Edw. A Moynihan, 2033 Mad av; AT; QC; AL; Nov23; Nov25'12; A\$9,000-21,000. nom 104TH st, 45 E, see Mad av, 1531. 107TH st, 5-7 W (7:1843-27-28), ns. 100 w Central Park W, 50x100.11, two 5-sty bk tnts; Anna L Wittmeyer to Edw B Corey, nec Franklin & Meadow avs, Far Rockaway, B of Q; mtg \$50,000; Nov27'12; A\$32,000-56,000. O C & 100 108TH st, 111 E (6:1636-7), ns. 130 e

A\$32,000-56,000. O C & 100

108TH st, 111 E (6:1636-7), ns, 130 e
Park av, 25x100.11, 4-sty stn tnt; Oliver
C Semple, ref, to Lawrence T Cole, 147
W 91; Ellhu Chauncey, 208 Mad av, &
Geo Zabriskie, 23 Gramercy Park, as
joint tenants; FORECLOS Nov21; Nov22;
Nov23'12; A\$11,000-14,500. 13,200

110TH st, 10 E (6:1615-64), ss, 202 W Mad av, 26x100.11, 5-sty bk tnt; Edwin E Carpenter to John J Myers, 9 Albany; mtg \$25,000; Sept16; Nov23'12; A\$15,500-

110TH st E, see Lex av, see Lex av, sec 110th.

10th.

110TH st, 326-8 E (6:1681-39-40), ss, 300
2 av, 50x100,11, vacant; Dean Holding
0 to Jos Sciacca, 2267 2 av; mtg \$7,500 &
L; Nov25; Nov26'12; A\$16,000-16,000.

O C & 100

110TH st, 10 E (6:1615-64), ss, 202 w Mad av, 26x100.11, 5-sty bk fnt; Jno J My-ers to Jas C Hoenninger, 244 E 86; mtg \$25,000 & AL; Nov27'12; A\$15,500-27,500.

111TH st, 2 W, see 5 av, 1318

111TH st, 2 W, see 5 av, 1318.

112TH st, 163 E, see 112th, 116 E.

112TH st, 120 E, see 112th, 116 E.

112TH st, 116 E (6:1639-66), ss, 136.8 e
Park av, 17.1x100.11, 3-sty & b stn dwg;
A\$7,500-8,500; also 112TH ST, 120 E (6:-639-64\frac{1}{2}), ss, 170.10 e Park av, 17.1x
100.11, 3-sty & b stn dwg; A\$7,500-8,500;
also 112TH ST, 163 - (6:1640-28), ns, 220
w 3 av, 25x100.11, 4-sty bk tnt; A\$10,00014,500; Henry Baumgart to Eva Goldstein,
148 W 142; Nov26; Nov27'12. O C & 100
112TH st, 130 W (7:1821-53), ss, 230 e 7

148 W 142; Nov26; Nov2712. O C & 100

112TH st, 130 W (7:1821-53), ss, 230 e 7
av, 30x100.11, 5-sty bk tnt; Henry Hertzel
to Geo Dettloff, 131 W 112; mtg \$28,000;
Nov25; Nov27'12; A\$19,200-34,000.
O C & 100

113TH st, 622 W (7:1895-32), ss, 117.6 e Riverside dr, 77x100.11, 8-sty bk tnt; Fer-guson Bros & Forshay to Jas Tyroler, 316 W 79; mtg \$190,000; Nov27'12; A\$68,-000-235,000.

114TH st, 21-3 E (6:1620), ns, 245 e 5 av 50x100.11, asn rents; Lillie Lustig (Davidow) to Royal Co of NY, 93-5 Nassau; Nov25; Nov26'12.

114TH st, 74 (70) W (6:1597-64), ss, 176 e Lenox av, 16x100.11, 3-sty & b stn dwg; Chas S Fettretch, ref to Anna C Lyle, 284 Fingerboard rd, Rosebank, SI; FORECLOS Nov19; Nov26; Nov27'12; A\$9,500-11,000.

115TH st, 401 W, see Morningside av, W, 50-3.

W, 50-3.

115TH st, 118 W (7:1824-49), ss, 325 w Lenox av, 25x100.11, 5-sty bk tnt; Harry L Rosen et al to Marks & Simon Newman, both at 58 W 129, firm Newman Bros; mtg \$22,000; Nov26; Nov27'12; A\$16,000-24,000.

O C & 100

116TH st, 329 E (6:1688-13½), ns, e 2 av, 16.8x100.11, 3-sty & b stn Jennie Dellon to Barnett Levy, 36 WAL; Nov22'12; A\$6,500-10,000.

AL; Nov22'12; A\$6,500-10,000.

116TH st. 26 W (6:1599-48), ss, 291 w 5
av, 21x100.11, 5-sty bk tnt & str; Moses
Solomon to Frances Solomon his wife, 118
E 101; mtg \$21,000; Nov22; Nov27'12;
A\$16,000-24,000.

119TH st, 357 W (7:1946-10), ns, 119 w Manhattan av, 19x100.11, 3-sty & b bk dwg; Edw R Finch ref, to Germania Life Ins Co, 50 Union sq; FORECLOS Nov22; Nov21; Nov23'12; A\$11,000-13,500. 10.000

Nov21; Nov23'12; A\$11,000-13,500. 10.000

1218T st. 210 W (7:1926-39½), ss, 143 w
7 av, 15x100.11, 3-sty stn dwg; re dower;
Kate M Moynihan widow to Edw A Moynihan, 2033 Mad av; AT; QC; AL; Nov23;
Nov25'12; A\$9,000-10,000. O C & 100

1218T st. 508 E (6:1817-30), ss, 123 e
Pleasant av, 17x80, 3-sty & b bk dwg;
Jos Hirschfeld to Jno F C Wetter, 424 E
118; mtg \$4,000; Nov25; Nov26'12; A\$3,000-4,000. O C & 100

1218T st, 148-50 E (6:1769-51), ss, 10 e Lex av, 39x100.11, 6-sty bk tnt & strs; Leonhard Realty Co to Florentine M Fuld, 130 E 110: mtg \$54,000; Nov18; Nov27'12; A\$22,000-49,000.

122D st, 55 E (6:1748-6), ns, 253 w Park av, 27x100.11, 5-sty stn tnt; Jerome H Buck, ref, to Hattie Potash, at Midland Park, NJ; FORECLOS Nov13; Nov25'12; A \$12,000-26,000.

122D st, 277 W, see 8 av, 2278.

122D st, 277 W, see 8 av, 2278.

122D st, 277 W (7:1928-4½), ns, 71.10 e 8 av, 14x75.11, except strip on ws of real portion 0.1½ inches in width, 3-sty & 1 bk dwg; Michl Feeney to Fredk A Elliott 161 E 22; AL; Nov26; Nov27'12; A\$7,500-9,500.

9,509. O C & 100

122D st, 277 W (7:1928-4½), ns, 71.10 e
8 av, 14x75.11, except a strip on ws rear
portion of about 0.1½ inches in width, 3sty & b bk dwg; Fredk A Elliott to Jas
E Mitchell, 332 W 24; AL; Nov26; Nov27
'12; A\$7,500-9,500.

123D st, 409 E (6:1811-6), ns, 125 e 1 av 18.9x100.10, 3-sty & b bk dwg; Leonhard Realty Co to Florentine M Fuld, 130 E (110; mtg \$3,000; Nov18; Nov27'12; A\$4,500.

4,500. O C & 124TH st, 534 W (7:1978-53), ss, 225 Bway, 50x100.11, 6-sty bk tnt; Jerome Lewis to Ida L Hauser, 73 Berkeley Bloomfield, NJ; mtg \$67,000; Sept24: N 25'12; A\$31,000-80,000. O C & 125'12; A\$31,000-80,000.

124TH st, 534 W; Ida L Hauser t Israel, 61 E 86; mtg \$67,000 & AL ; Nov25'12.

125TH st. 213-23 E (6:1790-8-11), ns. 155 e 3 av. 100x99.11, 6-3-sty & b bk dwgs; Wm J McHugh to Thos V McLaughlin, 60 E 83; mts \$60,000 & AL; Aug16; Nov26'12; A\$66,000-78,000.

Nov25'12; A——\$——\$— nom 126TH st, 121-3 (6:1775-13), ns, 290 e Park av, 50x99.11, 2-6-sty bk tnts & strs; e dower; Kate M Moynihan widow to Edw A Moynihan, 2033 Mad av; AT; QC; AL; Nov23; Nov25'12; A\$21,000-61,000. nom 127TH st W, nec Riverside dr, see Riverside dr, 550,

127FH st, 226 E (6:1791-36), ss, 280 w 2 av, 25x99.11. 5-sty bk tnt; Waldorf Realty Co to David Gilmore, 214 7 av; B&S; July 25; Nov27'12; A\$7,000-18,000. 129TH st, 1 W, see 5 av, 2100.

129TH st. 1 W, see 5 av, 2100.

131ST st. 134 W (7:1915-49), ss, 350 e
7 av, 20x99.11, 3-sty & b stn dwg; Melville B Morse to Stephen H Jackson, 53 E
67; mtg \$15,000 & AL; Oct24; Nov22'12;
A\$9,600-14,000.

131ST st. 118 W (7:1915-43), ss, 225 w
Lenox av, 18.9x99.11, 3-sty & b stn dwg;
Chas J Leslie, ref, to N Y Trust Co, 26
Broad; FORECLOS Nov7; Nov15; Nov23
'12; A\$9,000-12,000.

8,000

131ST st, 48-50 W (6:1728-61), ss, 235 e Lenox av, 37x99.11, 6-sty bk tnt; Abr L Gutman, ref, to Wilson M Powell, 324 W 58; FORECLOS Nov20; Nov2. Nov23'12: \$15,000-51,000.

\$15,000-51,000.

43,000

132D st, 10 E (6:1756-65)), ss, 185 e 5 av, 25x99.11, 5-sty bk tnt; Sarah Gens to Eva Segelbohm, 846 Hewitt pl; AL; Nov20; Nov25'12; A\$9,000-21,000.

133D st. 34 W (6:1730-54), ss, 435 w 5 av, 25x99.11, 5-sty bk tnt; Hamilton Holding Co to Pincus Lowenfeld, 106 E 64 & Wm Prager, 129 E 74; mtg \$6,500; Nov27'12; A\$9,000-20,000.

137TH st. 284 W (7:1942-56½), ss. 18: e 8 av, 15.6x99.11, 4-sty bk dwg; Jno Rogan, ref to Mary M Baldwin, at Nep port, RI; FORECLOS Oct31; Nov23; N 27'12; A\$7.500-13,000.

port, Rf., F-00-13,000.

137TH st, 606 W (7:2002-52), ss, 125 w
Bway, 65x99,11, 6-sty bk tnt; Edw B Corey
to Alfred V Wittmeyer, 807 E 176; mtg
\$77,500 & AL; Nov27'12; A\$43,000-108,000.

O C & 100

138TH st, 320 W (7:2041-28), ss, 84 e Edgecombe av, 16x92, 4-sty & b bk dwg; Betty Spiegelberg to Emma S Hoffman, 320 W 138; Nov25'12; A\$6,800-12,000. O C & 100

139TH st, 40-2 W (6:1736-55), ss, 383.4 e Lenox av, 41.8x99.11, 6-sty bk tnt; Harry B Raffel to Danl L Korn, 944 Park av: ½ pt; mtg \$35,000; Nov1; Nov22'12; A\$13.500-44,500.

139TH st, 40-2 W (6:1736-55), ss. 383.4 e Lenox av, 41.8x99.11, 6-sty bk tnt; Harry B Raffel to Danl L Korn, 944 Park av; ½ pt; AT; mtg \$35,000 & AL; Nov26; Nov 27'12; A\$13,500-44,500.

143D st, 130-2 W (7:2011-50), ss, 391.8 w Lenox av, 41.8x99.11, 6-sty bk tni; Pincus Lowenfeld et al to Metropolis Holding Corpn, 149 Bway; mtg \$38,000; Nov18; Nov26'12; A\$18,000-51,000.

144TH st, 448 W, see Convent av, 336.

148TH st, 218 W (7:2033-47), ss, 325 7 av, 25x99.11, 6-sty bk tnt & strs; Lot Lande to Century Mtg Co, a corp at 0 sining, NY: FORECLOS Oct29; Nov27': A\$8,000-29,000.

A\$8,000-29,000.

149TH st, 232-4 W (7:2034-52), ss, 300 e 8 av, 40x99.11, 6-sty bk tnt; Maryland Mtg Go to Isaac Simons, 230 Riverside dr; AL; Nov18; Nov23'12; A\$14,000-45,000.

O C & 100

151ST st W, see St Nich av, see St Nich av, 808.

151ST st W, swe St Nich pl, see St Nich pl, 19.

pl, 19.

159TH st, 540-2 W (8:2117-14-16), ss 200 e Bway, 75x99.11, two 5-sty bk tnts Jas Tyroler to Ferguson Bros & Forshay a corpn, 103 Park av; mtg \$70,000; No 27'12; A\$34,000-84,000.

O C & 10

176TH st W (8:2133-10), ss, 100 w Au dubon av, 150x73x—x85, vacant; France Wallach to Hermann Strauss; Jan6'08 Nov26'12; A\$30,000-30,000.

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.

C & 100

176TH st, 509-13 W (8:2132-94-96), ns, 185 w Ams av, 85x99:11, 2 5-sty bk tnts; The Jonward Co to Christine C Huppert, 324 E 87; AL. Nov22; Nov23'12; A\$26,000-78,000.

187TH st, 521 W (8:2159-29), ns, 187.6 w Ams av, 87.6x94.10, 6-sty bk tnt; Cecil B Ruskay, ref, to Simon Cyge, 74 E 104; mtg \$113,155.87; FORECLOS Oct22; Nov 15; Nov26'12; A\$24,500-100,000.

187TH st W. nwc Bway, see Bway, nwc 187th.

187TH st W, swe St Nich av, see St Nich

191ST st W, nec Wadsworth av, see Wadsworth av, nec 191st.
192D st W, see Wadsworth av, see Wadsworth av, nec 191st.

Av D, 33-5 (2:373-34-35), ws. 35.2 s 4th, 35.2x62, 2-3-sty bk tnts & strs; Dora Warshauer to Aaron & Hattie Warshauer & Rachel Karmel, all at 599 Prospect av; 4 pt; CaG; mtg \$9,000; Nov22'12; A\$17,-000-19,500.

Amsterdam av (8:2152-50), ws, 75
179th, 25x100, vacant; Max Marx to T
Smith Constn Co, a corpn, 2391 Wal
av; mtg \$7,500; Nov25; Nov26'12; A\$:
000-13,000.

Bowery, 223½-225 (2:426-6), es. 111.1 n Rivington, runs e99.10xs11.3xe48xn25xe 33.10 to alley 10 ft wide, xn24.1xw184.3 to Bowery, xs88.11 to beg, with all title to alley, 10-sty bk lodging house & strs; Wm A Keener, ref to Saml A Berger, 56 E 87; FORECLOS Nov21; Nov27'12; A\$44,000-164,000. 126,300

Broadway, 3136 (7:1980); satisfaction of asn rents recorded April7'09; Packard & Co to Brown-Weiss Realties, 61 Park row; Nov18; Nov22'12.

Broadway (8:2180-309), nwc 187th, 19. 10x112.9 to 187thx111.10; gore; vacant; Jas G Bennett to Thos F Lynch, 4381 Bway; June22; Nov25'12; A\$2,000-2,000.

Broadway (8:2180), nwc 187th; same prop; re mtg: Jas G Bennett as TRSTE Jas G Bennett, decd, to same; QC; June 22; Nov25'12.

Brondway (8:2180), nwc 187th; same prop; Thos F Lynch to Church of St Elizabeth, 4381 Bway; July22; Nov2512.

Convent nv, 336 (7:2059-18), swc 144th (No 448), 24.11x94.5, 4-sty bk dwg; Elias A Cohen to Ensign Realty Co, a corpn, 55 Liberty; mtg \$18,000; Nov26; Nov27'12; A\$22,000-28,000.

Lenox av. 83 (7:1824-30), ws, 25.11 114th, 25x100, 5-sty bk tnt & strs; Abr J cobs to Philip Pilko, 1652 Av A; mtg \$4 000; Nov27'12; A\$24,000-35,000. O C & 1

Lexington av (5:1306-13), nwc 51st consent to constn of stairway to Rapid Transit R R: Annie Padian to City NY Sept25; Nov25'12.

Lexington av (6:1644-20%), nec 116th; consent to constn of stairway to Rapid Transit R R; Marie F Ulrich to City NY; Oct8; Nov25'12.

Lexington av (6:1637-52), sec 110th; consent to constn of stairway to Rapid Transit R R; Aaron Adler to City NY; Aug6; Nov25'12.

Madison av, 529 (5:1289-51), es, 20.5 s 54th, 20x80, 4-sty & b stn dwg; Helen A Pullz to Ambrose Realty Co, a corpn, 135 Eway; mtg \$40,000; Nov26'12; A\$42,000-

Madison av, 529; Ambrose Realty C Helen A Pultz, 529 Mad av; mtg \$50, Nov26'12.

Nov26'12. nom

Madison av. 1531 (6:1610-23), nec 104th
(No 45), 17.7x70, 4-sty bk tnt & strs; Saml
Deutsch to Theresa Rosenberg, 1855 7 av;
AL; Nov25; Nov27'12; A\$13,500-18,000.

O C & 100

Morningside av W, 50-3 (7:1867-59), nwc 115th (No 401), 100.11x85, 6-sty bk tnt; Maxlow Realty Co to West Side Holding Co, a corpn, 140 Nassau; AL; Nov25; Nov27 '12; A\$100,000-195,000. O C & 100

Riverside dr. 550 (7:1995-1), nec 127th 86.6x146.3x146.11x100, 6-sty bk tnt; Francis W Pollock, ref to Harry B Davis at Mt Vernon, NY; mtg \$241.900 & AL FORECLOSED & drawn Oct31; Nov27'12 A\$105.000-250,000.

St Nicholas av (8:2166-74-76), swc 187th, 190x103, vacant: re-mtg; Wm R Rose to Bogam Realty Co, 99 Nassau; QC; Nov25; Nov27'12; A\$——\$——4,500

St Nicholas av, 808 (7:2065-35), sec 151st, 67.6x14.3x66x28.6, 3-sty & b bk & stn dwg; also bond & mtg to secure \$10,000 recorded in 1 176 page 286 sec 11 blk 3070; trust deed; Fredk Schuck, 18 St Nicholas pl, to Augustus Schuck, 19 St Nicholas pl, & Geo Schuck, 25 Adrian av, in trust for benefit Annie M, wife Ledyard Avery, 808 St Nicholas av; Nov 23; Nov25'12; A\$\$,500-14,000.

[22]

**Mov25'12; A\$\$,500-14,000. nom Wadsworth av (8:2169), nec 191st, 101.4 x85.11x100x100; vacant; also Wadsworth av (8:2169, this & above lot 9), sec 192d, 111.1x110.11x100x63.7, vacant; Henry Morgenthau Co to Utility Realty Co, a corpn, 165 Bway; B&S; Nov25; Nov26'12; A\$70,000-70,000.

Wadsworth av, sec 192d, see Wadsworth av, nec 191st.

1ST av, 527 (3:936-37), ws, 24.7 s 2 24.7x75, 5-sty bk tnt & strs; Ferdin Kurzman EXR Chas Birngruber to Fr A Mathias & Eliz Haeuser, both at 1 av; AL; Nov22'12; A\$11,500-16,000.

1ST av, 1026-30 (5:1368-1-2), nec 56th, 60x94, 3-4-sty bk tnts & strs; Edw L Parris ref to Tillie Wacht, 790 Riverside dr; mtg \$35,000; FORECLOS; Nov19; Nov21; Nov22'12; A\$28,000-45,000.

Nov22'12; A\$28,000-45,000.

