

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 8, 1913

## WHAT IS THE MATTER WITH REAL ESTATE?

Unfair Laws—Excessive Taxation—Overproduction of Buildings and Few Buyers—Must Stop Expensive Fads and Regulate Building Height.

By ALFRED R. KIRKUS

Secretary of the New York, the Manhattan, the Central and the Colonial Real Estate Associations.

WHAT is the matter with the real estate market? Not only is real estate in New York City paying most of the expenses of the city, but the city is paying most of the expenses of the State. Meanwhile, it is self evident that realty is ceasing to appeal to the general investor as in times past.

Is it any longer an investment? Is it any longer the "old reliable" that the conservative investor can put his money in? Up to a few years ago, when the drygoods trade, the stock market or other business became dull, the investor turned to real property with a sigh of relief. Today what?

We find a neighborhood like lower Fifth avenue, only lately improved by buildings designed for and occupied by high class houses, partially filled—but ruined by sweatshops.

### "Misconstruction."

While the City builds a Municipal Building for the housing of its various departments that will depopulate scores of office buildings, we build monstrosities of 56 stories and file plans for others varying from 30 to 45 stories to empty and ruin scores of others, and if the stamp tax on securities is increased by the proposed legislation, more and more will the over-production in this line be apparent.

The old silk, velvet and lace centre, owned or occupied by conservative, fine old firms, is emptied and going begging at 25 cents on the dollar, to fill 15, 20 and 25 story buildings, which are turning hitherto fine residential streets into canyons and turning out at night more persons than the streets can hold.

Retail houses are crowded from one location to another by the encroachment, almost to their doors and windows, of more sweatshops.

### Oppressive Legislation.

Meanwhile, Albany churns out bills by the score, making laws, laws that bind and pinch property owners; it creates a Fire Prevention Bureau one month and a State Factory Law the next to supersede it, and tear down or re-build buildings, a few months ago considered first class; to drive people into "modern fireproof" towers as unfit for human habitation as dungeons underground, for no sunlight goes below the fifth or sixth story from the top.

Are there to be no homes in Manhattan any more? Are there to be no streets on which we can walk without being pushed off the sidewalk? Are we to have no light, air or safety? Are we to give up buildings where only two or three tenants have been known and are to be found after years and years of tenantry and leave them bare, empty deserts?

*The time has come when the Municipality and the State should be made to have more consideration for the rights of property.*

*The Real Estate market has never before been so depressed. Everywhere it is being said that the time has come to speak out and resist further oppression from whatever source it comes, and to do something to restore former conditions.*

*The author of the present article is the executive officer of corporations owning millions of dollars of property. He protests against unnecessary factory laws, against unregulated building, excessive taxation and the waste of public funds.*

### Enormous Waste of Values.

Should not consideration be given to the enormous waste caused by the destruction of present buildings in order to replace them by some new skyscraper far in advance of real demand?

What shall we do? We must first find out what is the real cause of such upheavals, we must stand together for honesty, improvement, and for opposition to unjust or at least unfair laws. We must stand for equal and properly adjusted taxation, for regulation of the height of buildings, and for freedom from regulation from Albany at the expense of the City.

### Must Stop Over-Assessing.

We must support our administration in providing for safety and proper and equal supervision, and we must oppose expensive fads—and oppression from organizations or departments catering to popular or hysterical waves of social unrest; and more than anything, we must oppose the suave speculator and get-rich-quick builder, who on a shoddy building operation, backed by an overloaded mortgage and padded rent roll, lies in wait for the innocent "lamb."

The owners of the older style buildings must realize the importance of good floors, first class and generous modern plumbing, good elevator plant, and elevator service, and paint and kalsomine; and the realty investor may well consider the improvement or remodeling of present buildings, rather than building new ones to add to the over-production.

The city authorities must recognize the differences in taxable value of localities where rentals have fallen 25 per cent. to 50 per cent. The State must refrain from mandatory laws compelling buildings to be made fireproof or modern buildings to be re-modernized; it must recognize that low buildings made slow burning are far safer for the housing of workers or business than so-called fireproof buildings, so high that the hundreds coming down their staircases in case of fire in the contents, or panic in the building, will be killed in heaps.

### Must Regulate Building Height.

We must recognize the rights of others, we must regulate the height of our buildings so that the light is not stolen from our neighbors or their light put out by ours. We must have sun once in a while, not electric light all the time.

If necessary we must create zones in which we shall have our homes, our retail, our wholesale, our factory and our marketing business kept one from the other—reached not by flying expresses, but by a transportation service, fast, but practically continuous. We must have frequent subway stations with frequent trains of a length that can be quickly stopped, unloaded and started.

We must ask that our moneyed institutions will consider that loans made at or about 4 per cent. on 60 per cent. real equity are safer, better and more legitimate than on 90 per cent. of inflated values at 5½ to 6 per cent. and "expenses."

We must equip our fire department with up-to-date apparatus and live men. We must make our insurance companies realize that good "moral hazards," attention to tidiness, prevention of fires and inspection of risks to reduce rates rather than raise them is better than fireproofing and sprinklers and large dividends.

Factories must be placed in buildings whence the employees can reach their homes easily and cheaply, where they can reach the ground easily, and where if there should be an alarm, the firemen and police can easily reach them to help or calm them. Where their safety lies in easy escape, and not in automatic sprinklers wetting them down while they look into the clouds.

Investors must be educated to appreciate that five or six story buildings, even non-fireproof, are far safer for occupancy than the most approved skyscraper, and that in any reasonably constructed building, the requirements of the present Bureau of Fire Prevention have not proved arbitrary or unreasonable.

Is this Utopia. Is it not the real, Real Estate business?

## CAN WE LEGALLY RESTRICT BUILDINGS?

### An Opinion on the Constitutional Question—The Validity of a Restrictive Law For New York City Would Probably Be Sustained By the Courts.

By BRUCE M. FALCONER, Counsel to the Fifth Avenue Association.

ON May 9, 1912, a resolution was introduced in the Board of Estimate to limit to 125 feet the height of buildings on Fifth avenue, as far as 110th street and within a prescribed distance east and west; and on Thursday of last week Mr. McAneny introduced a resolution, which was passed this week, to appoint a commission to investigate and report upon the advisability of a city-wide restriction of height, and especially of the proposed restriction in the Fifth avenue section. In considering legislation of this character, three questions naturally assert themselves.

First, what has been done in other cities along the same lines?

Second, how has it been regarded by the courts?

And third, how would the legislation proposed here be regarded by the New York courts? Let us treat these in the order in which they are stated.

#### Precedents in Legislation.

First, then, what has been accomplished in other cities? Within the last twenty-two years action has been taken with respect to Washington, Baltimore, Boston, all the other cities of Massachusetts, and, if I am correctly informed, Chicago, as well. In Massachusetts, in 1891 and 1892, statutes were enacted forbidding the erection in Boston, and in all other cities throughout the state, of any building over 125 feet in height, with certain limited exceptions as to grain elevators, etc. In 1896 and 1897 two statutes were passed limiting still further the height of buildings along the parkways, boulevards and parks of Boston.

Again, in 1898, a law was enacted restricting the height of buildings on and near Copley Square to 90 feet, and still another in 1899, limiting buildings near the State House to 70 feet. Finally, in 1904 and 1905, the Legislature passed two acts authorizing the Mayor of Boston to appoint a commission to divide the city of Boston into districts of two classes, according as to whether they were primarily commercial or primarily residential. The buildings in the commercial districts were limited to 125 feet, and those in the residential districts to between 80 and 100 feet. The restriction was not applied, however, to churches, steeples, towers, etc. The commission was appointed, and the districts were laid out as authorized.

#### Restrictions at Washington.

In the District of Columbia, in 1897, the Building Commissioners of that District under general authority of Congress to make building regulations, promulgated a regulation forbidding the erection of buildings over 90 feet high on residence streets, and over 110 feet on business streets. The Legislature of Maryland in 1904 passed an act concerning Baltimore, restricting the height of all buildings except churches to 70 feet above the surface of the street at the base line of Washington Monument, within the area bounded by Madison, St. Paul, Center and Cathedral Streets. Chicago also, if information is correct, has limitations upon the height of its buildings.

Passing now to the second question,

we are to consider, namely, how legislation has been regarded by the courts, it may be stated at once that the constitutionality of those of the above statutes that have been attacked in the courts has been, without exception, sustained.

#### Validity Sustained.

In 1908 the Court of Appeals of Maryland sustained the validity of the statute concerning Baltimore in a clear-cut decision in the case of *Cochran v. Preston*, 70 Atl. Rep. 113. The statute was attacked on three grounds; first, that the statute in general was not a proper exercise of the police power, second, that, as the Washington Monument was situated on a point of ground within the prescribed area, which was higher than the surrounding levels, property owners at this point could erect buildings only 70 feet high, while others lower down on the line could build to a height above 70 feet, and that this constituted a denial of "the equal protection of the laws," contrary to the 14th Amendment to the Constitution; and, third, that the exemption of churches from the operation of the act was likewise in violation of the same clause. The statute was upheld in all three respects.

#### Proper Exercise of Police Power.

The court held that it was a perfectly proper and reasonable exercise of the police power, based its decision principally upon the necessity for protecting the prescribed territory from fire, and treated the district as being unique, because of its being filled with monuments, statuary, churches, public buildings and handsome residences containing valuable works of art and literature. The court referred to the terrible fire in Baltimore and spoke of the impetus given it by the tall buildings, and of the fact that they had acted as funnels creating draft for the flames, intensified the heat, and were out of reach of the efforts of the firemen.

Turning to Massachusetts, we find that the Massachusetts act of 1898, limiting the height of buildings on and near Copley Square to 90 feet, was sustained by the highest appellate court of Massachusetts in 1899, in the case of *Attorney General v. Williams*, 174 Mass. 476. The act gave compensation to property owners who might suffer loss because of the restriction, was therefore really an exercise of the power of eminent domain, and was treated as such by the court. An appeal was taken to the United States Supreme Court, and that court affirmed the judgment of the Massachusetts court. (*Williams v. Parker*, 188 U. S., 491.)

#### Massachusetts Law.

In 1906 the same Massachusetts Court upheld the state acts of 1904 and 1905, authorizing the division of Boston into height zones with varying restrictions ranging from 80 feet to 125 feet. (*Welch v. Swasey*, 193 Mass. 364.) These statutes gave no compensation for possible loss to property owners. The court held that the acts were a proper exercise of the police power, that the right to make such regulations was "too well established to be questioned," and

that the classification into residential and commercial districts, and the discrimination in height made accordingly, was reasonable.

The decision was based upon considerations of public safety, health, comfort and convenience, and "the benefit of property owners generally," and the court said that considerations of taste and beauty might also enter in as auxiliary to these, which, it may be stated in passing, was also held to be true in the Maryland case of *Cochran v. Preston*, referred to above. Particular reference was made to the cutting off of air, light and sunshine, and the danger to persons and property from fire. *Welch v. Swasey* was appealed to the United States Supreme Court in 1909, and the judgment of the Massachusetts Court was affirmed. (124 U. S. 91.) The plaintiff in error (appellant) conceded that the general state-wide restriction to 125 feet made by the act of 1891 was constitutional. The issues presented were the reasonableness of the discrimination in height between the two classes of districts, and the question as to whether a limitation as low as 80 feet was so unreasonable as to deprive the owner of the property of its profitable use without justification. The Supreme Court upheld the validity of the statute in both respects.

#### How Would the New York State Courts Decide?

Third and last of the questions we are considering, how would the courts of this state regard the legislation proposed for New York City? In 1888 the Court of Appeals of this state said in the case of *People v. D'Oench*, 111 N. Y. 359, with reference to a law limiting to 80 feet the height of dwelling houses in New York City to contain more than two families (i. e., tenement and apartment houses): "We have no doubt of the competency of the Legislature in the exercise of the police power under the Constitution to pass such an act." This case has been treated by the Supreme Court in *People v. Brady*, 56 N. Y. Supp. 567, as having settled the constitutionality of that act, and it was also cited to the same effect and used as a precedent in the Maryland case above, and in the later Massachusetts case.

In view of these decisions and of the fact that, so far as we are able to ascertain, there appears to be no other decision upon this subject in any way opposed to them, it would seem that the view taken by the Fifth Avenue Association through its executive committee, and by the many property owners and others who have already recorded themselves in favor of the resolution concerning Fifth avenue, is one that ought to have a good standing in law before the courts of this state, if precedent and authority are to be given their proper weight.

#### Local Feeling.

It has been asserted from one quarter that no owners of unimproved property on or near Fifth Avenue favor the height restriction. This statement is easily refuted from the letters from prop-

(Continued on page 507.)

# THE ARCHITECTURE OF SUBURBAN HOUSES

Hints From an Expert that Will Help Owners to Decide Upon the Most Suitable Style of Architecture, Not Forgetting the Roof.

By WILLIAM HERBERT.

THE statement has frequently been made in this series of articles that of late years a substantial improvement has been taking place in the architectural design of suburban houses, and that the improvement is due more than anything else to the policy adopted by the suburban development companies, of selling completed houses instead of selling merely lots. Neither of these assertions can be disputed by anyone who is familiar with the course of suburban development in and around New York during the past five or six years.

The development companies have brought more knowledge and intelligence to the problem of securing some propriety of architectural appearance



A \$15,000 SUBURBAN HOME.

for suburban houses; they have substituted superior for comparatively inferior types; and they have employed on the whole a better class of architects. It only remains to specify some of the more important means which have been used in order to raise the standard of suburban architecture.

### Better Plans Than Formerly.

The most fundamental improvement in method that has taken place has consisted in properly adapting the style and shape of the house to its plans. The average suburban house of ten or fifteen years ago was built from plans which were turned out by plan factories, and which were used indiscriminately for any kind of location. They were, as a consequence, necessarily formless. The devising of a really appropriate plan depends partly upon the needs of the family and partly on the nature and exposure of the site.

In one situation a house square or only slightly rectangular in shape will give the best results. In another a much more rectangular outline is preferable. In a third it will be more convenient to put the kitchen in a separate wing. The general shape which is found best adapted to the needs of



AT MASSAPEQUA, L. I.  
Cost, \$18,000. W. S. Moore, Archt.



AT SOUTH OZONE PARK.  
Cost, \$5,600. Hock & Wagner, Archts.

the location should determine in part the design of the house. If the plan is square or only slightly rectangular, a building somewhat colonial in character is indicated as likely to be most appropriate. If, on the other hand, the house is much longer than it is wide, a more picturesque Elizabethan or hip-roofed house is more likely to be successful.

Of course in making this statement we are merely indicating tendencies, not laying down rules. Any statement about a desirable relation between a particular type of house and a particular plan will be subject to many exceptions. But it is necessary to emphasize these general considerations because so few people, not professionally interested in architecture, understand their importance. The essential thing is to secure a proper relation between the plan of the house and its shape, and all questions of style, of detail and of ornamentation are subordinate to the good looks of the general mass of the building in its particular location and surroundings.

### Better Looking Roofs.

The improvement in the general shape of suburban houses has, of course,



A \$50,000 PALACE ON LONG ISLAND.

been accompanied by many improvements in the treatment of different parts of a building and in details of ornamentation. The roof, for instance, is on the average very much better handled than formerly. Nothing does more to injure the appearance of a house than an ill-designed roof. Its pitch has to be carefully adapted to the shape of the plan, the style of the house, and to the distance from which it is most frequently seen. The way in which it is broken has also become a matter for careful consideration. Probably the larger half of suburban houses are two-story and attic buildings, the roofs of which have to be pierced not merely by the chimney but

also by windows, and the way in which these openings are scaled and tied together is very much more successful than formerly. In certain cases the color of the roofing material has also become an interesting element in the appearance of the house. The increase in the number of moderate-priced fireproof or semi-fireproof houses has afforded architects a chance to use tiles of various kinds instead of shingles, the result of which has been to add a pleasant variation to the monotony of the ordinary drab-colored roof.

### Porches More Appreciated.

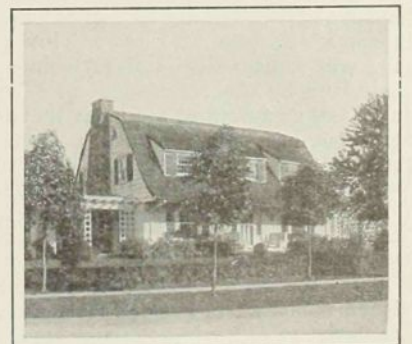
Another really important source of improvement has been the better handling of the piazza. Here again a more convenient plan has resulted almost



FIREPROOF DWELLINGS ARE POPULAR.

necessarily in a better design. Ten years ago the piazza was not separated from the entrance porch. It was usually situated on the front of the house or on two sides, and it usually deprived either the living-room or the dining-room of direct light. The object seemed to be to make the necessary convenience of a piazza as hurtful as possible to the comfort of living in the house and the pleasure of looking at it.

Recently all this has been changed. The piazza is now very generally confined to one end of the house. It has become an out-of-door extension of the living-room; and very frequently it is enclosed on the north so that people sitting on it are sheltered from cold and disagreeable winds. But it no longer deprives the living-room of light except on one comparatively narrow side, and the effort always is to have that side face east or west, so that the living-room will obtain the southern sun. And the improvement in appearance is at least as great as the improvement in convenience. So situated the piazza really adds to the architectural effectiveness of the house instead of, as



AT KENSINGTON, L. I.  
Cost, \$25,000. Forman & Light, Archts.



RESIDENCE AT GREAT NECK VILLA, L. I.

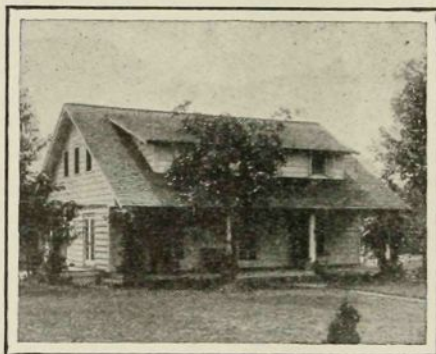
formerly, making all architectural effectiveness impossible. Its lines can be made to harmonize with and supplement the emphatic dimensions of the main building. Indeed, it has ceased to be an appendage. It has become a part of the body of the house, and it is designed so as to give scale to the relationship of the various members thereof. This is particularly the case when the piazza is run up through two stories and where an outdoor sleeping-room above is added to the outdoor living-room below.

The distinction which is now usually made between the piazza and the porch has been of as much architectural benefit to the latter as to the former. In a simple and inexpensive house the entrance porch has become the architect's best opportunity of introducing an effective and charming ornamental feature. A porch which merely affords convenient access to the house can be treated in many different ways, so as to be effective. We have only to ask the reader to call to mind the many charming Colonial doorways and en-

trance porches in order to have before him the clearest possible illustration of what we mean. These porches do more than anything else to make the aspect of a house hospitable and inviting.

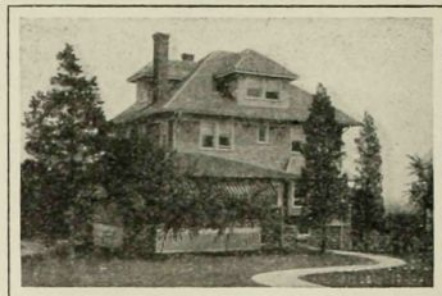
#### Picturesque Eaves.

In the case of the average suburban house very little money can be spent upon ornamentation. The architect has to depend for any opportunities to apply ornamental detail upon the piazza and the porch, and this very dearth of opportunity has stimulated him to make his designs attractive, not so much by decorative expedients as by the proper handling of the necessary elements of



BUNGALOW, GREAT NECK VILLA.

the building. The better treatment of the roof has, for instance, brought with it naturally a more effective handling of the projection of the roof beyond the walls. Picturesque and daring effects have been obtained in comparatively cheap suburban houses by making the roof project as much over the wall



COSY AND INEXPENSIVE.

as hats do over the brows of women; and the source of the effect is the same in both cases, viz., the shadows cast by the projection.

This, of course, is particularly true of the bungalow type of house, which depends upon the roof and the projection of the roof for most of its interest. In more formal classes of houses the spacing of the windows is much more carefully considered than it used to be. Indeed, a Colonial or an Italian house absolutely demands the most careful attention to such details as the size of the windows, their sills and copings, the distance they are apart, and the relation between the lower and the upper tier of openings.

Such are some of the more important respects in which the design of suburban houses has improved. If as much progress is made during the next ten years as has been made during the past five, it is safe to say that the ordinary American suburban residence will be decidedly superior to that which is being built in any other part of the world.

## A MENACE TO REAL ESTATE VALUES

The Salant-Schaap Bill's Sophistries Exposed—It Would Deprive Small Owners of Their Property Without Compensation—And Encourage High Construction.

By HENRY BLOCH.

A BILL of vital importance to owners of real estate has been introduced in the Legislature by Senator Salant and Assemblyman Schaap, providing that during the next five years the rate of taxation on the valuation of buildings shall be reduced ten per cent. per annum, while the tax rate on the land itself shall be correspondingly increased. At the end of five years, therefore, the tax on buildings will have been exempted by one-half. It is probably intended before the expiration of that period to provide for the total tax exemption of improvements on land.

The proponents of the measure expect that it will minimize the congestion of population. They say that as you increase taxation on vacant or under-improved land you make it more difficult for the owner to hold it in that condition; he will either be forced to improve it himself or to sell it cheaply to some one else who will. This, they say, will cause all owners to improve their land by the erection of new buildings; and as a natural sequence there will be a far greater supply of apartments than there will be a demand for; rents will accordingly tumble, and the population will be drawn away from the tenements to new districts where the rents will be very low.

This sophistry, it seems, has convinced many warm-hearted citizens, who are desirous of having the admitted evils of congestion eliminated, that this bill, essentially a tax measure, is the great

panacea which will cure the evils complained of. They forget that the taxing power is used only for the purpose of raising revenue, and not for regulation.

#### A Premium for Tall Buildings.

But will it stop congestion? Let us see. If you, the owner of a plot of ground, are told that your taxes will be the same whether you erect a one-story or a fifty-story building, you will probably erect the largest building which the neighborhood will warrant. Instead of a twenty-story office or loft building, why not erect a fifty-story structure? It is only a question of initial cost, and the building will be free of taxation forever. And so the average builder will build a large tenement or elevator apartment instead of a smaller one. In other words, you would intensify the use of land. A premium would accordingly be placed on the erection of tall buildings, leading to even greater congestion. Instead of curing the evils, therefore, against which the bill is directed, it is more likely to aggravate and intensify them.

#### Would Destroy Equities.

The bill, if enacted, would undoubtedly lessen the market value of property throughout the city. It has been estimated that this loss would be about ten per cent. A life's earnings invested in what was heretofore regarded as the safest of investments might by one stroke be reduced one-tenth. Men and women who bought their property rely-

ing upon existing conditions—and many of them are dependent altogether upon the income they derive therefrom—would be deprived of their property without compensation. These properties were purchased from savings accumulated in most cases after a lifetime of industry, toil and frugality. To deprive these people of their property without compensation, on the theory that all value in land was created by the community, and therefore belongs to the community, is striking a deathblow at the thrifty, hard-working citizen—is putting a stigma on honesty, industry and integrity.

The city itself would be a great sufferer if the bill were to become a law. If land in this city were to depreciate ten per cent. in valuation there would be cause for grave fear as to whether the city had overstepped its debt limit. The borrowing capacity would in all events be lowered and the city's revenue would be greatly decreased.

All of this would result in a panic among the real estate owners and the tenants of this city. The real estate market would immediately become demoralized—values heretofore fixed would become unsettled—payment of mortgages would be demanded—and all of this now, when the chief source of revenue for the running of our city government is from real estate alone.

#### Practical Confiscation.

Mayor Gaynor touched the crux of the entire situation in his terse and inimitable way when in answer to a let-

ter from the Secretary of the Farmers' and Taxpayers' Association asking information regarding a similar measure, he said: "This means the carrying out of the theory of the late Henry George, i. e., to have a single tax, i. e., only one tax, i. e., on the bare land only, all buildings to go free of taxes. If you will get Mr. George's book, 'Progress and Poverty,' you will find the whole theory stated. The result of such a law would

be to practically confiscate the values of all vacant land in cities. The effect would be to absorb into the public treasury, by means of taxes, the entire ground rent, which may be fairly stated at somewhere from four to five per cent. of the value of the bare land. Of course, if all ground rents should be absorbed into the public treasury, there would be no sale value on vacant lots left. To speak plainly, this would destroy or con-

fiscate all such land values. You have to decide whether this would be just. Such a system of taxation may be the best. But as society has been constructed and has lived under a different one, and people have invested their money in land values under that system, would it accord with justice for society to destroy their investments by a new system without compensating them for their loss?"

## OVERPRODUCTION OF OFFICE BUILDINGS.

A Crisis in Real Estate Affairs—Rights of Property Disregarded—"Misconstruction" Denounced—Growing Demand for Building Restrictions.

EVIDENCE of a feeling approaching indignation in real estate offices against the inconsiderate construction of skyscraper office buildings is becoming very noticeable. It is a subject, though, about which those who are most concerned are reluctant to speak. The facts, however, are obvious. Several large office buildings have been completed in the downtown section within a year or two, notably the Bankers' Trust, Eighty Maiden Lane, the Liberty Tower and the building of the Emigrant Savings Bank. Soon to be completed are the gigantic Woolworth and the Municipal Building. Under construction or projected are the Equitable, the Western Union, the Adams Express, Fifty Broad Street and some other skyscrapers, all in the financial district.

The Woolworth Building will be finished in May, and typical floors have been open for inspection for several months. A maximum of two thousand five hundred offices will be available in this building, divided into large and small suites. The ultimate number of tenants, whatever the total may be, will mean something like that number moving from other buildings, less the number of newcomers from other cities and new firms starting out. In the case of the Municipal Building, its tenants will be drawn from buildings in the vicinity. Wherever there is a department or bureau of the city government there will be vacancies to fill.

The Park Row Building, the Broadway-Chambers, and the Stewart Building, where many city functionaries now have their offices, will miss them.

### Will Drain Surrounding Buildings.

The Equitable Building will cover a four-square block thirty-seven stories high. It will not only take away tenants but it will also cast a shadow over and dim the light of the surrounding buildings. It will throw upon the market an amount of office space that ordinarily requires years of good times to assimilate. The neighboring owners and their agents, alarmed at the prospect, have proposed half-heartedly that the city buy the site for a public park, well knowing, however, that the price is too great for even the City of New York to pay.

The article from the pen of Hon. Lawson Purdy, President of the Department of Taxes and Assessments, on "The Rights of Property Owners" which appeared in the Record and Guide February 22, attracted wide attention and is being referred to approvingly in connection with the protest which is going up from real estate owners against what has been called the "misconstruction" of office buildings, both downtown

and uptown. Hundreds of millions of dollars have been lost, Mr. Purdy says, because the old principle, that a man may not use his land so as to invade the rights of others, has been disregarded. The movement for restricting in some degree the size of buildings in the future, which Borough President McAneny is now leading, is gaining new adherents every day.

### Rent Rolls Suffering.

In the Financial district at the present writing the vacancies existing in office buildings are not greater than a normal percentage, but rates have suffered. The competition for tenants has necessitated sacrifices on the part of owners in many cases. Buildings situated like the Trinity, the U. S. Realty, the Empire and the Bankers' Trust are well rented; the Whitehall Building, another typical building, to which an annex was built a year or more ago, is now seventy-eight per cent. occupied. Ordinarily, three years are allowed for filling an office building. The Dun Building, typical of the oldest class of skyscrapers, and situated in another downtown quarter, contains but four vacancies. In some cases office space in fine buildings is going at one dollar a square foot. The highest average rate in choice locations is four dollars.

### Tall Buildings on Inside Plots Objected to.

Said the head of a prominent real estate firm which has the agency of a large number of buildings in the Financial district:

"Strange as it may possibly seem to you, I do not want to comment on the downtown office building situation. I have strong opinions regarding the general subject. I read Mr. Purdy's article in the Record and Guide with a great deal of interest. I have always considered that it was unprofitable and unwise to erect a high building on an inside plot. This applies to the high-class mercantile building and more strongly to the office building.

"The better office buildings downtown will always prove excellent investment properties. However, where office buildings have been erected on interior plots or on 'freak plots,' or in some cases where the buildings have not been properly designed from a practical viewpoint, these buildings are certain to suffer in income by reason of the competition with the newer and more perfect buildings.

### The Uptown Situation.

"I am thoroughly convinced that the office building situation downtown does not present the grave danger of loss of income to the

owners that is presented in many uptown sections. I think overproduction more strongly exists in the Fourth avenue section and in the lower Fifth avenue section and in the West side section from 14th to 30th streets than it does downtown among the office buildings. Even the buildings erected in the better parts of Fifth avenue have been slow in filling up, so far as the offices are concerned.

"But in any of these sections, particularly in the downtown neighborhood, any well built building on a corner plot is and will be a good income payer.

"More harm has been done in the real estate market by the erection of high and expensive buildings on inferior inside plots than from any other cause.

### The Ideal Investment.

"In our opinion the ideal investment is the low four, five or six story loft building that is rented to a desirable tenant at a rate of from 25 to 35 cents per square foot, where the main value is in the ground and where nine times out of ten the ground value is continually enhancing and where the tenant under the low rent charge is happier and better satisfied than the tenant paying twice or three times as much in the newer buildings."

Uptown, it is being said that the new prominence of the 42d street zone is drawing tenants from the almost new office buildings between 23d and 34th streets, and that the vacancies in the district thus left are not being readily filled. This fact is being cited in real estate circles as further proof that office space is running far ahead of the demand.

As the signing of the contracts for the new Dual subway system this week will stimulate construction in other departments, the opinion is being very strongly expressed in real estate offices, that the time has come to call a halt on office building projects, and some of the very foremost men in real estate affairs are privately favoring a reasonable restriction on building height.

—The increase in the cost of materials and labor has put three aqueduct contractors out of business since the work began, and the increased cost of the whole job over the estimates, by increasing the burden of taxation, has helped to put the quietus on the real estate market.

—Governor Sulzer says there is practically no market for the sale of real property in cities up the State at a fair valuation. He might almost have included New York City in the list. Well may he ask, "What are we coming to?"

## RADICAL LEGISLATION AT ALBANY

"Everybody Who Builds Should Be Registered," Supt. Miller Says—  
Measures Opposed By Real Estate Interests—New Building Regulations.

THE Superintendent of Buildings in Manhattan, R. P. Miller, does not wholly favor the bill which the Superintendent of Buildings in Brooklyn, Patrick J. Carlin, has caused to be introduced in the Legislature to require builders to undergo an examination to determine their competency in order to obtain a license to undertake building operations. Mr. Miller agrees to the principle that master builders should be licensed, but he maintains that everybody who undertakes to erect a building should be licensed, whether they be architects, builders, engineers or owners; otherwise the bill would not fulfill its purpose.

Mr. Miller's views on the subject were filed this week in the form of a communication to the Assembly Committee on Cities. The act was introduced by Mr. Esquirol (No. 766, Int. 757.) Superintendent Miller's objections are stated as follows:

### Would Not Debar Incompetents.

"This bill, as drawn, in my judgment does not accomplish the purpose intended. It makes it necessary for any builder to secure a license, but it does not prevent others than builders from undertaking work. According to the bill, architects or architectural engineers are exempted from the requirements. There is no definition of an architect or architectural engineer and no restriction that would prevent anybody from assuming that title; and according to this bill, as I see it, an architectural engineer can undertake building work and is not required to be licensed.