1ST av. 1823-5 (5:1557-26), ws. 63.2 n
94th. 37.6x100, 6-sty bk tnt & strs; Leslie
Smith TRSTE Reuel Smith decd to Leslie,
Burnett & Sedgwick Smith, all at Skaneateles, NY, & De Cost Smith, 144 W 73 &
Celestia M Sawtell, 144 W 73, each 1-5 pt
at valuation of \$7,000 for such 1-5 int;
Nov27'12; A\$18,000-48,000. court order
2D av. 66 (2:445-7), es. 41.1 s 4th, 20.6x
84, 4-sty bk tnt & strs; Emelie wife of
& C H Fallot to Michl Abrams, 550 2d,
Portland, Ore; mtg \$25,700; Oct31; Nov26'
12; A\$17,000-17,000. nom
2D av. 539 (3:910-35), ws. 18.5 s 30th

2D av, 539 (3:910-35), ws, 18.5 s 3: 17.6x65, 4-sty stn tnt & str; Bertha Gl to Julia Singer, 712 2 av; correction de AL; Nov26; Nov27'12; A\$9,500-12,500. n

AL; Nov26; Nov2712; A\$5,000 2D av, 539; Julia Singer to Jacob Marks, 12 Manhattan av; AL; Nov26; Nov2712. O C & 100

5TH av, 252 (3:830-39), ws, 38.1 n 28th, 17x100, 5-sty stn bldg & strs: Frank B Martin to Wm S Duncan, 154 Noble, Bklyn: mtg \$145,000; July8; Nov26'12, 8170,000-180,000.

5TH av, 992 (5:1492-3), es, 77.2 n 80th, runs s25xel10xn20xw10xn5xw100 to beg, 5-sty & b stn dwg, 1-sty ext; Rockledge Constn Co to Edw D Faulkner, 305 W 74: mtg \$100,000 & AL; Nov27'12; A\$144,000-239,000.

5TH av. 1318 (6:1594-40), swc 111th (No 2), 50x100, 6-sty bk tnt & strs; Chas I Weinstein Realty Co to Louis H Chalif, 7 W 42; mtg \$100,000; Nov27'12; A\$48,000-O C & 100

O C & 100 5TH av, 2100 (6:1727-33), nwc 129th (No 1), 99.11x110, 6-sty bk tnt; Bernard M L Ernst ref to Greenwich Savings Bank, 246 6 av; FORECLOS Nov20; Nov26; Nov 27'12; A\$97,000-235,000.

6TH av. 229-33 (3:791-36), nwc 15th (Nos 101-7), 51.7x100, 8-sty bk str; S F Adams Realty Co, a corpn, to Sarah T Adams, 254 W 76; ½ pt; AT; Nov25'12; A\$215,000-325,000.

7TH av. 371-7 (3:806-74-79), sec 31st (Nos 158-62), runs e100xs98.9xw25xn10.6x w75 to es 7 av xn88.3 to beg, 4-4-sty bk this & strs. 3-sty bk tht & str & 4-sty bk rear tnt; Margt Wolfe et al heirs, &c, Geo Berg to Geo Berg Realty Corpn, 603 Lex av; AT: CaG; mtg \$80,000; Nov22; Nov26'12; A\$381,380-391,428.

7TH av. 371-7 & 318T st. 158-62 W. Mary I Allison et al heirs, &c. Geo Berg to same; AT; CaG; mtg \$80,000; Nov19. Nov26'12.

7TH av. 371-7 & 31ST st. 158-62 Geo Berg heir &c of Geo Berg, the eld to same; AT; CaG; mtg \$80,000; Nov. Nov2672.

Nov26'12.

7TH av. 371-7 & 31ST st. 158-62 W;
Chas Ingebrand widower of Eliz Ingebrand, deed, a daughter of Geo Berg to same; AT; QC; mtg \$80,000; Nov19; Nov 26'12.

7TH av. 271-7 & 31ST st. 158-62 W; Augusta A Ingebrand heir &c Geo Berg to same; AT; CaG; mtg \$80,000; Nov22; Nov26'12.

7TH av. 371-7 & 31ST st. 158-62 W; Geo C Ingebrand, heir, &c, Geo Berg to same; AT; CaG; mtg \$80,000; Nov18; Nov 26'12.

STH av, 2278 (7:1928), es, 50.11 n 122d 25x72 owned by parties 1st & 2d parts also 122D ST, 277 W (7:1928), ns, 71.10 & av, 14x75.11, excent strip on ws of reaportion 0.1½ in width owned by party 3 nt; agmt as to easement & encreachment Wm F Mott party 1st pt & Wm F Mott EXR. &c Hy F Mott, party 2d pt with Michl Feeney, 336 E 125, party 3d pt; Nov 20; Nov 27'12.

Interior strip (8:2133-pt Lt 10), begins 250 w Audubon av & 73 s 176th, runs s0.9 xe150.5xn0.7xw150.5 to beg: Herman Strauss to Flourish Realty Co. a corpn, 73 E 90; QC; July22; Nov26'12; A\$—OC& 100

Interior strin (8:2133), same prop; Cohn-Baer-Mevers & Aronson Co to same; QC: Nov21; Nov26'12.

Interior strip (8:2123-pt Lt 1), begins 134 n 175th & 100 e St Nicholas av, runs s13.4xe150xn—xw— to beg, except so much as lies n of ss of prop of NY Juvenile Asylum: City Real Estate Co to Flourish Realty Co. a corpn, 73 E 90; AT; E&S; AL; Nov25; Nov26'12; A\$ C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Appointment (miscl) of trste under will of Saml L Mitchill, of Rye, N Y; Margt E Mitchill to Henry B Closson as TRSTE; May15'09; Nov22'12. nom Appointment (miscl) of trste under same will Harry B Closson to Chas M Hough, 550 Park av, as TRSTE; Mar12'12; Nov22'12.

Consent to Rapid Transit R R (4:1014, 21, 21, 22 & 23; Sperry & Hutchin-on Co to City NY; June13; Nov25'12.

Consent to Rapid Transit R R (1:11
21); Willard U Taylor pres of Maritim
Assn of Port of NY to City NY; June26
Nov25'12.

Consent to Rapid Transit R R (5:1258 13 to 16); Pentalpha Realty Corpn to City NY; June10; Nov25'12.

Consent to Rapid Transit R R (4:1014-5); German Evangelical Lutheran St uke's Church to City NY; June19; Nov

Consent to Rapid Transit R R (4:1014 & 1716); Mary L Cassidy to City NY

Consent to Rapid Transit R R (4:1013-& 38); Sam M Millon to City NY; June Nov25'12.

Consent to Rapid Transit RR (1:10-1); Bush Terminal Bldg Co to City NY; Sept 6; Nov25'12.

Consent to Rapid Transis R R (1:35-1-1-51 & 52); Old Slip Realty Co to City Y; July25; Nov25'12.

Consent to Rapid Transit R R (4:995-15); Blanche de Jonge to City NY; June 25; Nov25'12.

Consent to Rapid Transit R R (1:22-10); Francis W Hunnewell et al. TRSTES Isabella P Hunnewell, to City NY; July 18; Nov25'12.

Consent to Rapid Transit R R (4:1013-2); Asa G Candler to City NY; July18;

Consent to Rapid Transit R R (1:31-2) m Engelmann to City NY; Aug8; Nor

Consent to Rapid Transit R R (1:93-20); Humphreys' Homeopathic Medicine Co to City NY; Sept11; Nov25'12.

Consent to Rapid Transit R R (1:31-1); John Paradies to City NY; July22; Nov

Consent to Rapid Transit R R (1:24-1); Valentine Bldg Co to City NY; Aug19; Nov25'12.

Consent to Rapid Transit R R (4:995): N Y Times Co to City NY; June22 1): N 1 Nov25'12.

Consent to Rapid Transit R R (1:29-12); Chas J & Fredk W Kroehle to City NY; June20; Nov25'12.

Consent to Rapid Transit R R (1:29-70); Consolidated Stock Exchange Bldg Co to City NY; Aug22; Nov25'12.

Consent to Rapid Transit R R (4:1013-5-56); Mary C Stewart to City NY; June Nov25'12.

Consent to Rapid Transit R R (1:35-1-17); Ella C Cammann to City NY; July17; Nov25'12.

Consent to Rapid Transit R R (1:93-23); Rudolph Wirth to City NY; July15; Nov25'12,

Consent to Rapid Transit R R (1:11-15); American Bank Note Co to City NY; July15; Nov25'12.

Consent to Rapid Transit R R (4:1014-; J Walter Rosenberg to City NY; June Nov25'12.

Consent to Rapid Transit R R (4:1013-361/6): Jane M Janes to City NY; June 29

Consent to Rapid Transit R R (1:34-15); Harry K Grigg to City NY; July22 Nov25'12

Consent to Rapid Transit R R (5:1258-b); Aeolian Co to City NY; Aug6; Nov25

Consent to Rapid Transit R R (1:77-8, 9 & 10); South Manhattan Realty Co to City NY; Sept16; Nov25'12.

Consent to Rapid Transit R R (4:995-19); Sarah E Gardner-Magill to City NY June18; Nov25'12.

Consent to Rapid Transit RR (1:92-32 33); Wm H Whiting to City NY; Sept

Consent to Rapid Transit RR (4:1013-41); Asa G Candler to City NY; July23: Nov25'12. Consent to Rapid Transit R R (1:7-10-& 12): Ernest Flagg to City NY; June ; Nov25'12.

Consent to Rapid Transit R R (1:93-7 & 8); Old Glory Realty Co to City NY; July16; Nov25'12.

Consent to Rapid Transit RR (5:1276-69); Edwin Wolf to City NY; June5; Nov 25'12.

General (miscl), release & receipt of gacy; Augusta Schlott, daughter & heir f Jno Bohn decd to Elisabetha Bohn, 333 69; Sept16; Nov27'12. 5.000

E 69; Sept16; Nov2712.

Power of atty (miscl); Mary M Pringle, at Biarritz, France, to Chalmers Wood, 948 Lex av; Aprl; Nov22'12.

Power of atty (miscl); Werner J Freeland to Hilda A Johnson. 301 St Marks av, Bklyn; Nov19; Nov22'12.

Power of atty (PA): Amelia Schlesinger to Moses Esberg, 129 E 47; Oct22; Nov23'12.

RECORD AND GUIDE

Power of atty (PA); Louise Werwartz of Chas F Bolz; Aug7'11; Nov23'12.

Power of atty (miscl); Gustave Schlesger, 75 W Tremont av, to Moses Eserg, 129 E 47; Nov11; Nov23'12.

Power of atty (miscl); Peter Doelger Chas P Doelger; Nov22; Nov25'12. O C & 100

WILLS

Borough of Manhattan.

Broome st, 296 (2:419-73), ns, 50.1 w Eldridge, 25.2x100, 5-sty bk tnt; A\$25,-000-42,000; also ELDRIDGE ST, 134 (2:414-1), es, 101.11 n Broome, 24.10x87.10, 5-sty bk tnt & strs; A\$22,000-30,000; Simon Eigenmacht Est, Chas Eigenmacht, EXR, 134 Eldridge; atty, Henry Meyers, 302 Bway; Will filed Nov18'12.

Eldridge st, 134, see Broome, 296.

13TH st, 649 E (2:396-38), ns, 63 w Av C, 25x68.9, 5-sty bk tnt & strs; A\$10,000-16.000; also AV C, 213 (2:396-37), nwc 13th, 22.9x63, 5-sty bk tnt & str; A\$12,-000-20.000; Jos Pfeiffer Est, Irma Schneider, EXTRX, 147 E 92; attys, Kelley & Connolly, 35 Nassau; Will filed Nov9'12.

13TH st, nwc Av C see 13th, 649 E.

47TH st, 31 W (5:1263-18), ns, 416.6 e 6 av, 23.10x92.5, 4-sty bk dwg; A\$67,000-78,000; also 55TH ST, 119 W (4:1008-23), ns, 220 w 6 av, 17.6x100.5, 3½-sty bk dwg; A\$22,000-29,000; Gustav H Schwab Est, Gustav Schwab, EXR, 1 Lex av; attys, DeWitt Lockman & DeWitt, 88 Nassau; will filed Nov20'12.

DeWitt Lockman & DeWitt, 88 Nassau; will filed Nov20'12.

55TH st, 119 W, see 47th, 31 W.

S7TH st, 102 W (4:1217-36¼), ss, 30 W (20 av, 20x100.8, 4-sty bk dwg & 2-sty bk bldg in rear; Matilda Beckhard Est, Martin Beckhard, EXR, 102 W 87; atty, Julius Offenbach, 52 William; A\$13,500-25,000; Will filed Nov9'12.

93D st, 66 E (5:1504-44), ss, 168 W Park av, 21x100.8, ½ int 5-sty bk dwg; Philip Rosenstock Est, Carl Rosenstock, EXR, 63 W 93; attys, Wolf & Kohe, 202 Bway; A\$17,500-27,000; Will filed Nov22'12.

106TH st, 14 E (6:1611-65), ss, 175 e 5 ac, 25x100.11, 5-sty bk tnt; Jno T Meehan Est, Susan Meehan, ADMTRX, 1840 Grand Blvd & Concourse; atty, John E McGeehan, 304 Bway; A\$15,000-25,500; Will filed Nov14'12.

110TH st. 160 E (6:1637-47), ss, 125 e Lex av, 25x100.11, 4-sty bk tnt; Jno Mc-Grath Est, Eliz Gilmore, EXTRX, 1225 Park av; atty, Robt Godson, 302 Bway; A\$11,000-15,000; Will filed Nov22'12.

1218T st, 516 E (6:1817-27½). ss, 191 e Pleasant av, 17x80, 3-sty bk dwg; Fred W A Hussels Est, Fred A Hussels, EXR, 2802 Pond pl; attys, Deyo & Bauerdor, 111 Bway; A\$3,000-4,000; Will filed Nov 14'12.

14'12.

132D st, 76 W (6:1729-65½), ss, 147.6 e Lenox av, 18.9x99.11, 3-sty bk tnt; Willard A Pearce est Mary E Pearce EXTRX, 76 W 132; atty, Bernard J Tinney, 157 E 121; A\$\(\frac{1}{2}\), see 13th, 649 E.

Central Park W, 237 (4:1197-35), ws, 40.4 s 84th, 20x98, 4-sty bk dwg; Melinda Hasbrouck Est, Chas & Sophie Boucher, EXRS, 237 Central Park W, & Nancy Coughtry, 139th & Riverside Dr; atty, Louis B Hasbrouck, 257 Bway; A\$\(\frac{2}{2}\), 400-38,000; Will filed Nov9'12.

Madison av, 1006 (5:1392-58), ws, 30.10

38,000; Will filed Novy12.

Madison av, 1006 (5:1392-58), ws, 30.10 s 78th, 15.2x74, 4-sty bk dwg; Lucy A Salisbury Est; EXRS, Harry T Schriver. West Orange, NJ, & Adelene Salisbury. 1006 Mad av; attys, Round, Hatch, Dillingham & Debevoise, 62 Cedar; A\$28,000-33,000; Will filed Nov22'12.

CONVEYANCES.

Borough of The Bronx.

Barretto st (10:2738), swc Lafayette av, runs w— to es Barry xs129.10 to es Tiffany xs412.5xe71.11 to land conveyed by Pelhamdale Land Co to Ayres, recorded Jan5'93 x— to st xn— to beg, 1 & 2-sty bk monasterv: declaration & confirmation of trust under which parties 1st pt hold above for party 2d pt; Julia Crooks, Mary Tilghman Blake & Anita Smith to Corpus Christi Monastery, a corpn; Jan25; Nov23'12.

Barry st, sec Lafayette av, see Bartto, swc Lafayette av.

Barry st, sec Tiffany, see Barretto, vc Lafavette av.

Bush st (11:2808), ss, 64.7 e Creston av, 32x75; vacant; Ernest Wenigmann to Frank A Schorer, 2241 Tiebout av; AL; O C & 100

Carroll st (*), ss, 317.6 e from w shore City Island, at h w m, 100x110; also 100x 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.

211 W 107; AL; Nov27'12. nom

Concord st (*), es, 96 n 236th, 50x95;
re mtg; Geo H Janss to Simone Colavito,
3807 3 av; QC; Nov2; Nov27'12.

Dawson st, 681 (10:2687), nws, 183.4 sw
Leggett av, 16.8x88.4x18.2x80.11, 2-sty fr
dwg; 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; Ellis L
Withers to Jacob K Singelman, 1046
Hoe av; mtg \$8,000; Nov21; Nov22'12.
O C & 100

Faile st, swe Garrison av, see Hunts Point av, sec Seneca av.

Hutton st, late Bailey av. 3490, see Hut-n st, late Bailey av, 3492.

ton st, late Bailey av, 3492.

Hutton st, late Bailey av, 3492 (12:3258), es. 114.5 s 238th, 19.11x87.4x18.9x90.4, 3-sty bk tnt; Maxim Himmelstein Real Estate Co to Mary Lipsitz, 522 Vermont, Bklyn; mtg \$10,000 & AL; Aug8; Nov25 nom 12.

Hutton st, late Bailey av, 3492; Mary ipsitz to National Temperance Society & ublication House, a corpn, 373 4 av; mtg 10,000 & AL; Nov22; Nov25'12.

\$10,000 & AL; NoV22; NoV25'12. nom

Hutton st, Inte Bailey av, 3492 (12:3258)
es, 114.5 s 238th, 19.11x87.4x18.9x90.4, 3sty bk tnt; also HUTTON ST late BAILEY
AV, 3490 (12:3258), es, 134.5 s 238th, 19.11
x85x18.11x87.4, 3-sty bk tnt; Jas E E

Martin to Mary Lipsitz, 522 Vermont,
Bklyn; QC & correction deed; Nov25'12.

Hutton st. late Bailey av, 3490 (12:3258), es, 134.5 s 238th, 19.11x85x18.11x87.4, 3-sty bk tnt; David Lashinsky to Mary Lipsitz, 522 Vermont, Bklyn; mtg \$10,000 & AL; Aug8; Nov25'12.

Aug8; Nov25'12.

Hutton st. late Bailey av, 3490 (12:3258), es. 134.5 s 238th, 19.11x85x18.11x87.4, 3-sty bk tnt; Mary Lipsitz to Mary T Suydam, 5-8 pt; Anna L H Wenman, 3-16 pt, & Hessie B Wenman, 3-16 pt, all at Morristown, NJ; mtg \$8,000 & AL; Nov22; Nov 25'12.

Hutton st, late Bailey av (12:3258), es, re mtg to land lying 0.1 s from ns of a lot which if extended in straight line would intersect ws Cannon pl at pt 147.4 s 238th, —x—; Elvie S Wachenheim & ano to Mary Livsitz, 522 Vermont, Bklyn; Nov23; Nov25'12.

To Mary, Nov25'12.

Jennings st, 951-3 (11:2988), ns, 50 w Vyse av, 50x75, 5-sty bk tnt; Ellen Brown to Bridget Taggart, Mt Vernon, NY; mtg \$33,000; Nov22; Nov23'12.

O C & 100

Jennings st, 890 (11:2976 & 2977), ss, 178 e Wilkins av, 26x131.8x20x129.10, 3-sty fr dwg; Wm Klenert, EXR Fredericka Klenert, to Alfred J Madden, 1125 Boston rd; mtg \$6,500; Nov27'12. OC & 100 Kelly st, 855 (10:2702), ws, 381.4 s Intervale av, 36.8x100, 4-sty bk tnt; Jacob Reich to Jonas Schimmel, 156 Allen; mtg \$20,350; Nov25; Nov26'12.

Kingsbridge ter (12:3256), ws. 150 n Nindham pl. 25x112.11x25.2x109.11, 2-sty bk dwg; Henry Kroener to Morris F Wood, 101 W 45; mtg \$7,000 & AL; Nov nom

Lafayette pl, late 188th st, E, ss, 129.1 3 av, see Lafayette pl, late 188th, 452 E. w 3 av, see Lafayette pl, late 188th, 452 E.
Lafayette pl, late 188th st, 452 E (11:3041), ss, 125 e Park av, 25 to Bassford alley x100, with all title to w ½ of said Bassford alley, as follows: also LAFAY-ETTE PL, late 188TH ST E (11:3041), ss, 129.1 w 3 av, 12.6x100, 2-sty fr dwg & 1 & 2-sty fr rear bldg; Caroline E Feuerfile to Louise Fusco, 129 E 103; mtg \$2.500; Nov23; Nov25712. O C & 100

Libby st. swe Hughes av, see Hughs

av, swc Libby.

Main st (*), es, 153.10 n Cemetery la,
51.9x225, except 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, 25x100, new
village of Jerome: Saml H Wandell, ref,
to Mt Vernon Builders Supply Co, a
corpn, at Mt Vernon, NY; FORECLOS
Sept18: Nov21; Nov23'12.

Mattlda st (*) ses 250 n Becker av

corpn, at 3rt Septiles, Nov21; Nov23'12.

Matilda st (*), ses, 350 n Becker av. 50x100, Washingtonville: Maria Schwalenberg to Wm, Rose & Eliz Schwalenberg to Wm, Rose & Eliz Schwalenberg, all at 4736 Matilda av; Nov21; Nov22'12.

O C & 100

Prospect st (*), ss, 217.6 e from w shore city Island at high water mark, 100x 10; also STRIP 16½ ft wide in bed of in front of above; Martin J Earley to Hallahan, 51 W 130 & Jas Ahearn, 204 114; mtg \$3,000 & AL; Nov18; Nov22 2.

12. nom

St Paul's pl. 420, see Brook av, 1420.

Shiel st (*), ss, 251.1 n Barnes av. 33.4 x100; Denis A Spellissy ref, to Frank Gass, 2248 Powell av; mtg \$2,500; FORE-CLOS; Nov18; Nov26'12. 500

S'Impson st, 989 (10:2724), ws, 480.8 n 163d, 42x107.442x107.9, 5-sty bk tnt; Podgur Realty Co to Jas Murray, 540 W 165 & Robt Hill, 145 W 135; mtg \$40.000 & AL; Nov26'12.

O C & 100

Nov26'12.

Tiffany st, sec Barry, see Barretto, swc Lafayette av.

Wiegand pl. 2087 (11:3222), ws, at ss lands University of City N Y, runs s61.10 xw192.11 to es Andrews av xn54.10xe170.8 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, nwc Union av, see Union av, vc 1st.

134TH st, 373 (629) E (9:2297), ns, 173.2 w Willis av, 16.8x100, 3-sty & b fr dwg; Jno T Lally to Francis X & Mary A Lally, all at 373 E 134; QC; Nov23; Nov26

137TH st, 639 E (10:2550), ns, 450 W Home av & abt 100 w Cypress av, 37.6x 100, 6-sty bk tnt: Mary A Carter to Gustav Bornheim, 79 W 131; mtg \$31,500; Nov23: Nov25'12. O C & 100

Nov23: Nov25 12.

139TH st. 522 E (9:2266), ss. 159.10 e Brook av, 37.6x100, 6-sty bk tnt; Realty Realization Corpn to Rudolph Simon, 926 So blvd; mtg \$24,000 & AL; Nov15: O C & 100

Nov23'12.

140'TH st, 291-9 E, see 3 av, 2606.

142D st, 499 E (9:2287), ns, 115 w Brook av, 25x100, 2-sty fr dwg; Sophia Levy to Edw C Prescott, 148 W 105; Oct25: Nov26'12.

O C & 100

147TH st, 464 E (9:2291), ss, 115 w Brook av, 25x100, 5-sty bk tnt; Lizzle Baron to Aline Hinsche, 330 E 236; mtg \$13,800 & AL; Nov25; Nov27'12. O C & 100

147TH st. 464 E; Aline Hinsche to German Real Estate Co, a corpn, 391 E 149; mtg \$15,300 & AL; Nov25; Nov27'12. O C & 100

147TH st E (10:2600), ss, 16.8 e So blvd, 31.5x100, 1-sty fr bldg; Wm Ryan to Fredk K Seggermann, 302 W 81; mtg \$2,100; Nov 27'12. O C & 100

148TH st, 333 E (9:2330), ns, 200 burtlandt av, 25x106,6, 3-sty fr rear t ritina Spallone to Carmine Spallone, 148; mtg \$5,500; Oct30; Nov22'12.

149TH st E (9:2337), ss, abt 200 w Morris av, 25x106.6, except pt for st, vacant; Jacob L Markel to Giuseppe Tuoti, 1538 Walton av; Nov18; Nov25'12. nom 149TH st (9:2337), ss, 200.9 w Morris av, 25x106.6, vacant, except part for st; Giuseppe Tuoti to Jennie E Brolles, 872 E 182; mtg \$3,500 & AL; Nov18; Nov27'12.

151ST st E, nwc Union av, see Union av, 619.

152D st, 730-2 on map 732-4 E (10: 2643), ss, 104 e Robbins av, 50x91.10, 5 sty bk tnt & strs; Jas Tyroler to Ferguson Bros & Forshay, a corpn, 103 Parlav; mtg \$30,000; Nov27'12. O C & 100

156TH st E, swc Westchester av, see estchester av, 721-49.

Westchester av, (21-43).

160TH st, 322 E, see Courtlandt av, 843.
160TH st, 406 E (9:2381), ss, 350 w Elton av, 50x98.10, 5-sty bk tnt; Jas Tyroler to Ferguson Bros & Forshay, a corpn, 103 Park av; mtg \$25,000; Nov27'12.
O C & 100

162D st, 408 E (9:2383), sws, 465 se Courtlandt av, 16x100, 2-sty fr dwg; Dora Bocker to Benj Benenson, 407 E 153; mtg \$2,500; Nov22; Nov27'12.

164TH st, 492 E (9:2368), ss, 101.6 e Washington av, 40x100, 5-sty bk tnt; Thos Callahan to Bartholomew Conroy, 85 Mott; mtg \$32,500; Nov25; Nov26'12. O C & 100

165TH st, 752 E (10:2659), ss, 22.4 Forest av, 18.7x71, 3-sty fr tnt & s Dora Maas to Eda H Maas, 708 E 16 AL; June18; Nov27'12. O C & 1 E 166;

165TH st, 597 (841) E (10:2622), nwc Cauldwell av (No 1021), 15.11x100.5, 3-sty & b fr dwg; Woodstock Presbyterian Church to Church Extension Committee of the Presbytery of N Y, a corpn, 41 Union sq; B&S; mtg \$5,000 & AL; Nov15; Nov27'12. 16STH st, 414 E, see Brook av, 1221.

169TH st W, es, abt 98 n Lind av, see nd av, 1311.

169TH st W, es, abt 75 n Lind av, see ind av, 1309.

170TH st. 800 E (11:2963), ss. 98.4 e Prospect av, 25x126.2x25x125.5, 2-sty fr dwg; Kath A Harnisch to Minnie & Sophia M Harnisch, all at 800 E 170; mtg \$5,500; Nov12; Nov23'12.

172D st E, see Southern blvd, see Southern blvd, see 172.

ern blvd, sec 172.

176TH st, S07 E (11:2954), ns, abt 165 w
Marmion av, 75x144x75x142.6, 2-sty fr
dwg & vacant; Alfred V Wittmeyer to
Edw B Corey, nec Franklin & Meadow
avs, Far Rockaway, B of Q; mtg \$13,000;
Nov27'12.

179TH st, 1000 E, see Bryant av, sec 179. 179TH st E. swc Belmont av, see Hughes v, es, at sws 179.

179TH st E, see Hughes av, see Hughes

185TH st E (11:3039), ns, 100 e Park av, 50x100, vacant; Jeannette Schoonmaker to Lillian G Sullivan, 596 E 169; mtg \$5,-500; Jan28'11; Nov25'12. O C & 100

185TH st E; same prop; Lillian G Sulvan to Spear Constn Co. a corpn, 1116 ackson av; mtg \$3,500; Nov25'12; nom livan to Sp Jackson av 186TH st E, swe Belmont av, see Brook av, 1420.

187TH st E, ss, 120.9 w So blvd, see rook av, 1420.

1918T st E (12:3273), ss, 100 w Hoff-man, 50x83, vacant; Reliable Constn Co Inc to Alert Constn Co, Inc, a corpn, 35 Nassau; AL; Nov21; Nov22'12. O C & 100

Nassau; AL; Nov21; Nov22'12. O C & 100

202D st E (12:3330), ns, 185 e Webster
av, 28.11x100x28.5x100; vacant; Sarah A
Hartin to Friedrich Sohlke, 2997 Webster av; mtg \$1,600; Nov22; Nov23'12. nom

203D st E (*), swc Wallace av, runs w
50xs100xw50xs184.1 to rd to Westchester
xne103 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 F

203D st E (*), sec Hall av, runs el50x s100xw50xs184.1 to Rd to Westchester x sw61.8xnw43.9 to Hall av xn279.4 to beg; Robt F Wagner ref to Geo W von Spiegel, 203 W 108; FORECLOS, Oct29; Nov22'12.

211TH st E, see White Plains rd, see White Plains rd, see 211.

225TH st E (*), ns, 300 w Paulding av, 25x109; also 225TH ST E (*), ns, 350 w Paulding av, 25x109; re mtg; Margt McGill to Philip & Margaretha Krausch, both at 2427 Walker av; QC; Nov25; Nov 27'12.

225TH st E, ns. 350 w Paulding av, see 225th E, ns. 300 w Paulding av.

229TH st E (*), ns, 205 w Paulding av, 00x114.6, Wakefield; Mary F Bogia, EX-PRX Chas V Bogia to Peter Duncan, 720 2 222; Nov9; Nov23'12.

236TH st, 10 E (12:3364), ss, 100 w Napier av, 62.6x100, 2-2-sty fr dwgs; Johanna Callahan to Hugh Lundergan & Annie his wife, 236th near Mt Vernon av tenants by entirety; mtg \$1,800; June15 Nov22'12.

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241ST st E, sec Martha av, see Martha

260TH st W, swc Fieldston rd, see Field-on rd, nwc 261.

261ST st W, swc Fieldston rd, see Field-ton rd, nwc 261.

261ST st W, nwe Fieldston rd, see Fieldston rd, nwe 261.

Alexander av, 281 (9:2314), ws, 33.7 (139th, 16.7x70, 3-sty & b bk dwg; Alic Forster to Frank J Forster, 415 W 115 AT; B&S; AL; Nov26; Nov27'12.

Andrews av, es, at ss land University N see Wiegand pl, 2087.

Aqueduct av E, 2352 (11:3212 & 3209), es, 60.7 s 184th, 20.4x53.1x20.1x49.10, 2-sty fr dwg: Larimer Realty Co to Emma Caven, 2352 Aqueduct av E; Nov18; Nov 23'12.

Aqueduct av (9:2536), es, at ws Ogden av, 125x85.8x125, gore, vacant; Jno H Cal-lan to Danl Meenan, 35 W 88; ½ pt; AT-sub to ½ of mtg \$13,000; Nov22; Nov23

Baychester av, ws, 225 n Railroad av, ee Lawrence av, es, 225 n Railroad av. see Lawrence av, es, 225 n Railroad av.

Baychester av (*), es, 50 s Randall av.
25x75; Land Co "C" of Edenwald to Mary
O'Keefe, 38 W 57; AL; Oct24; Nov22'12.

Beach av, nec Tremont av, see Tremont nec Beach av.

av, nec Beach av.

Beach av (*), ws, 125.10 n Merrill, runs n25.2xe3.3 to ws Classon av or Beach av xx25xw2 to beg, with land in bed of st 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 n25.2xe2 to ws Classon av xx25xw0.10, win 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

B&S; Mar16; Nov23'12.

Beach av (*); re mtg to land in bed of st in mtg recorded Dec7'08; Jennie Brown to City NY; QC; Mar19'12; Nov23'12. nom

Beaumont av (11:3090), ws, 100 n 187th, 50x63.5x60x95.8, vacant; Peter Biedermann to Antonio Chiavaro, 233 Court, Bklyn, mtg \$1,957.79; Nov14; Nov26'12. O C & 100

Belmont av, swc 186, see Brook av, 1420. Belmont av. swc 179, see Hughes av., at sws 179.

Benedict av (*), land in bed of av in front of lots 102 to 104 map (1130A) of N Y Cath Protectory; Margt Smyth to City N Y; Marl6: Nov23'12.

Benedict av (*), land in bed of av in front of lot 101 same map; Margt Smyth to City N Y; Mar16; Nov23'12. nom

Brook av, sec St Pauls pl, see Brook av, 1420.

Brook av, 1221 (9:2394), swc 168th (No 114), 71x30, 4-sty bk tnt & strs; Jaque Cohen to Maurice Stierer, 416 E 135 & Oanl Newman, 51 E 88; mtg \$20,000; Nov 20; Nov26'12.

20; Nov26'12.

Brook av, 1420 (11:2895), es, 46.8 s St Pauls pl, 31x100.8, 1-sty bk str; mtg \$6.000; also 187TH ST E (11:3114), ss. 120.9 w So blvd, runs w 25x870 & 55 xe24.6xn125 to beg, vacant; mtg \$16,500; also BELMONT AV, (11:3074), swc 186th, runs w 87.6x—37.7xe20.4xne7.1xe29.9xe15.6 to ns Crescent av (No 629) x—33.6 to ws Belmont av xn 16.4 to beg, 5-sty bk tnt & strs; mtg \$32.-000 also BROOK AV (11:2895), sec St Pauls pl (No 420), 77.8x100.9x77.5x100.8, mtg \$36,000, vacant except so much of last parcel as is contained in property described as 1st parcel; Kitchen Impt Co to Andw Kitchen Realty Co, Inc, a corpn, 2009 Bronxdale av; Nov26'12. O C & 100

Bryant av, 1146 on map 1144 (10:2754), es, 226 n 167th, 33.4x100, 4-sty bk tnt; Jno J Wigger to Harry G Nellis, 289 13th, Bklyn; mtg \$18.000; Nov23; Nov25'12.

Bryant av, 1146 on map 1144; Harry Nellis to Jno J Wigger & Louisa his wi 1146 Bryant av; mtg \$18,000; Nov23; N 25'12.

Bryant av (11:3136), sec 179th (No 1000) old line, 100x100, except part for st, vacant; Otto J Bloss to Anna Reiss, 1509 Bryant av; mtg \$15,000; Nov26'12.

O C & 100

O C & 100
Carpenter av (*), es, 400 s 240th, 38x
100; Saml D Levy, ref, to August J Freutel, 533 Bergen av; FORECLOS Nov20;
Nov26; Nov27'12.

Castle Hill av (*), sws, 600 se Grela 25x105.3; Nicola Fusco to Pasquale olla, 1029 Stebbins av; AL; Nov22; Nov exch

Cauldwell av, 1021, see 165th, 597 E. City Island av, lots 661 & 662, map E R King, see City Island av, es, 49.11 n

City Island av (*), es, 49.11 n Cross, 49.11x100; also CITY ISLAND AV (*), lots 661 & 662, map (661 in W Co) Eliz R B King on City Island, except part for av; also all R T & I to land under waters of 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 100.8 n Merrill, see Beach av, ws. 100.8 n Merrill.

Classon av, ws. abt 125.10 n Merrill, see Beach av, ws. 125.10 n Merrill.

Clason's Point rd (*), sws, 116.7 se Westchester av, 50x120.1x50x123.7; Paul L Kiernan, ref to Edw V Bauer, 413 E 155; FORECLOS Nov7; Nov22; Nov25'12. 2,000

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Commonwealth av, ws, 631.8 s Gleason av, see Commonwealth av, ws, 156.8 s Gleason av.

Commonwealth av (*), ws, 156.8 s Gleason av, 50x—; also COMMONWEALTH AV (*), ws, 631.8 s Gleason av, 36.4x—x—gore; Eliz C Fonda to Mary wife Geo Bonn, on ss Edsall blvd, 600 e Broad, Palisade Park, NJ; mtg \$735; Oct28; Nov 23'12.

Concord av, 341 (10:2573), ws, 140 s 142d 16.8x100, 3-sty bk dwg; re mtg; Bronx Heights Land Co to Mamie Steiner, 889 West End av; Burghard Steiner, Riverdale, NY; Leo K Steiner, Birmingham, Ala & Moritz L Ernst, 152 W 122 EXRS Sigfried Steiner; QC; Sept9; Nov22'12.

Concord av. 341; Ella T Barlow to Mamie Steiner, 889 West End av; Burg-hard Steiner at Riverdale, NY & Leo K Steiner at Birmingham, Ala EXRS, &c, Estate Sigfried Steiner, decd, office 55 Liberty; mtg \$5,000 & AL; Sept9; Nov 22'12. Sept9; Nov

Courtlandt av, \$43 (9:2419), swc 160th (No 322) 23.5x97.7x23.6x97.7, 3-sty bk tnt, all of ;also all R T & I of Minnie Powers to n ½ of lot 144 map Melrose, now known as 843 Courtlandt av; Osman F Kinloch to Jas C Thomas, 87 W 134; QC; AL: Jan2; Nov15'12. (Corrects error in last issue when av number was 842.)

Crescent av, 629, see Brook av, 1420. Crotona av. 2161 (11:3083), ws. 154.8 s 82d, 22.1x100x23.5x100, 2-sty fr dwg; Thos Pentecost to Lillian B Koepke, 1522 Pa-ific, Bklyn; mtg \$6,000; Nov13; Nov22'12;

Decatur av, 2766 (12:3278), es, 155.2 s 198th, 37x100.7, 2-sty fr dwg; Michl J Dris-coll ref to Ada M Saurman, 133 W 79; mtg \$4,500; FORECLOS Oct8; Nov23; Nov 25'12. 2,500

2,500

Decatur av, 3164 (12:3353), es, 163.4 s
205th, 16.8x112.6, 2-sty fr dwg; Mary A
Johnson to Honora Hughes, 38 Vine, Corona, B of Q; mtg \$5,500; Nov19; Nov22
'12. nom

Ona, D. 12.

Decatur av, 3082 (12:3331), es. 300 204th, 25x120, 3-sty fr tnt; Jno Tauer t Isabel F McCormick, 2231 3 av, Jas Kelly 227 S 9, Bklyn, & Jno P Kelly, 558 Cit Island av; mtg \$8,500; Nov25; Nov26'12.

O C & 10

Decatur av. 2766; Ada M Saurman m A Roberts, 107 W 106; mtg \$4,500 L; Nov23; Nov25'12. O C &

Edison av (*), ws. 250 n Tremont rd, runs w190xn37.4xne15.6xe181 to Edison av xs 50 to beg; Bryan L Kennelly to Elix Kennelly, 60 W 50; 1-3 pt; B&S; AL; Nov 20; Nov22'12.

Edson av (*), es, 434.11 n 222d, 50x95; mtg; Crawford Real Estate & Bldg Co Irving Realty Co, 181 Bway; Nov19; ov23'12.

Nov23'12.

Billiott av, es, at nes rd from Westchester to Ft Schuyler, see Elliott av, es, being lot 7 & pt lot 6 map Schuylerville.

Elliott av (*), es, being lot 7 & part 6 map Schuylerville, 80x250.5x50x246; also ROAD leading from Westchester to Ft Schuyler (*), nes at land P Gibbon, runs w53.4xne157.1xse125.3xs135.5 to beg. being lots 2, 3, 4 & 5 same map; also ELLIOTT AV (*), es, at nes rd from Westchester to Ft Schuyler, 186.5x88.5x157.1x46.1; also ELLIOTT AV (*), es, 186.5 ne rd from Westchester to Ft Schuyler, runs ne64.4x e19.3xse250.5xs40.5xnw213.8 to beg; Bernard Barbrowsky to Wm Cumming, 2918 e19.3xse250.5xs40.5xnw213.8 to beg; B nard Barbrowsky to Wm Cumming, 2 Haskin; 1-5 pt; QC; AT; Mar29; Nov26

Fieldston rd (13:3423); all RT&I nd in bed of rd as shown on map (3:339 lots at Riverdale property of I H A Forster; re mtg; Edw S Clark ity N Y; QC; Apr24; Nov23'12. nom

Fledston rd (PA); power of atty convey lands in bed of rd to City of Fredk P Forster to Henry A Forster, W 84; Jan12; Nov23'12.

W 84; Jan12; Nov23'12.

Fieldston rd (13:3423), nwc 261st, runs nw along rd 222.6 xne across rd 60 to es of rd xse208.4 to ns 261st xsw— to beg; also FIELDSTON RD (13:3423), swc 261st runs se578.11 to ns260th xe— to es rd x nw592.3 to ss 261st xsw— to beg; also FIELDSTON RD (13:3423), swc 260th, 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 City NY; AT; B&S; June5; Nov25'12.

Fieldston rd, swe 260th, see Fieldston

Fieldston rd, swe 261st, see Fieldston rd, nwc 261.

Forest av, 730, see Westchester av, 721-

49.