"It seems to me that what is wanted is not the licensing of builders, but the restriction of building operations to persons registered under whatever rules may be provided for that purpose. Such registration would be better left to the official who has the administration of building laws and ordinances, rather than to an examining board. It is much easier to hold a single official responsible for his acts than a board. An examining board is much more liable to improper practices than a single official.

### Make Rules for Everybody.

"The right to undertake building operations should not be restricted to builders, but architects, builders or building superintendents, or even owners, if they desire to undertake the work themselves, should be subjected to such rules as may be prepared. The party undertaking such work should be held accountable for that work from the beginning to the end. What our trouble is now, is that it is difficult to place the responsibility for unsatisfactory work on any particular individual. The official administering the building law should be empowered to cancel the registration of any one who is found guilty of repeated infractions of the law or improper practices.

### Too Much Power for Examiners.

"The bill, as drawn, gives the examining board the power to cancel licenses. This seems to me too great a power. Some provision at least should be made for a review by the courts. The bill, as drawn, makes it possible to cancel a license for violation of the building laws, a power that could be very much abused.

"The bill provides for an examination by the examining board. An examination as it is ordinarily understood, in my judgment, does not necessarily bring out the qualifications of a person for the work that he undertakes. Many an irresponsible man would be able to pass such an examination much more readily than some of our better builders. To restrict the undertaking of building operations to builders who have passed such an examination, seems to me an interference with the rights of any one to engage in a business. It is only when a person abuses the right to do anything that he should be prohibited from further engaging in such work."

### For the Safety of Mechanics.

Mr. Miller has filed with the Committee on Labor and Industries of the Assembly his views on the Kerrigan bill, to require the completion of floor arches in steel frame buildings up to within three tiers below the one for which the steel is being erected. Supt. Miller thinks the bill as it stands is indefinite and he has recommended that the first sentence be made to read as follows:

"When constructing buildings in cities where the plans and specifications require the floors to be arched between the beams thereof, or where the floors or filling in between the floors are of fireproof material or brickwork, the owner or general contractor or the contractor for the floor arches shall complete the flooring or filling in as the building progresses to within five tiers of beams below that on which the iron work is being erected."

"It will be noted," Supt. Miller says, "that the responsibility for carrying on this work is placed with either the floor arch contractor, the general contractor or the owner. The purpose of this is that it may happen at times that the floor arch contractor, by reason of failure to receive a payment due, might refuse to go on with the work. Under those circumstances, he is hardly the man who should be held responsible for failure to continue the work. He has no authority over the steel contractor who is putting in the steel, irrespective of what the arch contractor may be doing. The responsibility for carrying on the work of the arches should rest more

especially with the general contractor, but in some cases there is no general contractor and the owner himself carries on the work. In such a case, the owner should be the man who can be held.

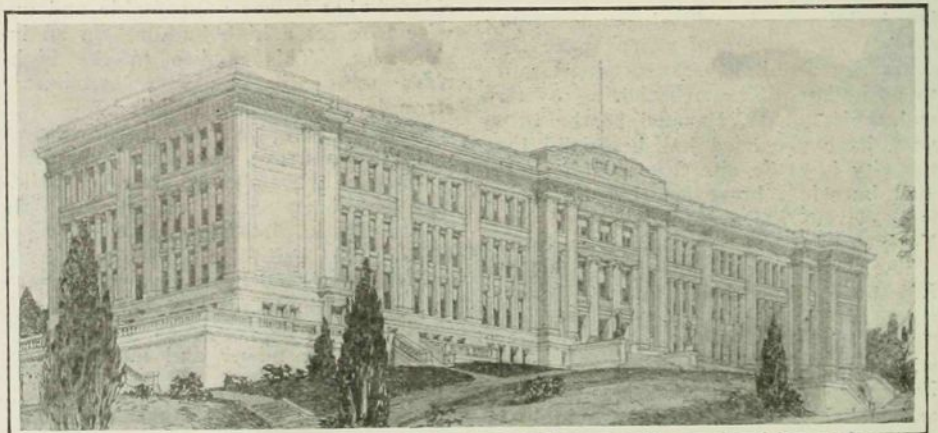
"The change from three tiers to five tiers is suggested in order to meet the present practices. It is practically impossible, under present conditions, to have the floor arches filled in within three tiers of the tier on which the iron men are working. Steel columns, at the present time, are being furnished in two-story and sometimes even three-story lengths, so that while the riveting is going on in two tiers of iron work, two more tiers may be under erection above that point. The arch contractor cannot get in until the riveting is completed, so it can readily be seen that in most cases it is impossible to have the arches in closer than five tiers from the tier on which the men are working."

The Law Committee of the Allied Real Estate Interests has reported as follows on certain pending measures:

Mr. Kane's bill gives to liens for work, labors and materials, filed within ninety days of the doing of the work or furnishing of the materials, precedence over all encumbrances placed on the premises or conveyances made thereof after breaking ground for the building or improvement. This bill would make it impossible to make building loans or purchase property until ninety days after it had been completed. It should be strenuously opposed.

Mr. Ulrich's bill to amend the Charter so that no penalty accrues on the first half of the annual taxes until December first. This would make it optional to pay the first half of the tax with the second half on or before December first and destroy all advantage intended to be gained for the city by having the tax payable semi-annually. The bill should be opposed.

Mr. Philips' and Mr. Boylan's bill requiring elevators, except in private residences, to be equipped with automatic devices preventing the car from being moved in either direction while the gates or doors are open. It has never been shown that there is a practicable device for accomplishing this, and until there is, the bill should be opposed, as it has been in other years.



Mt. Vernon, N. Y.

Goldwin Starrett & Van Vleck, Architects.

MOUNT VERNON HIGH SCHOOL.

Under construction on the west side of Gramatan avenue, north of Lincoln avenue, at an estimated cost of \$250,000.

**LEXINGTON AVENUE.**

**Prices Have Not Advanced Much, but There Are Reasons Why They Should.**

THE general impression is that there has been a decided boom in Lexington avenue real estate, that prices have been inflated, and that most of the milk is out of the cocoanut. Such is not the case, however. There has been great activity on Lexington avenue, confined largely to buyers who realized that they were buying reasonably and not at boom prices, and who expect, and in the opinion of the writer will reap the benefits of their foresight.

The chief purpose of this article is, first to prove that the average price of Lexington avenue property has not gone up much, if at all, and secondly to show why prices ought to advance.

Lexington avenue is so long that a discussion embracing all of it would be too lengthy to go into in a limited space, so I will confine my territory to the section between 45th and 59th streets, which is a very fair criterion, as I believe there has been more activity there than in any other section of Lexington avenue of the same number of blocks. Eight years ago I made a very complete canvass of that section. Owners were only talking about the subway then, and yet there were some who had a severe attack of "dementia owneritis" even then, who thought they had a gold mine, and whose only price was "make me an offer." Their price was always a little more than was offered. I know of one owner like that whose price has gone up from \$35,000 to \$45,000 and who now wants \$70,000, when the property is worth \$40,000. Such owners are the exception, and are not to be considered in this article.

The astonishing part is that the average price that was asked then was not much lower than prices of today. I will go even further than this and quote a number of actual sales of five or six years ago that brought more per foot than sales within a year or so. I can quote the prices of the earlier sales, but for obvious reasons I am not at liberty to give the precise location of each of the houses recently sold.

No. 607 sold for \$17½ per foot about six years ago. It is a three-story dwelling not within the corner. No. — Lexington avenue, a block farther south, sold a short time ago for \$13¾ per foot. This house was very similar to the first house. I can quote No. 671, that sold six years ago for \$16 per foot, and No. 531, that sold for \$17½ per foot, all interior parcels, to show that \$17 per foot was not an exorbitant price six years ago; and I know of plottage today that I can get for \$17 per foot.

These are cold facts. The houses mentioned were all on the east side of Lexington avenue. The west side of the avenue is, of course, more valuable, and still the same thing holds good, as I can show in a number of cases. I might mention an unusually fine corner that recently sold for \$24 per foot, while inside pieces brought \$19 per foot in that neighborhood six and seven years ago.

By the foregoing, I have been trying to show that in spite of the marked activity in that section, prices have remained nearly stationary. Is there a reason for this? Are prices as high as present conditions and future prospects warrant? I think not.

To my mind there is every reason for values to rise. Because, first, the subway construction is going ahead with record breaking speed. It will still take time, maybe two years or longer, but every day that they are working on it makes Lexington avenue property one day more valuable.

Second: The effect of the New York Central is bound to be felt, particularly with the opening of the new station. It is sure to cause a bullish market to the north, if prices have not already been discounted. They have not in this case.

Third: The large number of high-class apartments on the side streets and on Park avenue that have recently been built, all without stores, ought to have an almost revolutionary effect on Lexington avenue, which is for business purposes. The purchasing power of a new army of wealthy families, unsatisfied with their homes, insures a gold mine for stores and store property on the nearest avenue, Lexington avenue, when the subway is completed.

There has been comparatively no building as yet, for a number of reasons, among others being the small number of builders in the market at present and the difficulty of building while the subway work is going on. The building activity ought to come within one and one-half or two years. Will it pay builders to buy now and hold for that time, or can plots be bought cheap enough to resell to builders?

I believe a close study of Lexington avenue prices, conditions, and prospects, and a comparison with other sections in their final development of today, will prove that there is an excellent field for buyers, not only in the section of Lexington avenue referred to in this article, but in other parts of Lexington avenue, as well as the side streets near the avenue.

LESTER H. GOODKIND.

**Broad Street Gets More Time.**

The resolutions presented by Borough President McAneny at the Board of Estimate meeting, on Thursday, providing for the removal of sidewalk encroachments on Broad street, Beaver street, Exchange place and Wall street, in the heart of the financial section, met with such opposition that the matter was laid over for two weeks, for reconsideration. Mr. McAneny pointed out that the Board of Estimate has pursued in the past the same methods in removing encroachments in the congested districts, but representatives of the Mutual Life Insurance Co., the National City Bank and other property owners in the affected neighborhoods pleaded so urgently for more time in the matter that they won their point. All persons interested may file their objections or recommendations with Mr. Whitridge, the consulting engineer, at 21 Park Row.

**Building Regulation Committee Authorized.**

The resolution of Borough President McAneny, providing for the appointment of a committee to examine into the matter of the regulation of the height, size and arrangement of New York City buildings, was passed by the Board of Estimate, on Thursday. The resolution provides merely for an inquiry. No programme of action is proposed by the city, nor is the city bound to carry out the suggestions of the committee, which will consist of three members of the Board of Estimate and an advisory board, to be later selected. A final report will be submitted in six months, in which the committee will make its recommendations, to be approved or disapproved by the Board of Estimate.

**As in a Looking Glass.**

"Stocks," says Roger W. Babcock, "like Gaul, may be divided into three parts—investments, speculation and humbugs." Roger, we salute thee! 'Tis yet the same in real estate and you knew it not.—R. E. Board of Brokers' Bulletin.

**NEW SECTION OPENED UP.**

**New Tunnel Street Gives Access to Subway—Rapid Development Expected.**

The tunnel street connecting Broadway with the subway station at 191st street will be formally opened this morning. Luncheon will be served at the Bonny Castle, opposite the station. The committee of citizens in charge of the celebration comprise Henry Morgenthau, Frank Hedley, John H. Boschen, James A. Lynch, Randolph Hurry, David Stewart, R. P. Bolton, Collin H. Woodworth, Col. Jacob Ruppert, R. E. Simon, John D. Beals, Hon. Max Grifenhagen.

For years the property owners of the section have been trying to bring into existence the facilities now made available, namely, a subway station at 191st street in connection with a tunnel street to Broadway. Prejudice and many engineering difficulties had to be overcome. The Broadway subway was in full operation to and above 191st street in 1905, but owing to the peculiar physical condition at Fort George (about 191st street) and the valley to the west, away below, and through which Broadway runs, the subway was practically of no benefit. Anyone occupying this property would have to go to 181st street or the Dyckman street station. When David Stewart first suggested the tunnel street he was ridiculed. Nevertheless, the Board of Estimate approved the plan in 1910.

This entire section should build rapidly now with high class improvements, as it has direct and easy access to the Broadway subway. A new avenue known as "Bennett avenue" has just been opened, 200 feet west of Broadway and running from 181st street to Hillside avenue (or about 195th street). Property along this avenue would be about a mile from the subway station if it was not for the new tunnel street.

—The Courthouse Board wants to abolish Chinatown and add it to the courthouse site. Wait until we get our financial breath.

**RESTRICT BUILDING HEIGHT.**

(Continued from page 502).

erty owners on file with the Fifth Avenue Association, but there is no space left in this article to discuss that, except to say that the Sailors' Snug Harbor, owner of the entire blocks, save one lot, between Washington Square and Ninth street on the east side of Fifth avenue, are in favor of the limitation. Even if it be conceded that owners of unimproved property along Fifth avenue would be in a somewhat better position than owners of improved property, if the proposed ordinance is passed, this argument has no standing in law; and we find that the same situation existed in Baltimore, Washington, Boston and the other cities of Massachusetts at the time their statutes were enacted. These owners may still have the profit that comes from erecting, say a ten-story building. Is it unreasonable to ask that they should forego the possible excess for the good of Fifth avenue and consequently of the whole city? Blackstone said many years ago in his commentaries: "As man was formed for society and is incapable of living alone, organized society is essential to his well-being and happiness, and every person who enters society must give up a part of his so-called natural rights and liberties for the benefit of the community." Let us hope that this is still true in our noble city to-day.

# BUILDING MANAGEMENT

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

The renting campaign that is being conducted by Ewing, Bacon & Henry for the big Architects' Building at Park avenue and Fortieth street is a good example of modern broad-gauge agency work. The campaign embraces not merely Greater New York and its vicinity, but is practically countrywide, and takes in a multiplicity of allied professions and trades. By the first of this month some twenty architects, engineers and landscape gardeners, besides builders, contractors, decorators, steel erectors and dealers and manufacturers had been signed up as tenants. Although the building will not be ready for occupancy until May 1, its directory of tenants is already a notable one, both for the number and the quality of the names it contains. Among the first that will catch the eye when the directory is arranged alphabetically and posted in the main corridor will be the American Academy in Rome and the Architects' Bureau of Technical Service.

Of course, the agents have a specialized building to canvass for; and the group of professions and trades for which the building is intended is large numerically. But the quick results achieved by the agents show that their work was started early and that it has been pushed with unusual vigor and efficiency. The first thing which strikes one about their canvass is that they fully realized the possibilities of a fine building and a remarkable opportunity. The whole of New England, for example, has been circularized. Every important concern engaged in the practice of architecture or doing business with architects was first solicited by mail. Next,

a representative was sent to interview every "prospect" between here and Boston. This sort of work is bringing to New York people whose advent makes a valuable addition to our professional and business ranks. By way of illustration, it may be stated that so prominent a New England firm as Lockwood, Greene & Co., of Boston, has just been induced to open a branch office in the Architects' Building under the management of F. A. Wing, and it may do no harm to add that while the contract reads for 595 square feet of corner space on the eighth floor, negotiations have been opened by the Boston house for about 900 square feet more. In other words, it looks as if the very capable renting agents of the Architects' Building are doing some valuable publicity work for the city as well as for their particular building.

The successful building manager will not allow a tenant to take advantage of him through friendship, but must insist that the tenant meet his reasonable obligations as promptly as does the landlord. Dispossess proceedings should be handled with great care, as tenants frequently allow themselves to be dispossessed in order to break leases when they are amply able to pay the rent if they desire. It is sometimes wise to carry a tenant for a month or more when the manager knows that he is honest but hard up. A tenant will in the end pay his rent if he is honorable, and, in the majority of cases it will be found that the tenants are honorable. But where a tenant has no money and no prospects the wise plan is to be rid of him as soon as possible.—Edwin H. Hess.

The expert's method of handling a fire prevention order is first to carefully scrutinize the order for clerical errors or departures from the requirements made by statutes, ordinances or regulations of the Fire Department. The next step is to examine the building and study the condition existing therein, to discover if these conditions justify an appeal to the Fire Commissioner to have the order withdrawn as unnecessary or unreasonable.

## How He Handles a Fire Prevention Order.

After these steps have been taken, the expert has sufficient information to advise real estate managers what is the best course of action; to oppose the order, to ask its withdrawal entirely, to ask for modifications for good and sufficient reasons, or to comply with it.

If the expert finds that the conditions of a building justify an appeal to the Fire Commissioner, to have the order withdrawn, he prepares the necessary statement of facts, supporting the statement by technical Fire Prevention reasons, and conducts all correspondence and negotiations with the Fire Department in the same way that an attorney handles a legal matter.

## Eliminating Items.

If the expert finds that the orders are not susceptible of complete withdrawal, he endeavors to secure the elimination of certain items or the softening of certain details which bear too harshly on the owner. Such modifications of fire prevention orders are frequently possible simply through the presentation of certain facts regarding the building, but in most cases the modifications are obtained through the expert designing alternative improvements, which are acceptable to the fire department, and which provide equal protection to life and property.

A case in point where a substitute order was very advantageous to the owner was the withdrawal of an order to install a fireproof passage on the first floor of a large loft building through the expert pointing out how an adequate exit could be provided by a small bridge to an adjacent building.

## Saves Expenses for Owner.

The principal advantage to a real estate manager through the employment of an expert is that he is relieved from troublesome and time-wasting negotiations, which call for an endless series of visits, conferences and correspondence, whereas the owner benefits by having the order complied with at a minimum expense. A further advantage derived from the expert's services is that complications with other departments having jurisdiction are avoided, because of the expert's familiarity with the requirements of these other departments.

It frequently happens that the Fire Department, the Department of Water Supply, Gas and Electricity, and the State Labor Department are to be considered on the same violation. A further recommendation for the expert is that through his knowledge of insurance requirements, he is able to have his plans and specifications also meet the approval of the New York Board of Fire

## WHAT TO DO WITH FIRE DEPT. ORDERS

A Rate Schedule Expert Specially Called in Can Often Relieve the Building Manager of Time-Wasting Negotiations.

By EDWARD CAMPBELL, M. E.  
Of the Bureau of Fire Engineering.

WHAT to do with Fire Prevention Orders is a problem which is now bothering the managers of properties. It must be conceded that the Fire Department is acting in good faith in issuing these orders, and is simply performing a public duty laid upon them by laws and ordinances. On the other hand, compliance with the orders may mean a financial hardship to the owners, not only because the expenditures required were not anticipated, but also because the building from a real estate standpoint may not be worth the spending of money; nor are the owners in a position to obtain the increased rentals unquestionably justified by the improved conditions.

### How to Obtain a Reduction of Rates.

Real estate men no doubt remember that up to ten years ago the fire insurance rates on buildings were simply a flat figure unsusceptible of reduction for improvements to buildings. When this flat rate method was superseded by the present schedule rate method, a new form of expert was evolved who is to-

day known as the Rate Schedule Expert. Every prominent insurance broker now has a specialist to attend to the reduction of rates for his client, and it is a fair assumption that with the increased activities of the Bureau of Fire Prevention, the State Fire Marshal, and the Commissioner of Labor, there will be evolved, and in fact there is already in existence, a type of expert to deal with Fire Prevention Orders.

### Qualifications of the Specialist.

The qualifications of a fire prevention expert who is really able to render service to managers of property must include experience in the fire insurance field, in the fire department field, in fireproof construction, and in the special features which are a more particular part of fire prevention as an applied science. These special fire prevention features include automatic sprinkler protection, fire and exit drills, fire escapes, fire alarms, the protection of heat, light and power apparatus, and the safeguarding of special fire hazards produced by the tenants of a building.



Underwriters and the Fire Insurance Exchange, so that the owner may obtain a reduction in rate warranted by the improvement.

Another feature worth consideration by owners and managers is that the expert designs improvements which are permanent and a guarantee against future orders, because they are based on sound Fire Prevention principles, and embody the ultimate aims of the Fire Department.

**THRIFTY COAL BUYERS.**

**Find There Is Profit in Having Systematic Tests Made for Quality.**

By B. G. Gould, Secretary of the Fuel Engineering Company.

Granting that a correct test of the quality of coal can be made by a chemist, the coal user then has only a small part of the information he should have. The test should be combined with sound engineering advice, from an engineer not only familiar with coal characteristics, but with the mechanical problems of the boiler room. There should also be available extensive coal records with which to compare the results, records which will show what other kinds of coal are available, whether a cheaper or more expensive or different kind of coal could be used more economically. These points are all essential to an intelligent understanding of every coal problem, whether the coal is bought on a B. T. U. contract or not. If a B. T. U. contract is to be used, the buyer needs, all the more, experienced advice to avoid the pitfalls awaiting the unwary. Advice from experts, familiar with every detail of the B. T. U. contract should be sought. These points are not mentioned to discourage the building manager from attempting the scientific handling of his coal problem, but to warn against hasty action, or acceptance of inexperienced advisers. To cover all the points mentioned above through a single organization is possible, and also inexpensive, but such organizations are few and far between.

The value of systematic tests on the coal delivered, regardless of a B. T. U. contract should be emphasized. Up to within the past few years, coal has been quite generally bought by guess-work. The consumers are rapidly waking up, and watching the quality of their coal deliveries by means of frequent tests. The natural result of such a policy is easy to see. In the past the coal dealer has not had to select his product with any particular care. Now the buyer is getting the facts, and knows what kind of coal is being delivered to him, and naturally the enterprising dealer is going to see that those customers who are watching the matter closely get his best coal. It is easy to jolly the customer who is still guessing, and it is good business to send the good coal where it is most appreciated.

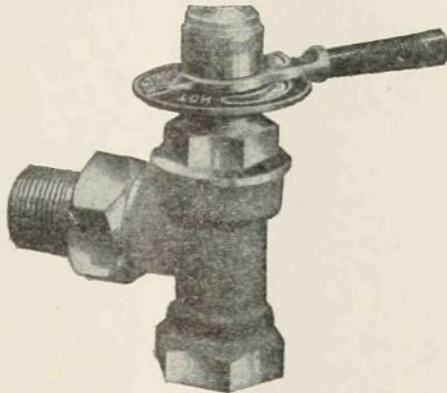
Another advantage of systematic tests is in the ability to choose accurately between coals of different prices. Suppose, for example, that you have been buying No. 1 buckwheat coal for \$3.50 a ton, and the average analysis has been 12.540 B. T. U. and 15.20 per cent. ash. You try out another coal for a short time that is sold for \$3.40 a ton which averages 11.870 B. T. U. and 18.25 per cent. ash. The actual difference in value between these two coals would not be noticed at the time, but as a matter of fact the coal at \$3.50 is the cheaper for you to use. The other coal should be sold to you at about \$3.30 to give you as much for your money as the higher priced coal. It is only by means of exact data that such comparisons can be made.

**NEW THINGS**

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

**A New Radiator Valve.**

The illustration shows the new Detroit Multi-Port Vapor Valve for use in connection with vapor, vacuum and atmospheric heating systems. It is one of the newest products of the Detroit Lubricator Company, Detroit, Mich. This valve removes the necessity of estimating in advance the size of the port opening required for each radiator on a job, ordering the valves from the manufacturers and waiting for delivery. It also obviates the selection of a suitable valve for the radiator, testing it and disconnecting it for the purpose of reaming



out the port, inserting parts or substituting a new valve and continuing the process until approximately the right port area is obtained.

Any valve out of stock may be used. Install it and, after the system is in operation, remove a set screw, revolve the handle until the ports are correct and replace the set screw, making the adjustment permanent. It is unnecessary to disconnect the valve or to use any tool besides a screwdriver or interfere with the system in any way.

The Detroit Multi-Port Vapor Valve has no packing, yet the construction is said to be such as to do away with the trouble and expense of leakage, making it well adapted for use in vacuum systems where tightness is essential.

**A New Pipe Calk.**

The Union Clay Products Company, of New Brunswick, N. J., has something new in the way of a calk or sealing joint for sewer pipes in cities where there is no ordinance compelling lead calk in soil pipes. This is in the form of a compound known as G-K, which has remarkable power in keeping the pipe tight, even though it be forced out on line after the joint has been made. The risers in a building are set; then the hot compound is poured into the bell which is automatically sealed without the use of calking irons, thus doing away with breakage of pipe or bell. Iron pipe calked with this compound successfully withstands tests of 160 pounds without leak. An additional advantage rests in the fact that if at any time it is necessary to remove a section of the line a plumber's torch applied to the joint will soften the material sufficiently to allow the removal of the length without breakage.

**A New Idea in Rules.**

Anyone having use for a rule graduated down to 64ths of an inch knows the difficulty of obtaining accurate measurements in laying out work, knows how impossible it is to get the reading instantly, knows of the eyestrain attendant upon reading such graduations repeatedly; all caused by the fineness and the closeness of the lines. It is evi-

dent that if the same measurement could be arrived at with the same degree of accuracy with a rule graduated down not finer than say 16 lines to the inch, these difficulties would be overcome.

Both of these things are accomplished in the "Allen" Improved Scale—an article just put on the market by the Laffin Rule Company, Saginaw, Mich. The "Allen" Scale is a patented article, and embodies an absolutely new idea in the marking of a machinist's scale.

As any even number of 64ths has an equivalent in 32ds, and possibly in 16ths, one side of this rule is graduated in 32ds and 16ths, and this takes care of all of the even 64ths.

The other side of the rule embodies the new idea. It takes care of all the odd 64ths. The first graduation mark on one edge of this side is 1/64-inch from the end of the rule, and is numbered "1"; the next mark on that edge is 5/64-inch from end of rule, and is numbered 5; the next 9; the next 13, etc., up to the first inch mark, and then repeated in each inch.

Here there is a jump each time of 4/64ths, and between the 1/64-inch and 5/64-inch points would come one odd 64th, i. e., the 3/64-inch mark; between 5 and 9, the 7/64-inch mark, etc. All of these off 64ths appear on the other edge of this side of the rule; that is the first graduation mark there, is 3/64-inch from end of rule and is numbered "3"; the next is 7/64-inch, and numbered "7," etc., in each inch.

Thus the object is accomplished; all the odd 64ths are here given, and yet there are only 16 lines to the inch. This makes it possible to number each graduation mark, and by making each second graduation mark slightly longer than the one before and after it, the figures can be put on in two rows, and this allows room to make them large enough to be easily read. The rule is 3/4-inch wide, and is furnished in the two thicknesses commonly known as the tempered and the semi-flexible. It is made in various lengths.

**QUESTIONS and ANSWERS**

**Dust Over Radiators.**

I would like to ask if any of your readers have had an experience with any device that is put on the radiator to prevent dust from running up the sides of the wall when the radiators are near the wall, or if there is any fault in the radiator that dust accumulates from the hot air. Is there any way to avoid it?

Answer—It never will be fully avoided. Dust particles will float in the air and will form where there is a draft on the dust collector, the heat radiators, the circulation of the air leaving the radiator. Necessarily it radiates the air coming in contact with the dust, and the simplest, plainest and smoothest surfaced radiator will do the same. It is desirable that the building manager in conferring with the architect in the planning of buildings give plenty of clear space between the radiator and the walls to avoid the high air velocity behind the radiator. The generally accepted distance is about 60 per cent. more than half of the width of the radiator.

**Steam Boilers.**

May I ask you to answer one more question? Where can I find a recently published book on steam boilers?

Answer.—Longmans, Green & Co., of New York, have just published a book covering this subject by W. Inchley at the University College, Nottingham, England. The price is \$2.40,

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

11-15 East 24th Street, New York

(Telephone, Madison Square, 8900.)

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

Copyright, 1913, by The Record and Guide Co.

## TABLE OF CONTENTS

(Section One.)

|  |          |
|--|----------|
| What is the Matter with Real Estate? Alfred R. Kirkus .....          | 501      |
| Can We Legally Restrict Buildings? Bruce M. Falconer .....           | 502      |
| The Architecture of Suburban Houses; William Herbert .....           | 501      |
| Overproduction of Office Buildings .....                             | 505      |
| Radical Legislation at Albany .....                                  | 506      |
| What to Do with Fire Department Orders; Edward Campbell, M. E. ..... | 508      |
| Lexington Avenue Prices; Lester H. Good-kind .....                   | 507      |
| Advertised Legal Sales .....   | 522      |
| Advertisers, Classified List .....                                   | 3d cover |
| Attachments .....  | 545      |
| Auction Sales of the Week .....                                      | 520      |
| Building Loan Contracts .....  | 545      |
| Building Management .....  | 508      |
| Building Material Markets .....                                      | 513      |
| Chattel Mortgages .....  | 545      |
| Current Building Operations .....                                    | 527      |
| Departmental Rulings .....   | 538      |
| Directory of Real Estate Brokers .....                               | 523      |
| Foreclosure Suits .....  | 544      |
| Judgments .....  | 539      |
| Judgments in Foreclosure Suits .....                                 | 543      |
| Leases .....   | 518      |
| Lis Pendens .....  | 543      |
| Mechanics' Liens .....   | 545      |
| Municipal Improvements .....   | 524      |
| Official Credit Records .....  | 539      |
| Orders .....   | 546      |
| Personal and Trade Notes .....                                       | 537      |
| Real Estate Sales of the Week .....                                  | 514      |
| Real Estate Notes .....  | 520      |
| Satisfied Mechanics' Liens .....                                     | 546      |
| Satisfied Judgments .....  | 542      |
| Statistical Table of the Week .....                                  | 512      |
| Voluntary Auction Sales .....  | 521      |

There has been some buying along the new subway routes, particularly in The Bronx and Brooklyn. As a rule, however, both operators and investors have hesitated to close any but obvious bargains so long as the Interborough and B. R. T. contracts remained unsigned. With these contracts settled, there should be a considerable increase of real estate activity in all of the boroughs benefited by the new rapid transit.

In looking over the list of bills introduced into the Legislature, one can hardly fail to be impressed with the high quality of the proposed legislation and the laudable ambition of statesmen to associate their names with measures that promise to be of enduring value and immortal fame. Here is Senate Bill No. 154 (Int. No. 152), which bears the name of Mr. Wende. This notable measure provides that no room used for living purposes shall be repapered or calcimined until the old paper or calcimine has been removed. We do not know the exact status of the bill, but if the Legislature fails to enact it at once we suggest that Mr. Wende recall himself and stand for re-election on the great calcimining reform movement.

To anyone interested in the arts and sciences connected with building, or, indeed, to anyone who takes pleasure in the history of the older institutions of the city, the 127th annual report of the General Society of Mechanics and Tradesmen, just issued, will make good reading. Among last year's gifts to the society's valuable technical library of 95,000 volumes, we note, was a file of the Record and Guide from 1894 to 1912, presented by John P. Voelker. An old print of the house at 12 Chambers street, used as a school building from 1821 to 1858, is reproduced in the report. This site is now occupied by the new Municipal Building.

### The Dual System Assured.

At last it can be said with some appearance of finality that the dual subway system is assured. The statement has been made a good many times in the past and has proved to be untrue. Never has the career of any great public improvement been attended with more vicissitudes. One serious obstacle has been patiently removed only to be succeeded by another which at its first appearance looked if anything even more formidable. The obstacles have been due, not only to the inherent difficulties of reaching a satisfactory solution of such a complicated problem, but to an opposition which was as unscrupulous as it was futile in expedients and tenacious in its purposes. Now, however, all the intrinsic difficulties of the subject have apparently been provided for, and, so far as can be seen, the opposition is finally defeated. While it may have some further legal or political expedient to invoke, we cannot discern any possible weapon which has not already been tried.