Ft Schuyler rd (*); land in bed of rd in front of lot 52 map (401) of Seton Homestead; Harriet M Cokeley to City NY; June7; Nov23'12.

Fulton av, 1763-7, see Fulton av, 1721.

Fulton av, 1779 (11:2930), ws. 133.5 s 175th, runs s40xw107.2xn39.10xe87 & 100 to beg, 5-sty bk tnt; Nathan Greenberg to Fulton Av Realty Co, a corpn. 320 Bway; ½ pt; AT; AL; Nov23; Nov25'12.

Fulton av, 1721 (11:2930), ws, 18.11 s
174th, 18x86.11x18x87.7, 2-sty bk dwg;
also FULTON AV, 1767 (11:2930), ws,
253.5 s 175th, 40x102.7x40x104.1, 5-sty bk
tnt; also FULTON AV, 1763 (11:2930),
ws, 293.5 s 175th, 41x101x41.1x102.7, 5-sty
bk tnt; Nathan Greenberg to Fulton AV,
Realty Co, a corpn, 320 Bway; all; AL;
Nov23; Nov25'12. O C & 100
Garrison av, xwc. Falle, see, Hunts

Garrison av, swe Faile, see Hunts oint av, see Seneca av.

Gifford av (*), ss, 553.10 e Balcom av, 25x72.10x26.11x83; Ingrid Thorsland to Helen Sand, 1009 5 av; mtg \$4,000 & AL; Nov23; Nov25'12.

Hall av, sec 203d, see 203d E, sec Hall

Harrington av, 2035 (*), ns, 150 e Mapes av, 25x100; Mary C Bischoff to Margt L Hafer, 250 E 125; AT; mtg \$400; Nov20; Nov26'12.

Heath av, 2905 (12:3260), ws, 96.5 s 230th, 17.10x90, 2-sty fr dwg; Adeline Cahn to Peter Wilkens, 2911 Heath av; mtg \$3,500 & AL; Nov18; Nov25'12. O C & 100

Hughes av, nee Pelham av, see Pelham

av, nec Hughes av.

Hughes av, es, 154.4 n Pelham av, see
Pelham av, nec Hughes av.

Hughes av, 2500 (11:3078), es, 187.9 s
Pelham av, 25x87.6, 2-sty bk dwg; Rosa
Nuovo or Nuova to Maria G Ambriola,
2500 Hughes av; AL; Nov23; Nov25'12.

O C & 100

Hughes av (11:3079), es, at sws 179th, 73.4x95 to ws Belmont av x59 to 179th x96 to beg; vacant; Ellen Kirby to Curtiss P Byron, 2224 Ams av; mtg \$11,000; Nov25'12.

Nov25'12.

Hughes av (*), swc Libby, 75x100; Francis A Schmeider & ano EXRS Henry Parfitt, to Gustave W Nielson, 17i0 St Peters av; Nov18; Nov27'12.

Hunt av (*), es, 823.2 s Bronxdale av, 24.10x100; Jane Kitchen to Andw Kitchen Realty Co, Inc, a corpn, 2009 Bronxdale av; mtg \$4,250 & AL; Nov26'12.

O C & 100

Hunts Point av (10:2761), sec Seneca av, 51.5x111.9x50x123.7; also GARRISON AV (10:2761), swc Faile, 28.8x130.6x25x 144.6; also SENECA AV (10:2761), sx. 123.7 e Hunts Point av, 50x100, vacant; Geo G Graham to Geo G Graham Constn Co, a corpn, 6 Church; mtg \$37,500; Nov 23; Nov25'12.

Lafayette av, see Barry, see Barretto, vc Lafayette av.

Lafayette av, swe Barretto, see Bar-tto, swe Lafayette av.

Lafayette av, nwe Longfellow av, see Longfellow av, ws, 325 s Seneca av.

Lamport av (*), ss, 250 w Fort Schuyler (25x100, Tremont Heights; Thos Pentecost to Lillian B Koepke, 1522 Pacific, Bklyn; mtg \$3,500; Nov14; Nov22'12.

Lawrence av (*), es, 225 n Railroad av, 25x200 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-Keon et al heirs &c Michi Hogan to same; B&S; AL; Aug8; Nov22'12. 165 Lind av, 1309 (9:2533), ws, 73.2 n 169th, 25x41.11 & 41.11 to 169thx25x31.3 & 31 to beg, 3-sty & b bk dwg; Elsie W Christie & ano, EXRS &c David Christie, to Ches-ter I Christie, 177 W 95; Nov22; Nov27'12.

Lind av, 1311 (9:2533), ws, 98.2 n 169th, 25x52.7 & 52.7 to 169th x25x41.11 & 41.11 to beg, 2-sty & b bk dwg; Elsie W Christie & ano, EXRS &c David Christie, to Chester I Christie, 177 W 95; Nov22; Nov 27'12. 4,600

27'12.

4,600
Longfellow av, nwc Lafayette av, see Longfellow av, ws, 325 s Seneca av.
Longfellow av (10:2764), ws, 325 s Seneca av, 100x100, vacant; also LAFAY-ETTE AV, nwc Longfellow av, 50x100, vacant; Prospect Holding Co to Lawrence Davis, 370 Hudson av, Bklyn; mtg \$6,320; Nov26; Nov27'12.

Co C 100
Longfellow av (10:2764), ws, 325 s Seneca av, 50x100; also LAFAYETTE AV, nwc Longfellow av, 50x100; Lawrence Davis to Louis B Samuels, 1522 Charlotte, AL; Sept19; Nov27'12.

Ludlow av, sec Tremont av, see Tre-

Ludlow av, sec Tremont av, see Tre ont av, see Ludlow av.

Marmion av, 1892 (11:2959), es, 26 s Fairmount pl, 35x106.10x34.10x103.4, 4-sty bk tnt; W Herbert Adams, ref, to Jno M Stoddard, 314 W 87; mtg \$20,000; FORE-CLOS Nov25; Nov27'12. 3,000

Martha av, 4384 (12:3390), sec 241st, 25 x100, 2-sty fr dwg; Lillian G Sullivan to Church of St Barnabas, a corpn, 241st & Martha av; mtg \$5,500; Nov22; Nov25'12.

Matilda av (*), nws, 100 s 239th, 50x100; Wm Nordmann to Katie Nordmann his wife at Bethel, Conn; AT; mtg \$1,600; Nov 25; Nov26'12.

Montgomery av, 1745 (11:2877 & 2878), ws, 340 s Lees av, 25x100, 2-sty fr dwg; Margt M Bezold to Flavius J Perry, 342 N Fulton av, Mt Vernon, NY; mtg \$7,500 & AL; Nov22; Nov25'12. O C & 100

Morris (2D) av (11:2820), ws, 275 s Walnut, 25x100, except pt for Morris av, 2-sty fr dwg; Annie Franke to Fredericka McConnell, 1549 Morris av; correction deed; Nov20; Nov2212.

Morris av (11:2820), same prop; Fredericka McConnell to North Bronx Realty Co, a corpn, 2022 Boston rd; mtg \$1,300; Nov20; Nov22'12. O. C & 100

Morris av, es, 240.5 n 169th, see College

Nelson av (11:2876), ws, 75 s Brandt pl, 75100, vacant; Jos E Butterworth to Morell Realty Co, a corpn, 116 W 164; mts \$4,500; Nov21; Nov22'12. O C & 100

Nelson av (11:2876), ws, 125 s Brandt pl, owned by party 1st pt; also NELSON Av (11:2876), ws, 150 s Brandt pl, owned by party 2d pt; party wall agmt; Jos E Butterworth, 20:0 kyer av, with Jas H Havens, 9 Pinehurst av; Junel'10; Nov22'12.

Nereid av, sec 1 av, sec 1 av, es, 150 n

Netherland av (13:3407), es, 305.1 s of private walk extog east from W 230 to Johnson av, 60x59x00x100, vacant; re mtg; Emil S sage to Edgenill Terraces Co, a corpn, 84 wm; QC; Oct25; Nov26'12. 1,500

Norman av (12:3252), es, 250 s Van Cortlandt Park S, 20x91.9x25x91.10, vacant; Robina T Roberts to Jno T Stewart, at Morristown, NJ; Nov18; Nov23'12.

Ogden av, ws, at es Aqueduct av, see Aqueduct av, es, at ws Ogden av.
Olinville av, 3644 (*), es, 333.4 s 216th, 33.4x100; Chas E Moore ref to Jas M La Costa, White Plains, NY; FORECLOS; Nov 19; Nov21; Nov26'12. 2,200

Olmstend av (*), es, 130 s Starling av, 25x100; Starling Realty Co to Bernard J Depasse, 1215 Gilbert pl; mtg \$5,600; Nov 16; Nov27'12.

overing av (*), es, 150 n 3d, 50x100; rabella D Huntington to Mary A Knox, il8 Overing av; B&S; Nov20; Nov22'12.

Pelham rd (*), ws, at ns Pelham Bay Park, runs w211x—50xne135.4 & 8.6xse— 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 '12. O C & 100

Pelham av (12:3273), nec Hughes av, 101.10x134.11x100x154.4; vacant; also HUGHES AV (12:3223), es, 154.4 n Pelham av, 75x87.6; vacant; Rudolph Simon to Realty Realization Corpn, 378 Grand; mtg \$20,000 & AL; Nov14; Nov23'12. nom Riverdale av (13:3423), es, 150 n 259th, 50x100, vacant; Thos F Kelly et al heirs, &c, Walter Kelly to Anna Kelly wid, at Mosholu av & Tyndall av; correction deed; Nov25; Nov26'12. Road lending from Novel 100 nom

Road leading from Westchester av to t Schuyler, see Elliott av, es, being lot & pt lot 6 map Schuylerville.

Road to Westchester, see 203d E, swe

Robin av, nwc Tremont rd, see Tremont l, nwc Robin av.

rd, nwc Robin av.

Robin av (*), es, 100 n Tremont rd, 25x100; Tremont Terrace; Sophie V Van Praag to Abr M Van Praag, 963 Prospect av; AL; Oct31; Nov22'12.

Rochambeau av (12:3336), ws, 152.11 n Van Courtlandt av, 144.2x100x179.6x100, vacant; Anna A Breunich, 1461 Washington av, to Aline Hinsche, 330 E 236; July 30; Nov26'12.

OC & 100

Rochambeau av (12:3336); same prop;
Aline Hinsche, 330 E 236, to Lizzie Baron,
5001 15 av, Bklyn; Nov25; Nov26'12. nom
St Lawrence av (*), es, 125 s Beacon,
being so much of lots 413 & 414 blk M
amended map (514) Mapes Estate as lies
bet es of av as on map & ws of said av
as now widened with all title to land in
bed of said av, now closed; Helen M Nelson to Arndt H Olsen, 2706 Heath av,
Nov19; Nov27'12.

St Peters av (*), nes, 150 nw along Maclay av, 25x98xzox98.3; Eliz C Fonda to
Mary, wife Geo Bonn, on ss Edsall blvd,
600 e Broad av, Palisade Park, NJ; mtg
\$6,200; Nov22; Nov23'12.

O C & 100

Sedgwick av (11:2882), ws, abt 386.4 s

Sedgwick av (11:2882), ws, abt 386.4 s 177th, 75x82.4, vacant; Saml A Archibold, Jr, to Jas A Regan, 2019 Anthony av; Nov 26'12. O C & 100

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, see Hunts Point av, sec Seneca av.

Seton av (*), ws, 325 s Randall av, 25x 100; Jas M Donohue, ref, to Mt Vernon Trust Co, a corpn, 20 E 1, Mt Vernon, NY; FORECLOS Oct23; Nov26; Nov27'12. 2,700

Seton av (*), ws, 350 s Randall av, 25x 100; Jas M Donohue ref to Mt Vernon Trust Co, a corp. 20 E 1st, Mt Vernon, NY; FORECLOS Oct23; Nov26; Nov27'12

Seton av (*), ws, 375 s Randall av, 2 100; Jas M Donohue ref to Mount V non Trust Co, a corp, 20 E 1st, Mt Vern NY; FORECLOS Oct23; Nov26; Nov27'12

Southern blvd (11:2981), sec 172d, 100x 100, vacant; Patk J Reville to P J Re-ville, Inc. a corpn, 1054 Trinity av; AL; Nov20; Nov22'12. O C & 100

South Oak dr (*), ns, abt 200 sw & w on curve fr North Oak dr, —x96.3x50x89 re mtg; Emma L Shirmer to Olivia Mortensen, 711 North Oak dr; QC; Feb7'06 Nov22'12.

Nov2212.

Sylvan av (13:3421), es, 262.3 s 256th, 50 x100, vacant; Jno J Wigger to Harry G Nellis, 289 13th, Bklyn; mtg \$1,140; Nov 23; Nov25'12.

23; Nov25'12. nom

Sylvan av (13:3421), same prop; Harry
G Nellis to Jno J Wigger & Louisa his
wife, 1146 Bryant av; mtg \$1,140; Nov23;
Nov25'12. nom
Tremont rd (*) nwc Robin av, 50x100,
Tremont Terrace; Sophie V Van Praag
to Abr M Van Praag, 963 Prospect av; AL;
Oct31; Nov22'12. nom

Trement av (*), sec Ludlow av, runs s 5xw30 to cl Tremont av xn55 to Ludiow av xe30 to beg, being land in bed of st Brian G Hugnes to City NY; Marl3; Nov

Tremont av (*), nec Beach av, runs n along av 5.5xe90.8 s55.5 to Tremont av xw 103.11 to beg; Bertha Meitzel, widow, to Margaretha Klinge, 2142 Houghton av; mtg \$9,000; Nov2o; Nov27'12. O C & 100

Trinity av, 1040 (10:2640), es, 233.8 n 165th, 18.9x90, with right of way over strip to be taken for extension of Trinity av, 3-sty bis dwg; Sophie V van Praag to Abr M van Praag, 963 Prospect av; Oct14; Nov22'12. O C & 100

Union av, 619 (10:2664), nwc 151st, 25 x100, 3-sty fr tnt & str & 1-sty fr str in st; Herman Rubin et al to Isaac Stallow, st; Herman Ry, 822 Fox; mtg \$9,350; Nov18; Nov22'12.

Union av (*), nwc 1st, 75x100, excep parts for St Peters av & Tratman av Ann E Sellery heir &c of Laura Wilsor to Danl J Mangan, 280 E 162; QC; Oct30 Nov26'12.

Wallace av, swe 203d, see 203d E, swe allace av.

Washington av, 1154 (9:2372), es, 29:167th, 36x127, 6-sty bk tnt & strs; re mtg Henry H Jackson to Jos L Davison, 77 McDonough, Bklyn; QC; Sept1; Nov22"12

Washington av, 1071 (9:2387), ws, 217.9 s 166th, runs nw200xne25xse200 to av xsw 25 to beg, except part of av, 5-sty bk tnt & strs; Clara Dellac & ano TRSTES Ludivine A Bertrand to Marcellin F Dellac, 2144 Bway; mtg \$26,000; Oct31; Nov26'12.

Washington av (11:3037), ws, 60.10 n 180th, 25x91.9, vacant; Wm Greenberger to Eliz A McCormack, 71 E 86; mtg \$3,300 & AL; Nov22; Nov27'12.

Westchester av, swc 156th, see West-ester av, 721-49.

chester av, 721-49.

Westchester av, 721-49 (10:2645), nws, at es Forest av (No 730), runs ne 262.5 to ss 156th 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 (*), sec 211th, rune e 100xs24.2xw100.11 to rd x2.8 to beg; Jno B Golden ref to Jno W Fincke, 3461 White Plains rd as TRSTE Robt McTurck et al; AL; FORECLOS Nov19; Nov22'12. 500

Willis av (9:2304), ws, 20 n 141st, runs e50 to cl of av xn41.3xw50 to ws of av xs 41.3 to beg, being land in bed of av; Emily A Scott et al heirs, &c, Edw Willis to Nachson Goldesman, 1682 Mad av; QC; Nov 21; Nov26'12.

Moodycrest av, 1182 (9:2510), es, 668.10 s 168th, 30x100.9x17.6x100, 2-sty & b bk dwg & 1-sty fr rear bldg; also WOODY-CREST AV (9:2510), es, 268.10 s 168th, 75x100; vacant; Chas C Wendell to Anna Larson, 146 W 168; B&S & AL; Sept15; Nov23'12.

Woodycrest av, es, 268.10 s 168th, see Woodycrest av, 1182.

IST av (*), es, 150 n 237th, runs n275 to ss proposed Nereid av xel00xs275xw 100 to beg; naynes & Coryell, a corpn, to Martha Lahaney, 1414 Vyse av; AL; Nov 20; Nov23'12.

1ST av, see Nereid av, see 1 av, es, 150 n 237th.

3D av, 2606 (9:2315), nec 140th (Nos 291-9), 28xi11.7x25x124.3, except pt for av & pt conveyed Nov5'1888, 4-sty bk tnt & str; Maria D Behrman to Adam P Dienst, 774 E 176; Nov22'12. O C & 100

Plot (*) begins 340 e White Plains rd at point 425 n along same from Morris Park av, runs e100xn25xw100x25 to beg, with right of way over strip to Morris Park av; Rose Helfer to Jos J Schornstein, 32 Jackson, New Rochelle, NY: ½ RT&I; mtg \$3,500 & AL; Nov20; Nov23'12.

MISCELLANEOUS CONVEYANCES.

Borough of The Bronx.

All RT&I (*), to any property which party 1st pt has possession or has claim thereto, etc; Wm Duden to Sophie Duden his mother, both at Sunnyside Park, Yonkers, NY; Aug30'05; Nov27'12. O C & 100

Consent to Rapid Transit R R (9:2343-14); Henry Korn to City NY; June24; Nov25'12.

Consent to Rapid Transit R R (9:2346-2); Hexagon Realty Co to City NY; aly11; Nov25'12. O C & 100

Consent to Rapid Transit R R (10:2759-108, 10:2756-55, 10:2757-44(; American Real Estate Co to City NY; Sept25; Nov 25'12.

Consent to Rapid Transit R R (9:2347-36); Edw Spranger to City NY; June18; 36); Edv Nov25'12,

Consent to Rapid Transit R R (9:2352-53); Jos B Powers to City NY; June27

Consent to Rapid Transit R R (9:2350); Eliz S Stepnens to City NY; June 25 ov 25'12.

Consent to Rapid Transit R R (9:2342-10); Mott Av Realty Co to City NY; June 28; Nov25'12.

Consent to Rapid Transit R R (9:2347-): Jacob Plate to City NY; June18; Nov

Consent to Rapid Transit R R (9:2347-32); Mathias Haffen to City NY; June17; Nov25'12.

Consent to Rapid Transit R R (9:2347 1); Thos Morris to City NY; June18

Consent to Rapid Transit R R (9:2343; Gottfried F Hilgeman to City NY 11018; Nov25'12.

Consent to Rapid Transit RR (9:2346-18); Marion W Lawson to City NY; June 19; Nov25'12.

Consent to Rapid Transit R R (9:2343-6); Sarah Shatzkin to City NY; June20; Nov25'12.

LEASES.

Borough of Manhattan.

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

Baxter st 64, see Franklin, 1.

¹Broome st, 222 (2:352); asn Ls; Max fayman to Jacob Tobolsky, 49 W 117 & no; Nov26'12.

ano; Nov26'12.

'Cherry st, 80 (1:252), str & c; Margt Farrell to Nicola Aloisi, 80 Cherry; 3yf June1; Nov26'12.

'Columbia st, 144 (2:335), see Houston, (No 427), all; Martha W Weill to Silo Meisles, 805 E 5; 3yf Dec1; Nov26'12.

8,500

¹Essex st, 87 (2:409), n b & str; Grand Delancey Co, a corpn, to Fran-cesso Imbragiano, 135 Sheriff & ano; 3yf Febl'13; Nov25'12.

Essex st, S7; asn ls & consent to sa Francesso Imbragiano & ano to Mich Tony Sarno, 87 Essex; AT; Nov18; No 12.

Franklin st, 1, & Baxter st, 64 (1:167), 4 fls above str; Morris Golland to Anna Colombo, 1 Franklin; 2yf June1; Nov26 '12.

Greene st, 159-61 (2:524), all; Estate Adolph Strauss, a corpn, to Jos Wertheimer, 300 Central Park W et al; 3yf Feb! T3: Nov25'12.

Houston st, 427 E, see Columbia, 144

Laight st, 78 (1:218), nwc Washington, (No 414), all; Marx & Moses Ottinger to Alban Koelbel, 414 Washington; 5yf Deci '08 (re-recorded from Dec3'08); Nov26'12.

1,000 to 1,200

Laight st, 78, same prop; ext Ls; sa o Fred E Miller, 1079 Simpson; 4yf Do 13; Nov26'12.

1,200

*Lewis st, 117 (2:330), 2d sty; Geo Kocher to Blazower Congregation Degel Machne Efrojem, a corpn, 117 Lewis; 5vf Nov1; Nov22'12.

¹Montgomery st, 30 (1:269); asn Ls; Abr Blumberg to Anna Blumberg, 60 W 114; Nov1; Nov22'12. O C & 100

Mott st, 5, see Worth 199.

South st, 271-4, & Water st, 537-43 (1:-246), all; Chas Myers TRSTE Geo C Free-born, deed, et al to Fidelity Warehouse Co, a corpn, 755 Water; f Nov1 to May1 23; Nov26'12.

Worth st, 105 (1:170), all; Inter-State Land Holding Co to D P Winne Co, Inc, 121 Worth; f Febi'13 to Febi'23; Nov26 12.

Washington st, 414 (1:218); asn Ls; Fredk E Muller to Jno Muller, 303 St Anns av; Nov22'12.

Anns av; Nov22'12. nom

'Washington st, 414, see Laight, 78.

'Water st, 537-43, see South, 271-4.

'Worth st, 199 (1:161); str & b; also
MOTT ST, 5 (1:161); basement; Mulberry
Park Realty Co to Nicola Salamone, 199
Worth; 5yf May 1'13; Nov22'12. 1,860

'3D st, 289 E (2:373), all; Minnie Seiler
to Israel Altman, 438 E 6; 5yf Dec1; Nov
22'12.

22'12.

14TH st, 353 E, see 1 av, 239.

19TH st, 509 W (3:691), nes, 125 w 10 av, 2591.11; the land; leasehold; Mary M Sherman, widow, to Kath T Moore, of Scarborough, NY; sub to 21y lease dated Oct28'91, with renewals; Oct31; Nov2'12.

nom

120TH st 504 W (3:691), ss, 100 w 10 av, 25x91.11, the land, leasehold; Kath T Moore to Mary M Sherman, wid, 621 5 av; sub to 21v Ls dated May21'1893, with renewals; Oct31; Nov22'12.

¹218T st, 316 E (3:926),sws, 400 nw 1 av, 20x92, the land; Rutherford Stuyvesant to Lena Forbach, 316 E 21; 21yf Marl '08, with renewal; Nov22'12.

taxes, &c & 550

taxes, &c & 550

123D st, 71 W (3:825), nec 6 av; asn Ls;
Roseno Bros Inc to Adolf Wolff, 2111
Ams av; Nov7; Nov26'12. nom

123D st, 71 W (3:825), nec 6 av, space
for stand in corridor; TRUSTEES of the
Masonic Hall & Asylum Fund, a corpn,
to Roseno Bros, a corpn, 331 4 av; f Oct
1 to Mayl'18; Nov26'12. 1,200 to 2,250

124TH st E, nwc 3 av, see 3 av, nwc 24,
124TH st, 341 E (3:930), str & c; Jacob
Miller to Rosario La Scala, 340 E 24; 4 412yf Janl'13; Nov26'12. Sava

126TH st, 240 E (3:936), ground fl; Sarah
C Potter EXTRX Jos L Potter to Jos
Storey, 40 Ludlow av, Elmhurst, Li; 5 5-12
yfDec1; Nov27'12. 480

134TH st, 23 W (3:836), str & b; Moses

134TH st, 23 W (3:836), str & b; Moses Crystal et al to Geo W Loft, 54 Barclay; 13½ y & 28 days f Marl'13; Nov22'12. 20,000 & 25,000

¹35TH st, 253 W (3:785), all; Martin Beckmann to Jno Maeckler, 316 W 36; 5y f Dec1; Nov25'12. 1,794

137TH st, 18 W (3:838), str fl; Warren Pond to Jeannette Michels, at Chester Hill Park, Mt Vernon, NY; 5yfJanl'13; 5 yrs ren at \$2,500; Nov27'12.* 2,000

137TH st, 53 W (3:839), parlor fl; E Sussman to J Adam, 2010 7 av; 4 9-12yf Jani '13; Nov27'12. 1,200 & 1,300

RECORD AND GUIDE

¹38TH st, 209-19 W (3:788), n ½ 8th ft; Art Color Printing Co to Manger, Hughes & Manger, a corp, 209 W 38: 10 4-12vf Oct1; Nov27'12.

142D st, 155-7 E (5:1297), w str; Jules ditman to Edw Fisch, 206 W 99; 25-12yf 2,100 & 2,280

142D st E, nwe Vanderbilt av, see Vanderbilt av, nwe 42d.

¹43D st E, swe Vanderbilt av, see Van-erbilt av, nwc 42d.

derbilt av, nwc 42d.

147TH st, 143 W (4:1000), asn Ls; Pierre or Emile Stephan to Victorine Landes, 143 W 47; Nov20; Nov25'12, nom 149TH st 635-9 W (4:1097), 6-sty bk factory; Isabella Baird to Chas Kohler, 601 W 50; 12yf May1; Nov22'12, 15,000 & 16,000 149TH st E, nee Mad av, see Mad av, ne 49th.

c 49th.

154TH st, 347 E (5:1347); asn Ls; Anton Orawetz to Martin Rulmayer, 403 E 64; AL; Nov26; Nov27'12.

156TH st, 4 W (5:1271), ss, 125 w 5 av, 25x75; Ellen G Rionda to Chas J Duveen, 718 5 av, doing bus as C J Charles; 15yf Octl'13. Nov23'12.

170TH st, 422-38 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, 3781 3 (5); 5yf Nov1; Nov25'12. 27,856

5yf Nov1; Nov2512. 27,856

1718T st, 414 E (5:1465), str & c; Anna S Miller & ano to Wm Sudbrink, 760 St Ann's av; 3yf Aug1'13; Nov26'12. 840

1718T st, 414 E (5:1465); asn Ls; Wm Sudbrink to Ebling Brewing Co, 760 St Ann's av; Nov23; Nov26'12. nom

¹73D st E, nwc 1 av, see 1 av, nwc 73d.

¹106TH st W, swc Col av, see Col av,

1109TH st W, swc Ams av, see Ams av, wc 109th.

1116TH st, 102 W, see Lenox av, 115-9.
1116TH st W, swe Lenox av, see Lenox v, 115-9.

1120TH st, 447-53 E (6:1808), all; August Pieper to Madison Iron Works, a corpn, 449 E 120; 4 7-12yf Dec1; 5yreu; 1,700

1136TH st W, swe 5 av, see 5 av, swe

136TH st W, swc 5 av, see 5 av, 2234. 1138TH st W, nec Lenox av, see Lenox v. nec 138th.

¹Av A, 1301-7, see 70th st, 422-38 E.

Aw A, 1501-1, see total 3t, 122 of 3t 1440-2 (8:2152), ws, 50 s 180th, 50x100; all; Kerloc Realty & Constn Co, Inc to Yorkville Amusement Co, a corpn, 217 7 av, et al; Nov25; 21yf completion of bldg; Nov27'12.

7,500 & 8,500

T,500 & 8,500

1 Amsterdam av (7:1880), swc 109th, 2d
most southerly str & b; Lloyd Constn Co
to Walwood Co, a corpn, 549 8 av; 5 4-12
yf Jan1'13; Nov27'12. 900 & 1,000

1 Amsterdam av, 1253 (7:1963), 6-sty
apartment house; all; Saml J Wood to Jos
Shenk, 62 W 107; 10yf Octl; Nov27'12;
gross monthly rental \$437.87 & 455.54 or
net annual rental of 1,600 & 1,800

1 Broadway, 749 (2:548), ws, 83 s 8th,
26x100; sur Ls; Jacob Kottek & ano to
Trstes of Sailors' Snug Harbor, in City
NY, 31 Nassau; Nov22; Nov23'12. 16,000

1 Broadway, 2608 (7:1870), str; T J McLaughlin's Sons to Edgar H Sharrott, 623
W 136 & ano; 3 4-12yf Jan1'13; Nov27'12.
1,900

1Columbus av, 934 (7:1860), swc 106th,—x—, all; S E & M E Bernheimer to Fred Michaelis, 66 W 106; 5yf May1'13; Nov29'12.

'12. 3,500

'1-Lenox av, 115-9 (7:1825), swc 116th, 60.11x85; also 116TH ST, 102 W (7:1825), ss, 85 w Lenox av, 20x100.11; asn Ls; Bernard Ratkowsky to Max Rosenblum, 2 W 120; ½ RT&I; mtg \$60,000 & AL; Nov21; Nov22'12. O C & 100

'1-Lenox av (6:1736), nec 138th, str on av adj cor str; Martha Blond to Isaac Goldgraben, 68 W 117; 5yf May1'13; Nov26'12.

**ILexington av (6:1628), sec 101st; asn Ls; David B Yana to Fred Yaffa, 1206 5 av; Nov26; Nov2712. nom 'Madison av (5:1285), nec 49th, runs n 79.6xe75xn20.11xe10xs100.5 to st xw85 to beg, Hotel New Weston, all; Geo L Sanborn to Saml G Clayton, 2 E 45; 10yf Nov 1; 10yren; Nov26'12.

taxes, &c, & net 45,000 v, nwc 42d.

av, nwc 42d.

*Vanderbilt av (5:1277), nwc 42d, runs w68.5sne203.8 to ss 43d 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 Cigar Stores Co, a corpn, to American Real Estate Co, a corpn, 527 5 av; 21yf completion of bldg; 2 rens of 21y each; Nov26'12; 6% per annum on cost of bldg, 97% of taxes, &c, & ground rental 75,000 to 111,868.35

¹1ST av, 239 (3:921); also 14TH ST, 353 str fl & pt c; Christian J Uhl to Jas Curran, 302 E 14 & ano; 5yf Mayl'13; Nov 22'12.

22'12.

11ST av, 2035 (6:1677); two strs; Wm Vogel to Arthur & Sebastiano Vegliante, 2035 1 av; 4 3-12yf Dec 1; Nov23'12.

1,800

¹**1ST av** (5:1448), nwc 73d; asn Ls; Geo Moser to Louise R Moser, 310 E 87; Nov nom

¹2D av, 1708 (5:1551); str & front c & 4 rear rooms on 2d fl s; Jno Bach to Otto Kiefer; agmt as to extension of Ls for 2yf May1'16; Nov22'12.

12D av, 1708 (5:1551), asn Ls; Adam J Steble to Otto Kiefer, 1708 2 av; Nov22 12.

¹2D av, 2068 (6:1678), all; Jas Roberts to Alfonso Mosca, 2068 2 av; 5yf Janl'11; Nov26'12.

Nov26'12. 1,200

12D av, 2430 (6:1801), all; Callaghan McCarthy to Anthony Mirabella & Michele
Arra, 2068 2 av; 5yf Nov15; Nov26'12. 540

12d av, 1553 (5:1526), 2, 3d & 4th floors;
Mary E Werner to Bertha Gander, 415 E
80; 3yf Nov1; Nov27'12. 720

13D av (3:880), nwc 24th; asn Ls & consent; Geo Ehret & Henry Burfeind to
Michl H McWeeney, 223 E 39 & Patk J
Conboy, 222 W 114; AT; Nov21; Nov22'12.

15TH av, 2234 (6:1733), swc 136th; str; Christian Luckey to Henry G H Dietzel, 12 W 136; 10yf Nov15; Nov23'12. 1,800 15TH av (6:1733), swc 136th; asn Ls; Henry G H Dietzel to Arthur Jost, 159 W 16TH av, nec 23d, see 23d, 71 W.

LEASES.

Borough of The Bronx.

Freeman st, see Simpson, see Simpson,

Freeman st nwc West Farms rd, see Vest Farms rd, nwc Freeman.

'Simpson st, 1188 (11:2975), sec Freeman; all; Louis Levy to Meyer Jarmulowsky, 27 E 95 (firm M & L Jarmulowsky); 3yf Dec1; Nov22'12.

1169TH st E, nwc Clinton av, see Clinton v. nwc 169.

nwc 169. 175TH st E, sec Washington av, see ashington av, sec 175th.

Washington av, sec 175th.

177TH st or Tremont av, 707 (11:3092), ns, 46.1 e Crotona av, 25x90; all; Gilbert Van Der Smissen to Theo Winter, 707 Tremont av; 9½yf Nov1; Nov27'12.

1,350 & 1,500

1179TH st E, cor So blvd, see So blvd, 79th & Mohegan av

¹**180TH st, S26** E (11:3108), space in str; Rocco Casella to Carmelo Rifici, 822 E 180; 3yf Oct1; Nov26'12. 144 to 216

180TH st, 747 E (11:3096); also PROS-PECT AV (11:3096), ws, 100 n 180th, 35x 100; asn Ls; Pastime Amusement Co to Bert Weiner, 315 4 av; AT; Apr15; Nov 26'12.

Clinton av .11:2933), nwc 169th, -x-; asn Ls; Jas Curtin to Michl Woods, 1309 Clinton av; mtg \$---; Nov15; Nov22'12.

¹Mohegan av, cor 179th, see So blyd, 179th & Mohegan av. ¹Prospect av, ws, 100 n 180th, see 180th, 747 E.

747 E.

18t Ann's av, 306 (10:2551), str, fl & c;
Chas F Schropp to Leopold Oppenheimer,
509 W 110; 2 9-12yf Aug1; 3yren at \$1,200
& \$1,260; Nov25'12. 1,200

1Southern blvd, 179TH st & Mohegan
av (11:3118), hotel, etc, all; Emma E
Horn & ano to Wm M Tivoli, 500 W 176;
10yf Jan1'13; Nov26'12. 900 to 1,440

1Walton av, 2432 (11:3184), all; David
Mintz to Harriet Mintz, 2432 Walton av; 1
yf Nov1; Nov25'12. 600

1Washington av (11:2916), sec. 175th, etc.

Washington av (11:2916), sec 175th, str & b; Gruenstein & Mayer to Morris Lip-shitz, 1809 Washington av; 5yf May1'13: Nov27'12.

Westchester av, 432, see Westchester

av, 430.

**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 (20; Nov26'12.

West Farms rd (11:3007), nwc Free-man; asn Ls; Frank P Bastone to Eb-ling Brewing Co, 760 St Ann's av; Nov25' Nov25'12.

MORTGAGES.

Borough of Manhattan.

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

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

**MAllen st 153 (2:416), ws, 75 n Rivington, 41.8x88.4; ½ pt; pr mtg \$45,000; Nov 1; Nov22'12; 1y6%; Meyer Bloom to Wm Schreiber, 141 2 av.

**Barrow st, 50 (2:588), ns, 115.9 e Bedford, 24.6x98.2x24.6x98.6; Nov22'12; 5y5%; Herman Hanauer, 247 E 58 to Metropolitan Savings Bank, 59 Cooper sq. 9,000 **Barrow st, 1 & 2, see 4th, 193 W.

**Bethune st, 46-8 (2:640), nec Washington (Nos 755-61), 82.1x100x77.7x100; PM; Nov27'12; 5y5%; Mary A Thornton to Emigrant Indust Savings Bank. 50,000 **Bethune st, 46-8; PM; pr mtg \$50,000; Nov27'12; 2y6%; same to Marie L Denner, 123 Lockwood av, New Rochelle, NY. 7,500 **Cherry st, 80 (1:254); asn ls by way of mtg as collateral security for payment \$1,625; Nov15; Nov26'12; Nicola Aloisi to Ebling Brewing Co, 760 St Anns av.

**MCherry st, 234 (1:255), ns, 51 e Pelham.

"Cherry st, 234 (1:255), ns, 51 e Pelham, 25.6x100; pr mtg \$—; Nov26; Nov27'12; 1y6%; Morris Levy, Bklyn to Lester Haft, 561 5th, Bklyn.

"Clinton st, 91 (2:348), ws, 150 s Rivington, 25x100; pr mtg \$—; Nov26; Nov27'12; 3y6%; Rosie Welkowitz to Jos Holzman, 297 E 10.

Columbia st, 117 (2:335), ws, 175
 Houston, 25x100; Nov25; Nov26'12; due, & as per bond; Saml Hellinger to Jos Brude 78 W 114.

5,000

**Columbia st, 144-S, see Houston, 427 E.

**East Bway, 35-7 (1:280), ss, 218.9 e Cath
runs s100xe25xn12.6xn87.6 to E Bway xw
49.1 to beg; Nov21; Nov22'12; 5y5%; Jos
H Cohen to Esther Surut, 138 W 121.

"East Broadway, 171 (1:284); agt changing interest days; Nov26'12; Isaac Goldberg with German Savings Bank. 157 4 nom

mEast Broadway, 204 (1:285), ns, 157.6 e
Jefferson, 26.4x65; agmt extending lien of
mtg for \$4,000 so as to cover above premises; Nov22; Nov25'12; Abr H Sarasohn
with Albt Mamlock, 230 W 103. nom
"Eldridge st, 77-9 (1:306), ws, abt 145 n
Hester, 54.3x100x54.10x100, including alley
4.7 wide; PM; pr mtg \$47,000; Nov25'12;
596%; Meyer Kalmanowitz, 173 Henry to
Michl Goldberg, 402 W 148 et al. 16,500
mtg to Nov20'15 at 5%; Nov20; Nov27'12;
Sophie Poggenburg trste Henry F W Poggenburg with Moritz Itzkovitz, 32 Columbia.

"Houston st, 427 E (2:335), sec Columbia (Nos 144-8), -x-; ext of \$70,000 mtg to Nov2!'17 at 5½%; Nov2!', Nov2!'12; New Netherland Bond & Mtg Co with Martha W Weill, 8 Van Nest pl. nom "Laight st, nwe Washington, see Washngton, 414.

"Madison st, 314 (1:268); ext of mtg for 25,000 to Novl'15; 5%; Nov21; Nov22'12; Iarshal 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; Nov27'12; Epifanio Gangi to Ebling Brewing Co, 760 St Ann's av. nom "Norfolk st, S2 (2:352), es, 175.2 n Broome, 27.1x100x26.9x100; Nov22; Nov23'12, 5y5%; Chas Karg, 58 St Andrews pl, Yonkers, NY, to N Y Life Ins Co, 346 Bway.

"Norfolk st, 163-5, see Stanton, 134-6.
"Suffolk st, 139 (2:354); sobrn of mtg for \$14,000 to mtg for \$28,000; Nov19; Nov22 12; Hyman Spring, 92 2 av & Angel & Mark Emanuel exrs Louisa Emanuel, 357 W 115 et al with Wm Hastorf at Park Hill, Yonkers, NY.

"Stanton st, 134-6 (2:355), nwc Norfolk (Nos163-5), 47.5x68.9x47.5x68.8; ext of \$3,-193.17 mtg to Sept6'13 at 6%; May4; Nov 26'12; State Bank with Augusta Green-

"Washington st, 414 (1:218), nwc Laight; al Ls; Nov22'12; demand; 6%; Jno Muller o Geo Ehret, 1197 Park av. 1,800 "Washington st, 755-61, see Bethune, 46-

m4TH st, 148 W (2:543), ss, 82.9 e 6 av, 22x94; pr mtg \$10,000; Nov8; Nov22'12; 3y 6%; Chas H van Aken, 148 W 4 to Jno B Wilson, Maplewood, NJ; 5,000

wilson, Maplewood, NJ;

"4TH st, 193 W (2:592), nes, at s Barrow (Nos 1 & 2), runs ne along Barrow 45.3xse still along Barrow 1.1xsw49 to nes 4th xnw27.3 to beg; PM; Nov22; Nov 23'12; due &c as per bond; Ray Hyman, widow, 1639 Lex av, to Geo Inness, Gragsmoor, NY.

8,000

Gragsmoor, NY.

"4TH st, 193 W; pr mtg \$8,000; Nov22' Nov23' 12, 4v6v; Ray Hyman to Sallie & Julia I O'Hara, 422 W 24.

"6TH st, 301 E, see 2 av, 104-6.