It seems certain that the Board of Estimate will sign the contracts not later than the end of the coming week, and that by March 15 the city will be legally committed to the burden and the benefits of the dual subway system. Once the contracts are signed they cannot be abrogated by any future administration—even if its members are opposed to the policy embodied in the contracts. Doubtless an inimical Public Service Commission or Board of Estimate could seriously embarrass the execution of the contracts, but it would scarcely dare to do so. After a start has been made in the building of the new system any board which delays its completion will incur so much unpopularity that it will not dare to travel very far along that road.

Assuming that the contracts are as good as signed, and that their execution will follow without unnecessary delay, the question in which property owners are most interested concerns the probable date on which the several parts of the new system will go into operation. The section of the city which may reap the first benefit will be Queens. There is apparently no good reason why trains should not be running in the Belmont tunnel by this time next year. Of course the extension to Long Acre Square cannot be completed by that date, but it will be possible to operate trains to and from the existing terminus near the Grand Central Station in a comparatively short time, and advantage will undoubtedly be taken of the opportunity. Another fraction of the new system which may be serving the public without the delay of more than a year is the Fourth Avenue Subway in Brooklyn, which is well advanced towards completion, and which can be operated, we presume, in a provisional manner across the Manhattan Bridge. Still another part of the new system whose early utilization is possible is the Center Street Subway, which should be put in commission well in advance of the system as a whole, and which should do much to relieve the congestion at the Brooklyn Bridge terminal.

The benefit which Manhattan and The Bronx are likely to realize from the operation of the new system will not be gathered so quickly, even in part, as the benefit which accrues to Brooklyn and Queens. The two boroughs included in old New York will, of course, be somewhat helped by the third tracking of the elevated roads and the construction of the elevated extensions. These improvements ought to be completed within a couple of years, but they will serve to make life a little easier for the inhabitants of the upper east

and west sides rather than to develop much new traffic or to improve underlying conditions. What The Bronx particularly needs are the subways and elevated roads which will be operated in connection with the new east side subway, and what Manhattan needs is the new east side subway, the new lower west side subway and the new Broadway subway. Sections of these subways are already under construction, and doubtless could be made fit for operation within a year or two, but it is difficult to see how they can be operated until other sections not yet begun are also ready for use.

It might be physically possible to operate an east side service between the Harlem River and 42d street, but a service of this kind would add so enormously to the passengers who wished to board the already overcrowded subway trains at 42d street that any attempt to establish it looks unwise. In view of this fact the Record and Guide trusts that the Public Service Commission will do its best to have the new Seventh avenue subway built in record breaking time. The hastening of its construction even at some extra expense will really be an economy, because of the inconvenience and loss which will be saved thereby to the inhabitants and business men of Manhattan.

### The Story the Tax Figures Tell.

The figures which show the assessed valuation of taxable property for the coming year tell plainly enough the story of existing stagnation in real estate values. Taking the city as a whole the increase in the assessed valuation of real estate is smaller than the cost of new construction during the year. In Manhattan particularly there has been a decrease in ground values, and the decrease would have been larger than that actually recorded in case the tax department had dared to face the actual facts of the situation. The tax policy of the city is having its inevitable fruits. Assessed valuations of real estate have been raised to a level which leaves no margin for that necessarily dubious element in real estate, prices—the element which depends upon the strength of the general market and the needs of the seller and the eagerness of the buyer. If the policy of levelling up assessments had been accompanied by a stationary tax rate, its effects might not have been harmful, but unfortunately a steady increase in the tax rate followed—an increase so steady and so considerable that it absorbed any expansion in real estate values in the favorably situated parts of the city. At the same time it necessarily deprived less favorably situated real estate of part of its earning power, and actually diminished its value. The consequence is that a great many property owners in Manhattan would only be too glad to sell their realty at a smaller price than that at which the city is taxing it. During the first seven weeks of the current year 176 parcels of Manhattan real estate were transferred, in which the consideration was stated in the deed. Their aggregate value amounted to \$6,579,552; but the city was assessing them for taxation at \$6,797,962. Thus their owners were on the whole paying taxes on over \$200,000 of value which did not exist, and this general fact must have meant that in individual instances the injustice ran very much deeper. The Record and Guide has been collecting the statistics of the assessed valuation of property sold for a great many years, but the year 1913 is the first in which assessed values exceeded actual values.

Manifestly, the system is breaking down. In order to meet the increased expenses of the city there should be an

increase in the assessed valuation of taxable property sufficient to raise the money necessary to provide for these larger expenses, but under existing conditions there is no chance of raising the needed increase in revenue by any such means. The larger revenue has to be raised chiefly by augmented taxes on existing values, the consequence being that existing values are tending to shrink. The city is steadily taking away from the real estate owners of New York some part of their existing property, and as the demands of the city government are constantly increasing, while real estate values are decreasing, the situation is rapidly becoming impossible. You cannot keep on collecting an expanding volume of taxes from a diminishing amount of property without finally reaching a condition in which there is no property to tax. It is abnormal and sinister that in a city whose population is increasing at the rate probably of 150,000 each year the increase in real estate values does not amount to the cost of the improvements constructed. Only one inference is possible. Real estate values are actually diminishing. No sufficient allowance is made in the official figures for the deterioration in the value of existing buildings, so that taxable assets are really diminishing faster than they seem to be diminishing. Yet under these critical conditions no one seems able to suggest additional sources of taxation which have any chance of being adopted, and the real estate men themselves seem to be wholly incapable of agreeing on any way out of the dilemma.

#### THE WEEK IN REAL ESTATE.

There were no notable features to the real estate market during the week, but there was considerable dealing in good properties. Vincent Astor signalized his appearance as a large investor by purchasing 15 West 32d street from the estate of Townsend Wandell. The parcel abuts the holdings of the Astors in West 33d street, just west of Fifth avenue. A tenement property in Cliff street was sold for the fourth time in three months. It is understood that a profit was taken in each transaction; and, if this is so it is interesting as showing that property in old downtown neighborhoods is not quite as heavy a burden as some claim it is. There was a strong demand for apartment houses of good class both in Harlem and on Washington Heights, while a plot in the latter part of the city was sold for improvement with apartment houses. The sale of an elevator apartment house on the East Side was another interesting sale of the week. Probably the premier transaction of the week was the purchase of a large plot, by Charles A. Gould, at the south corner of Fifth avenue and 90th street, opposite the home of Andrew Carnegie. To be improved with a costly home, this plot marks another step in the improvement of upper Fifth avenue along fine lines. Because Central Park is opposite, it does not seem probable that business will soon, if ever, invade the neighborhood where Mr. Gould has bought. A park that fronts on Fifth avenue for a distance of two miles certainly is not a promoter of business conditions therein. Recent tendencies in Madison avenue seem to show that the Lexington avenue subway will materially aid business conditions in that thoroughfare.

The lease of old Bryant Hall, on Sixth avenue, opposite Bryant Park, proved to be a transaction of much interest to hundreds of property owners in the neighborhood. Adjoining the southwest corner of 42d street, this old building will be practically rebuilt into a modern restaurant. The lease, which is for

a long term with renewals, marks another forward step in a part of Sixth avenue which has shown recuperative powers. Ever since the Union Dime Savings Institution erected and occupied a new home for itself at 40th street and Sixth avenue together with a few other improvements, the part of Sixth avenue from Herald Square to 42d street has gained in value and in rental strength. The projected new elevated station at 38th street will be a beneficial factor. The lessees of Bryant Hall, or as some call it Lyric Hall, own a number of restaurants in Philadelphia. Very recently a prominent restaurant owner of Chicago leased the large restaurant space in the Grand Central Station and he has opened several restaurants in other parts of the city. It looks as if New York is a profitable field for restaurants and as if one prominent quick lunch company here is going to experience keen rivalry. All of these concerns want long leases, usually with the privilege of renewal. Because of the advent of these newcomers from Philadelphia and Chicago it is likely that there will be competitive bidding for good restaurant locations from the Battery to 42d street. Only recently the Childs company succeeded for the first time in getting into lower Park Row, having, it is understood, leased number 23. It would not be surprising if some other large quick lunch concern entered the street by paying a premium for a choice location. There is a good all-night restaurant trade on Park Row that some streets do not possess.

The owners of the properties comprising the new Court House site in Manhattan received very little consideration from the Board of Estimate this week regarding their request for some relief from the onerous burden of carrying their holdings until the city gets ready to take title to the parcels in question. The Mayor was rather severe in his remarks to them, even though Borough President McAneny declared in open meeting two weeks ago that there was some merit to their grievance. Flagrant instances of injustice to property owners by the city, such as this one has all the earmarks of being, will simply hasten the day when the city will be compelled to take title to property it wants and carry it. Of course, there is no way to make it do so now.

#### This Bill Would Interfere With Real Estate Developments.

Editor Record and Guide:

We notice in your issue of March 1 last a note relating to a bill prepared by the Department of Taxes and Assessments, to do away with the rule laid down by the Appellate Division in our recent case of Jackson vs. Smith, by providing that the lien of taxes shall be superior to easements existing against the property taxed. We judge from your article that this bill has received some support from real estate interests.

If this is the case, it would appear that some real estate men are either ill-informed or badly advised. The rule laid down in Jackson vs. Smith is a salutary one and protects easements rights, which are frequently a material part of the value of the land benefited, from destruction by the failure of the owner of the land subject to the easement to pay his taxes. The owner of the land benefited pays taxes on an assessment which includes the additional value given by the easement. The city, by this new legislation, attempts to make the owner, in order to hold his easement right, pay not only the additional tax on his own land but all the taxes against the land upon which the easement rests.

The rule laid down in Jackson vs. Smith is not new. The city has never heretofore attempted to cut off easements by tax sales.

Without further particularizing, some of the effects of the new rule, of interest to real estate men, would be, that no land could be sold, and pass the eye of a competent title searcher, in a development tract in which the streets had not been ceded to and accepted by the city before sale commenced.

No uniform restrictive covenants could be applied to a territory and made to hold. The present existing neighborhood restrictions in New York City would cease to be effective. Lands on streets within the city limits, opened since 1898 but not ceded to the city, will have unmarketable titles, as access to the street system cannot be assured.

Unless these results are desired, the approval of this bill should be withheld.

The bill has yet to pass the test of constitutionality.

WEED, HENRY & MEYERS.

#### A Correction.

In the list of buildings referred to by the Universal Compound Company in their advertisement on the front cover of the Record and Guide for March 1, reference was made to the residence of Mr. John D. Rockefeller at Pocantico Hills built by the Thompson-Starrett Co. This statement they now wish to correct. The general waterproofing contract taken by the Universal Compound Co. was for the addition to Mr. Rockefeller's house now being built by C. T. Wills, Inc., instead of the original house which was built by the Thompson-Starrett Co.

#### Big Business.

Five million, five hundred thousand dollars will be loaned by the Prudential Insurance Company of Newark on the property to be improved by F. V. & J. H. Burton for the dry goods firm of Lord & Taylor, on Fifth avenue at the northwest corner of 38th street. This week the sum of \$3,500,000 was advanced as part of the loan, which was obtained from the insurance company through the Title Guarantee & Trust Company. While it has attracted only passing notice from the public, it is in fact a most remarkable and significant transaction in real estate finance.

A very few more costly building projects have been financed, but generally by the sale of bonds; rarely if ever has so huge a sum been obtained for a private firm by so simple a method—by a single bond and mortgage in the same way that a person would obtain a mortgage loan on an inexpensive dwelling. The business proceedings at the Title company's office took only twenty minutes. Another noteworthy fact is that this is the first loan of large size that the Prudential Life Insurance Company of Newark has made on New York City property. The transaction as a whole testifies to the good opinion which the financiers of the country have of New York City real estate.

During the panic of 1907 stocks of all kinds shrunk to one-half their former value and many bonds were in default, but there was very little depreciation in real estate values. Mortgage investors lost no money. Walter Stabler, the Comptroller of the Metropolitan Insurance Company, said after it was all over that he did not believe there was a man who had an honest well-invested mortgage who had lost anything on it.

—The Board of Estimate declines to have the city take title to the new courthouse site until the city is ready to utilize it.

THE TAX RATES FOR 1913.

Manhattan, \$1.81; Brooklyn and Queens, \$1.85, and Richmond, \$1.92.

The tax rate on real and personal property in Manhattan and the Bronx for 1913 will be \$1.81 on each \$100, a reduction of 2 cents on each \$100.

A statement issued by President Lawson Purdy of the Tax Department says that the dull real estate market is responsible for the fact that the net increase on the assessment roll is less than the value of the new buildings.

In Manhattan there were 1,234 sales, with considerations stated during 1912, the aggregate assessed value was \$72,675,000, and the considerations totalled \$71,539,000.

In Brooklyn there were 775 sales with consideration stated. The aggregate assessed value was \$6,734,000, and the aggregate of considerations was \$6,723,000.

Increased Assessment of Real Estate.

The figures showing the increased value of land and the increased valuation on account of new buildings for the year 1912 are also given in President Purdy's statement:

The net increase in the assessment of all real estate is \$144,748,971, and the net decrease in the assessment of personal estate is \$17,545,100, making a net increase in the assessment roll of all property of \$127,203,871.

When the annual record was open for public inspection on October 1 there was an increase for improvements aggregating for all boroughs \$140,653,850. It will be observed that this increase is \$33,000,000 more than the net increase on the final assessment rolls of all ordinary real estate.

In the Bronx there was an increase for new buildings of \$20,000,000, and the net increase on the assessment roll is but \$17,000,000. The assessments remain on the average about the same.

In Brooklyn there was increase for new buildings of \$24,000,000, and the net increase on the assessment roll is less than \$3,000,000. In eleven districts in Brooklyn out of twenty-three, the land value for 1913 is less than for 1912.

There is no district in Queens that shows a decrease, but the increase is less than \$18,000,000, and of this new improvements provide \$13,500,000.

In all but one district in Richmond there was a small increase, but that net increase in excess of new improvements amounted to less than \$1,250,000.

New Jamaica Terminal Opens.

With the opening of the new union station at Jamaica, to-day, another new era of growth and improvement on Long Island is begun; and, it is more important than any previous era because it marks the inception of a greater suburban train service throughout all parts of Nassau County and the western part of Suffolk County.

There is a structural feature of the new Jamaica Terminal that has escaped general observation; and, that is the elimination of tracks crossing at grade. The tracks from Jamaica to the Pennsylvania Station in Manhattan cross the tracks from Jamaica to Brooklyn on a steel and concrete viaduct.

Large Holdings.

Some operators say that corporations and wealthy estates will own practically all of Manhattan in the not very distant future. Even in the duller times the trend of development is toward powerful concentration. Small holdings are accumulated by operators in order to get large plots.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

Table showing conveyance statistics for Manhattan in 1913 and 1912. Columns include dates (Feb. 28 to Mar. 6 and Jan. 1 to Mar. 7) and values for Total No., Assessed value, No. with consideration, and Consideration.

Mortgages.

Table showing mortgage statistics for Manhattan in 1913 and 1912. Columns include dates and values for Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, and Interest not given.

Mortgage Extensions.

Table showing mortgage extension statistics for Manhattan in 1913 and 1912. Columns include dates and values for Total No., Amount, To Banks & Ins. Cos., and Interest not given.

Building Permits.

Table showing building permit statistics for Manhattan in 1913 and 1912. Columns include dates and values for New buildings, Cost, and Alterations.

BRONX.

Conveyances.

Table showing conveyance statistics for the Bronx in 1913 and 1912. Columns include dates and values for Total No., No. with consideration, Consideration, and Interest not given.

New Rates on the L. I. Railroad.

In anticipation of the opening of the Union Hall station at Jamaica, the Long Island Railroad Company has obtained from the Public Service Commission for the First District permission to file a new tariff of passenger rates on less than 30 days' notice.

A reduction of two cents will be made in the fare to Belmont Park. The round-trip fare will be increased two cents to Woodside, Forest Hills and Glendale; one cent to Kew, Bushwick Junction, Richmond Hill and Woodhaven Junction, and three cents to East New York. It will be reduced one cent to Hollis, Floral Park and Stewart Manor; and two cents to Bellaire, Queens, Bellrose, Nassau Boulevard, Garden City and Hempstead Crossing.

Mortgages.

Table showing mortgage statistics for Manhattan (continued) in 1913 and 1912. Columns include dates and values for Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, and Interest not given.

Mortgage Extensions.

Table showing mortgage extension statistics for Manhattan (continued) in 1913 and 1912. Columns include dates and values for Total No., Amount, To Banks & Ins. Cos., and Interest not given.

Building Permits.

Table showing building permit statistics for Manhattan (continued) in 1913 and 1912. Columns include dates and values for New buildings, Cost, and Alterations.

BROOKLYN.

Conveyances.

Table showing conveyance statistics for Brooklyn in 1913 and 1912. Columns include dates and values for Total No., No. with consideration, Consideration, and Interest not given.

Mortgages.

Table showing mortgage statistics for Brooklyn in 1913 and 1912. Columns include dates and values for Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, and Interest not given.

Building Permits.

Table showing building permit statistics for Brooklyn in 1913 and 1912. Columns include dates and values for New buildings, Cost, and Alterations.

QUEENS.

Building Permits.

Table showing building permit statistics for Queens in 1913 and 1912. Columns include dates and values for New buildings, Cost, and Alterations.

RICHMOND.

Building Permits.

Table showing building permit statistics for Richmond in 1913 and 1912. Columns include dates and values for New buildings, Cost, and Alterations.

**BUILDING MATERIALS AND SUPPLIES**

**New York City Construction Figures for Last Two Months Show Increase in Plans Filed, but \$5,500,000 Drop in Value.**

**In the Entire District, However, Both Volume and Value of New Building Construction Exceed Corresponding Records of Last Year—Market Prices.**

**M**ARCH usually is the time when building material interests get their stocks and equipment in shape for the opening of the building season. The size of the orders then coming into the wholesale market give the first positive inkling as to the probable trend of building construction. Usually spring requirements are not placed in heavy volume until after the middle of March, but this year conditions are different. Actual orders are somewhat slow, but there is an active inquiry in regard to prices and accommodations.

When the wholesalers show a disposition to shade on quotations and to give term concessions to any and all buyers it is safe to assume that the outlook is not particularly bright and that conditions are bordering on ultra-conservatism. It is, therefore, significant that during the last ten days the inquiry has been much larger than in any other corresponding time during the last four years, and that instead of manufacturers showing a tendency to concede extended terms and to pay little heed to lists, they are showing increasing independence and are even quoting list subject to sharp advances.

This may account for the slowness of orders and it is entirely probable that small builders will wait for another thirty days to elapse under the new administration before they come forward with actual building orders. In operations involving large sums the higher cost of construction is being met by eliminating certain extras as shown by the fact that up to March 1, 1912, there were but 1,364 new building plans filed, while this year there were 65 buildings in excess of that figure, or exactly 1,429 in New York city. The value of these buildings in the corresponding period in 1912 was placed at \$23,623,155, while the total value of new building projects filed up to March first this year figures approximately \$5,500,000 less, or exactly \$18,190,473.

Wholesalers who analyze statistics prophesy that during the next quarter the temper of these figures will be exactly reversed, for the reason that certain commodities like Portland cement and certain grades of lumber, which have recently advanced in price, will not become stimulants in building costs until after the middle of this month, for the reason that distributors have figured on these building operations on old schedules and on contracts which manufacturers are bound to fulfill.

While construction figures covering the first two months of 1913 for New York city proper show a \$5,500,000 decrease in value from those of a corresponding period in 1912, new building work in East Jersey, Westchester and Southern Connecticut makes the record in the Metropolitan district from January 1 to March 1 of this year total 3,912. New building plans filed with a total value of \$37,239,144, as against 2,489 in a corresponding period last year, valued at \$31,642,009.

This wide difference in figures is traceable to the difference in weather conditions during the first part of these two years. In the first two months of January, 1912, frigid weather prevailed,

and in consequence new building operations could not go ahead. This year weather conditions were more favorable to early building operations, and the result was that there was a heavier demand upon suburban distributors' stocks, and in most cases distributors seeing a chance to rid themselves of material which they have been carrying for some time, and to encourage building construction, advanced prices comparatively little, if any, thus encouraging operators to go ahead with their plans.

A positive indication of continued strength in the building material market is the firmness of steel. Instead of February falling behind in the volume of contracts taken, as was predicted early in that month, the total contracts placed in February aggregate 126,000 tons, as compared with 100,000 tons in January. One noticeable feature of the February steel business was that the railroads placed very small bridge contracts last month, and since the first of January total purchases of fabricated structural steel on railroad account have been only about 60,000 tons, out of a total of 226,000 tons. Since the first of March there has been a lull in fabricated steel orders, but this will probably be only temporary.

**HOLLOW TILE QUOTED HIGHER.**

**National Fireproofing Co. Makes New List for This Market.**

**T**HE National Fireproofing Co. is sending out new quotations on hollow tile fireproofing material for use in the Metropolitan district. There is a big demand for this material and in consequence the price level has been raised to those quoted in the following table:

| Hollow Wall Tile.         |         |
|---------------------------|---------|
| 4x12x12-in.....           | \$0.06  |
| 6x12x12-in.....           | 0.084   |
| 8x12x12-in.....           | 0.102   |
| 10x12x12-in.....          | 0.12    |
| 12x12x12-in.....          | 0.15    |
| Interior Partition Block. |         |
| 2x12x12-in.....           | \$0.048 |
| 3x12x12-in.....           | 0.048   |
| 4x12x12-in.....           | 0.052   |
| 6x12x12-in.....           | 0.072   |
| 8x12x12-in.....           | 0.096   |

**STEEL IN AN ACTIVE MARKET.**

**A New Record Made for Steel Contracts in February.**

**A**CTIVITY continues in fabricated structural steel for commercial buildings and manufacturing plants, but railroad orders for bridges are still relatively small—less than one-sixth of the total tonnage booked by the fabricating shops in February.

All of the steel companies have specifications which permit the mills to run as close to full capacity as the steel supply makes possible. In February a new record in daily output of steel ingots was established by the United States Steel Corporation, and it is understood that some of the independent companies have been equally fortunate. Output of steel ingots by the Corporation has been close to \$50,000 tons per day.

The McMorrow loft building to be constructed on West 35th street, awarded to the Hinkle Iron Works, will require only 850 tons of steel. Levering & Garrigues will construct two buildings at East Boston for the Mead-Morrison Company, one of which has been formally awarded. There is an inquiry in the market for 250 tons of steel for the Flower Hospital to be constructed at 64th street and Avenue A, this city.

Here in New York the final signing of the subway contracts gives the steel men hopes of heavy rolling tonnages in the summer. Close to 200,000 tons are expected to be used in this work.

**LINSEED OIL DROPS 2 CENTS.**

**Lubricants in Good Demand—Petroleum Firm at Unchanged Prices.**

**L**INSEED oil has fallen off two cents a gallon in this city. Seed is slightly easier at Duluth, making oil here quiet and steady. Current prices for City raw American seed range at 47 and 48, raw Calcutta stands at 65 and the local market is steady.

China wood oil is now quoted at between 7½ and 8. The movement of crude oil is considered easy. Current prices follow: Pennsylvania,

nia, \$2.50 per bbl.; second sand, \$2.50 per bbl.; Tiona, \$2.50 per bbl.; Mercer, black, \$2 per bbl.; Corning, \$2 per bbl.; New Castle, \$2 per bbl.; Cabell, \$2.07 per bbl.; North Lima, \$1.31 per bbl.; South Lima, \$1.27 per bbl.; Indiana, \$1.32 per bbl.; Princeton, \$1.14 per bbl.; Illinois, above 30 gravity, \$1.25 per bbl.; Kansas and Oklahoma, 88 cents per bbl.; 30 gravity and above; Caddo, La., light, 91 cents per bbl.; Caddo, La., heavy, 60 cents per bbl.; Canada, \$1.65 per bbl.; Sommerset, \$1.35 per bbl., 32 gravity and above; Ragland, 70 cents per bbl., 28 and 22 gravity.

The mineral lubricant producers are reporting a good demand for all grades and the market is retaining a firm tone. Current prices follow: Black, refined, summer, 13 to 13½; Black, reduced, 27 gravity, 35 to 30 c. t., 13½ to 14; Black, reduced, 30 gravity, 15 cold test, 14½ to 15; Cylinder, light filtered, 21½ to 23; Dark, steam, refined, 15½ to 25; Paraffin, high viscosity, 19 to 26; 23½ to 24 gravity, 15 to 15½; 28 gravity, 13 to 13½; Wax, crude, per lb., 3¼ to 3¾; refined 120 m. p., 412; refined 125 m. p., 4¼; refined, 130 m. p., 5¼; refined, 135 m. p., 6¼.

Current prices of lubricating oils in 5 barrel lots of neutral oils, filtered, are as follows: Prices for cylinder, dark are 20 and 27 cents a gallon, according to test. On the same basis cylinder steam, refined, run from 14 to 22; stainless white neutral, filtered, 30 to 34 gravity, run from 28 to 29; lemons, 33 to 34 gravity, 17 to 19; dark, 32 gravity, 13 and 18.

**LUMBER INQUIRY HEAVY.**

**Wholesalers Report Considerable Movement Toward Purchasing in Suburbs.**

**T**HAT the stocks of lumber dealers throughout the Metropolitan district is low is shown in the fact that the inquiry reported by wholesalers is extremely active despite the higher tendency of prices. Quotations for spruce are firm with the demand a little above normal. The flooring market is stiffening with a continued good demand. Hemlock was without change this week. Long leaf yellow pine in all sizes is in good demand. There has been a slight retraction in the activity of shingles, but the supply is limited and it is not at all probable that prices will fall. The following prices rule for cypress shingles: 7x24-in. rived and shaved, \$23.50 to \$24 per M; 21-in., promiscuous widths, rived and shaved, \$8, 4-in. basis; 6x 20-in., sawed, \$12 per M; 6x18-in., sawed, \$8.50 per M; 5x18-in., sawed, \$7.50 per M.

The price of oak piling is 22 to 25 cents per lin. ft. Oak piles, 14 ins. in diameter, 2 ft. from butt with a 6-in. top, and 40 to 45 ft. long, are held at \$10.50 to \$11.50; 50 ft. long, 25 cents per lin. ft. Pine piles, 25 ft. long, 12 ins. in diameter, 2 ft. from butt, with a 7-in. top, held at 17 cents per lin. ft., while those 25 ft. long are 16 cents. In general pine piles can be had at 16 and 17 cents; oak piles, 55 to 60 ft., are quoted at 23 cents per lin. ft.

**COMMON BRICK MORE ACTIVE.**

**Expected Reopening of Navigation Makes Holders of Stacks Nervous.**

**T**HE restricted volume of construction work in New York City during the last three or four weeks has resulted in restriction in the movement of stack brick with the expected reopening of navigation at almost anytime. Holders of stack brick have become somewhat nervous especially since the \$7.50 level for common brick at the wholesale docks has been maintained by demand. The outlook for demand in this department in the near future is promising and there is every indication that the market's requirements will be materially increased in the near future.

Official transactions for North River common brick during the last week with records covering the corresponding week last year follow:

| 1913.           |                        |          |       |          |
|-----------------|------------------------|----------|-------|----------|
|                 | Left Over, Feb. 22—54. | Arrived. | Sold. | Covered. |
| Monday .....    | 11                     | 6        | 0     | 0        |
| Tuesday .....   | 0                      | 1        | 0     | 0        |
| Wednesday ..... | 0                      | 4        | 0     | 0        |
| Thursday .....  | 0                      | 0        | 0     | 0        |
| Friday .....    | 0                      | 2        | 0     | 0        |
| Saturday .....  | 7                      | 2        | 0     | 0        |
| Total.....      | 18                     | 15       | 0     | 0        |

Condition of market, dull. Prices, Hudson (basic) \$7.25 to \$7.37½. Raritan, \$7 to \$7.25. (Wholesale dock N. Y. For dealers' prices add profit and cartage). Newark (yard), \$8.25. Left over (open cargoes)—36. Total covered—0. Total covered sold—8. Total covered on reserve—11. Total under cover in corresponding week last year—16.

Note.—Prices this week in the Hudson River market average around \$7.25. There were some covered cargoes that went out for less than \$7 and in the case of two brands, which were reserved for the exclusive use of certain companies, brick was held for \$7.37½. One instance was reported where a cargo brought as much as \$7.50, but this was exceptional brick for exceptional purposes. The range given above represents prices at which the largest number of sales in the week were made.

| 1912.           |                       |          |       |          |
|-----------------|-----------------------|----------|-------|----------|
|                 | Left Over, Feb. 26—8. | Arrived. | Sold. | Covered. |
| Monday .....    | 0                     | 0        | 0     | 0        |
| Tuesday .....   | 0                     | 0        | 1     | 1        |
| Wednesday ..... | 0                     | 1        | 0     | 0        |
| Thursday .....  | 0                     | 2        | 4     | 4        |
| Friday .....    | 0                     | 2        | 4     | 4        |
| Saturday .....  | 0                     | 3        | 3     | 3        |
| Total.....      | 0                     | 8        | 12    | 12       |

Condition of market, strengthening. Price, \$6.75 to \$7.25. (Wholesale dock N. Y.) Raritan river, \$7. Total covered left—16. Total number of open barges left March 2—0.

Cable Address Established 1794  
Cruikshank, New York Incorporated 1903

## Cruikshank Company

Successor to  
E. A. Cruikshank & Co.

No. 141 Broadway

### REAL ESTATE

Agents Appraisers Brokers

#### OFFICERS:

Warren Cruikshank, President  
William L. DeBost, Vice-President  
William B. Harding, Sec'y & Treas.

#### DIRECTORS:

E. A. Cruikshank Robert L. Gerry  
Warren Cruikshank R. Horace Gallatin  
William H. Porter William L. DeBost  
William B. Harding

## Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK

BROKERS, APPRAISERS, AGENTS

FIRM OF

## LEONARD J. CARPENTER

AGENTS  
BROKERS  
APPRAISERS

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street

Entire Charge of Property  
D. Y. Swainson A. H. Carpenter C. L. Carpenter

## JACOB APPELL

REAL ESTATE BROKER  
AND APPRAISER

271 WEST TWENTY-THIRD STREET

TELEPHONE CALL, 373 CHELSEA

## Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

The General Management  
OF

### Real Estate

31 LIBERTY STREET

## J. CLARENCE DAVIES

BRONX BOROUGH  
REAL ESTATE

149th STREET & THIRD AVENUE

Tel. Con. Branch Office, 156 BROADWAY

Member of Board of Brokers

## EDGAR A. MANNING

REAL ESTATE

Telephone 6835 Bryant 489 FIFTH AVENUE

## HAROLD W. BUCHANAN

Mortgage Loans & Real Estate

49 WALL STREET

## REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases  
and Public Auctions

### Large Leases Are a Notable Phase of the Week's News.

Dealing in real estate was fairly frequent this week and the character of it was good. Some first-class apartment houses in various parts of the city changed hands, while a large corner plot on Carnegie Hill was sold for improvement with a fine dwelling. The leasing market was as important in some of its phases as the selling market. Our columns will show some very substantial leases, and while it is the time of year when leasing is frequent still some of the leases are of more than ordinary interest. The real estate market in Brooklyn shows a strong undertone and it is in better condition than it was in last week. There is a good market for dwellings; and, in the face of the fact that Brooklyn has been deprived of subway routes it long ago expected, the borough's real estate is responding to the demand for living space in other than apartment houses, while the demand for space in those buildings in Brooklyn is also good. There were a few good sales in the Bronx of apartment houses.

The number of sales south of 59th street was 11 against 17 last week and 26 a year ago.

The sales north of 59th street aggregated 34, compared with 29 last week and 24 a year ago.

From the Bronx 18 sales at private contract were reported, against 17 last week and 21 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$1,403,423 compared with \$2,053,250 last week, making a total since January 1 of \$10,430,956. The figure for the corresponding week last year was \$646,458, making the total from Jan. 1, 1912, \$8,495,400.

### PRIVATE REALTY SALES.

#### Manhattan—South of 59th Street.

CLIFF ST.—Chas. F. Noyes Co. resold for Edward Greenbaum 60 Cliff st, a 4-sty front and a 3-sty rear tenement house, both on one lot 20x100, between Beekman and Ferry sts. This is the fourth sale of the property within 3 months.

CLINTON ST.—Rebecca Hains sold through Grossman & Phillips to L. M. Rothman 129 Clinton st, a 5-sty tenement house, on a lot 25x100. It is between Broome and Delancey sts.

FRONT ST.—Chas. F. Noyes Co. resold for a client to Fred'k Ingraham 66 Front st, a 5-sty loft building, on a lot 20x85.

NEW CHAMBERS ST.—Mary E. Sandford sold through Chas. B. Van Valen 82 and 84 New Chambers st, a 4-sty tenement house, on a plot 40.10½xirregular.

13TH ST.—Sarah D. M. Fogg sold through P. J. Curry to Chas. Whitney Smith 329 West 13th st, a 2-sty stable, on a lot 25x75.

27TH ST.—The 27th Street Co., of which Herman Lobel is treasurer, sold to the East Orange & Ampere Land Co., of which Benj. N. Duke is president, 39 to 43 East 27th st, two 8-sty elevator apartment houses, on a plot 75x113.6, between 4th and Madison avs. The buyer gave in part payment a tract of lots at Ampere, N. J. Pease & Elliman were the brokers.

39TH ST.—Bernard J. Foss sold for Samuel Harris to Seaman Sylvester 441 West 39th st, a 5-sty tenement house with stores, on a lot 25x98.9.

32D ST.—The estate of Townsend Wandell sold to Vincent Astor 15 West 32d st, a 5-sty building, on a lot 25x98.9. The property abuts the large Astor holdings in West 33d st, west of 5th av.

BOWERY.—S. A. Berger sold to the Salvation Army 223 and 225½ Bowery, a 10-sty fire-proof loft building, on a plot 38x18xirregular. The Salvation Army will vacate the building it is occupying at Chatham sq and East Broadway, the lease of which expires on May 1.

Established in 1853

## Horace S. Ely & Company

### Real Estate

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

21 LIBERTY STREET and  
27 WEST 30th STREET

#### DIRECTORS

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

## HALL J. HOW & CO.

REAL ESTATE

141 BROADWAY

## JOHN F. DOYLE & SONS

REAL ESTATE AGENTS  
BROKERS and APPRAISERS

45 William Street New York City

Management of Estates a Specialty  
Member of Board of Brokers

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

## E. DE FOREST SIMMONS

REAL ESTATE

Tel., 837-838 Plaza

2 EAST 58th STREET

Established 1887

## CHAS. S. KOHLER

### REAL ESTATE and INSURANCE

Broker and Manager of Estates

901 COLUMBUS AVE., cor. 104th St.

Highest References Tel., 5504 Riverside

## A. V. AMY & CO.

REAL ESTATE

AGENTS—BROKERS—APPRAISERS

RENTING—SELLING—MANAGEMENT

Member of Board of Brokers

Tel., 947 Morn.

7th AVENUE, Cor. 115th St.

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

**REAL ESTATE**

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

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

**MADISON AV.**—Frank J. Griffin bought from the estate of Mary O'Neill 86 and 88 Madison av, two 4-sty and basement dwellings, on a plot 49.6x95, adjoining the Hotel Seville, at the southwest corner of 29th st. The site will be reimproved with a business building.

**2D AV.**—Geo. Richard sold through A. H. Levey to Jos. Hahn the northwest corner of 2d av and 12th st, a 6-sty elevator apartment house, known as Onyx Court, on a plot 61.3x90.

**Manhattan—North of 59th Street.**

**ST. NICHOLAS PL.**—Jos Hamerschlag sold the vacant plot, 99.1x200, in the east side of St. Nicholas pl, and extending through to Edgecombe av, between 152d and 153d sts.

**63D ST.**—H. C. Senior & Co. sold for Mary H. Markey 159 West 63d st, a 5-sty flat, on a lot 20x100.5.

**66TH ST.**—Chas. B. Van Valen sold for the Gramont Construction Co. 153 West 66th st, a 5-sty triple flat, on a plot 31x100.

**71ST ST.**—Floyd M. Johnston sold 221 West 71st st, a 3-sty and basement dwelling, on a lot 18.6x102.2, between Broadway and West End av.

**88TH ST.**—Folsom Bros. sold for Philip Steuernagel to Jos. Herrmann 237 East 88th st, a 5-sty tenement house, on a lot 25x100.8½.

**93D ST.**—A. Lawton McIlhorn sold 252 West 93d st, a 5-sty dwelling, on a lot 19x100.5.

**95TH ST.**—Arnold Adler sold 302 East 95th st, adjoining the southeast corner of 2d av, a 5-sty tenement house, on a lot 25x75.8.

**101ST ST.**—John G. Osterberg sold through Jas. J. Etchingham to Dr. Henry W. Holling, 77 West 101st st, a 5-sty flat, on a lot 25x100.11.

**103D ST.**—M. M. Hayward & Co. sold for Edith Lowenfels 157 East 103d st, a 5-sty apartment house, on a plot 31.3x100.11.

**111TH ST.**—Reliant Leasing Co. sold through Isaac Hattenbach 309 West 111th st, a 5-sty flat, on a plot 33.4x100.

**116TH ST.**—Henry Rauh sold 20 East 116th st, a 5-sty flat, on a plot 35x100.

**127TH ST.**—Martha Traubner sold to the Brown-Weiss Realities 145 and 147 West 127th st, a 6-sty elevator apartment house, known as the Rosemere, on a plot 50x99.11.

**127TH ST.**—David Gilmore sold 226 East 127th st, a 5-sty brick tenement house.

**129TH ST.**—A. E. Polak Realty Co. sold for Janet Rochelle to Samuel Goldberg 30 West 129th st, a 5-sty flat, on a lot 25x99, between 8th and St. Nicholas avs. The buyer gave in part payment 164 Chelsea av, Long Branch, N. J., a 4-sty hotel, the building itself measuring 170x100.

**131ST ST.**—Thos. P. Kelley sold 48 and 50 West 131st st, a 6-sty brick tenement house, on a plot 37.9x100.

**135TH ST.**—Nels Gross sold through John H. Lawrence to Louis J. Meader 612 West 135th st, a 6-sty apartment house, on a plot 38.9x99.11.

**142D ST.**—Harry Levey sold 513 West 142d st, a 3-sty dwelling, on a lot 16x100. 120 ft west of Hamilton pl. The house was long used for a private school known as the Hamilton Grange. The school has a lease on the property which has 3 years yet to run. Early last month the house was sold by John O'Neil, a resident of Florida, to Bertha M. Ryan, who sold to Mr. Levey. The latter now gives it in trade for the 5-sty tenement house, on a lot 25x18.9, at 519 West 27th st, between 10th and 11th avs.

**170TH ST.**—Lena Schleidecker sold 509 and 511 West 170th st, a 5-sty apartment house, on a plot 50x100.

**181ST ST.**—Ambrose Realty Co. sold to the Debenture Corporation of New York 728 to 738 West 181st st, two 6-sty apartment houses, known as the Jasper and the Jessica, on a plot 200x150. The buyer gave, in part payment, 232 lots at Huntington Terrace, Huntington, L. I.

**186TH ST.**—Mary F. Martin sold to Casper D. P. Schnoor 556 and 558 West 186th st, a 5-sty apartment house, on a plot 50x107, 150 ft. east of St. Nicholas av.

**AUDUBON AV.**—The Ems Realty Co., Thos. Mulligan, president, sold to Wolf Goldberg and Max Hoffman the southeast corner of Audubon av and 177th st, a 6-sty elevator apartment house, on a plot 99.11x100. In part payment the buyer gave 10 lots in the east side of Fox st, 200 ft. south of Westchester av; also the abutting plot, 129.11x107, in the west side of Simpson st, 369 ft. south of Westchester av.

**BROADWAY.**—Jas. E. Barry & Co. sold to Anthony Koelble, 3924 Broadway, a 4-sty flat, on a lot 25x100.5. The buyer will remodel the building for business purposes.

**COLUMBUS AV.**—Ennis & Sinnott, in conjunction with Leonard Weill and Ashforth & Co., resold for the owner 49 Columbus av, a 5-sty triple flat, on a lot 25.1x100, between 61st and 62d sts.

**COLUMBUS AV.**—Ennis & Sinnott and Leonard Weill bought through Chas. S. Kohler from Edna H. Hunter 49 Columbus av, a 5-sty flat, on a lot 25.1x100, between 61st and 62d sts.

**CONVENT AV.**—Jas. B. Gillie sold the southwest corner of Convent av and 144th st, a 3-sty and basement dwelling, on a lot 20x90.

**LENOX AV.**—Thos. A. Roe bought from John R. Kelly 276 and 278 Lenox av, at the southeast corner of 124th st, two 5-sty flats, on a plot 50x75.

**LEXINGTON AV.**—Anton Szelagyl sold through Froman & Taubert 1205 Lexington av, a 4-sty flat, on a lot 20x70, 40 ft. south of 82d st.

**MANHATTAN AV.**—Geo. D. Gregory sold through H. D. Winans and May the northwest corner of Manhattan av and 118th st, a 7-sty apartment house known as The Harold, on a plot 100.11x100. There are stores in the ground floor. The seller bought the property in foreclosure for \$215,000 about 2 years ago.

**WEBSTER B. MABIE & CO.**

**REAL ESTATE, MORTGAGES,  
 INSURANCE**

**BROKERS AND APPRAISERS  
 MANAGEMENT OF ESTATES**

1178 BROADWAY Corner 28th Street

ESTABLISHED 1867

**RULAND & WHITING CO.**

**REAL ESTATE**

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

Irving Ruland, Pres. J. S. Anderson, Treas.  
 Specialists in Business Property

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

Manager of Estates, Broker, Appraiser

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

**PORTER & CO.**

**REAL ESTATE**

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

**J. Edgar Leaycraft & Co.**

Real Estate Agents, Brokers, Appraisers

17 WEST 42d ST., NEAR FIFTH AVE.  
 Renting and Collecting a Specialty

**JOHN P. KIRWAN**

**REAL ESTATE and  
 MORTGAGE LOANS**  
 MANAGER OF ESTATES

Telephone 341-342 Bryant  
 138 WEST 42nd STREET

**E. S. WILLARD & CO.**

**BROKERS  
 AGENTS and  
 APPRAISERS**

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

**FRED'K FOX & CO.**  
**Business Building Brokers**

14 W. 40th STREET and 793 BROADWAY

**O. D. & H. V. DIKE**

Midtown Business  
 Property

CANDLER BUILDING, 220 WEST 42D ST.

**Brokers, Attention!**

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

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

It will pay you to get in touch with us.

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

**Responsible Brokers**

are invited to cooperate with us in the sale and lease of a number of properties which we no longer need for railroad purposes.

FULL PARTICULARS UPON REQUEST

**Interborough Rapid Transit Co.**  
 Room 1204 165 BROADWAY

Member Brooklyn Board of Real Estate Brokers

**JOHN E. HENRY**  
**REAL ESTATE  
 BOUGHT AND SOLD**

Mortgages Secured Insurance  
 1251 BEDFORD AVENUE  
 Telephone, 5500 Bedford BROOKLYN

**N**EARLY Two Billions of Dollars are involved in the annual transactions of the Real Estate and Building Interests of Greater New York and Vicinity, and the **Record and Guide**, since 1868, has been the only class publication devoted to these interests.









ESTATE OF JOHN J. EMERY leased to the Schnader Co., for a term of 21 years, the old Albany apartment house with stores, on Broadway, between 51st and 52d sts, with the privilege of a renewal. For the first period the rent will aggregate \$1,200,000. The building was remodeled short time ago. The leasing company is composed of L. P. Reeder, of Brooklyn; G. Hawkins, of Erie, Pa., and Albert Schnader, of Lancaster, Pa.

THE CHARLES F. NOYES CO. leased the building at 30 Old Slip to George W. Gross of 2261 Loring pl for a term of years from May 1; also floors in 102 John st to F. F. O'Rourke & Co.; in 175 Water st to the Cuban Cigar Manufacturing Co., in 71 Cortlandt st to W. C. Disbrow, in 124 Front st to the Franklin Lithia Springs Co. of 207 Front st, and in 72-74 Beaver st to the M. I. Stix Co.

M. & L. HESS leased for the McKeon Realty Co. to Stettiner Bros. printers, now at 52 Duane st, the 9th loft in the building in course of construction at 424 to 438 West 33d st, for a long term of years; also, to Zeese-Wilkinson Co., printers, now at 213 East 24th st, 3 lofts in the same new building, for a long term.

A. VON OSTERMAN leased in the Emmet Building a large office to the Whitman Advertising Agency of 127 Duane st, and with Carstein & Linnekin space on the 6th floor to Jules Melancon, dry goods commission merchants, and one-half of the 11th floor to Elackman Ross Advertising Agency for a term of years.

G. W. BARNEY leased to William Mulholland the 1st and 2d lofts in 79 White st; also to William E. Brown the 4th loft in 369 Broadway; also to the 5th Av. Fur Co. the 1st loft in 146 5th av, and to Nathan Nathans the 8th loft in 15 and 17 West 18th st.

J. L. CONTE leased for the Clark estate to John Aquino, importer, 398 Broome st, a 4-sty and basement building, for a term of years.

EWING, BACON & HENRY, as agents, leased space in the Architects' Building, northeast corner of 40th st and Park av, to the Lockwood, Green Co., of Boston, John Laura & Co., of 160 5th av, and John Hartell.

M. & L. HESS leased to Stettiner Brothers, of 52 Duane st, the 9th loft in 424 to 438 West 33d st; also three floors to The Zeese-Wilkinson Co., of 213 East 24th st.

THE McVICKAR-GAILLARD REALTY CO., agents for the Forty-two Broadway Building, rented for a term of years to the Havana Central Railroad Co., of 52 Broadway, a large suite of offices on one of the upper floors of the building. They have also rented offices to the various connections of the railroad, the Cuban and Pan-American Express, United Railway of Havana, Central Cuba Sugar, Washington Sugar and the Western Railways of Havana.

THE CHARLES F. NOYES CO. leased to the State Superintendent of Insurance offices in 58 William st; in the Market and Fulton Bank Building to the Braun Knifeless Scale Co., and in 27 Barclay st to the German-American Importing Co.

S. OSGOOD PELL & CO. leased to George W. Cole the 3d floor, containing 11,000 sq. ft. in the Thomas Building, at the southeast corner of Broadway and 63d st.

GEO. R. READ & CO., with the Charles F. Noyes Co. rented to Elliott Cahn and the Brazil Syndicate the entire building at 66 Front st for a long term of years at an annual rental of \$2,750.

HENRY H. ROGERS, JR., leased his former residence at the southwest corner of 57th st and Madison av, a 5-sty house, on lot 28.6x100.5, for a term of 10 years. The lessee, whose name is not given, will alter the building for business use. The opposite northwest corner was recently leased by the Union Trust Co. to John W. Brett, of 501 5th av, who announced that he would put in stores on the ground floor. Several other changes have been made recently in this block.

VAN VLIET & PLACE leased to Daniel J. Crotty the 5-sty building with store at 495 West st for a term of 3 years.

THE F. R. WOOD-W. H. DOLSON CO. rented the 3-sty dwelling at 157 West 82d st for Mrs. Kate Oberkink to Mrs. Annie L. Barker.

THE HARTSHORNE ESTATE leased to the Automat Restaurant Co. (controlled by Horn and Hardart) the building known as Bryant Hall on the west side of 6th av, opposite Bryant Park, and adjoining the southwest corner of 42d st, for a term of 21 years with the privilege of 3 renewals. For the first period the lessees will pay the estate a rental of about \$20,000 a year net, while the rental during the second term of 21 years will be based on 5 per cent. of the appraised value of the property at that time. The property is at 723 to 727 6th av and was years ago known as Lyric Hall where social events took place and where theatricals were rehearsed. It covers a plot 73.8x100. The building will be entirely remodeled, after which it will be used for a large restaurant.

J. C. EINSTEIN CO., INC., leased for the Collingwood Realty Co. for a long term of years the store and basement in 52 West 36th st. After extensive alterations the premises will be occupied by M. T. Wynne Art Co., importers of chinaware, who are now located at 39 West 21st st.

DOUGLAS L. ELLIMAN & CO. leased apartments in 960 Park av to I. V. McGlone, and in conjunction with Moore & Wyckoff to Mrs. Clement C. Moore; in 1269 Madison av to Thomas P. Gorman, and in 930 Madison av to Seth H. Sheldon and Mrs. Edith L. King.

EWING, BACON & HENRY rented space in the Architects' Building to Samuel Parsons & Co., of 1133 Broadway.

FOLSOM BROTHERS, INC., leased the 4-sty house at 125 East 39th st to Mrs. Frank Brooks.

M. & L. HESS leased the 2d loft in 105 and 107 East 29th st to the Graff Furnace Co., of 208 Water st, and the 4th loft in 48 West 22d st to M. Kasse & Co.

## Loans Are Readily Obtained on Reinforced Concrete Buildings

A LOAN HAS NEVER BEEN REFUSED, WHEN DESIRED, ON ANY OF THE TWO HUNDRED INDUSTRIAL BUILDINGS,

### LOFTS, FACTORIES AND WAREHOUSES

ERECTED BY US IN THE METROPOLITAN DISTRICT DURING THE PAST ELEVEN YEARS

## TURNER CONSTRUCTION COMPANY

11 BROADWAY, NEW YORK CITY

Reinforced Concrete Contractors and Engineers

### The Renewal of a

## TEN YEAR LEASE

in a loft building involves the question of maintenance cost on floor or floor covering. Up to date merchants demand the best.

## KOMPOLITE

is a dustless, fireproof composition flooring which requires no up-keep, except cleaning. It is laid in plastic form in attractive designs—like a rug. It is a practical "leader" to offer merchants as an inducement on renewal leases.

We will submit specifications and prices—plain or ornamental designs—furnish the material—lay the floor—and guarantee the job—just write or telephone.

## GENERAL KOMPOLITE CO.

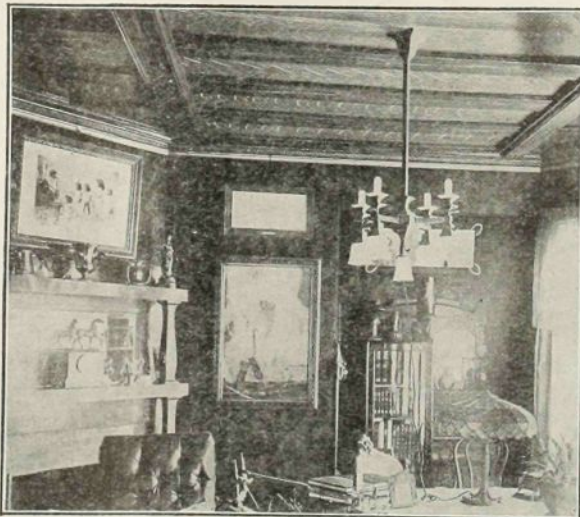
*The largest manufacturers of composition floor products in the United States*

Office and Salesroom  
No. 516 FIFTH AVENUE  
NEW YORK CITY

Factory  
KENT AVE. and NORTH 8th ST.  
BROOKLYN, N. Y.

*The test of seven years' experience is the proof behind our reliability*

## THIS METAL CEILING HAS CHARACTER



Beam Ceiling, Craftsman Style, in a Suburban Residence

A plain design—most effective as the "finishing touch." In Craftsman style, grained to match the effect of fine woodwork, it has all the advantages inherent to metal construction. No nails. All joints tongued and grooved. It does not shrink, swell or "craze." It is incombustible and does not harbor insects. Can be put up directly on wooden beams, flat tile arches or placed over plaster ceilings.

## NORTHROP, COBURN & DODGE CO.

40 Cherry Street

Pioneer Manufacturers

Telephone, 481 Beekman

NEW YORK



**Brooklyn.**

The following are the sales that have taken place during the week ending March 5, 1913, at the Brooklyn Sales-rooms, 189 Montague Street:

**WM. H. SMITH.**

McDONOUGH st, ns, 100 e Marcy av, 40x100; withdrawn.  
 PARK pl, ns, 368 e Underhill av, 17.10x131; Emma Blackburn. 6,700  
 PINE st, ws, 120 n Sutter av, 20x100; withdrawn.  
 PINE st, ws, 140 n Sutter av, 20x100; withdrawn.  
 45TH st (\*), ss, 280 e 6 av, 20x100.2; Wm E Kay. 3,000  
 45TH st (\*), ss, 400 e 6 av, 20x100.2; Wm E Kay. 3,000  
 74TH st (\*), ns, 366.10 e 4 av, 20x90.2; Jno Johnston. 5,750  
 74TH st (\*), ns, 106.10 e 4 av, 20x86.9; Jno Johnston. 5,850  
 75TH st (\*), ss, 166.9 e Ft Hamilton av, 20x100; R Annie Armstrong. 5,200  
 75TH st (\*), ss, 186.9 e Ft Hamilton av, 20x100; R Annie Armstrong. 5,200  
 BEDFORD av, es, 630 s Clarendon rd, 20x100; withdrawn.  
 LAFAYETTE av, ns, 22 w Steuben, 42.6x95; withdrawn.  
 LAFAYETTE av, ns, 64.6 w Steuben, 52.6x95; withdrawn.  
 ROGERS av, ws, 92 s Hawthorne, 30x96; Agnes M Pereira. 12,400  
 ROGERS av, ws, 61.11 s Hawthorne, 30x96; Chas W Frezier. 12,500  
 ROGERS av, ws, 30 n Winthrop, 30x96; Agnes M Pereira. 12,390  
 STONE av, ws, 170 s Riverdale av, 20x100, being lot 27, blk 3606, sec 12; foreclos tax lien; Nathan Sweedler. 725  
 STONE av, ws, 150 s Riverdale av, 20x100, being lot 25, blk 3606, sec 12, foreclos of tax lien; Nathan Sweedler. 725

**WM. P. RAE CO.**

VAN BRUNT st, ws, 80 s Union, 20x80; Gaetano Paturzo. 4,950  
 8TH st (\*), ns, 172.10 e 6 av, 12.6x100; Karl A Arvidson. 3,000  
 GRAND av (\*), ws, 295 n Gates av, 13x100; The Thrift. 3,700

**JAMES L. BRUMLEY.**

WINTHROP st, nwc Rogers av, 96x30; Agnes M Pereira. 16,725  
 21ST st, ns, 250 w 5 av, 25x100.2; adj to Mar 19.  
 ROGERS av, ws, 31.11 s Hawthorne, 30x96; Agnes M Pereira. 12,400  
**THE CHAUNCEY REAL ESTATE CO., LTD.**  
 VANDERBILT st (\*), ns, 20 w 19th, 20x64; Chas McLaughlin. 3,200

**JOSEPH P. DAY.**

(At 14-16 Vesey st, Manhattan.)  
 75TH st, 1815, ns, 94 e 18 av, 40x100, 3-sty fr dwg; voluntary; Cath Le Beau. 7,000

**CHARLES SHONGOOD.**

GARDEN st (\*), sws, lots 62, 63 and 64, map of estate of Elenor T Mills; Ede F Gundrum. 13,650  
 VERMONT st, ws, 150 n Blake av, 50x100; S S Schwartz. 18,150  
 W 2D st, ws, 50 n West av, 75x100; withdrawn.  
 GRAVESEND av (\*), es, 20 s Av N, 20x82; also GRAVESEND av, es, 60 s Av N, 80x112; Jacob Lewis. 31,000  
 GRAVESEND av, es, 60 s Av N, see Gravesend av, es, 20 s Av N.

**REFEREE'S SALE. (AT BOROUGH HALL.)**

SHEFFIELD av (\*) nec Pitkin av, 25x100; Aug J Jaeger. 1,500

Total .....\$188,715  
 Corresponding week, 1912..... 215,295

**VOLUNTARY AUCTION SALES.**

**Manhattan and Bronx.**

**JOSEPH P. DAY.  
 MAR. 11.**

15TH st, 260 W, ss, 73.6 e 8 av, 20x77.4, 5-sty & b bk & stn tnt.  
 17TH st, 44 W, ss, 278.7 e 6 av, 16.5x92x—x 91.8, 5-sty & b bk & stn dwgs with str.  
 39TH st, 117 E, ns, 158 w Lex av, 17x98.9, 4-sty & b bk & stn dwg with 1-sty bk ext.  
 48TH st, 168-70 W, see 7 av, 711-5.  
 56TH st W, nec 8 av, see 8 av, nec 56th.  
 150TH st, 246 E, ss, 175 w Morris av, 25x100, 3-sty fr tnt with str.  
 150TH st, 248 E, ss, 150 w Morris av, 25x100, 3-sty fr tnt.  
 5TH av, 2034, ws, 60.10 s 126th, 20x85, 4-sty & b bk & stn dwg.  
 7TH av, 711-5, es, 50.4 s 48th, runs s50xe120 xn100.4 to 48th (Nos 168-70) xw41xs50.4xw79 to beg 4-4-sty & 1-3-sty bk dwgs.  
 8TH av, nec 56th, 60.5x90, vacant.

**BRYAN L. KENNELLY.  
 MAR. 12.**

50TH st, 127-127B E, see Lex av, 559-71.  
 51ST st, 166 E, see Lex av, 559-71.  
 51ST st E, sec Lex av, see Lex av, 559-71.  
 177TH st W, nwc Northern av, see Northern av, nwc 177th.

**Members of the  
 Real Estate Board of Brokers  
 City of New York (Incorporated)**

E. A. TREDWELL, *President*  
 CHARLES E. DUROSS, *Vice-President*  
 ELISHA SNIFFIN, *Secretary*  
 ALFRED V. AMY, *Treasurer*



**BOARD OF GOVERNORS**

E. A. TREDWELL  
 CHARLES E. DUROSS  
 ELISHA SNIFFIN  
 ALFRED V. AMY  
 GERALD R. BROWN  
 WARREN CRUIKSHANK  
 W. J. VAN PELT  
 ALBERT B. ASHFORTH  
 L. M. D. McGUIRE

FRANK D. AMES      BURTON J. BERRY  
 Pres.                      Sec'y-Treas.  
**AMES & COMPANY**  
 Real Estate Agents and Brokers  
 Telephone 3570 Madison Sq.    26 WEST 31st ST.

**SIG. CEDERSTROM**  
 Expert Appraiser  
 Complete Card Index Record of Deeds, Mortgages, Auction Sales, Projected Buildings, Lis Pendens, etc  
 Phone, 5732 Main    201 Montague St., Brooklyn

**A. M. CUDNER  
 REAL ESTATE CO.**  
 Real Estate Brokers and Managers  
 254 WEST 23D STREET

**REMSEN DARLING**  
 Mortgage Loans  
 Phone 3500 Cortlandt      170 BROADWAY

*Joseph P. Day*  
 Auctioneer  
 31 NASSAU STREET

**DE SELDING BROTHERS**  
 Real Estate, Loans, Appraisals  
 Telephone Connection      128 BROADWAY

**WANT** your business story placed in the most conspicuous position possible, before the best Real Estate Brokers and Operators, or the Builders and Managers of Greater New York? Then, get in an order quick for a front cover. The sale is limited.



**DUROSS COMPANY**  
 Real Estate—Mortgages  
 155 W. 14th St.      156 Broadway

**AUSTIN FINEGAN**  
 Real Estate—Insurance—Appraisals  
 35 NASSAU STREET      Tel., 1730 Cortlandt

**P. A. GEOGHEGAN**  
 Real Estate Agent, Broker, Appraiser  
 Renting and Collecting a Specialty  
 464 EIGHTH AVENUE  
 Telephone, 298 Greeley      Near 34th Street

D. A. Clarkson      C. L. Clarkson  
**OGDEN & CLARKSON**  
 Real Estate      Estates Managed  
 17 WEST 30TH STREET

**EDWARD D. PALMER**  
 Real Estate—Mortgage Loans  
 Insurance    179 COLUMBUS AVE., cor. 68th St.

**LOUIS SCHRAG**  
 Agent, Broker and Appraiser  
 Real Estate  
 Established 1890  
 Tel. 1700-1 Chelsea  
 142 W. 23d St.

**FRANK E. SMITH**  
 Real Estate Investments  
 Telephone 6443 Gramercy      3 MADISON AVE.

**TUCKER, SPEYERS & CO.**  
 Real Estate  
 435 FIFTH AVENUE, NEAR 39th STREET  
 Telephone, 2750 Murray Hill

**JAMES N. WELLS' SONS**  
 Real Estate and Insurance  
 Since 1835 at No. 191 NINTH AVENUE  
 William J. Wells      Established 1819  
 James P. Eadie      Phone, 5266 Chelsea

**Frederick Zittel & Sons**  
 Real Estate and Insurance  
 Main Office: BROADWAY, S. W. COR. 79th ST.  
 Uptown Office: 3453 BROADWAY, Nr. 140th St.  
 Downtown Office: 114 NASSAU STREET



Directory of Real Estate Brokers

Real Estate Operators

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

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

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

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

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

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

Mount Vernon

Anderson Realty Company
William S. Anderson, President
Mount Vernon and Southern Westchester
REAL ESTATE
TWENTY-TWO EAST FIRST STREET
MOUNT VERNON, N. Y.
"The Busy Corner" Tel. 585 Mt. Vernon

OCEAN av, es. 174.11 s Newkirk av, 50x106.2;
Albt H Davis—Wm A Ehrigott Jr Co et al; Geo
W Titcomb (A), 215 Montague; Jere A Wern-
berg (R); Wm H Smith.

MAR. 15.
No Legal Sales advertised for this day.
MAR. 17.

66TH st, ss, 280 e 14 av, 20x100; Catherine
E Miller—Antonio Armato et al; Milton Hertz
(A), 391 Fulton; Jacob A Freedman (R);
Charles Shongood.

FT HAMILTON av, ws, 100 s 90th, 20x116.3;
FT HAMILTON av, ws, 160 s 90th, 40x116.3; Jno
Kaiser—City Equity Co et al; Tovia H Nekton
(A), 189 Montague; Leon M Prince (R);
Charles Shongood.

W. G. Cornell Co. Expands.

The W. G. Cornell Company, specialists in
plumbing, heating, ventilating and electrical
work, has enlarged its offices in the Everett
Building, at Fourth avenue and 17th street, and
now occupies the suite of offices extending across
the entire 17th street side of the building at the
fifth floor.