"7TH st, 53 E (2:449); ext of \$30,00 mtg to Apr12' 17 at 5%; Apr10; Nov23' 12 Bronson Winthrop & ano, trstes Harr S Cram, with Solomon Solovinsky. nor

TTH st, 72 E (2:448), ns, 225 w 1 25x90.10; pr mtg \$25,000; Nov25'12; 3y Saml Goldenberg to David Goldenberg 15.

77TH st. 176 E (2:402), ss. 92.4 w Av B, 7.10x90.10; Nov25'12; due &c as per bond; aroline M Krone, 307 E 10 to Title Guar Trust Co. 5,000

milth st, 521 E (2:405); sobrn agmt; Nov15; Nov22'12; Sarah A Brevoort & Jos L Buttenwieser with Wm Jay, Bedford, NY, trste Isaac Bell, Jr.
milth st, 521 E; ext of \$22,500 mtg to Nov1'17 at 5% Nov21; Nov22'12; Wm Jay trste Isaac Bell with Sarah A Brevoort, 7 W 81.

W 81.

#13TH st, 142 E, see 3av, 104.

#15TH st, 612-4 E (3:982), ss, 188 e Av
B, 54x103.3; PM; Nov22; Nov23'12, 3y5%;
Thos Crump, 104 Hamilton av, Greenwich, Conn, to David W Cochran, 120 W
11,000

m1STH st, 405-7 W, see 9 av, 129-33.

misTH st, 401-3 W, see 9 av, 129-33.
misTH st, 401-3 W, see 9 av, 129-33.
misTH st, 430 W (3:715), ss, 333.11 w 9
av, 20.5x92; Oct23; Nov25'12; 3y5%; Isaac
Conklin at Gile, N Y& Jas E Duross, 88
Paulding av, Tarrytown, NY to Mary
Goodwin, 256 W 22 et al trstes Bernard
Goodwin.

Goodwin.

T,500

m20TH st, 240-2 E (3:900), ss, 100 w 2 av, 44x92: Nov2712; 3y% as per bond; Julien J Durand to Georgianna Keep. Atlantic City, NJ. 10,000

 $^{\rm m}22D$ st. 147-9 W (3:798); ext of \$25,000 mtg to Nov23'14 at 6%; Nov23; Nov25'12; Hulda Stein with Chas H Roman. nom

m30TH st, 154 E (3:885), ss, 120 w 3 av, 16.0x95.9;Nov22'12; 3y % as per bond; Lina Mintz to Farmers Loan & Trust Co. 5,000

"36TH st, 44 W (3:837), ss, 503.7 w 5 iv, 16.8xs8.9; Nov25'12; due &c as per bond; Chas E Quimby to Union Dime Savgs Bank, 701 6 av. 4,000

"36TH st, 44 W (3:837), ss, 503.7 w 5: 16.5xys.9; ext of 3 mtgs aggregating \$3 000 to Mayl'14, at 5%; Nov22; Nov20. Chas E Quimby with Union Dime Savin Bank, 701 6 av.

³³⁹TH st, 13 W (3:841), ns, 301.8 w 5 tv, 20.10x98.9; leasehold; Nov26; Nov2712; nstalls, 6%; Bernard Zeller to Gerson M Krakower, 1884 7 gv. 2,400 installs, 6' Krakower,

Krakower, 1884 7 av. 2,400 *****m40TH st, 219 E** (5:1314), ns, 280 e 3 av, 37.5xys.3; pr mtg \$44,025; Nov2212; 3y6%; Prospect Hill kealty Co to Isaac Cohen, 315 Central Park W. 2,500

15 Central Park W. 2,500

m40TH st, 219 E; certf as to above ntg; Nov22'12; same to same.

m40TH st, 219 E (5:1314), ns, 280 e 3 av, 17,5x98.9; ext of \$39,000 mtg to Nov23'12 tf 5%; Nov22; Nov27'12; Alex Rosenberg & Prospect Hill eRalty Co with Caroline 3 Sexton, 302 Clinton av, Bklyn. nom

m46TH st, 238 E (5:1319) ext of \$36,500 mtg to Mari5:17 at 5%; Mari5; Nov23'12; Bronson Winthrop & ano, trstes Harry S Cram, with Kate E Morgan. nom

m46TH st, 121-3 W (4:399); ext of \$45,000 mtg to Nov20'17 at 4½%; Nov20; Nov27'12; Rachel & Bertha Weinmann with Bowery Savings Bank, 128 Bowery. nom

m49TH st, 342 E (5:1341); sobrn agmt; Mar31; Nov22'12; Lena Kopp with Isaac Handler, 153 Stanton.

m49TH st, 550 W (4:1077); ext of \$8,000 mtg to Janl'18 at 5%; Nov23; Nov27'12; Fannie M R Whitlock & Augusta & Alice T Parkin with Otto Moedebeck.

211 E 55.

**•601 H st, 22 W (4:1112), ss, 287.6 e conv. 37.6x100.5; Nov26; Nov27'12; due, & as per bond; Clarence E Anderson to National Savings Bank of City of Albany 35.0

Albany. 35,000

m70TH st, 338 E (5:1444), ss, 71 w 1 av, 28x100; pr mtg \$12,000; Nov26'12; due, &c, as per bond; Frank Zeman, 338 E 70, to Marie Krulish, 525 E 72. 4.000

m73D \$x\$, 120 E (5:1407), ss, 175 e Park av, 18.9x102.2; Nov26'12; 5y4½%; Wyllys Terry to Edw W C Arnold, West Ishp, LI. 40,000

"75TH st, 56 E (5:1389); ext of \$25,000 mtg to Nov20'15 at 4½%; Nov22; Nov27'12; Herman & Arthur Levy with J Rutgers LeRoy trste for Amelia LeRoy. nom "75TH st, 107 E (5:1413), ns, 137.9 e Park av, 18.9x102.2; Nov27'12; 3y4½%; Rhoda H Low to Lawyers Title Ins & Tr Co. 30,000 "80TH st, 501 E (5:1577), ns, 73 e Av A, 25x51.2; pr mtg \$10,000; Nov25; Nov26'12, 3y6%; Max A Kreielsheimer to Margt Knox, 478 Mott av. "1,500

m82D st E, nec Madison av, see Madison

^m82D st, 202-6 E (5:1527); ext of mtg for \$40,000 to Mar15'1918, 5%; Nov22; Nov26'12; Lawyers Title Ins & Trust Co with Frank Hillman Realty Co, a corp, 76 W 120.

**S2D st, 210-2 E (5:1527); ext of mtg for \$44,000 to Mar15'18; 5%; Nov22; Nov26'12. Lawyers Title Ins & T Co with Frank Hillman Realty Co, a corp, 76 W 120.

m84TH st, 53-5 E (5:1496), ns, 150 e Mad av, 50x204.4 to ss 85th (Nos 48-50); PM; pr mtg \$80,000; Nov27'12; due, &c, as per bond; Jno J Deery to Geo C Edgar's Sons & Co, 71 W 92.

& Co, 71 W 92.

18,500

18,500

184TH st, 53-5 E; also 85TH ST, 48-50 E; PM; pr mtg \$98,500; Nov27'12; due &c as per bond; same to same.

185TH st, 48-50 E, see 84th, 53-5 E.

185TH st, 17-9 E (5:1507); ext of \$100,000 mtg to Janl'16 at 5%; Oct23; Nov22'12; N Y Life Ins Co with Wm H Langley, 105 Worth.

185TH st & W (4:1908) ss 1234 W Consults of the second second

m95TH st, S W (4:1208), ss, 133.4 w Cen-ral Park W, 16.8x100.8; Nov26'12; due, &c, as per bond; Eleanor M Williams, 8 W 15 to Chas E Lansing, 32 W 95. 4,000

95 to Chas E Lansing, 32 W 95. 4,000

m97TH st, 162 E (6:1624); sobrn agmt;
Nov11; Nov27'12; Margt B Devins with
Helen I Hartley at Southampton, LL. nom

m97TH st, 162 E (6:1624), ss, 80 w 3 av,
25x100.11; Nov26; Nov27'12; 3y5%; Mary
& Frances Brodil to Helen I Hartley, 314
W 86. 13,000

13,00 m100TH st, 202-4 E (6:1649), ss, 102 e av, runs s50.7xe3xs50.4xe25xn100.11 to s xw28 to beg; pr mtg \$25,000; June7; No 27'12; due, &c, as per bond; Edwin Kahner to Isaac Merkel, 16 Broad, Platts burg, NY.

m101ST st, 118 E (6:1628), ext of \$5,500 mtg to Nov23'17 at % as per bond; Nov 15; Nov22'12; Moses Solomon with Marie W Hancox, 525 Park av. nom m10TH st, 326-8 E (6:1681), ss, 300 e 2 av, 50x100.11; PM; Nov25; Nov26'12; due, &c, as per bond; Jos Sciacca, 2267 2 av to Dean Holding Co, 378 Grand. 1,500 m11TH st W (6:1594), ss, 145 w 5 av, runs s71.10xw100xn47.10xw0.6xn23.11 to xt xe100.6 to beg; Nov26; Nov27'12; 5y5%; Tilmil Realty Co to Lawyers Mort Co, 59 Liberty. 72,500

milith st W (6:1594); same prop; certf as to above mtg; Nov18; Nov27'12; same to same.

m113TH st, 23 E, see Mad av, 1712.

"1137H st, 23 E, see Mad av, 1712.
"1147H st, 201 W, see 7 av, 1880.
"1157H st, 109-11 E (7:1825), ns, 100 w
Lenox av, 50x100.11; also WILLIS AV, 378
(9:2288), es, 25 n 143d, 25x90.6; 1-12 pt;
AT; Nov27'12; due May26'13, 6%; Benj M
Loutrel, 106 Washington to Charlotte A
Van Benschoten, 409 W 30. 2,200
"1157H st. 118 W (7:1824), ss. 325 w

November 30, 1912

Van Benschoten, 409 W 30.

"115TH st. 118 W (7:1824), ss. 325 w
Lenox av, 25x100.11; PM; pr mtg \$1s,000;
Nov26; Nov27'12; installs, 6%; Marks &
Simon Newman firm Newman Bros, 58 w
129 to Harry L Rosen, 203 W 112 & ano.
4,000

m116TH st, 246 E (6:1665), ss, 87 w 2 av, 23x100.11; sobrn agmt; Nov20; Nov26'12'. Santa, wife of Jno Rumore & Alphonse J Dodin with Anna Hess, Paterson, NJ.

m116TH st, 246 E (6:1665), ss, 87 w 2 av, 23x100.11; Nov6; Nov23'12, 5y5½%; Santa, wife John Rumore, to Anna Hess, Paterson, NJ.

m119TH st, 123 W (7:1904), ns, 285 Lenox av, 20x100.11; pr mtg \$16,000; 21; Nov22'12; 2y6%; Etta G Dupont Frank Wanier, 120 W 126.

Frank Wanier, 120 W 126. 3,000

***120TH st, 13 W (6:1720), ns, 182 w Mt
Morris av, 18x100.11; Nov21; Nov22'12;
due &c as per bond; Madeline Pierce to
Amy S Hutton, Tyringham, Mass. 14,000

***122D st, 55 E (6:1748), ns, 253 w Park
av, 27x100.11; PM; Nov25'12; due &c as per
bond; Hattie Potash to Title Guar &
Trust Co. 16,000

rust Co. 15,000

122D st, 277 W (7:1928), ns, 71.10 e 8 av, 4x75.11, except strip 0.1½ wide on ws of ear; PM; Nov26; Nov27'12; 5y5%; Fredk Elliott to Lawyers Mort Co, 59 Liberty. 5,500

5,500
m124TH st, 420 W (7:1964), ss, 150 w Col
av, 25x100.11; pr mtg \$22,500; Nov11; Nov
27'12; 1y6%; Eliz Frank to Wm Kreielsheimer, 1053 Southern blvd. 3,000
m125TH st, 2 W, see 5 av, 2018-20.
m126TH st, 121 E (6:1775), ns, 290 e Park
av, 25x99.11; Nov23; Nov25'12; 3y5%; Edw
A Moynihan, 2033 Mad av to Kate M Moynihan, on Wiegand pl, University Heights
24,833

24,833

m12STH st, 176 E, see 3 av, 2362.

m12STH st, 20-2 W (6:1726), ss, 310 w 5 av, 50x99.11; Nov25'12; 5y5%; Morris Michelson to Nellie A Kaliske, 4 W 72. 57,500

m141ST st, 204-6 W (7:2026), ss, 100 w 7 av, 65x99.11; ext of \$12,000 mtg until 5y after death of party of 1st pt at 5%; Mar20'09; Nov27'12; Geo Gerlach with Jno E Gerlach.

m141ST st, 20S-10 W (7:2026), ss, 165 w 7 av, 60x99.11; ext of \$12,000 mtg until 5y after death of party of 1st pt; Mar20'09.

m143D st, 201 W, see 7 av, 2456-60.

"146TH st, 506-12 W (7:2077); agmt as to collection of rents &c; Nov4; Nov25'12; Laura Hirshfield with Henry N Braude, 538 W 136; Archibald Papae, 530 W 136 & Max Goebel, 190 Berkeley pl, Bklyn.

m146TH st, 506-12 W (7:2077), ss, 1000 Ams av, 2 lots, each 40x99.11; two mileach \$3,000; 2 pr mtgs \$—— each; Nov 12; 1y6%; Laura Hirschfeld to Mor Levy, 143 W 111.

m149TH st, 232-4 W (7:2034); ext of \$35,-000 mtg to Jan29'16 at 5%; Nov8; Nov23 12; Alonzo Kimball with Maryland Mort 20, 143 Av D.

m160TH st W, nec Bway, see Bway

3840-6.

***m168TH st, 501 W, see Ams av, 2180-2.

***mAv B, 289 (3:984), es, 22 s 17th. 20x68;
Nov25; Nov26'12; 5y5%; Louis Pollack to
Wm G Wood, 62 Maple av, New Rochelle,
NY, ano trstes Cath A Olssen. 8,000

**mAv C, 117-9 (2:390), ws, 58.8 s 8th, 38.8
x83; agmt as to share ownership in mtg;
Nov22'12; Saml & Rosie Goldenberg, 214
E 15, with Saul Bernstein, 1845 7 av.

**nom

mAv C, 131 (2:391), ws, 40 n 8th, 20x75; pr mtg \$15,000; Nov26; Nov27'12; 3y6%; Paulina Ehrlich to Morris Malawista, 1200 Mad av.

mAv D, 33 (2:373), ws, 52.9 s 4th, 17.7x62: Nov22'12; 3y5%; Aaron Warshauer, Rachel Karmel & Hattie Warshauer, at 599 Pros-pect av to Dora Warshauer, 609 Union

1,400

"Amsterdam av. 1434 (7:1985); ext of 330,000 mtg to Jan31'18 at 4½%; Nov26; Nov27'12; Morris Lewkowitz with Walter F Kingsland, 22 Av du Bois de Boulogne, France.

France.

"Amsterdam av. 2180-2 (8:2125), nwc
168th (No 501), 50x100; ext of \$65,000 mtg
to Nov1'15 at 5%; Nov25; Nov26'12; Lizzie
D Gerleit with Metropolitan Life Ins Co,
1 Mad av.

"Bowery. 290 (2:521); ext of \$26,500 mtg
to Jany'13 at % as per bond; Nov22;
Nov27'12; Mayer & Wolf Sanft with Louis
Minturn, 13 E 69.

"Bowery. 22346-5 (2:426) as 1111 n Riv.

Minturn, 13 E 69. non mBowery, 223½-5 (2:426), es. 111.1 n Riv ington, runs e99.10xs11.3xe48xw25xe33.1 to an alley 10 ft wide, xn24.1xw184.3 t Bowery, xs38.11 to beg; PM; Nov27'12 due June14'15, 5%; Saml A Berger to Wilson M Powell, 324 W 58. 115.00

"Broadway 3840-6 (8:2118), nec 160th. 99.11x100; ext of \$175,000 mtg to Nov1'16 at 5%; Nov25; Nov27'12; Joachin S Van Wezel with Union Dime Savgs Bank, 701

6 av.

"Brondway (8:2170), nec Fairview av.
400x100x390.10x102; pr mtg \$76,000; Nov
20; Nov22'12; due &c as per bond; Jas A
& Richd T Lynch to Jno O'Connor, 2A
W 89. 3,500

^mColumbus av, 501-3 (4:1198); ext of \$75,-100 mtg to Janli'17 at 4½%; Nov27'12; N Y Life Ins & Trust Co with Wm H Calla-11 an, 313 W 92.

"Fairview av, nec Bway, see Bway, nec

Fairview av.

"Fort Washington av (8:2136), ws, at a pt where a line drawn parallel with ws Bway & distant 150 therefrom measured on a line at right angles thereto, would intersect said ws Ft Wash av & which pt is about 157.4 w from ws Bway measured along ws Ft Wash av as same curves; runs sil5.9 to pt 115 n 158th xw75xn114.10 xw100xn60xe103.5 to avxs93.2 to beg; AT to small gore adj above on es; pr mtg \$200 000; Nov22; Nov26'12; 1y6%; Saranac Constn Co to Emily M Roemer, 494 Greene av, Bklyn.

"Et Washington av (8:2136); same proper

Ft Washington av (8:2136); same prop; rtf as to above mtg; Nov26'12; same to

"Lexington av, 860 (5:1399), ws, 52.5 s 65th, 16x80; Nov25; Nov26'12; 5y4½%; Matilda Schaper to Bank for Savings in City NY, 280 4 av. 10,000

City NY, 280 4 av. Corresponding to the correspondi

mMadison av, 431-7 (5:1285), nec 49th (Nos 31-3), runs n79.6xe75xn20.11xe10xs 100.5 to st xw85 to beg; sobrn of mtg for \$310.000 to ls recorded even date; Nov25; Nov26'12; Hotel Securities Co, a corpn 68 Wm, owner of mtg & Geo L Sanborn, 31 E 49, owner of prop with Saml G Clayton, 2 E 45, lessee.

"Madison av. 529 (5:1289), es, 20.5 s 54th, 20x80; pr mtg \$40,000; Nov20; Nov26'12; 1y6%; Ambrose Realty Co to American Mtg Co, 31 Nassau. 10,000

"Madison av, 529 (5:1289), es, 20.5 s 54th, 0x80; certf as to mtg for \$10,000; Nov26; lov27'12; Ambrose Realty Co to American Itg Co, 31 Nassau.

"Madison av, 1712 (6:1619), nwc 113th (No23), 18.5x70; Nov26; Nov27'12; 5y5%; Jacob D & Saml Davis to Frederic de P Foster, Tuxedo Park, NY. 20,000

Foster, Tuxedo Park, NY. 20,000 mPark av, 1640 (6:1622), ext of \$28,000 mtg to Nov16'15 at 4½%; Oct21; Nov22'12; Fredk W Sander with Phila Trust, Safe Deposit & Ins Co as trste Alex

"8t Nicholas av (8:2166), ws, 55.6 s 187th, 44.6x103; Nov25; Nov27'12; 5y5%; Bogam Realty Co to Josiah H De Witt gdn Helen A De Witt, 40 W 51.

mSt Nicholas av (8:2166); same propertf as to above mtg; Nov21; Nov27'12 same to same.

"St Nicholas av (8:2166); same prop; sobrn agmt; Nov26; Nov27'12; Albt Jar-mulowsky et al exrs &c Sender Jarmul-owsky & Bogam Realty Co with same.

mIST av. 527 (3:936), ws. 24.7 s 31st, 24.7x75; PM; Nov22'12; 5y5%; Fredk A Mathias & Eliz Haeuser to Lawyers Title Ins & Trust Co. 10,500

"2D av, 1844 (5:1558), es. 50.8 n 95th, 25x100; pr mtg —; Nov26'12; due, &c, as per bond; Sphere Realty Co to Manhattan Mtg Co, 200 Bway. 16,000

m2D av, 1844; certf as to above mtg; Nov 26'12; same to same.

m2D av, 1708 (5:1551); sal Ls; Nov22'12; lemand; 6%; Otto Kiefer to Geo Ehret, 2,000

m2D av, 445 (3:906), ws, 49.8 n 25th, 24.6x
 100; Nov22'12; due &c as per bond; Ida M Faher, Lawrence, LI, to Manhattan Savgs Instn, 644 Bway.

m2D av, 104-6 (2:448), nec 6th (No 301), 51.9x87; ext of \$12.158.22 mtg to Jan15'13 at 6%; Apr1; Nov26'12; State Bank with Abr Rosen.