Half a decade ago this company began busi-
ness with small offices in the building they had
equipped with plumbing under the architects,
Goldwin Starrett & Van Vleck and as sub-con-
tractors to the builders, the George A. Fuller
Construction Company. W. G. Cornell, the
president, Edward A. Slosson, the vice-presi-
dent, George W. Simmons, treasurer and sec-
retary, all experts in their line, full of enthu-
siasm and a conviction that there was a place
abreast of other departments of engineering for
that of sanitation, other than that of the sub-
cellular workshop, reached out for work offered
by such builders as the George A. Fuller Con-
struction Company and the Thompson-Starrett
Company among others. Offering to architects
and builders equipment backed by resources
sufficiently large to assure the satisfactory com-
pletion of any job no matter how large, suc-
cess soon made it necessary for the company to
extend its field of activity to other cities and so
offices were from time to time opened in Boston,
Baltimore and Washington.

Continued increase in business here in New
York has made further expansion imperative
and its facilities are now such as to enable it
more easily to take care of its rapidly increasing
business.

MANHATTAN

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

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

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

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

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

JOHN ARMSTRONG
Real Estate Agent and Broker
Tel., 211 Harlem. 1984 Third Ave., Cor. 100th St.

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

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

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

BRAUDE-PAPAE COMPANY
REAL ESTATE LOANS INSURANCE
Management of Estates
BWAY. & 142d St. Phone Audubon 6137

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

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

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

BENJAMIN R. LUMMIS
Real Estate
25 WEST 33d STREET

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

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

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

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

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

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

JAMES A. SHEERAN
Real Estate, Insurance, Mortgages
1250 Lexington Ave., above 81th St. Phone Lenox 1068

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

THE BRONX

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

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

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

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

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

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

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

Telephone 36 Wmsbrdge ULLMAN
Real Estate in All Branches
3221 WHITE PLAINS AVE., above 207th St.

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

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





**LINCOLN RD.**—To lay a preliminary asphalt pavement on LINCOLN RD, from Nostrand av to a point about 500 ft. east therefrom. Adopted.

**45TH ST.**—To lay a preliminary asphalt pavement on 45TH ST, from 15th av to 17th av. Adopted.

**3D ST.**—To lay a preliminary asphalt pavement on 3D ST, from 18th av to Foster av. Adopted.

**UNION ST.**—To regulate, grade, set cement curb and lay cement sidewalks on UNION ST, from Schenectady av to Utica av. Adopted.

**BEVERLY RD.**—To lay a preliminary asphalt pavement on BEVERLY RD, from Nostrand av to New York av. Adopted.

**AV L.**—To lay a preliminary asphalt pavement on AV L, from East 19th st to Ocean av. Adopted.

**BROOKLYN AV.**—To regulate and grade BROOKLYN AV, from President st to Crown st, set cement curb and lay cement sidewalks on the east side, from President st to Carroll st, and on both sides, from Carroll st to Crown st. Adopted.

**18TH AV.**—To construct a sewer in 18TH AV from 62d st to 63d st. Adopted.

**AV I.**—To amend resolutions of March 9, 1910, initiating proceedings to pave AV I with asphalt on concrete foundation, from Ocean av to the Long Island Railroad, by providing for a preliminary asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary or permanent asphalt pavement on AV I, from Ocean av to the Long Island Railroad." Adopted.

**74TH ST.**—To lay a preliminary asphalt pavement on 74TH ST, from 16th av to 17th av. Adopted.

**EAST 14TH ST.**—To construct a sewer in EAST 14TH ST, from Av O to Av N. Adopted.

**AV F.**—To lay a preliminary or permanent asphalt pavement on AV F, from Gravesend av to West st. Laid over for 3 months.

**PARK PL.**—That the front of lot lying on the south side of PARK PL, bet Albany and Troy avs, known as 18, Block 1370, be graded to the level of the curb, at the expense of the owner or owners of said lot. Estimated cost, \$20; assessed valuation, \$7,350. Denied.

**EAST 2D ST.**—To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary or permanent asphalt pavement on EAST 2D ST, from Av I to 22d av. AMENDED, as follows: "Resolution 1. To regulate, grade, set cement curb and lay cement sidewalks on EAST 2D ST, from Av I to 22d av. Adopted, as amended. Resolution 2. To lay a preliminary asphalt pavement on a 4-inch concrete foundation on EAST 2D ST, from Av I to 22d av. Adopted, as amended.

**PARK PL.**—That the lots lying on the south side of PARK PL, bet Albany and Troy avs, known as 18, and part of 17, in Block 1370, 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, \$8,850. Denied.

**SULLIVAN ST.**—To lay a preliminary asphalt pavement on SULLIVAN ST, from Washington av to Bedford av. Adopted.

**MIDWOOD ST.**—To regulate, grade, set cement curb and lay cement sidewalks on MIDWOOD ST, from New York av west about 100 ft. to former Canarsie av. Adopted.

**MIDWOOD ST.**—To lay a preliminary asphalt pavement on MIDWOOD ST, from Nostrand av to New York av. Adopted.

**EAST 25TH ST.**—Recommending to the Board of Aldermen that the name of EAST 25TH ST, from Flatbush av south to the termination thereof, be changed to BEDFORD AV. Adopted.

**18TH AV.**—To construct a sewer basin on 18TH AV, west side, about 170 ft. south from the south house line of Benson av, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin. Estimated cost, \$225; assessed valuation, \$45,600. Adopted.

**SURF AV.**—To construct sewers in SURF AV, from West 19th st to West 27th st; in WEST 20TH ST, from Surf av to Mermaid av; in WEST 21ST ST, from Surf av to Mermaid av, and in WEST 23D ST, from Surf av to a point in the ATLANTIC OCEAN about 1,000 ft. south of Surf av. Adopted.

**WEST 20TH ST.**—To construct sanitary sewer in WEST 20TH ST, from Neptune av to Mermaid av. Adopted.

**19TH AV.**—To regulate, grade, set cement curb and lay cement sidewalks on 19TH AV, from the right of way of the Long Island Railroad to West st, and on West st, from 19th av to 47th st. Adopted.

**17TH AV.**—To lay a preliminary asphalt pavement on 17TH AV, from West st to 45th st. Adopted.

**17TH AV.**—To lay a preliminary asphalt pavement on 17TH AV, from 45th st to 53d st. Adopted.

**AV M.**—That the roadway width of AV M be fixed at 36 ft. from Nostrand av to Flatbush av. Adopted.

**Local Board of New Lots.**

**AT EOROUGH HALL BROOKLYN, FEB. 27.**

**RALPH AV.**—To construct a sewer in RALPH AV, from Eastern parkway to East New York av. Adopted.

**RALPH AV.**—That cement sidewalks be laid on RALPH AV, bet Eastern parkway and East New York av, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, \$500; assessed valuation, \$94,925. Adopted.

**AMBOY ST.**—To rescind resolution of May 4, 1911, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on AMBOY ST, from Sutter av to Blake av. Adopted.

**EAST NEW YORK AV.**—To lay a preliminary or permanent asphalt pavement on EAST NEW YORK AV, from East 98th st to Pitkin av. Adopted.

**EAST NEW YORK AV.**—To lay a preliminary pavement of second-hand granite block on a sand foundation on EAST NEW YORK AV, from Utica av to East 98th st. Adopted.

**PUBLIC PARK.**—To rescind resolution of Nov. 2, 1910, recommending to the Board of Estimate and Apportionment an alteration in the map or plan of The City of New York by locating and laying out a PUBLIC PARK bounded by Warwick st, Jamaica av, Ashtord st and Ridgewood av. Adopted.

**GRAFTON ST.**—To lay a preliminary asphalt pavement on GRAFTON ST, bet Blake av and East 98th st. Adopted.

**BARRETT ST.**—To regulate, grade, set cement curb and lay cement sidewalks on BARRETT ST, bet Livonia av and East 98th st. Adopted.

**RALPH AV.**—To lay a preliminary or permanent pavement on RALPH AV, from Lincoln pl to East New York av. AMENDED, as follows: To lay a preliminary asphalt pavement on a 5-inch concrete foundation on RALPH AV, from Lincoln pl to Eastern Parkway, and to lay a permanent granite block pavement from Eastern Parkway to East New York av. Adopted as amended.

**HOWARD AV.**—To regulate, grade, set cement curb and lay cement sidewalks on HOWARD AV, from East New York av to Blake av, and to set cement curb for malls in the middle of the roadway in the block bet East New York and Sutter avs, and for a triangle at BLAKE AV, in accordance with a map adopted by the Board of Estimate and Apportionment on Nov. 2, 1911. Adopted.

**HOWARD AV.**—To lay a preliminary asphalt pavement on all that portion of the roadway of HOWARD AV, bet East New York and Blake avs, outside of the malls shown on a plan adopted by the Board of Estimate and Apportionment Nov. 2, 1911. Adopted.

**MILFORD ST, ETC.**—That the lots lying on the east side of MILFORD ST, bet Glenmore and Pitkin av, on the south side of GLENMORE AV, bet Milford and Logan sts, and on the west side of LOGAN ST, bet Glenmore and Pitkin avs, known as Nos. 7, 9, 11, 13, 20, 23, 26, 28, 29, 30, 31, 33 and 34, Block 4208, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lots. Estimated cost, \$190; assessed valuation, \$22,100. Adopted.

**ATLANTIC AV.**—That the lot lying on the south side of ATLANTIC AV, bet Schenectady and Utica avs, known as 14, Block 1336, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lot. Estimated cost, \$10; assessed valuation, \$15,000. Adopted.

**JEROME ST.**—To amend resolution of March 15, 1912, initiating proceedings to pave JEROME ST with asphalt on concrete foundation, from Glenmore av to Pitkin av, by providing for a permanent asphalt pavement, so as to make the amended resolution read as follows: To lay a preliminary or permanent asphalt pavement on JEROME ST, from Glenmore av to Pitkin av. Adopted.

**DOUGLASS ST.**—To amend resolution of May 4, 1911, initiating proceedings to pave DOUGLASS ST with asphalt bet Sutter and Blake avs, by providing for a preliminary asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary or permanent asphalt pavement on DOUGLASS ST, bet Sutter and Blake avs." Adopted.

**EAST 51ST ST.**—To open EAST 51ST ST, from Glenwood rd to Flatbush av. Laid over.

**LOTT AV.**—To amend resolution of July 10, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on LOTT AV, from Bristol st to Rockaway av, by substituting the words "regrading where necessary" for the word "grading," so as to make the amended resolution read as follows: "To regulate, regrade where necessary, set cement curb and lay cement sidewalks on LOTT AV, from Bristol st to Rockaway av, where not already done." Adopted.

**ROCKAWAY AV.**—To lay a permanent asphalt pavement on ROCKAWAY AV, from Riverdale av to Lott av. Adopted.

**EAST 96TH ST.**—To construct sewers in EAST 96TH ST, from Clarkson av to Av A, and in LENOX RD, from East 95th st to East 98th st. Adopted.

**LENOX RD.**—To construct a sewer in LENOX RD, from East 95th st to East 94th st, and an outlet sewer in LENOX RD, from East 94th st to Remsen av. Adopted.

**EAST 95TH ST.**—To construct sewers in EAST 95TH ST, from Clarkson av to Av A. Adopted.

**LINDEN AV.**—To construct a sewer in LINDEN AV, from East 96th st to East 98th st. Adopted.

**LOTT AV.**—To construct a sewer in LOTT AV, from East 98th st to Douglass st. Adopted.

**HINSDALE ST.**—To regulate, grade, set cement curb and lay cement sidewalks on HINSDALE ST, from Riverdale av to New Lots av. Adopted.

**HINSDALE ST.**—That cement sidewalks be laid on both sides of HINSDALE ST, from Dumont av to Riverdale av, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, \$1,600; assessed valuation, \$103,550. Adopted.

**WILLIAMS AV.**—That cement sidewalks be laid on both sides of WILLIAMS AV bet Dumont and Riverdale avs, at the expense of the owner or owners of lots in front of which sidewalks are to be laid. Estimated cost, \$1,700; assessed valuation, \$108,500. Adopted.

**WILLIAMS AV.**—To regulate, grade, set cement curb and lay cement sidewalks on WILLIAMS AV, from Riverdale av to New Lots av. Adopted.

**WARWICK ST.**—To amend resolution of September 13, 1911, initiating proceedings to pave WARWICK ST, with asphalt on concrete foundation, bet Sutter and Dumont avs, by providing for a preliminary asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary asphalt pavement on WARWICK ST, from Sutter av to Dumont av. Adopted.

**ETNA ST, ETC.**—Recommending to the Board of Estimate and Apportionment an alteration in the map or plan of The City of New York by changing the lines and grades in the STREET SYSTEM heretofore bounded by Etna st, Railroad av, Ridgewood av and Crescent st. Laid over.

**STONE AV.**—To amend resolution of July 9, 1908, initiating proceedings to open STONE AV, from Riverdale av to East 103d st, the land occupied by the tracks of the Long Island Railroad, by excluding from the provisions thereof that portion of STONE AV, bet New Lots av and East 103d st, so as to make the amended resolution read as follows: "To open STONE AV, from Riverdale av to New Lots av." Adopted.

**EAST 94TH ST.**—To amend resolution of July 10, 1907, initiating proceedings to regulate and grade EAST 94TH ST, from East New York av to Linden av, and from 80 ft. south of Ditmas av to Sea View av, and to set curb on concrete and lay cement sidewalks from East New York av to Linden av, and from a point 80 ft. south of Ditmas av, to Av M, where not already done, by excluding from the provisions thereof that portion of EAST 94TH ST, from Av M to Sea View av, and by providing for cement curb instead of curb on concrete, so as to make the amended resolution read as follows: "To regulate, grade, set cement curb and lay cement sidewalks on EAST 94TH ST, from East New York av to Linden av, and from a point 80 ft. south of Ditmas av to Av M, where not already done." Adopted.

**LINCOLN AV.**—To amend resolution of July 10, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on LINCOLN AV, bet Pitkin and Hegeman avs, by excluding therefrom that portion of LINCOLN AV bet an old road just north of Hegeman av and Hegeman av, so as to make the amended resolution read as follows: "To regulate, grade, set cement curb and lay cement sidewalks on LINCOLN AV, from Pitkin av to an old rd about 35 ft. north of Hegeman av." Adopted.

**BELMONT AV.**—To amend proceedings to open BELMONT AV, from Pennsylvania av to Wyona st, and from Elderts la to the old City line, by including therein that portion of BELMONT AV bet Powell and Junius sts, so as to make the amended resolution read as follows: "To open BELMONT AV, from Powell st to Junius st; from Pennsylvania av to Wyona st, and from Elderts la to the old City line. Adopted.

**AMBOY ST.**—To amend resolution of October 2, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on AMBOY ST, from Blake av to Lott av, by excluding from the provisions thereof that portion of AMBOY ST, bet Dumont and Livonia avs, so as to make the amended resolution read as follows: "To regulate, grade, set cement curb and lay cement sidewalks on AMBOY ST, from Blake av to Dumont av, and from Livonia av to Lott av, where not already done." Adopted.

**LOUISIANA AV.**—To open LOUISIANA AV, from Williams av to a point about 200 ft. south of Wortman av. Adopted.

**IRVING AV.**—To construct a sewer and appurtenances in IRVING AV, from Halsey st to Moffatt st, and in DECATUR ST, from the Borough line to Wyckoff av. Adopted.

**ATLANTIC AV.**—To amend resolution of June 27, 1912, initiating proceedings to lay a permanent asphalt pavement on ATLANTIC AV, outside of the right of way of the Long Island Railroad Company, bet Berriman st and the county line, by excluding that portion of ATLANTIC AV, from Berriman st to a line about 20 ft. east of Dresden st, so as to make the amended resolution read as follows: "To lay a permanent asphalt pavement on ATLANTIC AV, outside of the right of way of the Long Island Railroad Company, bet a line about 20 ft. east of Dresden st and the county line." Adopted.

**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 253 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 improvements as the regulating and grading of streets, the laying of sewers, etc.

### By the Supreme Court.

#### AMENDED PROCEEDINGS.

**WEST 19TH ST, ETC., BROOKLYN.**—Amending application relative to acquiring title to lands, etc., required for opening and extending WEST 19TH ST, from Av Z to Surf av, excepting the right-of-way of the New York and Coney Island Railroad, and of WEST 20TH ST, from Av Z to Surf av, excepting the right-of-way of the New York and Coney Island Railroad, by excluding therefrom such lands as are necessary to open WEST 19TH ST, from Av Z to Neptune av, and WEST 20TH ST, from Av Z to Neptune av, and for the discontinuance of said proceeding in so far as the same affects the land in WEST 19TH ST, from Av Z to Neptune av, and WEST 20TH ST, from Av Z to Neptune av, pursuant to a resolution of the Board of Estimate and Apportionment adopted on the 25th day of February, 1910, and so as to conform to the change on the map or plan of the City of New York, as such map or plan was amended by resolution of the Board of Estimate and Apportionment, adopted on the 16th day of May, 1912, and approved by the Mayor of the City of New York on the 16th day of May, 1912, which amendment provided for the change of the lines of WEST 19TH ST, from Neptune av to Surf av, and WEST 20TH ST, from Neptune av to Surf av, excepting in each case the right-of-way of the New York and Coney Island Railroad. APPLICATION will be made to a Special Term of the Supreme Court for the hearing of motions, County Court House, Brooklyn, on March 18, at 10.30 a. m., to amend the above mentioned proceeding.

#### APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

**VAN CORTLANDT PARK SOUTH, BRONX.**—Acquiring title to lands, etc., required for the opening and extending of VAN CORTLANDT PARK SOUTH, from Broadway to Mosholu parkway, excluding the right-of-way of the New York and Putnam Railroad. Application will be made in Special Term, Part 3, Supreme Court, Manhattan, on March 14, at 10.30 a. m., for the appointment of Commissioners of Estimate and Assessment in the above proceeding.

**WINTHROP AV, QUEENS.**—Acquiring title to the lands, etc., required for the opening and extending of WINTHROP AV, from the east line of Chauncey st to the east line of the 1st Ward (Old Bowery Bay rd). Application will be made to a Special Term of the Supreme Court for the hearing of motions, County Court House, BROOKLYN, on March 14, at 10.30 a. m., for the appointment of Commissioners of Estimate and Assessment in the above proceeding.

**GROVE (GROVER) ST, ETC., QUEENS.**—Acquiring title to the lands, etc., required for the opening and extending of GROVE (GROVER) ST, from Woodward av to Traffic st; VINCENT ST, from Ralph st to Metropolitan av; and RALPH ST, from Grandview av to Traffic st. Application will be made in a Special Term of the Supreme Court for the hearing of motions, County Court House, BROOKLYN, on March 14, at 10.30 a. m., for the appointment of Commissioners of Estimate and Assessment in the above proceeding.

#### FINAL REPORTS.

**BRYANT AV, BRONX.**—Acquiring title to lands, etc., required as a site for a school, on the west side of BRYANT AV, bet East 172d st and East 173d st. The final report of James Philip Van Kirk, James F. Delaney and James J. M. McMahon, Commissioners of Estimate and Appraisal in the above proceeding, will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on March 13, at 10.30 a. m.

**WEST 138TH ST, MANHATTAN.**—Acquiring title to lands, etc., required for the widening of WEST 138TH ST, at its junction with 5th av (unofficial name). The supplemental and amended final report of the Commissioner of Assessment in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on March 10, at 10.30 a. m.

**MAPLE ST, BROOKLYN.**—Acquiring title to the lands, etc., required for opening and extending MAPLE ST, from Nostrand av to Troy av, 29th Ward. The final report of the commissioners in the above proceeding will be presented, for confirmation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on March 12, at 10 a. m.

#### BILLS OF COST.

**GARRISON AV, QUEENS.**—Acquiring title to lands, etc., required for the opening and extending of GARRISON AV, from Grand st to Flushing av, 2d Ward. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court, for the hearing of motions, in the County Court House, Brooklyn, on March 12, at 10 a. m.

### By Comm's Estimate and Assessment.

**GROTE ST, ETC., BRONX.**—Acquiring title to the lands, etc., required for the opening of GROTE ST (unofficial name), from East 182d st to Southern boulevard; in the matter of the application for damages caused by the closing, etc., of FORMER KINGSBRIDGE RD, from Prospect av to Southern boulevard, and from Prospect av to Crotona av. Frank D. Arthur, Henry H. Sherman and Roderick J. Kennedy, Commissioners of Estimate and Assessment in the above proceeding, have completed their supplemental and amended estimate and assessment, and all persons who are opposed to the same must present their objections, in writing, to the commissioners at 90 West Broadway, Manhattan, on or before March 11; and they will hear all such parties, in person, on March 13, at 2 p. m.

**SCOTT AV, BROOKLYN.**—Acquiring title to lands, etc., required for the opening and extending of SCOTT AV, from Flushing av to St. Nicholas av. Herbert H. Worthley, Commissioner of Assessment in the above proceeding, has completed his amended and supplemental estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before March 10; and he will hear all such parties, in person, on March 11, at 2 p. m.

#### Notices to Present Claims.

**WALLACE AV, ETC., BRONX.**—Acquiring title to the lands, etc., required for the opening and extending of WALLACE AV, from Baker av to Bear Swamp rd; BARNES AV, from Baker av to Bear Swamp rd; MATTHEWS AV, from Baker av to a point about 149 ft. east of its intersection with the east line of Barnes av to Bear Swamp rd, and MULINER AV, from Morris Park av to Bear Swamp rd, 24th Ward. All persons having any claims on account of the above proceeding must present same, in writing, to Edward D. Dowling, Ralph Weil and Francis P. Kenney, commissioners, at 90 West Broadway, Manhattan, on or before March 14; and they will hear all such parties, in person, on March 19, at 1 p. m.

**EAST 21ST ST, ETC., BROOKLYN.**—Acquiring title to the lands, etc., required for opening and extending EAST 21ST ST, from Av M to a point about 70 ft. south of Av O; EAST 22D ST, from Av M to Kings Highway; EAST 23D ST, from Av M to Kings Highway; EAST 24TH ST, from a point 640 ft. south of Av L to Kings Highway; EAST 25TH ST, from Av M to Kings Highway; AV O, from the west line of the former village of South Greenfield at the intersection of East 23d st to East 26th st; and AV N, from Gravesend av to Flatlands av, 31st and 32d Wards. All persons having any claim on account of the above proceeding must present same, in writing, to Edward F. Linton, Thos. O'Neil and John Drennan, commissioners, at 166 Montague st, Brooklyn, on or before March 17; and they will hear all such parties, in person, on March 20, at 3.30 p. m.

**CHURCH AV, BROOKLYN.**—Acquiring title to the lands, etc., required for opening and extending CHURCH AV, from Brooklyn av to East 98th st, in the 29th and 32d Wards. All persons having any claim on account of the above proceeding must present same, in writing, to John F. Canavan, S. D. Baldwin and W. Seward Shanahan, commissioners, at 166 Montague st, on or before March 17; and they will hear all such parties, in person, on March 21, at 2 p. m.

**EAST NEW YORK AV, BROOKLYN.**—Acquiring title to the lands, etc., required for opening and extending EAST NEW YORK AV, from Canarsie av to Pitkin av; LEFFERTS AV, from the west line of Utica av to East New York av; UTICA AV, from Lefferts av to East New York av; and LINCOLN RD, from Nostrand av to Canarsie av, in the 26th and 29th Wards. All persons having any claims on account of the above proceeding must present same, in writing, to E. J. Grant, Geo. J. S. Dowling and Edward Lyons, commissioners, on or before March 17; and they will hear all such parties, in person, on March 20, at 2 p. m.

#### PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested; and all persons who are opposed to these assessments must present their objections, in writing, to the Secretary of the Board, at the above address, on or before April 1, at 11 a. m., when testimony will be taken:

##### BROOKLYN.

**DAHLGREN PL.**—Regulating, grading, curbing and flagging DAHLGREN PL, bet 86th and 92d sts, together with a list of awards for damages caused by a change of grade. List 2829.

**CHESTER AV.**—Regulating, grading, curbing and flagging CHESTER AV, bet Fort Hamilton av and Louisa st. List 2972.

**MONTROSE AV.**—Paving MONTROSE AV, as extended, from Union av to Broadway. List 2982.

**73D ST.**—Regulating, grading, curbing and flagging 73D ST, bet 10th and 11th avs. List 2986.

**HAWTHORNE ST.**—Regulating, grading, curbing and flagging HAWTHORNE ST, bet New York av and Kingston av. List 2979.

**EAST 4TH ST.**—Preliminary pavement in EAST 4TH ST, from Church av to Albemarle rd. List 2975.

**EAST 16TH ST.**—Preliminary pavement in EAST 16TH ST, from Foster av to Newkirk av. List 2976.

**ATKINS AV.**—Regulating, grading, curbing and flagging ATKINS AV, bet Sutter and Blake avs. List 2970.

**CLARKSON AV.**—Regulating, grading, curbing and flagging CLARKSON AV, from Troy av to East 98th st. List 2973.

**15TH AV.**—Regulating, grading, curbing and flagging 15TH AV, from Bath av to Cropsey av. List 2978.

**SEA VIEW AV.**—Regulating, grading and flagging SEA VIEW AV, bet Rockaway av and a point about 400 ft. east. List 2983.

**CORTELYOU RD.**—Regulating, grading, curbing and flagging CORTELYOU RD, bet Gravesend av and West st. List 2974.

**AV C.**—Paving AV C, from Ocean parkway to East 3d st. List 2989.

The area of assessment in the above entitled matters extends to within one-half the block at the intersecting and terminating streets.

**73D ST, ETC.**—Sewer in 73D ST, bet 10th and 11th avs, and in 72D ST, bet 10th and 11th avs. Area of assessment; Block Nos. 5903, 5914 and 5924. List 3014.

**16TH AV.**—Sewers in 16TH AV, bet 45th and 47th sts, and bet 48th and 52d sts. Area of assessment; Block Nos. 5433, 5434, 5436, 5437, 5447, 5448, 5453, 5454, 5458, 5459, 5465 and 5466. List 2587.

**82D ST.**—Flagging 82D ST, bet 11th and 12th avs; north side of SENATOR ST, bet 3d and 4th avs; east side of 10TH AV, bet 18th and 19th sts; south side of WINDSOR PL, bet Howard and Fuller pls, and 55TH ST, bet 12th and 13th avs. Affecting property in front of which work was done. List 2992.

**ALBEMARLE RD.**—Paving and curbing ALBEMARLE RD, bet East 3d and East 5th sts. The area of assessment extends to within one-half block at the intersecting and terminating streets. List 2988.

**61ST ST, ETC.**—Sewers in 61ST ST, from 21st av to Bay parkway, and in 62D ST, bet 21st av and Bay parkway. Area of assessment; Block Nos. 5522, 5529 and 5536. List 3017.

**6TH AV, ETC.**—Fencing lots on the east side of 6TH AV, bet 21st and 22d sts; east side of SHERMAN ST, bet Reeve pl and Greenwood av; west side of SACKMAN ST, bet Liberty av and East New York av; east side of CHRISTOPHER ST, bet Liberty and East New York avs; west side of WARWICK ST, bet Belmont and Sutter avs; south side of LIBERTY AV, bet Railroad av and Lincoln av; west side of LINCOLN AV, bet Liberty and Glenmore avs; north side of ARLINGTON AV, bet Dresden st and Shepherd av; west side of DRESDEN ST, bet Arlington av and Ridgewood av; north side of KNICKERBOCKER AV, bet Woodbine and Palmetto sts, and east side of PALMETTO ST, bet Knickerbocker and Irving avs. Affecting property in front of which work was done. List 2984.

**66TH ST.**—Sewer in 66TH ST, bet 12th and 13th avs. Area of assessment; Blocks 5753 and 5760. List 3016.

**75TH ST.**—Sewers in 75TH ST, both sides, bet New Utrecht av and 16th av, and in NEW UTRECHT AV, west side, bet 74th and 75th sts. Area of assessment; Block Nos. 6214 and 6225. List 2941.

**10TH AV, ETC.**—Sewer in 10TH AV, from 77th to 79th sts, and outlet in 78th st, bet 10th and Fort Hamilton avs; in FORT HAMILTON AV, east side, bet 78th st and 7th av, and in 7TH AV, east side, bet Fort Hamilton av and 79th st. Area of assessment; Block Nos. 5945, 5954, 5964, 5965, 5973, 5974 and 6242. List 3021.

**LOUISA ST.**—Sewer in LOUISA ST, from Chester av to 36th st. Area of assessment; Block Nos. 5310 and 5312. List 3012.

**GRAVESEND, BROOKLYN.**—To make the annual apportionment and assessment required for local improvements in the former town of Gravesend, under provisions of Chap. 118, Laws of 1892, as amended by Chap. 171, Laws of 1893, the BOARD OF ASSESSORS will meet at 320 Broadway, Manhattan, on March 26, at 11 a. m., when all persons interested in the lands to be affected shall be heard on the question of such apportionment and assessment, now open for inspection.

##### QUEENS.

**SENECA AV, ETC.**—Sewer and appurtenances in SENECA AV (COVERT AV), from De Kab av to Putnam av, and from Cornelia st to Myrtle av; in HIMROD ST, from Seneca av to the Brooklyn Borough line, and in PUTNAM AV, from Seneca av to Myrtle av, 2d Ward. Area of assessment; Block Nos. 12, 13, 19 to 21, 24 to 29, 31 to 34, 40 to 65, 72, 74 to 78, 84, 85, 87, 91 to 113, 115a, 115b and 126. List 2778.

#### 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.

**WEST 30TH ST.**—Restoring asphalt pavement in front of NOS. 145 TO 149 WEST 30TH ST, 20th Ward. Area of assessment; Lot 9, Block 806. April 28.

**WEST 70TH ST.**—Restoring asphalt pavement in front of NO. 1 WEST 70TH ST, 22d Ward. Area of assessment; Lot 29, Block 1123. April 28.

**WEST 111TH ST.**—Restoring asphalt pavement in front of NO. 6 WEST 111TH ST, 12th Ward. Area of assessment; Lot 42, Block 1594. April 28.

**EAST 117TH ST.**—Sewer in EAST 117TH ST, bet the Harlem river and Pleasant av, 12th Ward. Area of assessment; Blocks 1715 and 1716. April 26.

##### BRONX.

**EAST 239TH ST.**—Paving the roadway and adjusting curb on EAST 239TH ST, from Martha av to Vireo av, 24th Ward. Area of assessment; Both sides of East 239th st, from Martha av to Vireo av, and to the extent of half the block at the intersecting avenues. April 26.

**ROCHAMBEAU AV.**—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches, and placing fences, on ROCHAMBEAU AV, from 212th st to about 210 ft south of Van Courtlandt av, 24th Ward. Area of assessment; Extends to half the block at the intersecting streets and both sides of said avenue. April 26.

**EAST 205TH ST (ADEE AV).**—Opening EAST 205TH ST (ADEE AV), from White Plains rd to Boston rd, 24th Ward. Area of assessment; Obtained at Bureau of Assessments and Arrears, Bergen Building, Arthur and Tremont avs. April 26.

# CURRENT BUILDING OPERATIONS

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

## Triangular Block Improvement.

Gronenberg & Leuchtag, 303 5th avenue, have been selected architects in competition in which several well-known architects submitted plans for the improvement of the triangular block fronting on Fox, Simpson and 163d streets, The Bronx, with three high class apartment houses to cost about \$400,000. Two of the houses will front 128 and 120 feet in 163d street, six stories in height. The third will be five stories, V-shaped, 135x157 feet, fronting in Fox and Simpson streets. L. Pincus, of 1029 East 163d street, is the owner and will handle all contracts. Work is to be started shortly.

## Refrigerating Warehouse for Newark.

J. B. Snooks' Sons, architects, 261 Broadway, Manhattan, are preparing plans and will call for estimates from general contractors about March 15 for a seven-story reinforced concrete refrigerating warehouse, about 50x100 feet, to be erected at 47 River street, Newark, N. J., for the Merchant's Refrigerating Company, of 161 Chambers street, Manhattan. Complete details have not yet been determined as to the exact size of the building. The estimated cost is placed at \$150,000. George Horne, care of owner, will be the engineer.

## Nine-Story Apartment for Third Ave.

Rouse & Goldstone, 40 West 32d street, have been selected as architects for a nine-story apartment house to be erected at the southwest corner of Third avenue and 70th street for the 178 East 70th Street Company, which is composed of I. Randolph and E. Jacobs, of 160 Broadway. The plot measures 52x100 feet. The estimated cost is about \$250,000. This is one of the first improvements of this character in this neighborhood in many years.

## Ice-Making Plant Contemplated.

It is reported that a concern known as the Vermont Hygeia Ice Company will erect an ice and cold storage plant at Dyckman street and the Hudson River, costing in the neighborhood of \$100,000. There will be a cold storage building three stories, 122x116 feet, an ice-making and storage plant 138x87 feet, and an engine house 55x88 feet. It is stated that H. J. Campbell, of Yonkers, N. Y., will be the construction engineer.

## Dennison & Hirons Win Competition.

Dennison & Hirons, 475 Fifth avenue, Manhattan, have been selected architects by the New Brunswick Trust Company, for a new bank building to be erected at New Brunswick at a cost of about \$50,000. Local, as well as out of town architects competed.

## Rockefeller to Enlarge 54th St. House.

Duncan Candler, architect, of 10 East 33d street, is preparing plans and will receive estimates about April 1, for enlarging the residence of John D. Rockefeller, at 4 West 54th street, with an additional story to be used for servants' quarters. The work will cost \$25,000.

## NO ARCHITECTS SELECTED.

*In this department is published advance information regarding building projects where architects have not as yet been selected.*

KEARNEY, N. J.—The Copestone Lodge F. & A. M., William Englehart, chairman of building committee and Henry Canfield, town treasurer, Town Hall, are raising funds for the erection of a masonic hall on Kearney av, 150 ft south of Pomeroy av and will soon be ready to receive competitive sketches from architects. Cost, about \$50,000.

MALONE, N. Y.—Hardy & Hogle, 124 East Main st, contemplate the erection of a 2-sty brick theatre, 60x101 ft, in the north side of Pearl st, north of Main st, for which an architect will be selected about April 12th. Cost, about \$40,000.

BELLEVILLE, N. J.—The Belleville Motorboat Club contemplate the erection of a clubhouse in Main st. No architect has yet been selected.

NEW ROCHELLE, N. Y.—A. F. Beekman & Co. (grocery), New Rochelle, contemplates the erection of a 4-sty store and office building at the southwest corner of Division and Main sts. No architect has yet been selected.

NEW ROCHELLE, N. Y.—The congregation of St. Paul's Church contemplates the erection of a new brick edifice to cost about \$25,000. No architect has been retained.

WHITE PLAINS, N. Y.—It is reported that the Episcopal Church, of this place, contemplates the erection of a stone chapel in South White Plains, for which no architect has yet been selected.

MAMARONECK, N. Y.—It is said that Lucas Tripodi, of this place, contemplates the erection of a 3-sty brick apartment house on Mamaroneck av, to cost \$10,000, and that no architect has been selected.

## PLANS FIGURING.

### APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—Rab & Schoenberg, 316 Throop av, owner, are taking bids on the general contract for a 4-sty brick apartment, 50x88 ft., to be erected in Van Buren st, near Throop av, from plans by L. Berger & Co., Myrtle and Cypress avs, architects.

BROOKLYN.—F. J. Ashfield & Sons, 350 Fulton st, owners, are taking bids on subs for a 4-sty brick apartment, 40x102 ft., to be erected on the south side of Woodruff av, 49 ft. west of St. Paul pl, from plans by Slee & Bryson, 153 Montague st, architects. Cost about \$28,000.

BRONX.—The August Jacob Construction Co., August Jacob, president, and George H. Jacob, secretary, 2,000 Morris av, is taking bids for two 6-sty brick and limestone apartments, 75x100 and 100x100 ft., to be erected at the northwest corner of Morris av and 179th st, and on the west side of Morris av, 100 ft north of 179th st, from plans by Fred Jaeger, Tremont and Park avs, architect. Cost about \$205,000.

### DWELLINGS.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, architect, is taking bids for a frame residence, 38x34 ft, to be erected here to cost \$5,000.

JERICHO, L. I.—Figures are being received by W. W. Bosworth, 527 5th av, N. Y. C., architect, for a 2½-sty hollow tile and stucco residence for George Edward Kent, care of architect, owner.

RYE, N. Y.—William A. Dellan, 329 East 116th st, N. Y. C., owner, is taking bids on the general and separate contracts for ten 2-sty frame dwellings for William A. Dellan, 329 East 116th st, N. Y. C., owner.

RYE, N. Y.—Ellsworth & Marshall, of this place, general contractors, are taking bids on subs for a 2½-sty residence, 22x60 ft, for R. Stule, 30 Broad st, N. Y. C. Wallis & Goodwillie, 346 4th av, N. Y. C., are architects.

PLEASANTVILLE, N. Y.—Figures are being received for a 2½-sty frame residence, 40x24 ft, for A. W. Sutton. John C. Moore, Realty Building, White Plains, is architect.

### FACTORIES AND WAREHOUSES.

IRVINGTON, N. J.—Jos. B. Allen, 11 Sanford av, architect, is taking estimates on foundation and will soon take bids on the general contract for alterations to the ice cream plant at 19 Loretta st, for the J. T. Castles Ice Cream Co., of this place. E. N. Friedmann, 90 West st, N. Y. C., is engineer.

FONDA, N. Y.—The Fonda Glove Lining Co. has completed plans and are receiving bids for a 2-sty and basement mill addition and dye house to be erected early this spring.

### STABLES AND GARAGES.

BRONX.—John Westhofen, 251 East 125th st, is ready to receive estimates on subcontracts for stone and brick work, concreting, carpentering, plumbing, steam fitting, electric and roofing work for a 2-sty garage on Belmont av, Bronx.

### THEATRES.

64TH ST.—L. A. Sheinart, 194 Bowery, has completed plans for a 1-sty brick moving picture theatre with stores, 50x100 ft, at 345-349 East 64th st, for Jane Sandes and Catherine S. Rose, care of architect, owner. The Hart Amusement Co., 1520 Broadway, is lessee. Cost about \$10,000.

NEWARK, N. J.—Nathan Myers, Court Theatre Building, architect, is taking bids for a 3-sty brick, limestone and terra cotta theatre, ball room and auditorium, 50x100 ft, to be erected at 227-229 Springfield av, through to Court st, for the Lincoln Realty & Investment Co., 752 Broad st, owner; John C. Eisele, president. Cost, \$60,000.

MANHATTAN.—H. P. Wright & Co., 1123 Broadway, general contractors, are taking bids on all subs for alterations to the 5-sty brick store, office and theatre building, 154-160 West 41st st, for the Broadway and 41st St. Co. W. H. Hoffman, care of J. P. Whiskeman, 39 West 38th st, is architect.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

SHERMAN AV.—Moore & Landsiedel, 3d av and 148th st, are completing plans for a 9-sty apartment houses, 50x113 ft each, to be erected on the southside of Sherman av, 100 ft west of Academy st, in the Dyckman section and not in the Bronx, as was elsewhere reported. The Bendheim Constn Co., 128 Broadway, is the owner. Estimated cost, \$250,000.

HESTER ST.—Chas. M. Straub, 147 4th av, has completed plans for a 6-sty tenement, 43.9x67.6 ft., to be erected at 61-3 Hester st and 34 Ludlow st for Morris Maraus, 2026 7th av, owner. Cost about \$30,000.

S1ST ST.—Neville & Bagge, 217 West 125th st, have completed plans for a 9-sty apartment house, 56.3x85.8 ft., to be erected in the south side of S1st st, 256.3 ft. east of Amsterdam av, for the Wesley Realty Co., 2245 Broadway, owner. Cost about \$200,000.

139TH ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 9-sty apartment house to be erected in the south side of 139th st, from Edgecombe to St. Nicholas av, for the Solow Construction Co., 507 West 113th st, owner. Cost about \$225,000.

179TH ST.—J. H. Leonhauser, 2255 Broadway, has completed plans for a 5-sty tenement, 25x62 ft., to be erected in the south side of 179th st, 100 ft. east of St. Nicholas av, for A. B. Knight, 2255 Broadway, owner. Cost about \$30,000.

RIVERSIDE DR.—Chas. B. Meyers, 1 Union sq West, has completed plans for alterations to the 11-sty apartment house at 190 Riverside dr, for the Townsend Realty Co., 1328 Broadway, owner.

70TH ST.—Rouse & Goldstone, 40 West 32d st, have been selected architects for a 9-sty apartment to be erected at the southwest corner of 70th st and 3d av for the 178th East 70th St. Co., I. Randolph and E. Jacobs, 160 Broadway, is owner. Cost about \$250,000.

146TH ST.—Foundations are under way for a 6-sty apartment house, 50x87 ft., at 527 West 146th st for the Daniel Halley Construction Co., 1504 Anthony av. Moore & Landsiedel, 3d av and 148th st, architects. W. Masterson, 1388 Jessup pl, has the mason work for foundations, and Mr. Bossa, at site, the brick work. Cost about \$60,000.

55TH ST.—Wallis & Goodwillie, 346 4th av, are preparing plans for a 9-sty brick, marble and terra cotta apartment house, 50x89 ft., to be erected at 124-126 West 55th st for the Herald Square Holding Co., 62 West 45th st. Arnstein & Levy, 128 Broadway, and George Backer, 27 West 42d st, owners. L. A. Harding, 346 4th av, is engineer. Cost about \$200,000.

ST. NICHOLAS PL.—The Strathcona Construction Co. has purchased a plot extending from St. Nicholas pl to Edgecombe av, 75 ft south of 153d st. The plot, which fronts 100 ft on either avenue with a depth of 200 ft, is to be immediately improved with two 6-sty elevator apartment houses.

CONVENT AV.—Lena Scheidecker, care of George B. Gillie, 1676 Amsterdam av, has bought property at the southwest corner of Convent av and 145th st. No building operations are contemplated.

### SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education March 3rd for item 1, general construction, also item 2, plumbing and drainage of new P. S. 97, Manhattan. Item 1, the lowest bid was submitted by Cockerill &







# The Best Power Service Is Edison Service

Many men have spent large sums experimenting with different forms of power. The ideal power—the power that really helps—was found to be Edison Service. For power from Central Station has positively proved its superiority as the most economical and most reliable

## Much Can Be Learned From the Experience of Others

Let us tell you what Edison Service has done for other firms—cutting down the cost of business—increasing efficiency—helping business growth. One of our representatives will gladly place before you all the facts you desire. Why not get in touch with us today?

## The New York Edison Company

At Your Service

55 Duane Street

Phone Worth 3000

WOODHAVEN.—Shoe and Leather st, s s, 125 w Ferry st, 2-sty frame dwelling, 20x56, tin roof, 1 family; cost, \$3,000; owner, Domenico Muganno, Woodhaven; architect, Albert W. Lewis, 929 Washington av, Chester Park. Plan No. 571.

WOODHAVEN.—Vandever av, w s, 301 n Jamaica av, 2½-sty frame dwelling, 18x42, tin roof, 1 family; cost, \$2,000; owner, Jacob Kuetz, 25 Vandever av, Woodhaven; architect, Fred'k L. Rickmeyer, Woodhaven. Plan No. 568.

WOODHAVEN.—Woodhaven av, e s, 250 n Elm st, 2½-sty frame dwellings, 18x51, shingle roof, 1 family; cost, \$2,800; owner, Hugo A. C. Kratzenstein, 1629 Woodhaven av, Woodhaven; architect, Fred'k L. Rickmeyer, Woodhaven. Plan No. 567.

ARVERNE.—Carlton av, e s, 51 s Boulevard, two 2-sty frame dwellings, 17x38, shingle roof, 1 family; cost, \$7,000; owner, Herman Burger, Arverne; architects, Sprung & Wertheimer, 70 N. Fairview av, Rockaway Beach. Plan Nos. 539-540.

ELMHURST.—Toledo av, w s, 100 n Prospect av, and Prospect st, n s, 100 w Toledo av, Summit av, n s, 200 e Toledo av, nine 2½-sty frame dwellings, 21x43, shingle roof, 2 families; cost, \$33,300; owner and architect, John Simpson, 51 Grand av, Elmhurst. Plan Nos. 542 to 550.

KEW.—Audley st, n s, 110 w Greenfell av, 2½-sty frame dwelling, 35x22, tile roof, 1 family; cost, \$7,000; owner, Edgr Storms Co., 1798 Broadway, N. Y. C.; architect, D. A. Otto, 130 Fulton st, N. Y. C. Plan No. 541.

JAMAICA.—George st, e s, 418 n Dewey av, two 2-sty frame dwellings, 14x38, shingle roof, 1 family; cost, \$4,000; owner, C. E. Anderson, 63 Union Hall st, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan Nos. 551-552.

ARVERNE.—Ammerman av, e s, 300 n Amstel boulevard, five 2½-sty frame dwellings, 20x36, shingle roof, 1 family; cost, \$22,500; owner, Koidan Realty Co., 5 Pleasant av, Rockaway Beach; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 597-8-9-600-601.

FLUSHING.—Farrington st, w s, 255 n State st, two 2-sty frame dwellings, 20x46, shingle roof, 2 families; cost, \$9,600; owner and architect, T. T. Carlson, 481 6th st, Brooklyn. Plan Nos. 602-3.

FOREST HILLS.—Wendover rd, ne cor Rockrose pl, 2-sty brick dwelling, 36x31, tile roof, 1 family; cost, \$6,000; owner, Howard Duff, 365 Lewis st, Brooklyn; architect, Eugene Schoen, 25 West 45th st, N. Y. C. Plan No. 605.

EAST RIDGEWOOD.—Ford av, w s, 183 n Deyo st, five 2-sty frame dwellings, 16x29, tar and gravel roof, 1 family; cost, \$12,500; owner, Edward A. Fellows, 169 4th st, Union Course; architect, Ernest H. Tatje, 106 Van Siclen av, Brooklyn. Plan No. 590.

It might pay to tear out the heating apparatus in order to

## Keep Your Good Tenants

At any rate it would pay to consult a conservative Heating Engineer or Contractor when the tenant complains of poor heat—ask him about

## “SMITH QUALITY” Boilers and Radiators

The standard for economy and efficiency.

## MILLS <sup>Water</sup> <sub>Tube</sub> BOILERS

meet every requirement for heating Residences, Hotels, Apartment Houses, Churches and Schools by Steam—Hot Water—Vapor.

Installed by all responsible Heating Engineers and Contractors, and made by

## The H. B. Smith Company

Westfield, Mass.

Boston

New York

Philadelphia

## CHRISTIAN VORNDRAN'S SONS,

412 East 147th St.

Tel. 456 Melrose

## HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing Promptly Attended To





CHRYSTIE ST, 111, masonry and fireproof passageway to 6-sty brick stores and tenement; cost, \$100; owner, H. Nelson Flanagan, 53 Bond st; architect, Harry Hurwitz, 118 Eldridge st. Plan No. 465.

CLARKSON ST, 77, masonry to 5-sty brick store and tenement; cost, \$350; owner, Geo. Ehret, 235 East 92d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 432.

DIVISION ST, 52, new show windows and the extension of partitions and stairway to 5-sty store and loft; cost \$1000; owner Albert Stevane, 52 Division st; architect, Max Muller, 115 Nassau st. Plan No. 476.

GRAND ST, 416-18, masonry and new bake ovens to 6-sty brick and stone store and tenement; cost, \$2,000; owner, Abraham J. Rabiner, 328 Broome st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 414.

LAFAYETTE ST, 242-44, masonry and fireproof doors to 5-sty brick and stone storage; cost, \$100; owners, Samuel A. & Emilie Godwin, 810 Hillside av, Plainfield, N. J.; architect, W. Frank Bower, 44 Harrison st, East Orange, N. J. Plan No. 458.

PEARL ST, 188, masonry, fireproof stairs and new elevator to 5-sty brick and stone warehouse; cost, \$7,000; owners, Consolidated Drug-gists Realty Co., Chas. F. Schenssner, president, 297 Pearl st; architect, Chas. B. Meyers, 1 Union Sq. Plan No. 408.

SOUTH WILLIAM ST., 26, new store front stairway and plumbing to 4-sty brick and stone lofts and stores; cost, \$1,200; owners, Est. Alexander Brown, John A. Brown, Jr., exr., 21 Liberty st; architect, Adolph Falschow, 448 East 145th st. Plan No. 480.

WALL ST, 54, extensive alterations for increased height and side extension to 9 and 6-sty brick offices; cost, \$25,000; owner, The Central Trust Co., 54 Wall st, John M. Wallace, president; architect, Raymond Almirall, 185 Madison av. Plan No. 443.

WORTH ST, 164-170, new windows and partitions to 6-sty brick and stone tenement; cost, \$800; owners, Harris & Abraham Cohen, 168 Park av; architect, Chas. B. Meyers, 1 Union sq. Plan No. 451.

4TH ST, 325 West, new windows, doors and partitions to 5-sty brick and stone tenement; cost, \$300; owners, Estate Samuel C. Kipp, Ossining, N. Y., Wm. Kipp, executor, Ossining, N. Y.; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 439.

7TH ST, 222 East, reset partitions and masonry to 4-sty brick and stone tenement; cost, \$1,000; owner, John Harris, 222 East 7th st; architect, Henry Klein, 505 East 15th st. Plan No. 413.

14TH ST, 47-49 West, masonry and fireproofing to 5-sty brick store; cost, \$8,000; owner, Van Beuren Estate, 65 5th av; architect, Chas. Volz, 2 West 45th st. Plan No. 421.

16TH ST, 417 West, iron columns and new windows to 5-sty brick and stone tenement; cost, \$300; owners, Public Service Realty & Mortgage Co., Samuel Hellinger, Pres., 309 Broadway; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 416.

20TH ST, 236 West, fireproofing and masonry to 5-sty store and tenement; cost, \$2,000; owner, Kew Realty Co., 135 West 24th st; architect, Wm. H. Barnett 937 East 172d st. Plan No. 433.

23D ST, 40 East, masonry, fireproofing, new stairway and partitions to 5-sty brick store and lofts; cost, \$2,500; owner, Est. George Seigel, Chas. U. Talbot, trustee, 34 Pine st; architects, Dodge & Morrison, 134 Front st. Plan No. 464.

24TH ST, 36 to 44 West, one gravity and pressure tank for sprinkler system to 10-sty brick and stone storage; cost, \$2,000; owner, Philip Goerlitz, Catskill, N. Y.; architect, T. Walter Taylor, 770 East 12th st, Brooklyn, N. Y. Plan No. 454.

25TH ST, 418 East, masonry for increased height to 2-sty brick stable and offices; cost, \$1,200; owners, Jos. Garry & Son, Jos. Garry, president, 217 East 39th st; lessee, Jos. Garry & Son, 418 East 25th st; architect, F. Rabbe, Jr., 418 East 25th st. Plan No. 453.

28TH ST, 131-135 East, masonry, new partitions and bath rooms to 4-sty brick and stone dwelling and store; cost, \$10,000; owner, Mrs. Wm. Randolph Hearst, 114 East 28th st; architects, Dietrick Wortmann and H. W. Braun, 114 East 28th st. Plan No. 408.

32D ST, 245 East, enlarged doors, re-arranged partitions and ventilating to 3-sty brick and stone dwelling; cost, \$500; owner, Sophie Johnson, 243 East 32d st; architect, Frank W. Herter, 503 Manhattan av. Plan No. 478.

32D ST, 6-8-10 East, fireproof mezzanine gallery to 11-sty brick store and lofts; cost, \$1,000; owner, American Real Estate Co., Edw. B. Boynton, president, 201 West 79th st; architects, Forman and Light, 40 Cedar st. Plan No. 449.

34TH ST, 167 West, new partitions and flooring to 4-sty restaurant and dwelling; cost, \$200; owner, Wm. H. Hussey & Son, 150 West 35th st; lessee, Chas. O. Lanzer, 167 West 34th st; architect, Fred. A. Fuller, 167 West 34th st. Plan No. 459.

34TH ST, 33-39 West, extension of mezzanine floor and masonry to 11-sty brick retail store; cost, \$2,000; owners, Oppenheim & Collins & Co., Isaac D. Levy, Pres., 35 West 34th st; architects, Buchman & Fox, 11 East 59th st. Plan No. 417.

36TH ST, 124-126 West, masonry to 5-sty brick tenement; cost, \$150; owner, Dongan Investing Co., Rudolph G. Barthold, president, 4 Stone st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 447.

39TH ST, 533 West, iron frame work, new partitions and windows to 4-sty brick and stone tenement; cost, \$700; owner, Anna Walthausen, 101 West 86th st; architect, Wm. G. Clark, 438 West 40th st. Plan No. 452.

43D ST, 206-8 West, electric sign to 11-sty brick and stone hotel; cost, \$475; owner, Morris Newgold, 206-8 West 43d st; owners and builders of sign, The O. J. Gude Co., 935 Broadway. Plan No. 426.

## CAULDWELL-WINGATE COMPANY

### BUILDING CONSTRUCTION

S. MILBANK CAULDWELL, President  
WALTER S. FADDIS, Vice-President  
ROY W. WINGATE, Sec'y and Treas.  
FRANK C. POUCHER, Chairman  
Board of Directors

381 FOURTH AVENUE NEW YORK

Tel. 4380 Madison Square

## THOMAS J. STEEN CO.

### BUILDERS

Hudson Terminal Building

30 Church Street  
New York

## HECLA IRON WORKS

Architectural Bronze  
and Iron Work

North 10th, 11th, 12th and 13th Streets

BROOKLYN

NEW YORK

## WELLS ARCHITECTURAL IRON CO.

MANUFACTURERS OF ORNAMENTAL IRON AND BRONZE WORK

Phone 8290-8291 Melrose

River Ave. and East 151st St., NEW YORK

## GRANT & RUHLING CO., Inc.

Structural and Ornamental Iron and Steel

373 Fourth Ave., Near 26th Street  
Phone, Madison Sq. 9138

Works: West Haven, Conn.

## Elevators and Dumbwaiters

INVALID LIFTS, TRUNK LIFTS, SIDEWALK ELEVATORS  
DUMBWAITERS FOR ALL USES

### MURTAUGH ELEVATOR COMPANY

Phone Murray Hill 1128-4100

MANUFACTURERS

237 East 41st Street

## "Lapidarit" is a Liquid Cement

Lapidarit is the ideal paint for use on Green or old Concrete, Brick, Tile, Interior or Exterior, Plastered Walls, Stone, Glass, etc.

It is a liquid cement which will petrify mineral and oxide dry colors so that they practically become a part of the surface they are applied to.

Lapidarit is superior to any oil paint for the purpose for which it is intended, because it will not crack, peel, wash or rub off. It is weather and fireproof.

One gallon will cover from 200 to 350 square feet, according to smoothness of surface to which it is applied. It spreads easily and does not require skilled labor to apply. When surface becomes soiled it can be washed with water or if a new color is desired another coat of the liquid can be applied.

Made in all Standard Colors

MANUFACTURED BY

LAPIDARIT MANUFACTURING COMPANY, New Orleans, La.  
ADOLPH RING, Agent, 38 Park Row, N. Y., Rooms 316-320



COURTLANDT av, w s, 25 n 149th st, new beams, etc., to 5-sty brick store and tenement; cost, \$600; owner, Eugene J. Busher, 375 East 149th st; architect, Fred Hammond, 391 East 149th st. Plan No. 77.

GIRARD AV, e s, 181 n 158th st, 1-sty frame extension, 27x20.7, to 3-sty frame dwelling; cost, \$1,200; owners, Roundout Realty Co., John Lorch, 3429 3d av, president; architect, Carl J. Itzel, 847 Freeman st. Plan No. 81.

MAHON AV, w s, 108 n Middletown rd, 1-sty frame extension, 20.8, and 1/2-sty built upon 1 1/2-sty frame dwelling; cost, \$2,500; owner, Eliza Cooper, Middletown rd; architect, Chas. R. Baxter, 3073 Middletown rd. Plan No. 78.

VYSE AV, 1530, 1-sty frame extension, 14x 12, to 2-sty frame store and dwelling; cost, \$500; owner, Christina Benson, on premises; architect, J. C. Cocker, 2017 5th av. Plan No. 89.

WENDOVER AV, 425, new iron beams, new partitions to 4-sty brick tenement; cost, \$3,000; owner, Bernard Rauch, 1341 Brook av; architect, M. J. Harrison, 230 Grand st. Plan No. 86.

WHITE PLAINS RD, w s, 194 e Gunlain av, move 2 1/2-sty frame dwelling; cost, \$350; owner, Frank Sloane, on premises; architect, Jos. B. Gunnison, 1802 McGraw av. Plan No. 85.

3D AV, w s, 123.23 n 167th st, new show windows to 3-sty brick store and tenement; cost, \$300; owner, Babetta Bauer, 3467 3d av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 82.

**Brooklyn.**

BERGEN ST, n s, 204 e Vanderbilt av, 1-sty frame extension, 38x58, to stable; cost, \$4,000; owner, J. Herman & ano, 683 Bergen; architect, A. L. Perpignan, 683 Bergen st. Plan No. 944.

BERGEN ST, n s, 43 w East New York av, extension to 3-sty store and dwelling; cost, \$200; owner, Yetta Modler, 2127 Bergen st; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 1016.

DEGRAW ST, n s, 100 w Clinton st, plumbing to 3-sty tenement; cost, \$200; owner, Vincent Scala, 227 Degraw st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 897.

FLOYD ST, s s, 250 e Throop av, exterior and interior alterations to 4-sty store and tenement; cost, \$225; owner, Louis Good, 594 Sutter av; architect, Tobias Goldstone, 49 Graham av. Plan No. 906.

FULTON ST, s s, 302 w Classon av, new elevator; cost, \$2,000; owner, Brooklyn Union Gas Co.; architect, Reedy Elev. Co., 13th st & Willow av, Hoboken, N. J. Plan No. 900.

SAME PROP, new elevator; cost, \$2,000; owner and architect, as above. Plan No. 901.

FULTON ST, s w cor Albany av, 2-sty brick extension, 20x29, to dwelling; cost, \$500; owner, Richard Otto, 1558 Fulton st; architect, C. B. White, 189 Montague st. Plan No. 972.

FULTON ST, s s, 100 e Elm pl, interior alterations to 4-sty store; cost, \$250; owner, Geo. R. Smith, 154 Greenwich st, New York; architect, H. T. Clarke, 85 Clinton st. Plan No. 975.

FULTON ST, n s, 120 w Marcy av, new store front to 2-sty store and dwelling; cost, \$250; owner, Mary Rosenthal, 1361 Fulton st; architect, W. H. Volckening, 186 Remsen st. Plan No. 1009.

HARRISON ST, s w s, 60 s e Van Brunt st, exterior and interior alterations to 3-sty storage; cost, \$500; owners, Marx & Rouwelle, 9 Van Brunt st; architect, Turner Constn. Co., 11 Broadway, N. Y. Plan No. 953.

HICKS ST, w s, 85 s DeGraw st, plumbing, &c to 4-sty tenement; cost, \$150; owner, Morris Bloch, 68 1st pl; architect, W. J. Conway, 400 Union st. Plan No. 992.

JOHN ST, n s, 45 e Jay st, new elevator; cost, \$12,000; owner, Chas. Williams, on premises; architects, Gruney Elev. Co., 62 West 45th st, New York. Plan No. 985.

KEAP ST, n s, 116 w Division av, toilet to 2-sty dwelling; cost, \$400; owner, Annie Ratner, 46 Morgan av; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 894.

PACIFIC ST, n w cor Brooklyn av, extension to 4-sty dwelling; cost, \$2,000; owner, Anna G. Matson, 1249 Pacific st; architect, Nathan Matson, same address. Plan No. 914.

PARK PL, n s, 210.4 w New York av, 2-sty brick extension, 13.4x17 to dwelling; cost, \$1,500; owner, Dr. Robt. F. Wheeler, 209 Hewes st; architects, Slee & Bryson, 153 Montague st. Plan No. 1017.

RAYMOND ST, w s, 45.8 s Tillary st, exterior alterations to 3-sty office; cost, \$300; owner, Salvation Army, 120 West 14th st; architect, Paul Grillo, 120 West 14th st, New York. Plan No. 997.

SACKMAN ST, e s, 191.8 n Liberty av, partitions to 3-sty dwelling; cost, \$150; owner, Jos. Marshall, 183 Sackman st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1018.

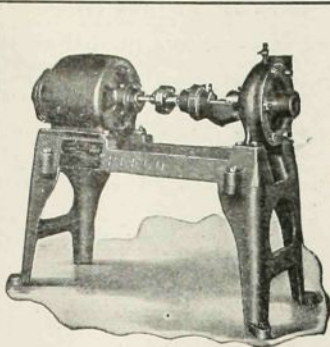
WATER ST, n s, 49 w Gold st, 2-sty brick extension, 44x44, to storage; cost, \$300; owner, Benj. Moore, 235 Front st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 905.

SOUTH 2D ST, n w cor Hewes st, fire damage to 4-sty loft building; cost, \$2,500; owner, Louis Bernstein, 1474 Bedford av; architect, Benj. Harris, 542 Eastern Parkway. Plan No. 986.

6TH ST, s s, 289.11 w 8th av, new extension to hospital; cost, \$8,000; owner, Methodist Episcopal Hospital, on premises; architect, Frank J. Helmle, 190 Montague st. Plan No. 922.

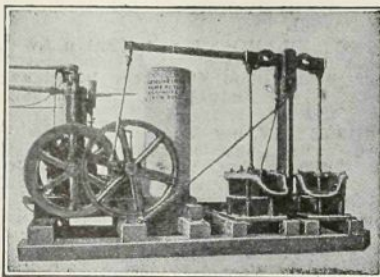
EAST 14TH ST, s s, 50 e Av Z, extension to 3-sty dwelling; cost, \$500; owner, Chas. F. Sumner, Sheephead Bay; architect, H. H. Gollis, 248 Bay 38th st. Plan No. 1020.

WEST 15TH ST, w s, 840 n Neptune av, interior alterations to 2-sty dwelling; cost, \$700; owner, Pasquale Ruzzano, 2754 West 17th st; architect, Edw. N. Anitto, 242 Mercer st, Jersey City. Plan No. 902.



“REECO” Electric Water Pumps, Large and Small. Latest Improved Designs. Built by RIDER-ERICSSON ENGINE CO., 20 Murray Street, New York Telephone 6415 Barclay for Estimates, etc.