"3D av. 2362; 128th st. 176 E (file); rrff as to mtg for \$12,000 covering chat-els &c in above premises; Nov12; Nov 1712; Born Cafe Co to John Eichler Bwg

"3D av, 104 (2:558), swc 13th (No 142), 29.6x60; ext of mtg for \$10.000 to Feb15'17 at 4½%: Nov20; Nov26'12; Bank for Savings in City N Y with Albt E Smith, 104 3 av.

m5TH av 2018-20 (6:1722), swc 125th (No 2), 34.8x85: Nov20; Nov22'12; due Nov15'17; 4½%; Eliz M Cochrane at Yonkers, NY, to Citizens Savgs Bank, 56 Bowery.

m7TH av. 2456-60 (7:2029), nwc 143d (No 201), 99.11x125; pr mtg \$150,000; Nov26; Nov27'12: due Oct22'17 5%; Jno E Gerlach to Lizzie Kane, 410 Riverside dr.

20.000 m7TH av, 2456-60; ext of \$20,000 mtg for a period of 3y after Oct22'17 at % as per bond; Nov26; Nov27'12; Lizzie Kane with June E Gerlach, 2460 7 av. nom

m7TH av. 1880 (7:1830), nwc 114th (No 201), 100.11x100; Nov27'12; 5y5%; 114th St & 7th Av Constn Co to Georgie B C de Heredia, Nice, France.

m7TH av. 1880: sobrn agmt; Nov27'12; same & Pincus Lowenfeld & Wm Prager with same. nom

**MSTH av, 870 (4:1024), nec 52d; sal ls; Nov 26'12; demand, 6%; Frank O'Hara to Geo Ehret, 1197 Park av.

m9TH av. 129-33 (3:716), nwc 18th (Nos 401-3), 47.4x85; also 18TH ST, 405-7 (3:-716), ns, 85 w 9 av, runs w40xn92xe25xs 44.8xe15xs47.4 to beg; Nov23'12, installs, 6%; Herman & Geza Klein to Lewis A Goldberger, 60 Av D. 1,500

mgTH av, 234 (3:748); ext of \$22,000 mtg to Jan23'16 at 4½%; Nov21; Nov27'12; Bankers Trust Co trstes with Sarah Ro-senthal, 100 W 80.

m10TH av, 325 (3:700), ws, 24.8, s 29th, runs w65.11xs0.5xw34xs24.5xe100 to av xn 24.8 to beg; AT to strip of land 0.5½x34x 0.3x34, adj above on nws; Nov21; Nov22; 12; 3y5%; Gustav Ockenfuss to Title Ins Co of NY.

m10TH av, 325; sobrn agmt; Nov18; Nov 22'12; Andw Gill with same.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

"Land at Rockaway Beach, LI (file); certf as to mtg for \$15,000; Nov22; Nov26 '12; S & L Constn Co to Title Guar & T

"Land at Grasmere, SI (file); certf as to mtg for \$2,000; Nov25; Nov26'12; Chas D Durkee Co to Jennie McCurdy.

"Land at Grasmere, S1 (file); certf as mtg for \$2,000; Nov25; Nov26'12; same Ferd C Townsend & ano trstes Jacob Janin.

MORTGAGES.

Borough of The Bronx,

"Allen pl (*), ns, 100 e Delavelle av, 59.7 x125.9x53.4x125; Nov2; Nov22'12; 3y6%; Frank Colassardo or Colasurdo to Margt Slater, Eastchester, NY.

"Beach st, swe City Island av, see City Island av, swe Beach.

"Bush st (11:2808), ss, 64.7 e Creston av, 32x75; bldg loan & PM; Nov27'12; 3y5%; Frank A Schorer to Karl Riese, 145 E 116.

6,500

**MConcord st (*), es, 96 n 236th, 50x95; Nov26; Nov27'12; 3y6%; Simone Colavito to Fredk Dillenmuth Jr, 380 E 161. 1,270

***Dawson st (10:2687), nws, 183.4 sw Leg gett av, 16.8x88.4x18.2x80,11; PM; pr mt \$2,500; Nov26; Nov2712; 696%; Carr Timmers to Bertha Katcher, 681 Dawso

"Dock st (*), ss, \$1.4 e from ws lot 25, runs \$144.7xw75.3xn138xe81.4 to beg, being part of lot 23, lot 24 & part lot 25 map part Bowne property, Westchester; Oct30; Nov25'12, 1y6%; Baisley & Watson, Inc, a corpn, 2612 Aqueduct av, to Alice V Conklin, 1451 Minford pl. 2,000

"Faile st, 1034 (10:2748), es, 289.4 s Bancroft, 20x100; PM; pr mtg \$—; Nov21; Nov22'12; 1v6%; Jacob K Singerman to Ellis L Withers, 889 Faile. 700

"Faile st (10:2764), ws, 160 n Lafayette av, 40x100; ext of mtg for \$20,000 to Nov 19'15; 5%; Nov19; Nov27'12; Bronx Savgs Bank, 429 Tremont av with Kovacs Construction Co, 293 Alexander av, nom

"Featherbed la, es, 49.11 s Grand av, see

mFeatherbed la, es, 49.11 s Grand av, see Macombs rd, es, 49.11 s Grand av.

mFox st (10:2719), ws, 112.6 n 169th, runs w69.8xsw50.3 to nes 169th xnw30xne65.7x e84.11 to Fox xs30 to beg; given to secure note; pr mtg \$13,500; Nov19; Nov2212: 1y6%; Bessie Lehr & Jno Naro to Jas A Heaney, 1520 West Farms rd. 1,267

Meaney, 1520 West Farms rd. 1,257

"Fox st, 1000-4 (10:2724), es, 106.3 s
Westchester av. 2 lots ea 43.9x—; ext of 2
mtgs for \$35.000 ea to Nov26'17 at 5%;
Nov26'12; N Y Life Ins & Trust Co with
The 182d St Realty Co, 220 Bway. nom

"Grote st, nec Southern blvd, see Southern blvd, nec Grote.

"Hickory st (*), ws, abt 275 s Bartholdi, runs w97.1xs127 to ns North Oak dr xe— to st xn— to beg; Nov26; Nov2712; in-stalls, 6%; Chas D Steurer to Eureka Co-operative Savings & Loan Assn, 420 E 149.

mJennings st. 763 (11:2962), ns. 333 e Union av. 40x148.10x42.6x134.4; Nov25'12, 3y5%; Ottilie Massee to Susan R Ken-dall, 10 W 55, et al, trstes Isaac C Ken-dall.

mJennings st. 763; pr mtg \$26 000 25'12; due &c as per bond; Ottilie M to Geo Herbner, 45 W 95.

to Geo Herbner, 45 W 95.

"Kelly st, 948 (10:2713), es. 84.6 n 163d, 40.6x100; also TIFFANY ST, 949 (10:-2713), ws, 84.6 n 163d, 40.6x100; certf as to two mtgs for \$31.000 ea; Nov25; Nov26:12; Newport Realty Co to Lawyers Mtg Co.

mKelly st, 946 (10:2711-2713), nec 163d, 84.6x75; also TIFFANY ST, 947 (10:2711 & 2713), nwc 163d, 84.6x75; certf as to two mtgs for \$65.000 ea; Nov25; Nov26'12; Newport Realty Co to Lawyers Mtg Co.

mKelly st, 948 (10:2713), es, 84.6 n 163d 40.6x100; also TIFFANY ST, 949 (10:2713) es, 84.6 n 163d, 40.6x100; also 163D ST 959 E (10:2713), ns, 75 e Kellv, 50x84.6 certf as to three mtgs for \$7,000 each Nov25'12; Newport Realty Co to Alb

**Mcelly st, 946 (10:2711-2713), nec 163d
 84.6x75; also TIFFANY ST, 947 (10:1711
 2713), nwc 163d, 84.6x75; certf as to two mtgs for \$10,000 each; Nov25'12;
 Newport Realty Co to Albt Deutsch.

mKelly st. 948 (10:2713), es, 84.6 n 163d, 40.6x100; Nov25'12, 5y5%; Newport Realty Co to Lawyers Mtg Co, 59 Liberty. 31.000 mKelly st. 948; pr mtg \$31,000; Nov25'12, 3y6%; same to Albt Deutsch, 62 E 93. 7,000

^mKelly st, 946 (10:2711 & 2713), 163d, 84.6x75; Nov25'12, 5y5%; New Realty Co to Lawyers Mtg Co, 59 Lib

"Kelly st, 946; pr mtg \$65,000; Nov25'12, 3y6%; same to Albt Deutsch. 10,000

"Kingsbridge ter (12:3256), ws150 n
Nindham pl, 25x112.11x25.2x109.11; PM; pr
mtg \$65,00; Nov20; Nov23'12; due &c as
per bond; Morris F Wood to Edith L
Vreeland, Hudson, NY. 500

"Lafayette pl. late 188th st, 452 E (11:-3041), ss, 125 e Park av, 25 to alley x100; also AT to LAFAYETTE PL, late 188TH ST (11:3041), ss, 129.1 w 3 av, 12.6x100; PM: pr mtg \$2.500; Nov23; Nov25'12, 5y-5½%; Louise Fusco, 129 E 103, to Caroline E Feuerfile, 452 E 188. 6,000

"Lafayette pl, late 188th st E, ss, 129.1 w 3 av, see Lafayette pl, late 188th, 452 E.

Lorillard pl (11:3056), ws, 47.11 s 188th, 2.8x90; sobrn agmt; Nov22; Nov23'12; layius Impt Co & Guiseppe Beltrone ith Prospect Investing Co, at Purchase,

Meyer st, sec Ft Schuyler rd, see Ft

^mPublic pl, sec Virginia av, sec Virginia v, sec Public pl.

^mTiffany st, 947, see Kelly, 946. ^mTiffany st, 949, see Kelly, 948.

mTiffany st, 949, see Keny, 500 mTiffany st, 949 (10:2713), ws, 84.6 n 163d, 40.6x100; Nov25'12, 5y5%; Newport Realty Co to Lawyers Mtg Co, 59 Liberty. 31,000

mTiffany st. 949; pr mtg \$31,000 '12, 3y6%; Newport Realty Co Deutsch, 62 E 93.

Deutsch, 62 E 93.

"Tiffany st, 947 (10:2711-2713), nwc
163d, 84.6x75; Nov25'12, 5y5%; Newport
Realty Co to Lawyers Mtg Co, 59 Liberty.
65,000

Tiffany st, 947; pr mtg \$65,000; Nov25 2, 3y6%; same to Albt Deutsch, 62 E 93

mTiffany st, 947, see Kelly, 946.
mTiffany st, 949, see Kelly, 948.
m138TH st, E, see Willis av, see Willis av, sec 138th.

m140TH st, 291-9 E, see 3 av, 2606.

***m140TH st. 406 E (9:2284), ss, 100 e Willis av, 16.8x100; Nov26'12; 1y6%; Eliz L Materns, Monroe, NY to Gustave Kimpel, 681 E 13.

"142D st, 499 E (9:2287), ns, 115 w Brook av. 25x190; PM; Oct25; Nov26'12; 5y5%; Edw C Prescott, 148 W 105 to Esperanto Mtg Co, 37 Liberty. 4,000

Mtg Co, 37 Liberty.

Mtg Co, 3

m154TH st, 332 E (9:2413), ss, 175 w Courtlandt av, 25.6x100; Nov25'12, 1y6%; Barbara Brown to Herman Nolting, 203 W 20.

W 20.

"160TH st E, nwe Washington av, see
Washington av, nwe 160.

"163D st. 959 E (10:2711-2713), ns, 75 e
Kelly, 50x84.6; certf as to mtg for \$38,000: Nov25; Nov26'12; Newport Realty Co
to Lawyers Mtg Co,

m163D st E, nwc Tiffany, see Kelly, 946.

m163D st E, nec Kelly, see Kelly, 946. m163D st E, nwc Tiffany, see Tiffany, 947.

m163D st E, nwe Tiffany, see Kelly, 946, m163D st, nee Kelly, see Kelly, 946, m163D st, nee Kelly, see Kelly, 948, m163D st, 959 E, see Kelly, 948, m163D st, 95 E (10:2711 & 2713), ns, 75 e Kelly, 50x84.6: Nov25'12, 5v5%; Newport Realty Co to Lawyers Mtg Co, 59 Liberty.

m163D st, 959 E; pr mtg \$38,000 12, 3y6%; same to Albt Deutsch,

12, 3y0%, same (10:2691), ns, 100 e Stebbins av, 25x113.4; pr mtg \$---; Nov21; Nov22 12 due Decl'13; 6%; Edw V Hogan, 446 E 88 to Herbert H Herrman, 601 W 113.

m167TH st E, nec Washington av, see Washington av, nec 167th.

m167TH st, S41 E, see Stebbins av, ses,

v. nwc 169.

169TH st E, nes, abt 112.6 n Fox, see ox, ws, 112.6 n 169. micorn st W, es, abt 75 n Lind av, see Lind av, 1309.

169TH st W. es, abt 98 n Lind av, see ind av, 1311.

m170TH st, 580 E, see Stebbins av, ses, at ns 167th.

m170TH st W, sec Lind av, see Lind av, ec 170th.

m172D st E, sec Southern blvd, see Southern blvd, sec 172.

ern blvd, sec 172.

***m175TH st E (11:2957), sws, 95 se Marmion av, 105.6x149.8x119x148.8. except pt for st; also CROTONA PARK N (or av) (11:2957), ns. 150 e Marmion av, 50x93.8x 50x93.7; Nov26'12; 3v5%; Annie B Guigues by Washington Trust Co as Committee to J Frederic Kernochan, 862 Park av. 17.500

m178TH st E (11:2811), ns, 100 w Anthony av, 25x107.8x25x108.9; Nov22: Nov 22: Nov 23:12: due &c as per bond; Sarah Bocan 216 200th, to Edith L Cannon, 323 West

m178TH st, 540 E (11:3060); ext of \$6.000 mtg to Nov26:17 at 5%; Nov26; Nov27:12: Lawyers Title Ins & Trust Co with Henry Langhorst.

Bronx

m179TH st E, swe Belmont av, see Hughes av, es, at sws 179th. m179TH st E, see Hughes av, see Hughes av, es, at sws 179th.

m179TH st E. Southern blvd & Mohegan av, see Southern blvd, 179th st & Mohegan gan av.

gan av.

"1818T st E (11:3081), ss, 84.8 w Belmont av, 34.8x115x33.7x106.6; pr mtg \$22,000; Nov20; Nov23'12, 2y6%; Sole Realty
& Constn Co to Rosa Rescigno, 2475
Hughes av.

Hughes av. 4,000

***ISIST st E (11:3081), ss, 50 w Belmont av, 34.8x106.6x33.7x97.11; pr mtg \$22,-000; Nov20; Nov23'12, 2y6%; Sole Realty & Constn Co to Rosa Rescigno, 2476 Hughes av. 4,000

**ISID st E (11:3112), ns, 191.3 w Solvd, 50x100; Nov21; Nov22'12; due &c as per bond; Staab Constn Co, Inc, a corpn, to Manhattan Mtg Co, 200 Bway. 35,000

**ISID st E (11:3112): same proceeftf m182D st E (11:3112); same pro- certf s to above mtg; Nov25'12; same to same.

m182D st E. sec Honeywell av, see Honeywell av, sec 182d.

well av, sec 182d.

**m191ST st E (12:3273), ss, 100 w Hoffman, 50x83; pr mtg \$--; Nov25'12; due
&c as per bond; Alert Constn Co to Manhattan Mtg Co, 200 Bwav. 30,000

**m191ST st E (12:3273); same prop; certf
as to above mi Nov25'12; same to same.

m220TH st E (*), nec White Plains av. 105x50, except part for White Plains rd, Wakefield; Nov26; Nov27'12; due Aprl'14, 5%; Marie M & Edw Koch to Chas Mann, 340 E 124.

m225TH st E (*), ns, 350 w Paulding av, 25x109; Nov26; Nov27'12; 3y5½%; Philip H Krausch to Eliz B Stone, Ossining, NY & ano, exrs &c Delia S Clarke. 3,500

m225TH st E (*), ns, 300 w Paulding av, 25x109; Nov26; Nov27'12; 3y5½%; Philip H Krausch to Francis S Phraner exr &c Caroline M Hitchcock, 113 Hobart av, Summit, NJ.

Caroline M Hitchcock, 113 Hobart av, Summit, NJ.

3,500

m227TH st E (*), cl at ss land formerly Geo Briggs (& afterwards of Wakefield), runs e— to land late Nathaniel Prime, xe & 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 Boston rd, xsw 70 links to ke 1 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 87 links xnw 1 ch 37 links xnw— to cl Crawford av, xsw— to cl Tieman av, xnw— to cl Schieffelin av, xw— to cl Laconia av, xn— to cl 227th, xw— to beg, except part for sts; 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.

m230th st, 764 E (*), ss. 130 w Barnes av, 25x114; Nov23; Nov26'12; 3y6%; Theo Klehr, 764 E 230 to Eliz A Caterson, 660 E 232.

mAqueduct av (9:2536) es, at ws Ogden

"Aqueduct av (9:2536) es, at ws Ogden tv, 125x85.8x125; gore; Nov 22; Nov23'12; 1y6%; Danl Meenan to Jno H Callan, 712 West End av. 2,000

"Aqueduct av E. 2352 (11:3212 & 3209), es, 60.7 s 184th, 20.4x53.1x20.1x49.10; Nov 18; Nov23'12, installs, 6%; Emma Caven to Tremont Bldg & Loan Assn, 1931 Wash av. 4,000

"Aqueduct av E. 2352; sobrn agmt; Nov 18; Nov23'12; Rose Hamburger with

same.

"Bailey av, 3489 (12:3262), ws, 799.4 n
Old Albany Post rd, 100x131.3x74.8x124;
Nov21: Nov27'12: due, &c, as per bond;
Eliz Cronin to Title Guarantee & Trust
4,500

Co.

***mBainbridge av, see Mosholu Parkway, see Mosholu Pkway, see Bainbridge av.

***mBeach av (*), ws, 350 n Gleason av, 25x100; Nov26; Nov27'12; 3v5\% %; Cath Fischer to Geo Kohler Jr, 2068 Daly av. 3.500

"Beaumont av (11:3090), ws, 100 n 187th, 50x63.6x60x95.8; PM; pr mtg \$1,957.79; Nov14; Nov26'12; due &c as per bond; Antonino Chiavaro, Bklyn, to Peter Biedermann, 547'E 183. 642.21.

"Beeker av (*), ns, lot 126 man Wash-ingtonville ,50x100; Oct10; Nov27'12; de-mand, 6%; Helen F Casey to Cath Mc-Kenna, 15 Buchanan pl.

"Belmont sv. swc 179th, see Hughes av, es, at sws 179th.

"Helmont av (11:2945), es, abt 170 s 176th, 25x100; Nov26; Nov27'12; 3y5%; Alice Titus to Harriet F Bromiley, 963 E 217.

^mBergen av, nws. abt 175 ne 153d, see 3 av, ses, 175 ne 153d.

av, ses, 175 he 1956.

"Castle Hill av (*) nwc Watson av, 25x
100, except part for avs; pr mtg \$----;
Nov25'12. 5y5%; Elise Schellenberg, NJ.
4,000

mCity Island av (*), swc Beach, 275x129 to Eastchester Bay x irreg x37, except part for Main; pr mtg \$2.000; Nov21: Nov22'12. 2v5%; Martin J Earlev to Ethel & Muriel Walther, South Amenia, NY. 5,500

^mCity Island av, being lots 661-662 map E R B King, see City Island av, es, 49.11 n Cross.