**Gasolene Engine Pump Outfits**



for CONTRACTORS use TO RENT HOODED OR FREE PUMPS as desired

**E. GEORGE & CO.**

Tel. 3889 John 194 FRONT ST., N. Y.

**Otis Elevator Company**

ELEVENTH AVENUE AND TWENTY-SIXTH STREET, NEW YORK And Offices in All Principal Cities of the World

Manufacturers of All Types of Passenger and Freight Elevators—For All Kinds of Power Including Hand Power Elevators Suitable for Stores, Warehouses, Stables, Garages and Small Factories

INQUIRIES INVITED on any question involving the conveyance of Passengers and Freight from level to level or horizontally to widely separated points.

**The Kreischer Brick Manufacturing Co.**

MANUFACTURERS OF THE FINEST QUALITY OF

**Front Brick, Art Rug Brick, Fire Brick and Paving Brick**

Tel., 5360-5361 Gramercy 131 EAST 23d ST., Cor. Lexington Ave., N. Y. Established 1845

**SAYRE & FISHER COMPANY** WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF **Fine Face Brick** (White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and

ENAMELED AND PORCELAIN BRICK, several colors Pompeian (or Mottled), both Plain or Moulded, HARD BUILDING BRICK Office, 261 BROADWAY, Cor. Warren Street, HOLLOW AND FIRE BRICK Telephone, 6750 Barclay NEW YORK

**PFOTENHAUER—NESBIT COMPANY** IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK, GENUINE HARVARD BRICK, TEXTURE BRICK, PAVING BRICK, ETC. St. James Building, 1133 Broadway, cor. 26th St. Tel. 1152 and 1153 Madison Sq., NEW YORK

**HOUGHTALING & WITTPENN**

IMPERVIOUS FACE BRICKS ALL COLORS

44 EAST 23d STREET Telephone, 1154 Gramercy NEW YORK

**Hay Walker Brick Company**

Successors to Harbison-Walker Refractories Co., Building Brick Dept.

Manufacturers **HIGH GRADE FRONT BRICK** ALL SHADES PITTSBURGH, PA. NEW YORK OFFICE, 1133 BROADWAY Telephone, 5687-5688 Madison

**MANHATTAN FIREPROOF DOOR Co.** Maurice and Lexington Aves., Winfield, L. I.

Tel., 911-912 Newtown

Manufacturers of Be.1 Classes of **KALAMEINED and METAL COVERED WORK**



WOODSIDE.—Percy st, n s, 200 e Betts av, repairs to 2-sty dwelling, new windows and doors; cost, \$1,500; owner, John T. Kelly, 14 Percy st, Woodside. Plan No. 257.

**Richmond.**

BELAIR RD, s s, 850.1 w N Y av, Rosebank, extension to pantry to terra cotta dwelling; cost, \$500; owner, Bertha Dreyfus, Rosebank; builder, W. S. Lee, Rosebank. Plan No. 52.

CENTER ST, n s, cor Court st, Borough Richmond, partition and flooring to brick County Clerk's office; cost, \$700; owner, City of New York, Richmond County; architect, Wm Mersereau, 32 Broadway; builder, Archt. Metal Construction Co., 349 Broadway, N. Y. City. Plan No. 48.

TARGEET ST, w s, 50 n Broad st, Stapleton, new foundation to frame store; cost, \$50; owner, Mrs Bussey, 136 Targeet st; builders, Hesse & Offerist, 102 Gordon st. Plan No. 49.

EGBERT AV, es, 100 n Richmond rd, to frame dwelling; cost, \$300; owner, Mitchal Pittosso; architect and builder, Chas. Musch. Plan No. 50.

RAILROAD AV, n s, 600 w Fisher av, Totenville, masonry and carpentry to frame dwelling; cost, \$400; owner, Frank Lapiedra, West New Brighton; builder, W. L. Holbert, Huguenot Park. Plan No. 43.

RICHMOND RD, n s, 50 w Newberry av, Dongan Hills, cellar to brick dwelling; cost, \$200; owner, L. Grozzini, 22 Vista av; builder, Mr. White, Willow av. Plan No. 44.

PEVAL AV, s s, 300 nw Richmond rd, Dougan Hills, to frame dwelling; cost, \$600; owner, August Bergher, Dougan Hills; builder, R. Langen, Dougan Hills. Plan No. 45.

VILLA AV, e s, 149 n Richmond av, No. 489, Graniteville, 2-sty barn to frame stable; cost, \$100; owner, Wm H Mullin, 489 Villa av; builder, Wm H Mullin, 489 Villa av. Plan No. 46.

NORWOOD AV, s s, 225 w Bay st, 4th Ward, new cellar and masonry to frame dwelling; cost, \$1,000; owner, F. A. Errington, 31 Townsend av; builder, F. A. Errington, Clifton. Plan No. 47.

PROSPECT AV, n s West Lafayette, No. 237, New Brighton, additional room to frame dwelling; cost, \$218; owner, K. P. Emmons, New Brighton; builder, M. W. Osborn, Mariners Harbor. Plan No. 51.

**PERSONAL AND TRADE NOTES.**

THE GLOBE TITLE CO., INC., formerly at 269 Manhattan av, corner Ainslie st, Brooklyn, has moved its office and warehouse to 862-864 Grand st, Brooklyn.

E. F. KNIGHT has severed his connection with the Bradford Pressed Brick Company, of Bradford, Pa., and has been succeeded by E. F. Conley, who assumed his new duties on February 1.

EDWIN E. FORT, chief engineer of the Department of Public Works, Brooklyn, delivered an illustrated lecture on Monday evening before the West End Board of Trade, at Fourth av and 51st st.

THE SIMPLEX ELECTRIC COMPANY, of 201 Devonshire st, Boston, has changed its name to the Simplex Wire & Cable Company of the same address. There has been no other change in management or interests in this company.

CHARLES V. MERRICK, architect, has opened offices for the general practice of architecture at 51 State st, Albany, N. Y. Mr. Merrick represents Palmer, Hornbostel & Jones, architects, on the New York State Educational Building. Telephone number, Main 3800, Albany.

THE NEW GRAND HOTEL is to have an entrance on Broadway, and the contract for the work has already been given out. The new entrance will be cut through that part of the hotel now occupied by the Santa Fe Railroad information bureau. The Santa Fe offices will be moved to the adjoining offices on the south, which are now being prepared for occupancy.

**NEW JERSEY NEWS.**

(Continued from page 528.)

**HOSPITALS AND ASYLUMS.**

Paterson, N. J.—A home for Day Nursery Convalescent Children is to be erected here in the early spring. Miss Marion D. Gall, owner of the estate known as "Bonnie Brae," in the Preakness Hills, has made a gift of a ten-acre tract as a site for the new building. Plans will be drawn at once for a building which will be erected as soon as weather permits.

**MUNICIPAL WORK.**

MILLVILLE, N. J.—Bids will be received until March 21 at 8 p. m. by the Common Council, L. H. Hogate, City Recorder, for various street improvements, including 21,100 sq. ft. of pavement, 6,800 cu. yds. of excavation, resetting 6,800 lin. ft. curb, 820 ft. 30-in. vitrified pipe sewer. Newton B. Wade is city engineer.

RIDGEFIELD PARK, N. J.—Plans have been submitted to the State Board of Health for the construction of a sewer in the West End Section to cost \$25,000.

SECAUCUS, N. J.—Bids will be received about March 25 for the installation of a sewer system here. Adrian Post is Borough Clerk and Sebastian Maulbeck Borough Engineer.

PRINCETON, N. J.—A budget for \$12,000 for sewer construction has been adopted, and the Borough Council has arranged for the extension of the sewer system in the northern section of the town, and the macadamizing of Pine st and Cleveland la.



*"The standard by which all other makes are measured"*

THERE are twenty years of successful manufacturing packed into every bag of Atlas—twenty years of knowing how to make a cement with the leading reputation.

**THE ATLAS PORTLAND CEMENT CO**  
30 Broad Street, New York  
CHICAGO PHILADELPHIA

**CAELMSEENT**

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK



**ECONOMY and SAFETY**  
**Brooklyn Bridge Brand Rosendale Cement**

is acceptable to the Building Departments  
Guaranteed to meet Standard Specifications  
When Rosendale will do good work, why pay double for Portland Cement?  
Put up in Barrels or Duck Bags.



**Farnham Cheshire Lime Co.**

The Only Perfect Lime Manufacturers  
Finishing Lime for High Class Work  
All Dealers Handle It  
All Plasterers Need It  
39 Cortlandt Street  
NEW YORK

Always Call for BLUE LABEL The "Original" Farnham's "Cheshire" Lime



**Vulcanite Portland Cement**

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co. 5th Ave. Bldg., N. Y.  
Phone, Gramercy 1000

**JOHN C. ORR COMPANY**

Telephone 948 Greenpoint

Sash, Doors, Blinds and House Trim

**LUMBER OF ALL KINDS FOR BUILDERS**

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

**EMPIRE CITY-GERARD CO.**

**FINE INTERIOR HOUSE TRIM**

WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.

Office: 40-42 East 22d Street, N. Y.

Factory: Brooklyn, N. Y.

TELEPHONE, 2301-2302 FLATBUSH

**RETAIL LUMBER**

**CHARLES H. FINCH & CO.**

"THE ACCOMMODATING HOUSE"

Everything for Wooden Construction

Coney Island Ave. & Ave. H, Brooklyn, N. Y.





Judgments—Manhattan and Bronx (Continued).

Table listing judgments for Manhattan and Bronx, including names like Mayer, Michl-Sulzberger & Sons Co., Maedorf, Jas J-C Wilkens et al., etc.

CORPORATIONS.

Table listing corporations such as Corvan Co-T G Corvan, Connecticut Cab Co-H L Comings, Carmen Sylva Cigarette Co-B Lowenthal, etc.

MAR. 5.

Table listing corporations for March 5, including Apking, Harry C-Warren Chemical & Mfg Co., Agid, Saml-M J Grossman et al., etc.

Main table listing corporations and individuals, including Gray, Jno W E Jr-S E Reecke, Glasser, Herman-A Schulman, Gray, Kate-C M Cox, etc.

CORPORATIONS.

Table listing corporations such as Clason Point Park Co-F W Heinzer, Bankers Natl Realty Corp-R H Thurston, Verops Co-Semple Reiger Co., etc.

MAR. 6.

Table listing corporations for March 6, including Arnold, Frank B-Harry Levy & Danl A Lawler-R Cohen, Abramowitz, Morris-B Ginsburg et al., etc.



Table listing names and amounts, including O'Connor, Jno-J C Barry et al., Opperman, Wm C-F J Walsh, O'Neill, Patk-M E Francis, etc.

Table listing names and amounts, including Hochstein, Louis & Abr Feldman-Vanderveer, Crossings Inc, same-same, Halperin, Philip or Peres & Jos Pollak-S Resnik, etc.

Table listing names and amounts, including Abbott, Alson M-G G Tegge, Bauer, Geo-Hulda Engles, Barnett, Joe & Dora-T Atkin, etc.

CORPORATIONS.

Table listing corporations and amounts, including Foote-Ehrbar-Wilcox Co-General Electric Co, Fouts-Cable Locomotive Co-Alfred H Post & Co, etc.

Table listing corporations and amounts, including Nasdeo, Louis-J J Sullivan, Nash, Saml-J W Place, O'Neill, Francis & Mary-J McManus, etc.

Table listing corporations and amounts, including Fogel, Saml-United Dressed Beef Co N Y, Fried, Bernhard L-Norah Sheehan, Gold, Morris-N Y Tel Co, etc.

MAR. 7.

Table listing names and amounts for March 7, including Aubinger, Harry A-A G Spalding & Bros, Alexander, Elias-B J Schlesinger, etc.

Table listing names and amounts for March 7, including Automatic Hotel Service Co-Progers Plumbing Co, York-Penn Co-Press Pub Co, Locust Farms Co-M E St John, etc.

Table listing names and amounts for March 7, including Country Club of Queens-N Y Tel Co, Famous Haberdashery-Mechanics Bank, Frank Dunham Co-Lincoln Elec Co, etc.

Borough of Brooklyn.

FEB. 27.

Table listing names and amounts for Borough of Brooklyn, February 27, including Abbott, Alson M-G G Tegge, Bauer, Geo-Hulda Engles, Barnett, Joe & Dora-T Atkin, etc.

CORPORATIONS.

Table listing corporations and amounts, including Country Club of Queens-N Y Tel Co, Famous Haberdashery-Mechanics Bank, Frank Dunham Co-Lincoln Elec Co, etc.

FEB. 28.

Table listing names and amounts for February 28, including Ackerman, Martin-Greenpoint Sash & Door Co et al, Balardi, Vinchenzo-J J Hanson, Bauer, Dorothea, doing business as Theo Petro Co-Strauss Mfg Co, etc.

Judgments Brooklyn (Continued.)

Table of judgments in Brooklyn, listing names and amounts such as Goldman, Morris—B H R R Co. 154.68, Goodrich, David H—Susan Corr. 1,469.58, etc.

CORPORATIONS.

Table of corporate judgments in Brooklyn, listing names and amounts such as Calleson Motor Co—G Deutermann 78.17, Drucker Constn Co—S Gasner & Sons Co. 277.75, etc.

MAR. 1.

Table of judgments for March 1, listing names and amounts such as Boland, Reuben E—Laig Bros. 124.55, Flamm, Israel—J Richman & ano. 96.35, etc.

CORPORATIONS.

Table of corporate judgments for March 1, listing names and amounts such as Edison Elec Ill'g Co—J H Sweeney 1,134.25, H M Goldsmith Co—A Daspin 85.76, etc.

MAR. 3.

Table of judgments for March 3, listing names and amounts such as Adelman, Jac—R Eppstein 95.42, Adelson, Edw M—Crown Heights Realty Co 12.40, etc.

Table of judgments in Brooklyn, listing names and amounts such as Rlester, Arthur C—Bankers Surety Co. 114.61, Reardon, Wm—A G Spalding & Bro Mig Co 71.31, etc.

CORPORATIONS.

Table of corporate judgments in Brooklyn, listing names and amounts such as C I & Bklyn R R Co—Ellen Kinnely 1,235.60, Peoples Trust Co—G F Stainton 92.40.

MAR. 4.

Table of judgments for March 4, listing names and amounts such as Ackerman, Morris—United Produce Co. 134.25, Allen, Walter F & Amelia A Allen—Lawyers Realty Co 1,730.24, etc.

Table of judgments for March 4, listing names and amounts such as Goldfarb, Philip—Benj A Levine 32.40, Goldberg, Maurice—Meyer Goldberg. 53.11, etc.

Table of judgments for March 4, listing names and amounts such as Katzman, Max, Harry Fishman, Isaac Wolf & Chas Pillers—Louis Weintraub 569.60, Kaiser, Jacob—Thos A McCamman 2,755.89, etc.

Table of judgments for March 4, listing names and amounts such as Russo, Anna M & Carlo Russo—Bway Trust Co 36.77, Siegel, Morris—Saml Brooks 208.40, etc.

CORPORATIONS.

Table of corporate judgments in Brooklyn, listing names and amounts such as Eklyn Helehts R R—Abbie A Gritman 200.00, Carmen, Sylva Cigarette Co—Bernard Lowenthal 112.40, etc.

MAR. 5.

Table of judgments for March 5, listing names and amounts such as Aranow, Jas—L Goldberg 99.86, Bellafiore, Jos—F A Asper 222.22, etc.

Table of judgments in Brooklyn, listing names and amounts such as Happe, Chas A—Nassau Elec R R Co. 107.47, Happe, Mary—same 107.47, etc.

Table of judgments in Brooklyn, listing names and amounts such as Mallamo Marble & Tile Co—C F Aspers & ano 323.60, McNamara, Michl—City N Y 441.42, etc.

CORPORATIONS.

Table of corporate judgments in Brooklyn, listing names and amounts such as City N Y—M A Kunze 93.75, Obermeyer & Liebman—M L Ibert et al. 25,444.31, etc.

SATISFIED JUDGMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor.

MAR. 1.

Table of satisfied judgments for March 1, listing names and amounts such as Bertani, Dominick; 1912—Kips Bay Brewing & Malting Co 253.50, Same, 1912—same 124.50, etc.

CORPORATIONS.

Table of corporate judgments in Manhattan and Bronx, listing names and amounts such as Queens Land Title Co; 1912—Hudson Trust Co 666.13.

MAR. 3.

Table of satisfied judgments for March 3, listing names and amounts such as Barth, Bernard, Benj Green & Jacob Davis; 1913—People, &c 1,000.00, Bogin Hyman & Jacob Seitelbaum; 1909—J Levy et al 94.41, etc.

CORPORATIONS.

Table of corporate judgments in Manhattan and Bronx, listing names and amounts such as Excelsior Lace Mfg Co; 1912—J Henkel 45,051.84, Fidelity Warehouse Co; 1911—P R G Horst 104.25, etc.

MAR. 4.

Table of satisfied judgments for March 4, listing names and amounts such as Fox, Hugh L & Jno J Batterman; 1913—Western Union Telegraph Co 4.53, Hill, Wm C; 1912—Fiss, Doerr & Carroll Horse Co 820.39, etc.









# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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

Vol. XCI

No. 2347

New York, March 8, 1913 (36)

PRICE 20 CENTS

## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

|                          |                            |                           |                           |                            |
|--------------------------|----------------------------|---------------------------|---------------------------|----------------------------|
| Allen st, 129.           | 4th st, 74 E.              | 85th st E (ss), 1496-44   | 140th st, 55 W.           | St Nicholas av (es),       |
| Bleecker st, 118, 272-8, | 13th st, 329 W.            | & 46.                     | 142d st, 513, 603-9 W.    | 1949-39.                   |
| 376.                     | 15th st, 220, 244-52 W.    | 85th st, 128 W.           | 152d st, 524, 596 W.      | St Nicholas av (ws),       |
| Burling sl, 3.           | 16th st, 31, 309-11 W.     | 86th st, 433 E.           | 163d st, 537-43 W.        | 2122-88.                   |
| Canal st, 102.           | 21st st, 47 E.             | 86th st, 169, 433 E.      | 167th st, 444-50 W.       | Wadsworth av (e s),        |
| Christopher st, 100-4.   | 23d st, 331-5 W.           | 89th st, 72 W.            | 168th st, 514 W.          | 2169-3.                    |
| Clinton st, 129.         | 24th st, 324 W.            | 90th st, 116-8 W.         | 176th st W (ss), 2133-    | Wadsworth av (ws),         |
| Coenties sl, 29.         | 26th st, 502 W.            | 92d st, 164 W.            | 10 & pt lt 1.             | 2167-32.                   |
| Commerce st, 9.          | 27th st, 128 E.            | 95th st E (ns), 1507-56.  | 183d st, 567 W.           | 1st av, 1714.              |
| Forsyth st, 26.          | 27th st, 519 W.            | 96th st, 334 E.           | 216th st (s s), 2196-18   | 2d av, 10-2, 122, 193-5.   |
| Front st, 66.            | 29th st, 513-5 W.          | 97th st, 39 W.            | & pt lts 33-34.           | 3d av, 1326, 1763, 2231-   |
| Grand st, 59, 363-5.     | 31st st, 212 E.            | 100th st, 215-7 E.        | Av A, 27, 1333, 1670.     | 7.                         |
| Greenwich st, 38-40.     | 31st st, 11 W.             | 100th st, 233 W.          | Amsterdam av, 976-80,     | 5th av, 53-5, 557, 1130.   |
| Harrison st, 10.         | 32d st, 15 W.              | 101st st, 77 W.           | 992-6, 1627-33.           | 6th av (es), 1610-1-8 &    |
| Houston st, 46-8, 190,   | 38th st, 7-11, 57, 62-4 W. | 102d st, 127, 223 E.      | Bowery, 223½-225.         | 65-72.                     |
| 503 E.                   | 39th st, 226 E.            | 102d st, 308-10 W.        | Bradhurst av (es), 2046-  | 7th av, 2195.              |
| Jumel ter, 18.           | 39th st, 8-14 W.           | 104th st, 5 E.            | 20.                       | 8th av, 610, 2287-9, 2731. |
| Lafayette st, 70-4, 184. | 40th st, 345-9, 422 W.     | 105th st, 148 W.          | Broadway, 2770-6, 3100,   | 2741, 2911.                |
| Lewis st, 12, 102.       | 44th st, 307 E.            | 109th st, 232 E.          | 3136-42.                  | 9th av (ws), 2212-21-24.   |
| Macdougall st, 126, 139. | 44th st, 559 W.            | 110th st, 111-5 E.        | Broadway (es), 1870-43.   | 10th av, 263-5.            |
| Madison st, 207, 311.    | 45th st, 116-8 W.          | 111th st, 63-7 E.         | Broadway (es), 1988-153   | 14th av (ws), 2256-455.    |
| Market st, 52.           | 47th st, 421 E.            | 111th st, 309 W.          | Broadway (es), 2170-66.   | 14th av (ws), 2257-95.     |
| Minetta st, 4.           | 48th st, 438 W.            | 112th st, 15 E.           | Claremont av, 182.        | Plot (S:2259-80-90 & 431)  |
| Monroe, 195.             | 49th st, 135 E.            | 112th st, 243 W.          | Columbus av, 615-7.       | 72d st, 212 W.             |
| Mulberry st, 234-6.      | 50th st, 323-5, 557-9 W.   | 113th st, 60, 78-80 E.    | Edgecombe av, 58.         | <b>WILLS.</b>              |
| Murray st, 75.           | 51st st, 128-30 E.         | 114th st, 241 E.          | Haven av (es), 2139-140   | 21st st, 225 E.            |
| Nassau st, 115-7.        | 53d st, 40 E.              | 116TH st, 374 W.          | Lexington av, 1738.       | 68th st, 41 E.             |
| Pearl st, 206-8, 240-2,  | 57th st, 105-7, 363 W.     | 117th st, 106, 303, 420-2 | Madison av, 1020, 1642.   | 72d st, 212 W.             |
| 290.                     | 58th st, 333-5 W.          | E.                        | Madison av (ws), 1393-    | 78th st, 416 E.            |
| Perry st, 97, 132-4.     | 61st st, 413 E.            | 121st st, 164 W.          | 56.                       | 103d st, 161 W.            |
| Prince st, 24-6.         | 64th st, 40 E.             | 123d st, 520-2 W.         | Manhattan av, 403.        | 108th st, 232 E.           |
| St Marks pl, 43.         | 65th st, 318-22, 433 E.    | 124th st, 244 W.          | Northern av (ws), 2179-   | 109th st, 209 E.           |
| Stanton st, 253.         | 68th st, 37 E.             | 125th st, 16 W.           | pt lot 80.                | 112th st, 323 W.           |
| Suffolk st, 169.         | 73d st, 207 W.             | 128th st, 49 W.           | Old Bloomingdale rd (w    | 113th st, 267 W.           |
| Thompson st, 218-20,     | 78th st, 256 W.            | 131st st, 48-50 W.        | s), 1990-pt lts 64 & 67.  | 123d st, 424-6 E.          |
| 240.                     | 80th st, 230 E.            | 131st st W (ss), 1985-    | Park av, 1080, 1261, 1691 | 128th st, 59 E.            |
| Washington st, 39.       | 81st st, 156-60 W.         | 39.                       | & 1710.                   | 130th st, 117 W.           |
| Water st, 3, 36.         | 83d st, 72 E.              | 133d st, 68 W.            | Park av (es), 1408-3.     | 181st st W (ss), 2153-     |
| West st, 290-3.          | 84ta st, 51-5, 59 E.       | 135th st, 612 W.          | Pleasant av, 340.         | 62.                        |
| 3d st, 387-9 on map 389- | 85th st, 46-50, 108, 118   | 138th st, 137 W.          | Riverside dr, 202-8, 276, | Lexington av, 2141-3.      |
| 91 E.                    | E.                         | 139th st, 510-6 W.        | 740.                      | 2d av, 1758.               |

### EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed. A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

### KEY TO ABBREVIATIONS USED.

(A)—attorney.  
 A.L.—all liens.  
 AT—all title.  
 ano—another.  
 av—avenue.  
 admr—administrator.  
 admtrx—administratrix.  
 agmt—agreement.  
 A—assessed value.  
 abt—about.  
 adj—adjoining.  
 apt—apartment.  
 assign—assignment.  
 asn—assign.  
 atty—attorney.  
 bk—brick.  
 B & S—Bargain and Sale.  
 bldg—building.  
 b—basement.  
 blk—block.  
 Co—County.  
 C a G—covenant against grantor.  
 Co—Company.  
 constn—construction  
 con omitted—consideration omitted.  
 corpn—corporation.  
 cor—corner.

c l—centre line.  
 ct—court.  
 certf—certificate.  
 dwg—dwelling.  
 decd—deceased.  
 e—East.  
 exr—executor.  
 extrx—executrix.  
 et al—used instead of several names.  
 foreclos—foreclosure.  
 fr—frame.  
 ft—front.  
 indiv—individual.  
 irreg—irregular.  
 impt—improvement.  
 installs—installments.  
 lt—lot.  
 mtg—mortgage.  
 mos—months.  
 mfg—manufacturing.  
 Nos—numbers.  
 n—north.  
 nom—nominal.  
 (o)—office.  
 pr—prior.  
 pt—part.  
 pl—place.  
 PM—Purchase Money Mortgage.  
 QC—Quit Claim.  
 R T & I—Right, Title & Interest.  
 (R)—referee.  
 r—room.  
 rd—road.  
 re mtg—release mtg.  
 ref—referee.  
 sobrn—subordination.  
 sl—slip.  
 sq—square.  
 s—south.  
 s—side.  
 sty—story.  
 sub—subject.  
 str—stores.  
 stn—stone.  
 st—street.  
 TS—Torrens System.  
 tnts—tenements.  
 w—west.  
 v—years.  
 O C & 100—other consideration and \$100







102D st, 223 E (6:1652-14), ns, 330 e 3 av, 25x100.11, 5-sty bk tnt & str; Adolph J Kohn, ref. to Geo Radley, 601 W 168; FORECLOS Dec30'12; Jan16; Mar4'13; A \$10,000-22,000. 15000

125TH st, 16 W (6:1722-44), ss, 185 w 5 av, 37.6x100.11; 5-sty bk tnt & str; Degelman Realty Co to Inter-City Land & Securities Co, 5 Beekman; mtg \$110,000; Feb28; Mar1'13; A\$95,000-115,000. 0 C & 100

Willis H Thorn, on ns Spuyten Duyvil rd, —e Blackstone av, 2-8 pts; Wm E Thorn, at Northvale, NJ, 1/2 pt, & Jno H & Francis H Thorn, on ns Moshou av — n of 256th, 2-8 pts, as EXRS, & Wm F Thorn; Mar3; Mar4'13; A\$——\$. 8,500

**Northern av** (S:2179-pt lot 80), ws. 78 n 181st, 100.3x171.8x100.2x168; vacant; Miami Realty Co to Trossachs Realty Corp, 40 E 22; AL; Feb25; Feb28'13; A\$—\$—

**Old Bloomingdale rd** (7:1990-pt lots 64 & 67), ws. 500.6 s 119th, runs e30.4 to cl said rd xs119.9 to pt 112.3 e Riverside rd xw 32.5 to ws of rd xn120.2 to beg. pts 2 7-sty bk tnts; Soc of the N Y Hospital to N Y Real Estate Security Co, a corp, 42 Bway; QC; Feb21; Mar4'13; A\$—\$—

**Park av** (5:1408-3), es. 49.6 n 73d, 28x 95.11, vacant; Alliance Realty Co to Arthur Ryle, at Rumson [Rumson rd], NJ; mtg \$45,000; Mar6'13; A\$51,000-51,000.

**Park av, 968-76**, see 83d, 72 E.

**Park av, 1080** (5:1500-33), nwc 88th (No 73), 25.8x82.2, 5-sty bk tnt & str; Josphine Pfriemer et al to Jacob Mayers, 73 E 92; mtg \$32,750; Mar3'13; A\$31,000-40,000

**Park av, 1261** (6:1625-4), es. 75.9 n 97th, 25.2x100, 5-sty bk tnt & str; Jas A Foley, ref. to Francis K Pendleton, 7 E 86, & Wm C Bowers, 31 E 49, as TRSTES Thos B Davis, decd; FORECLOSED Jan27; Feb15; Feb28'13; A\$10,000-30,000.

**Park av, 1691** (6:1767-17), es. 51.3 s 119th, 24.10x80, 3-sty fr tnt & str; Jno H Rogan ref. to Rebecca Spahn, 65 Hamilton ter; Julius Marco, 545 W 111, & Benj Marco at Larchmont, NY, EXRS Johanna Marco; FORECLOSE, Feb24; Mar6'13; A \$9,900-9,500.

**Park av, 1710** (6:1746-38), ws. 50.5 s 120th, 25x90, 5-sty bk tnt & str; Geo C Lay, ref. to Manhattan Savgs Instn, 644 Bway; FORECLOSED & drawn Feb25; Mar 4'13; A\$9,500-18,500.

**Pleasant av, 340** (6:1815-1), nec 118th (No 501), 25.5x76, 5-sty bk tnt & str; Henry Brun et al to August Schaefer, 502 E 118; mtg \$20,800; Feb27; Feb28'13; A \$12,000-23,500.

**Riverside dr, 202-S** (4:1252-5), see 93d (No 318), 145x78.10x141.8x117.3, 9-sty bk tnt; Wm T Evans to West Side Constn Co, a corp, 322 W 100; mtg \$390,000; Mar 6'13; A\$225,000-525,000.

**Riverside dr, 276** (7:1888-87), see 100th (Nos 322-4), —x140.7x100.1x150, 12-sty bk tnt; West Side Constn Co to Wm T Evans at Montclair [Walnut Crescent], NJ; mtg \$700,000; Mar6'13; A\$210,000-925,000.

**Riverside dr, 740** (7:2098-13), nec 151st, 103.9x173.1x99.1x145; 6-sty bk tnt; Edw A Hannan to Raipaul Realty Co, 105 Hudson; mtg \$280,000; Feb28; Mar1'13; A\$132,000-334,000.

**St Nicholas av** (7:1949-39), es. 59.8 s 123d, runs e21x83.4 to av xn40.3 to beg. gore, vacant; A\$3,000-3,000; also WEST ST, 292-3 (2:595-10), see Hoboken, now Canal (Nos 538-42), 44x80, 4 5-sty bk tnts & str; A\$43,000-53,000; also WEST ST, 290-1 (2:595-8-9), es. 44 s Hoboken, now Canal, runs s40xe100xn24xw20xn16xw80 to beg. 2 4-sty bk loft & str bldgs; A\$28,500-30,500; also MURRAY ST, 75 (1:132-6), ns, abt 125 w W Bway, 25x100, 5-sty bk loft & str bldg; A\$28,000-50,000; also 8TH AV, 287-9 (7:1949-35-38), swc 123d (Nos 300-12), runs s50.11xw120 to es St Nich av xnw 59.8 to 123d xel152.5 to beg. 3 & 5-sty bk hotel; A\$72,500-98,000; also property in San Francisco and elsewhere in California; Alice P Sullivan to Francis J Sullivan, her husband, 1075 Mission, San Francisco, Cal; AT; Sept5'11; Feb28'13.