""Gity Island av (*), es. 49.11 n Cross, 49.11x100; also CITY ISLAND AV (*), being Lots 661-622 map Est Eliz R B King, City Island, except pt for City Island av; also A T to land under water, L I Sound, begins at common high water mark, Eastchester Bay, at ns lot 661 on

said map, runs w400xs— to ss lot 662 if extended xe400 to common high water mark xn— to beg, being land under water in front of and adj lots 661 & 662, said map; PM; Nov25; Nov26'12; 5v5%; Jno Tauer to Isabel F McCormick, 2231 3 av et al.

et al. 14,000

mClassons Point rd (*), nes, 161.6 nw
Harrison, runs nw25xne51.3xe48 to Harrison x825xw41.3xsw44.10 to beg; Nov22;
Nov25'12; 3y6%; Girolamo Furnari to Alice V Conklin, 1451 Minford pl. 600

mClasson Pt rd (*), es, 96.5 s from n line lot 39 runs e135.7xs75xw115.3 to rd xn 77.8 to beg, being part of lot 39 map Clasons Pt; Nov26; Nov27'12; 3y6%; Kath Ferguson to Anna Young, 1613 Fulton av. 2,300

mClinton av (11:2933), nwc 169th; sal Ls; Nov15; Nov22'12; demand; 6%; Michl Woods to Lion Bwy, a corpn, 104 W 108 4,097.08

mCHnton av, 2066 (11:3094), es, 22 n Oak-land pl, 22x100; Nov26; Nov27'12; due July 1'15 6%; Thos J Eustace to Stephen & Harriet G Garland joint tenants, 1737 Holland av.

mCollege av (11:2785), ws, 240.5 n 169th, runs w 185 to Morris av xn50xe92.6xn25xe 92.6 to av xx75 to beg; Nov26'12; 3y6%; P & W Holding Co Inc to Emma F Gulick, Princeton, NJ. 7,000

"College av (11:2785), same prop; certf at to above mtg; Nov12; Nov26'12; same

^mCrotona Park N (or av), ns, 150 e Mar-mion av, see 175th E, sws, 95 se Marmion

av.

"Decatur av, 2766 (12:3278), es, 155.2 s
198th, 37x100.7; PM; pr mtg \$4,500; Nov
23; Nov25'12; due &c as per bond; Wm A
Roberts to Ada M Saurman, 133 W 79.
1,000

mDelavelle av, ws, 151 s Boston Post rd, see Romboult av, ws, 200 n Hollers av.
mEastern blvd (*), ns, 25 w Swinton, 50x
100; May17; Nov22'12; 2y5 ½%; Maria
Uransky to Anna M McCullough, 227
Waverly pl.

Uransky to Anna M McCullough, 227
2,100

"Elliott av (*), es, being lot 7 & part
lot 6 map Schuylerville, 80x250.5x50x246;
also ROAD leading from Westchester to
Fort Schuyler (*), nes, at land P Gibbon,
runs w53.4xne157.1xse125.3xs135.5 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 (*),
es, 186.5 ne Road from Westchester to Ft
Schuyler, runs ne64.4xe19.3xse250.5xs40.5x
nw213.8 to beg; Nov23; Nov26'12; due Jan
r'16; 5½%; Jno F & Loretta G Gallagher,
Mary A Sutter, Wm Cummings & Margt
J Uebel gdn Rose Gallagher to Wilbur H
Kirkham, 1971 Mapes av.

"Forest av (10:2645), ws, 137.6 s 156th,
18.9x87.6; Nov26; Nov27'12; 1y6%; Thos
Smith to Edw A Acker, 776 Forest av.

200

"Ff Schuyler rd (*), sec Meyer, runs s

mFt Schuyler rd (*), sec Meyer, rus s 50xe50xs25xe50 to alley 20 ft wide xn75 to Meyer xw100 to beg; Nov26; Nov27'12; 3v5 %; Jno Murphy to Margt Walsh. 221 Mortimer, Portchester, NY. 2,500 mGiford av (*), ss, 108.2 w Swinton, 25x83x26.11x72.10; ext of \$4,000 mtg to Jan29'16 at 5%%; Oct22; Nov25'12; Eliz K Dooling with Ingrid, wife of, & Oscar Thorsland. nom mHeath av (12:3256) es 25.2 s 220th oscar

Thorstand.

"Heath av (12:3256), es, 25.2 s 230th, 25.1 x100.7; Nov27'12; 3y5%; Ferdinand Lugscheider, 2916 Heath av to Anna M Tewers, 43 Courrier av, Rutherford, NJ & ano trstes Jno Tewers.

4.500

"Holland av (*), es, 50 n 214th, 25x100; Nov21; Nov23'12; 3y5½%; Mt Vernon Builders Supply Co to Eliz K Dooling, 179 E 80. 5,500

mHolland av (*); same prop; certf as to above mtg; Nov21; Nov23'12; same to

mHollers av, nwe Merritt av, see Romboult av, ws, 200 n Hollers av.

mHoneywell av (11:3121), nec Tremont av, 100x60: Nov15: Nov23'12. 3x6%: Evelvn Bldg Co to Rockland Realty Co, 509 Willis av.

"Heroxyell av (11:3141)

"Honeywell av (11:3121); same prop; certf as to above mtg; Nov15; Nov23'12; same to same.

same to same.

"Honeywell av (11:3125), sec 182d. 109.6
x20.3x106.7x17.6; pr mtg \$16.500: Nov18;
Nov27'12; due Jan18'15. 6%: Beatrice Tuoti
to Jennie E Brolles, 872 E 182. 2.800

"Hughes av (11:3079), es. at sws 179th,
73 4x95 to Belmont av x59x96; PM: Nov
25'12; due Oct23'14, 514%; Curtiss P Byron, 2224 Ams av, to Ellen Kirby, 325 W
93. 11.000

11,000

"Jerome av (11:3186), es. 400 s 183d, 50x

100: ext of \$4.000 mtg to Sept24'15 at 5%:
Oct4: Nov26'12: Marie T Widmayer extrx
&c Hannah B Widmayer to Norbert Wolff,
462 W 141.

462 W 141.

mKeyler av. 4205 (12:3369). ws. 75 s 235th
25x100: or mtg \$---: Nov21: Nov22'12: 3y
6%: Eliz A Wilhelm to Carrie Fisher.
3262 Decatur av. 1,000

mLa Salle av (*). ss, 829 e Ft Schuyler rd,
25x101.4: Nov21; Nov26'12; 5v54%: Henry
Duefler to Cath S Banning, Lyme, Conn.
2,000

"Lind av, 1311 (9;2533), ws. 98.2 n 169th 25x52.7 & 52.7 to 169th x25x41.11 & 41.11; PM: Nov22; Nov27'12; 3v5%; Chester I Christie to Elsie W Christie, 177 W 95; à ano exrs c David Christie. 3,456

"Lind av. 1309 (9:2533), ws. 73.2 n 169th, 25x41.11 & 41.11 to 169th, x25x31.3 31.3: PM: Nov22: Nov27'12: 3v5%; Chester I Christie to Elsie W Christie, 177 W 95 & ano exrs David Christie. 33,450

"Lind av (9:2532 & 2534), sec 170th, 40.10 x65x102.1x42.11; sobrn agmt; Nov27'12; Hillcrest Bldg 6, 950 Ogden av & Theo Faulhaber, 96 W 163 with Dollar Savgs Bank, 2808 3 av.

mMacombs rd (11:2865), es, 49.11 s Grand av, runs se39.2xne153xse181.7 to nws Featherbed la & es Macombs rd xn54.5x—53.8 to pt which forms intersection of es Featherbed la & es Macombs rd xn54.5x—53.8 to a tangent pt xne114 to beg; pr mtg \$13,-000; Nov2712;1y5½%; Phebe L Robinson to Jno E O'Brien, 535 W 152.

to Jno E O'Brien, 535 W 152.

**Magenta av (*). ss, 80 w Cedar av, 50x 100; Nov22; Nov27'12; 1y6%; Congettina Roffino to Aurora Operating Co, 66 Bway 1,000

mMerritt av, nwc Hollers av, see Rom-boult av, ws, 200 n Hollers av.

"Mohegan av, 179th st & Southern blvd, see Southern blvd, 179th st & Mohegan av. mMorris Park av (*), ns, 375 w White Plains av, 20x70; Nov22'12; due &c as per bond; Lizzie Scott at East Hollywood, Los Angeles Co, Cal to Title Guar & Trust Co.

Co.

mMorris av (11:2820), ws, 275 s Walnut,
25x100, except part for Morris av; PM;
pr mtg \$—; Nov18; Nov22'12; 6 months
5%; North Bronx Realty Co, 2022 Boston
rd to Fredericka McConnell, 1549 Morris
1,300

"Morris Park av (*), ss, 50 w Holland av, 50x100; Nov22; Nov25'12; due &c as per bond; Anton Landgrebe to Title Guar & Trust Co.

per bong, Alton 6,000

**Trust Co.

**Morris av, es, 240.5 n 169th, see College av, ws, 240.5 n 169th.

**Mosholu Parkway (12:3299), see Bainbridge av, 28.3x104.1x42.5x116.10; Nov27 '12; 3y5½% until Nov26'13 & thereafter at 6%; Tully Constn Co to Carrie F Baker, 55 Coburn av, Worcester, Mass, & ano.

3,500

mMoshelu Parkway (12:3299); same prop; certf as to above mtg; Nov27'12; same to

"Nelson av (11:2876), ws, 75 s Brandt pl, 75x100; bldg loan; Nov21; Nov22'12; demand; 6%; Morell Realty Co to City Mtg Co, 15 Wall.

"Nelson av (11:2876), same prop; certf as to above mtg; Nov21; Nov22'12; same

to same.

"Nelson av (11:2876), same prop; pr mtg
\$32,000; Nov21; Nov22'12; due &c as per
bond; Morell Realty Co, 116 W 164 to
Jos E Butterworth, 5 Colden av, White
Plains, NY.

Plains, NY.

**Metherland av (13:3407). es, 305.1 s private walk extending east from W 230th to Johnson av, 60x99x60x100; Oct31; Nov 26'12; installs: 6%; Edgehill Terraces Co, 84 Wm to Edgehill Co-operative Savgs & Loan Assn at 230th & Riverdale av. 7,500

mNetherland av (13:3407), same prop; certf as to above mtg; Oct31; Nov26'12; same to same.

[™]Newton av (13:3421), ws, 198.8 s 256th, 50x100; ext of \$1.000 mtg to Nov4'17 at 5%; Oct16; Nov25'12; J Irving Brewer with Nicholas Wapler, 670 Napier av. nom "Newton av. ws, 250 n 254th, see Valles av. ws, abt 405 n 254th.

mogden av, ws, at es Aqueduct av, see Aqueduct av, es, at ws Ogden av.

mRoad leading from Westchester to Ft Schuyler, nes, at es Elliott av, see Elliott av, es, being lot 7 & pt lt 6 map Schuylerville.

lerville.

mRomboult av (*), ws. 200 n Hollers av, 25x100; also DELAVELLE AV (*), ws. 151 s Boston Post rd, 25x100; also HOLLERS AV (*), nwc Merritt av, 25x100; Nov2; Nov22'12; 3y6%; Frank Colassardo or Colasurdo to Herbert D Lent on Dusenberry av, Eastchester, NY.

mProspect av (11:3110), es. 46.1 n 181st, 50x107.1; pr mtg \$—; Nov27'12; due Mar 29'13, 6%; Regina Constn Co to Sarah S Jones, Fishkill, NY.

2,000

mSt Anns av, 738 (10:2617), es. 25 s

Jones, Fishkill, NY.

MSt Anns av. 738 (10:2617). es, 25 s
156th. 25x90; also LAND in Bklvn, NY;
nr mts \$25.250: Nov25'12. installs, 64:
Fredk S Schlesinger, 560 E 158, to Annie
E Caldwell, 84 9 av, Long Island Citv.
1.000

mSt Ann's av. 278 (10:2551). es. 30 n 139th, 27.6x101.7x27.6x100.10; Nov27'12; 5v 5%; Saml Kurlan to Baron De Hirsch Fund ,a corp, 43 Exch pl. 18,000 mSt Ann's av. 278 (10:2551); sobrn agmt; Nov27'12; Siegfried Rown with Baron De Hirsch Fund, a corp, 43 Exch pl. nom mSt Ann's av. 280 (10:2551). es. 57.6 n 139th, 27.5x102.4x27.6x101.7; Nov27'12; 5v 5%; Saml Kurlan to Baron De Hirsch Fund, a corp, 43 Exch pl. 18,000 mSt Ann's av. 280 (10:2551); sobrn agmt; Nov27'12; Siegfried Rowe with Baron De Hirsch Fund, a corp, 43 Exch pl. nom mSouthern blvd (11:2981). sec 172d, 100x 100; bldg loan; Nov20; Nov22'12; 1y6%; P J Reville Inc. a corpn, to Concourse Impt Co, 1150 Clay av. 30,000 mSouthern blvd (11:2981), same prop; certf as to above mtg; Nov20; Nov22'12; same to same. "Southern blvd (11:2979), es. 86.10 n Home, 50x112.1x50.1x108.8; Nov20; Nov22'12 and to good to the southern blvd (11:2979), es. 86.10 n Home, 50x112.1x50.1x108.8; Nov20; Nov22'12 and to good to the southern blvd (11:2979), es. 86.10 n Home, 50x112.1x50.1x108.8; Nov20; Nov22'12 and to good to the southern blvd (11:2979), es. 86.10 n Home, 50x112.1x50.1x108.8; Nov20; Nov22'12 and to good to the southern blvd (11:2979), es. 86.10 n Home, 50x112.1x50.1x108.8; Nov20; Nov22'12 and to good to the southern blvd (11:2979), es. 86.10 n Home, 50x112.1x50.1x108.8; Nov20; Nov22'12 and to good to

same to same. "Southern blvd (11:2979), es. 86.10 r Home. 50x112.1x50.1x108.6: Nov25'12. 3v 5%; Beck Street Constn Co to Fonnie F Einstein, 45 E 72, et al, trstes Emanuel Einstein. 12,000

"Southern blvd (11:2979); same prop; certf as to above mtg; Nov25'12; same to

"Southern blvd (11:2958), ws. 100 p 175th, 50x93.4x50.11x105.2ss; sobrn agmt Nov23; Nov25'12: Dwyer & Carev Consti Co & Jas C Green & Alfred F Bertii with Lawyers Title Ins & Trust Co. non

247

mSouthern blvd (11:3113),nec Grote, 37.11x115x37.6x120.11; Nov25; Nov26'12; due &c as per bond; Augustus Gareiss to Bertha A F Bingel, 915 Jackson av. 5,000

mSouthern blvd, 179TH st & Mohegan av (11:3118), leasehold; Nov21; Nov26'12; demand; 6%; Wm M Tivoli to A Hupfel's Sons, a corpn, 842 St Anns av. 2,538.42 mSouthern blvd (11:2958), ws. 100 n 175th 50x93.4x50.11x105.2, ss; ext of \$37,000 mtg to Nov23'17 at 5%: Nov23; Nov26'12; Lawyers Title Ins & Trust Co with Dwyer & Carey Constn Co.

vers Title Ins & Itust Carey Constn Co.

"Stebbins av (10:2692), ses, at ns 167th (No 841), 62.6x19x61.2x25; also 170TH ST, 580 E (11:2931), ss, 90.7 e Fulton av (old line), 16.9x65.10x17.4x109.4; also LAND in Yorktown, West Co. NY; Aug27; Nov23 '12; due Feb27'13, 6%; Charlotte J Herbst, 803 E 166, to Frank Herwig, 408 E 82.

1,125

1,125 mTinton av (10:2670), es, 207.7 s 166th, 16.2x100; Nov21; Nov22'12; 3y5%; Margt A wife of Alex Hill to Mary A McGuire, 96 Park av. 2,000

Tremont av, nec Honeywell av, see Honeywell av, nec Tremont av.

Honeywell av, nec Tremont av.

"Tremont av (11:2869), ns, abt 166 e Harrison av, 50x125.9x48.11x104.9; Nov25'12; 3y 5%; Agnes Mahony to Caroline C Wright, 1187 Woodycrest av. 7,500

"Walles av (13:3421), ws, abt 405 n 254th 51.9x114.5x50x125.1; also NEWTON AV (13:3421), ws, 250 n 254th, 50x100.8; Nov 25; Nov27'12; 3y6%; Christian Gaul, 14 Phillips pl, Yonkers, NY to Mable A Robinson, Paterson, NY. 1,500

"Van Courtlandt av, 596 (12:3322); sal Ls; Nov20; Nov25'12, demand, 6%; Antonio Russo to Henry Elias Brewing Co, 403 E 54. 600

"Virginia av (*), sec Public pl, runs s 75.11xe144.1xn48.4 to ss Public pl xnw on curve 133.11xw27.11 to beg, except part for Public pl; Nov27'12; 3y6%; Hiram R Fisher to Morland Mortgage Co, 165 Bway,

mVyse av (11:2989), ws, 225 s 173d, 25x 100; pr mtg \$6,500; Nov26; Nov27'12; 5y 5%; Adelaide Stuve to Marie Tritschler, 468 E 144.

468 E 144. 1,500 **"Washington av, 1154** (9:2372), es, 29 n
167th, 36x127; pr mtg \$___; Sept1; Nov
22'12; 5y5%; Jos L Davison to Henry H
Jackson, 63 E 92. 45,000

Jackson, 63 E 92.

**Mashington av '(9:2382), nwc 160th, being 10t 62 blk 2382 tax map transfer of tax lien for yrs 1898 & 1905 to 1908 assessed to D Schiffer; Feb20'11; Nov22'12; 3y9% %; City of New York to Tax Lien Co of NY, 68 Wm.

**Mashington av (9:2372), nec 167th, 65x 127x65x126.11; ext of mtg for \$52,000 to Septi'17 at 5%; Septi; Nov22'12; Jos L Davison, 63 E 92.

**Watton av NYA Castle Hills

"Watson av, nwc Castle Hill av, see Castle Hill av, nwc Watson av.

Castle Hill av, nwc Watson av.

"Westchester av (*), ss, at ns land now or late of the Episcopal Church of Westchester, runs se4 chs & 49 links xne 58 links xse 12 chs & 19 links xne 7 chs & 45 links to Westchester creek xnw 4 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 1ch 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 1 ch & 53 links xse 3 chs xne 3 chs & 50 links to high water line

Westchester creek xe 7 chs & 30 links xsw 2 chs & 45 links, xnw 11 chs & 45 links xnw 4 chs & 90 links xnw 4 chs & 26 links xnw 8 chs & 26 links to beg; also PLOT of Salt Meadow situated on Westchester creek known as Capt Cornell Ferris' Salt Meadow, contains 5 476-100 0acres; June3'12; Nov27'12; due Oct 25'12 6%; Helen A wife of Jno T Pultz to Chas E Warren trste, 326 W 89. 34,000 mg to Nov25'12 at 6%; Oct 25'10 at 6%; Oct 25'12; same with same.

White Plains av, nec 220th, see 220th

27'12; same with same. nom White Plains av, nec 220th, see 220th E, nec White Plains av.

"Willis av (9:2282), sec 138th, 25x74.4; Nov26'12; due &c as per bond; Jas Tyroler to Title Guar & Trust Co. 35,000

"Willis av, 314 (9:2285), es, 25 s 141st, 25 x100; pr mtg \$15,000; Nov15; Nov25'12; 29 6%; Kathie Fischer to Hattie M Fiske, 117 Union av, Saratoga, NY. 2,000

"Willis av, 378, see 115th, 109-11 E, Manhattan.

mWillis av, 378, see 115th, 109-11 E, Manhattan.

m3D av, 2606 (9:2315), nec 140th (Nos 291-9), 28x111.7x25x124.3; AT to any strip lying in front of above, except pt conveyed by Hy Behrman to Henry Van Zandt by deed dated Oct25'88; also except pt taken for 140th; PM; Nov22'12; 5y5%; Adam P Dienst to Maria D Behrman, 453 Putnam av, Bklyn.

m3D av (9:2363), ses, 175 ne 153d, runs se207.7 to nws Bergen av, xne55.4xnw27.9 to ws Mill Brook xn0.4xnw187.2 to ses 3 av xs55 to beg; pr mtg \$—; Nov22; Nov 23'12, demand, 5%; Pauline & Otto Muler, 2994 3 av, to Ebling Brewing Co, St Anns av & 156th.

mConsent (file) to mtg or deed of trust dated Nov22'12; Nov11; Nov25'12; Clinton Holding Co to Wm S Hall, Freeport, NY.

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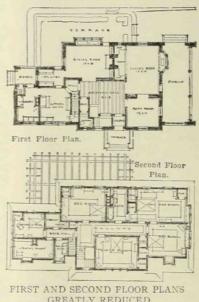
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