**St Nicholas av, see 123d**, see St Nich av, es. 59.8 s 123d.

**St Nicholas av; West st, 292-3; West st, 290-1; Murray st, 75, 8th av, 2287-9**, swc 123d, being same prop, except lands in California; Francis J or Frank J Sullivan to Noel & Ada Sullivan, Alice S or Alyce S Murphy, & Gladys Sullivan, 526-8 Phelan Bldg, at nwc Market & O'Farrell, San Francisco, Cal; 1/2 pt or 7/8 pts of all title; AL; Aug29'12; Feb28'13.

**St Nicholas av** (S:2122-88), nwc 164th, runs w171.5xn125xe124 to av xs133.4 to beg; vacant; Chas Buek Constn Co to Albion Constn Co, a corp, 2228 Bway; mtg \$80,000; Mar3; Mar4'13; A\$110,000-110,000.

**Wadsworth av** (S:2169-3), see 191st, 133.1x100.2x127.3x100; vacant; Henry Morgenthau Co to 191st St Constn Co, a corp, 35 Nassau [r 1406]; E&S; Feb28; Mar1'13; A\$48,000-48,000.

**West End av, 345** (4:1185-69), ws. 524 n 76th, runs w69.10xw2.9xn21.4xe9.1xse6.2xe 56.6 to av xs21 to beg. 4-sty & b bk dwg; Jas K Holly to Louise R H Goddard, 300 Central Park W [care Gay & Goddard, 52 Wall]; 1/2 pt; mtg \$25,000; Mar4'13; A\$19,000-32,000.

**1ST av, 1714** (5:1568-47 1/2), es. 25.6 s 89th, 25.1x81; 5-sty bk tnt & str; Mortimer Realty Co to Sigmund Orbach, 1014 Park pl, Bklyn & Chas Hammel 134 E 87; AL; Feb28; Mar1'13; A\$11,000-19,000.

**2D av, 10-2** (2:442-5), ses. 101 ne Hous-ton, runs se65xsw1xse30.5xw101.8 to av xsw34.8 to beg, 5-sty bk loft & str bldg; Geo Dotzauer to Adam H Peters 885 Hancock, Bklyn; 1/2 pt; mtg \$17,600; Jan31; Mar5'13; A\$15,000-24,000.

**2D av, 122** (2:449-3), es. abt 55 n 7th, 26.8x125; 5-sty bk loft & str bldg; Louis Milgrim et al to H Milgrim & Bros, Inc, a corp, 122 2 av; AL; Feb25; Mar1'13; A exempt-exempt.

**2D av, 193-5** (2:468-42), nwc 12th (Nos 239-41), 61.8x90; 6-sty bk tnt & str; State Bank to Geo Ricard, 317 W139; mtg \$100,000 & AL; Feb28; Mar1'13; A\$60,000-125,000.

**2D av, 193-5**; Geo Ricard to Jos Hahn, 794 E 158; mtg \$100,000 & AL; Feb28; Mar1'13.

**3D av, 1326** (5:1410-39), ws. 27.2 s 76th, 25x100, 5-sty bk tnt & str; Jonas Weil & ano to Bertha Kaufmann, 1767 3 av; Feb21; Mar6'13; A\$17,000-26,000.

**3D av, 1763** (6:1647-46), es. 25.9 s 98th, 25x83.9, 5-sty bk tnt & str; Wm Klein, ref. to Henry H Jackson, 63 E 92; mtg \$18,000; FORECLOSE Sept20'12; Sept28'12; Mar3'13; A\$13,000-24,000.

**3D av, 1763**; Henry H Jackson to E Loewenthal & Son Inc, a corp, 1347 Boston rd; mtg \$18,000; Feb28; Mar3'13.

**3D av, 2231-7** (6:1786-4), ses. 50.5 s 122d, runs sw75.8xe105.6 to cl old Church la, closed xe31.7xe5.3xw25xe100.11 to sws 122d, xnw5xsw50.5xnw100 to beg. 4-sty bk lodging house & str; Degelman Realty Co to Andw Davey, 321 W 105; AL; Mar3'13; A\$100,000-130,000.

**5TH av, 53-5** (2:570-1), nec 12th (No 1), runs n131.6xe100xs28.4xe50xs105.2 to ns 12th, xw150 to beg. 18-sty bk loft & str bldg; Chas H Strong ref. to Jno Quinn, 58 Central Park W; mtg \$1,250,000 & AL; FORECLOSE, Feb25; Feb28; Mar6'13; A \$450,000-P550,000.

**5TH av, 53-5**; Jno Quinn to Ellisdale Co, inc, a corp; QC; mtg \$1,250,000 & AL; Mar6'13.

**5TH av, 557** (5:1281-71), es. 50.5 s 46th, 25x100, 5-sty stn office & str bldg, 1 & 2-sty ext; Danl H Morgan to Montrose Realty Co, a corp, 135 Bway; mtg \$235,000 & AL; Feb28'13; A\$270,000-320,000.

**5TH av, 557**; Montrose Realty Co to Danl H Morgan, 136 E 71; mtg \$265,000 & AL; Feb28'13.

**5TH av, 1130** (5:1506-6t lot 1), nec 94th, 35x102.2, with all title to strip on e 7-24 of an inch wide; vacant; Al Hayman to Dorothy W Straight, 22 E 67; AL; Mar3; Mar4'13; A\$—\$—.

**5TH av** (6:1610-1-8 & 65-72), es. from ns 104th to ss 105th, 201.10x200; vacant; Benj Stern to Sutherland Realty Co, a corp, 505 5 av; mtg \$273,000 & AL; Feb 28; Mar1'13; A\$336,000-336,000.

**5TH av, nec 104th**, see 5 av, es from ns 104th to ss 105th.

**5TH av, see 105th**, see 5 av, es, from ns 104th to ss 105th.

**7TH av, 2195** (7:1914-62), es. 24.11 s 130th, 18.9x75, 5-sty bk tnt & str; Wm Bernard, ref. to David Pawlowitz, 642 5th; mtg \$15,000; FORECLOSE Feb25; Feb26; Feb28'13; A\$13,000-19,000.

**8TH av, 610**, see Greenwich, 40.

**8TH av, 2731** (7:2045-10), ws. 94.10 s 146th, 25x75, 5-sty bk tnt & str; Jennie F Levy to Mary E McKernan, 229 W 135; mtg \$20,000 & AL; Mar3'13; A\$12,000-22,000.

**8TH av, 2741** (7:2045-29), nwc 146th (No 301), 25x100, 5-sty bk tnt & str; Geo B Leonard to Jas H Cruikshank [178 S Ocean av], Freeport, LI; mtg \$30,000 & AL; Jan30; Mar5'13; A\$20,000-40,000.

**8TH av, 2287-9**, see St Nich av, es. 59.8 s 123d.

**9TH av, 878-86**, see 57th, 363 W.

**8TH av, 2911** (7:2047-29), nwc 154th (No 301) 24.11x100, 6-sty bk tnt & str; Lewis S Marx ref. to Sigmund Wechsler, 101 W 115. EXR. & C. Abr Bernheimer; FORECLOSE, Mar4; Mar6'13; A\$16,000-43,000.

**Washington st, 774-S** (2:641-19-21) (Decedents Estates), ws. abt 50 s Jane, 63x66, 3-3-sty bk & fr tnts & str; CONTRACT; Jos W Morgan, son & heir Thos Morgan to Reversionary Estates Co of Nyack, N Y [31 Liberty]; 2-4s pt; mtg \$4,650; Feb 26; Mar3'13; A\$19,000-23,000.

**36TH st, 35-9 W** (3:838), owned by party 2d pt & 37TH ST, 36-8 W, owned by party 1st pt; retaining wall agmt; Ball Realty Co with 35, 37 & 39 West 36th St Realty Co, 381 5 av; Feb28; Mar3'13.

**37TH st, 36-8 W**, see 36th, 35-9 W.

**52D st, 12 E** (5:1287-62), ss. 210 e 5 av, 30x100.5, 6-sty stn dwg, 4-sty ext; certf as to Wm M Barrett's succession to Levi C Weir as prest of Adams Express Co; Wm M Barrett as prest & Horatio H Gates secy of Adams Express Co, 71 Bway to M Emma Weir [Locust Valley, LI]; Feb27; Mar4'13; A\$110,000-200,000.

**121ST st, 425 E** (6:1809), ns. 332.1 w Pleasant av, 17.11x100.11; asn rents; Anna E Keach to Bronx Security & Brokerage Co, 258 E 138; Mar5'13.

**125TH st, 16 W** (6:1722-44), ss. 185 w 5 av, 37.6x100.11; 5-sty bk tnt & str; re-mtg; Jno H Degelman to Degelman Realty Co, a corp, 2150 3 av; QC; Feb28; Mar1'13; A\$95,000-115,000.

**125TH st, 16 W** (6:1722), ss. 185 w 8 av, 37.6x100.11; asn rents to secure loan of \$5,700; Inter-City Land & Securities Co to Marie R Winters at Port Washington, LI; Feb28; Mar1'13.

**125TH st, 553 W**, see Bway, 3136-42.

**150TH st W, nwc 8 av**, see 8 av, nwc 150.

**150TH st W, nec Bradhurst av**, see 8 av, nwc 150.

**163D st, 549 W** (S:2122); re asn rents recorded Jan18'12; Cnas Berlin & ano to Comfort Realty Co, a corp, 10 W 40; Feb 28; Mar4'13.

**180TH st, 878 W**, see Haven av, 214.

**216TH st W, swc 9 av**, see 9 av, swc 216th.

**216TH st W** (S:2196-18 & pt lots 33 & 34), ss. 258.4 e 9 av, runs e191.8 to h w m of Harlem River xs60xw228 to beg. gore, with rights to lands under water; vacant; re mtg; U S Mtg & Trust Co as TRSTE to Third Av Railway Co, a corp, 2396 3 av; QC; Mar3; Mar4'13; A\$—\$—.

**216TH st W**; same prop; re mtg; Central Trust Co of N Y as TRSTE, to same; QC; Mar3; Mar4'13.

**Av A, 205** (2:440), ws. 51.9 s 13th, 25.9x 100; re-asn rents recorded Dec12'10; Royal Bank of NY to Abram Salkin, 311 S 5 st, Bklyn; July26'11; Feb28'13.

**Av A, 205** (2:440); re-asn rents recorded June8'11; Royal Co of NY to Abram Salkin, 311 S 5, —av; Feb27; Feb28'13.

**Av A, 205** (2:440); re-asn rents recorded July17'12; Royal Co of NY to Abram Salkin, 311 S 5, Bklyn; Feb27; Feb28'13.

**Bradhurst av, nec 150th**, see 8 av, nwc 150.

**Broadway, 253-5** (1:134-29), nwc Murray; consent to vent shaft for subway; Rector, & C, of Trinity Church in City of N Y owner of fee & Postal Telegraph Building Co owner of bldg & leasehold to City of NY; Feb17; Mar6'13.

**Broadway, 569-75** (2:512), nwc Prince, 100x200; consent to stairway to subway; Wm W Astor to City of NY; Feb8; Mar 6'13.

**Broadway, 3136-42** (7:1980-1), nec 125th (No 553), 99.11x75, 7-sty bk tnt & str; re mtg; Hunts Point Estates to Brown-Weiss Realities, 61 Park row; QC; Feb28'13; A\$90,000-170,000.

**Edgecombe av, 165-7** (7:2051); asn rents to secure mtg; Nellie A Kelly to Saml Less, 530 Pacific, Bklyn; Feb15; Mar6'13.

**Haven av, 214** (S:2177-pt lot 265), es. 50 s 180th, 50x97, 5-sty bk tnt; A\$—\$—; also 180TH ST, 878 W (S:2177-pt lot 265), ss. 97 e Haven (Buena Vista) av, 50x100, 5-sty bk tnt; re mtg; A\$—\$—; Bend-heim Constn Co to Munden Constn Co, a corp, 149 Bway; QC; Mar4; Mar5'13.

**Haven av**, (S:2177); also 180TH ST, 878 W, same prop; re mtg; same to same; QC; Mar4; Mar5'13.

**Northern av** (S:2179-pt lot 80), ws. 78 n 181st, 100.3x171.8x100.2x168; vacant; re mtg; David W O'Neill to Trossachs Realty Corp, 40 E 22; QC; Feb25; Feb28'13; A \$—\$—.

**Northern av**; same prop; re mtg; Mutual Life Ins Co to same; QC; Feb27; Feb28'13.

**3D av, 2231-7** (6:1786-4), ses. 50.5 s 122d, runs sw75.8xe105.6 to cl old Church la (closed) xe31.7xe5.3xw25xe100.11 to sws 122d, xnw5xsw50.5xnw100 to beg. 4-sty bk lodging house & str; re mtg; Jno H Degelman to Andw Davey, 321 W 105; QC; Mar3; Mar4'13; A\$100,000-130,000.

**6TH av, 637-77** (3:813 & 814); consent to station at 38 st & 6 av; F C Mohrmann et al, tenants, to Interborough Rapid Transit Co, 165 Bway & ano; Jan20; Mar 1'13.

**6TH av, 638-76** (3:839 & 840); consent to station at 38th & 6 av; Max Luft et al, tenants, to Interborough Rapid Transit Co, 165 Bway & ano; Jan20; Mar1'13.

**6TH av, 651** (3:813); consent to station at 38th & 6 av; Patk J Flannery owner, to Interborough Rapid Transit Co, 165 Bway & ano; Jan9; Mar1'13.

**6TH av, 667-77**; consent to station at 38th & 6 av; Wm McDonald lessee to Interborough Rapid Transit Co, 165 Bway & ano; Jan17; Mar1'13.

MISCELLANEOUS CONVEYANCES.

**Borough of Manhattan.**

**Grand st, 363-5** (1:311); re-asn rents; recorded July5'12; Royal Co of NY to Julius Schattman, 1833 7 av; AT; Feb28; Mar1'13.

**Henry st, 198** (1:270), ss. 25x100; asn rents to extent of \$1,650; Morris Lipschitz to Philip Sugarman, 136 W 118, et al; Mar 5; Mar6'13.

**Murray st, nwc Bway**, see Bway, 253-5.

**Prince st, nwc Bway**, see Bway, 569-75.







**Parcel (\*)** No 19 on damage map to open Parker st or av from Protectory to Wellington av; re mtg; Henry H Grote to City NY; QC; Dec18'12; Mar6'13. nom

**Parcel (\*)** No 201 on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; Martha A Olmstead to City NY; QC; June6'12; Mar6'13. nom

**Parcel (\*)** No 21 on damage map to open Taylor st or av from East River to Westchester av; re mtg; Patk F Griffin to City NY; QC; Dec13'12; Mar6'13. nom

**Parcel (\*)** Nos 94 & 95 on damage map to open Benson av from West Farms rd to Lane av; re mtg; Jas S Bolton Jr to City NY; QC; Oct23'12; Mar6'13. nom

**Parcel (\*)** No 38 on damage map to open Parker av from Protectory to Wellington av; re mtg & consent to award; Carl Becker to City NY; QC; Nov29'12; Mar6'13. nom

**Parcel (\*)** Nos 209, 209A & 209B on damage map to open Benson, Overing, St Peters, Seddon, Rowland avs & Hubbell st; re mtg; Ratje Bunke et al, EXRS & Jno Bunke, to City NY; QC; Aug9'12; Mar6'13. nom

**Parcel (\*)** No 145 on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; Sarah C Buckenham to City NY; QC; June30'12; Mar6'13. nom

**Parcel (\*)** No 184 on damage map to open St Peters av from Westchester av to West Farms rd; re mtg; Jno W Brown to City NY; QC; July16'12; Mar6'13. nom

**Parcel (\*)** No 2A on damage map to open e approach to City Island Bridge, also known as lot 363 King Estate; consent to award to R C Church of St Mary Star of the Sea; Emigrant Indust Savgs Bank to City NY; July22'12; Mar6'13. nom

**Parcel (\*)** No 20A on damage map to open Main st, City Island; re mtg; City Island Land & Dock Co to City NY; QC; Sept9'12; Mar6'13. nom

**Parcel (\*)** Nos 252, 253, 254, 255 & 255A on damage map to open Rowland av from Westchester av to St Raymonds av; re mtg; Edwin Downing to City NY; QC; Dec4'12; Mar6'13. nom

**Parcel (\*)** Nos 78, 78A, 132 & 132A on damage map to open Frisby av from Zerega av to West Farms rd, & Glebe av from Westchester to Overing avs; re mtg; Edwin Downing to City NY; QC; Sept18'12; Mar6'13. nom

**Parcel (\*)** No 2 on damage map to open Benson av from West Farms rd to Lane av; re mtg; Julius B Denicke to City NY; QC; Aug8'12; Mar6'13. nom

**Parcel (\*)** Nos 41, 41A, 41B & 41C on damage map to open Glover st from Castle Hill av to Westchester av, & Doris st or av from Glebe av to Westchester av; re mtg; Helen J Allen to City NY; QC; Aug7'12; Mar6'13. nom

**Parcel (\*)** No 145 on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; C W H Arnold to City NY; QC; July31'12; Mar6'13. nom

**Parcel (\*)** Nos 41A & 43 on damage map to open Benson av from West Farms rd to Lane av; re mtg; Kath L Butler to City NY; QC; Oct26'12; Mar6'13. nom

**Parcel (\*)** Nos 41A & 43 on damage map to open Benson av from West Farms rd to Lane av; re mtg; Kath L Butler to City NY; QC; Oct26'12; Mar6'13. nom

**Parcel (\*)** No 102C on damage map to open Lyon av from Zerega av to Castle Hill av; re mtg; Isaac Butler to City NY; QC; June29'12; Mar6'13. nom

**Parcel (\*)** No 102B on damage map to open Lyon av from Zerega av to Castle Hill av; re mtg; Isaac Butler to City NY; QC; June29'12; Mar6'13. nom

**Parcel (\*)** Nos 68 & 68A on damage map to open Glebe av from Westchester av to Overing av; re mtg; Dollar Savgs Bank to City NY; QC; Aug1'12; Mar6'13. nom

**Parcel (\*)** Nos 11A & 11B on damage map to open Parker st or av from Protectory av to Wellington av; re mtg; Dollar Savgs Bank to City NY; QC; Nov15'12; Mar6'13. nom

**Parcel (\*)** No 54 on damage map to open St Lawrence av, Commonwealth av, Rosedale av, Noble av, Croes av & Fteley av from Westchester av to Classon Pt rd; re mtg; Geo F Droste to City NY; Dec3'12; Mar6'13. nom

**Parcel (\*)** Nos 24, 24A & 24B on damage map to open Glover st from Castle Hill av to Westchester av & Doris st from Glebe av to Westchester av; re mtg; Kath III to City NY; QC; Oct1'12; Mar6'13. nom

**Parcel (\*)** Nos 2, 2A, 11 & 11A on damage map to open Main st or City Island av from e approach to City Island Bridge to Long Island Sound; re mtg; Emigrant Indust Savgs Bank to City NY; QC; July22'12; Mar6'13. nom

**Parcel (\*)** No 8 on damage map to open St Lawrence av, Rosedale av, Commonwealth av, Noble av, Croes av & Fteley av from Westchester av to Classons Pt rd; re mtg; Solon L & Saml Frank to City NY; QC; Nov19'12; Mar6'13. nom

**Parcel (\*)** Nos 41 & 42 on damage map to open Benson av from West Farms rd to Lane av; re mtg; Annie R Daily, GDN, to City NY; QC; Oct30'12; Mar6'13. nom

**Parcel (\*)** Nos 30 & 30A on damage map to open Glebe av from Westchester av to Overing av; re mtg; Annie R Daly, EXTRX & Geo Daily, to City NY; QC; June22'12; Mar6'13. nom

**Parcel (\*)** Nos 48 & 48A on damage map to open Glover st from Castle Hill av to Westchester av; re mtg; Mary I Ehrhott to City NY; QC; Oct16'12; Mar6'13. nom

**Parcel (\*)** No 22 on damage map to open Taylor av from East River to Westchester av; re mtg; Solon L Frank & ano to City NY; QC; July29'12; Mar6'13. nom

**Parcel (\*)** No 198 on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; Johanna Higgins to City NY; QC; June24'12; Mar6'13. nom

**Parcel (\*)** Nos 90 & 90B on damage map to open Parker av from Protectory av to Wellington av; re mtg; Katie Herold to City NY; QC; Nov6'12; Mar6'13. nom

**Parcel (\*)** Nos 143 & 143A on damage map to open Glebe av from Westchester av to Overing av; Lyon av from Zerega av to Casue Hill av; Frisby av, from Zerega av to West Farms rd; Tratman av from Zerega av to Benson av; re mtg; Jos J Hill to City NY; QC; July10'12; Mar6'13. nom

**Parcel (\*)** Nos 143 & 143A on damage map to open same; re mtg; Henry W Kuhlke to same; QC; July30'12; Mar4'13. nom

**Parcel (\*)** Nos 122, 122A & 122B on damage map to open Parker st or av from Protectory av to Wellington av; re mtg; Wm Koch to City NY; QC; Nov6'12; Mar6'13. nom

**Parcel (\*)** Nos 146, 147 & 147A on damage map to open Bartholdi st from White Plains rd to Bronxwood av; re mtg; Henry Lipps Jr, & ano, TRSTES Henry Lipps, to City NY; QC; July5'12; Mar6'13. nom

**Parcel (\*)** No 117 on damage map to open Overing av from West Farms rd to Westchester av; re mtg; Alfred Loweth to City NY; QC; Sept25'12; Mar6'13. nom

**Parcel (\*)** Nos 24, 24A & 24B on damage map to open Glover st from Castle Hill av to Westchester av & Doris st from Glebe av to Westchester av; re mtg; Michl & Jno Tippingier to City NY; QC; Oct1'12; Mar6'13. nom

**Parcel (\*)** No 66 on damage map to open same; re mtg; Albt Mamlock to City NY; QC; Oct1'12; Mar6'13. nom

**Parcel (\*)** Nos 44 & 44A on damage map to open Glover st from Castle Hill av to Westchester av; re mtg; Magnus F Misch to City NY; QC; Sept12'12; Mar6'13. nom

**Parcel (\*)** No 39 on damage map to open Glebe av from Westchester av to Overing av; re mtg; Magnus F Misch to City NY; QC; Sept12'12; Mar6'13. nom

**Parcel (\*)** Nos 40 & 50A on damage map to open Glover st from Castle Hill av to Westchester av, & Doris st or av from Glebe av to Westchester av; re mtg; Josephine Magrane to City NY; QC; July29'12; Mar6'13. nom

**Parcel (\*)** No 2 on damage map to open Benson av from West Farms rd to Lane av; re mtg; Dave H Morris to City NY; QC; Sept3'12; Mar6'13. nom

**Parcel (\*)** No 184 & 185 on damage map to open West Farms rd from Bronx River to Westchester Creek; re mtg; N Y Trust Co to City NY; QC; July19'12; Mar6'13. nom

**Parcel (\*)** No 207 on damage map to open Main st from City Island Bridge to L I Sound; Margaretha Nuffer to City NY; QC; July21; Mar6'13. nom

**Parcel (\*)** Nos 130 & 130A on damage map to open Main st from e approach to City Island Bridge to L I Sound; re mtg; New Rochelle Co-op B & L Assn to City NY; QC; July21'12; Mar6'13. nom

**Parcel (\*)** No 201A on damage map to open West Farms rd from Bronx River to Westchester Creek; consent to award; Martha A Olmstead to City NY; June6'12; Mar6'13. nom

**Parcel (\*)** Nos 101, 101A, 102 & 102A on damage map to open Parker av from Protectory av to Wellington av; re mtg; Frank Gass to City NY; QC; Nov19'12; Mar6'13. nom

**Parcel (\*)** No — on damage map to open Parker av from Protectory av to Wellington av; re mtg; Frank Gass to City NY; QC; Oct30'12; Mar6'13. nom

**Parcel (\*)** No 102B on damage map to open Lyon av from Zerega av to Castle Hill av; re mtg; Frank Gass to City NY; QC; June15'12; Mar6'13. nom

**Parcel (\*)** No 135 on damage map to open Overing av from West Farms rd to Westchester av; re mtg; Annie M Gill to City NY; QC; July20'12; Mar6'13. nom

**Parcel (\*)** No 8 on damage map to open St Lawrence, Rosedale, Commonwealth, Noble, Croes & Fteley avs from Westchester av to Classons Pt rd; re mtg; Patk F Griffin to City NY; QC; Nov14'12; Mar6'13. nom

**Parcel (\*)** No 66 on damage map to open Glover st from Castle Hill to Westchester avs, & Doris st from Glebe to Westchester avs; re mtg; Francis S Phraner, EXR & Caroline M Hitchcock, to City NY; QC; Sept30'12; Mar6'13. nom

**Parcel (\*)** Nos 3, 12, 3A, 12A & 12B on damage map to open Main st for e approach to City Island Bridge to L I Sound; re mtg; Herbt O Sharpe to City NY; QC; Sept25'12; Mar6'13. nom

**Parcel (\*)** Nos 3, 12, 12A, 3A & 12B on damage map to open Main st for e approach to City Island Bridge to L I Sound; re mtg; Emil Waldenberger to City NY; QC; Aug10'12; Mar6'13. nom

**Parcel (\*)** No 119 on damage map to open Overing av from West Farms rd to Westchester av; re mtg; Jno Weeks to City NY; QC; Sept21'12; Mar6'13. nom

**Parcel (\*)** No 180A on damage map to open Main st from City Island Bridge to L I Sound; re mtg; Westchester Fire Ins Co to City NY; QC; Sept11'12; Mar6'13. nom

**Parcel (\*)** Nos 3 & 4 on damage map to open 222d from Bronx River to 7th; re mtg; Morris E & Jno Webber, TRSTES, to City NY; QC; June11'12; Mar6'13. nom

**Parcel (\*)** No 102 E on damage map to open Glebe av from Westchester to Overing avs; re mtg; Barbara Maixner to City NY; QC; June29'12; Mar6'13. nom

**Parcel (12:3260)** Nos 46 & 47 on damage map to open Sedgwick av, Bailey av & Albany rd; re mtg; Emma L Moller to City NY; QC; July25'12; Mar6'13. nom

**Parcels (12:3269)** Nos 89 & 89A on damage map to open Sedgwick av, Bailey av & Albany rd; re mtg; Amos S Hebble to City NY; QC; Dec6'12; Mar6'13. nom

**Re-transfer tax lien (11-2845-6 & 11-2846-75)**; David Wallace to City NY; Jan3; Mar6'13. nom

**Order (13:3402-61)** of exemption in matter of transfer tax upon estate of Margt E Seery, decd; Robt L Fowler, Surrogate; Mar4; Mar6'13. court order

**LEASES**

**Borough of Manhattan**

FEB. 27, 28, MAR. 1, 3, 4 & 5.

**Ann st, 21-3**, see Nassau, 109.

**Barclay st, 46-8** (1:86), all; Jeannie S Dike, widow, et al heirs, &c, Henry A Dike to Whitall Tatum Co, a corp, 46-8 Barclay; 5yf May1'15; Mar4'13. taxes in excess of year 1908 & 12,500 to 13,500

**Bayard st, 51** (1:163), part of b; Chas H Rugen to Harry Axelrod & ano, 64 Bayard; 4yf May1'13; Mar3'13. 420

**Bleecker st, 63** (2:529); sur Ls; Bernard F Golden to M Bayard Brown at Brightling Sea, Eng; Mar3; Mar5'13. nom

**Bleecker st, 315** (2:591); asn Ls; Josephine Jetter to Letitia Emmens, 315 Bleecker; Dec21'12; Mar5'13. nom

**Canal st, 125** (1:303), nwc Chrystie, str & b; David Shaff & ano to Wm Avidan, 581 W 161; 1yf May1'13; 3ys ren; Mar6'13. 4,000

**Canal st, 125-31** (1:303), nwc Chrystie; asn Ls; Saml J Silberman et al to 125 Canal St Realty Co, Inc, a corp, 83 Canal; Mar3; Mar4'13. nom

**Cathedral Pkway, 26** (7:1845), str; Saml I Ferguson & ano to Nils Mathelssen, 240 Manhattan av & ano; from Jan 18 to Jan1'17; Mar3'13. 840

**Chambers st, 94** (1:135), str, b & sub b; Bernard Kreizer to Progressive Lunch Co, a corp, 8 West Bway; 7yf May1'13; Mar6'13. 2,800

**Chrystie st, 155** (2:425); sobrn of Ls & collateral agmt to mtg for \$1,500; Lorenzo Ullo of Bklyn, owner, & Max M Bernstein, of Bklyn, lessee, with Ernst Plath, 39 7th; Feb28; Mar4'13. nom

**Chrystie st, nwc Canal**, see Canal, 125-31.

**Chrystie st, nwc Canal**, see Canal, 125.

**Dey st, 24** (1:80), ns, 21,2 e Church, 21,2 x77.6x20x77.9, all; Jas R Roosevelt et al TRSTES Jno J Astor to United Cigar Stores Co, a corp, 44 W 18; 21yf Febl; 3 ren of 21 yrs ea; Mar3'13. taxes, &c, & 10,000 to 15,000

**Elizabeth st, 49-51** (1:204), str fl & pt b; Otto Lorence & ano to Hyman Settel, 88 Vermont, Bklyn; 4 11-12yf Mar4; Mar5'13. 4,000

**Essex st, 170** (2:355); asn Ls; Rosie Streit to Simon Bollt, 110 W 113; mtg \$5,-750; Mar4; Mar6'13. O C & 100

**Grand st, 157** (1:234), str fl; Wilhelmina Trenkman to Leon Goldstein, 81 Chrystie; 3 9-12 yf May1'13; Mar4'13. 840

**Greenwich st, 812-4** (2:641); all; Jno W Ferguson to Victor Typewriter Co, a corp, 812 Greenwich; 5 1-12yf Jan1'13; 5y ren; Feb28'13. 11,000

**Hancock st, 5-7** (2:526); asn Ls; Rocco Paterno to Tommaso Pinto, 227 Sullivan & ano; mtg \$—; Feb13; Mar3'13. nom

**Henry st, 94** (1:275), ss, 135 w Pike, 25.4x100; asn Ls; Louis Osilon to Anna F Cooper at Belmar, NJ; mtg \$4,500; Feb28; Mar1'13. nom

**Nassau st, 109** (1:90), space on s wall of store, 4.6 wide & 12 ft deep; also ANN ST, 21-3 (1:90), nec Theatre alley, space 7x8 in store; Max Garfunkel to Jos Erlich, 203 Middleton, Bklyn, & ano; 9yf May1'13; Mar4'13. 3,300

**Theatre al, nec Ann**, see Nassau, 109.

**Washington st, 784** (2:642), part house; Emma D Warner to Louis Ushkow, 784 Washington; 5yf May1'13; Mar6'13. 960

**Water st, 211** (1:96), all; A Irving Griggs to Wm Ottmann & Co, at Fulton Market on Front; 2 2-12yf Mar1'13; 5y ren; Mar4'13. 2,500

**Wooster st, 179-83** (2:524), 2d & 5th lofts; Jos Gross to Warshavsky & Cohen, both at 86 W 119; 1yf Febl; 2yren; Mar5'13. 4,200

**1ST st, 45 E** (2:442); str & b; Philip Mandelman & ano to Independent Provision Co, a corp, 45 1st; 6yf Mar1'13; Feb28'13. 840 & 900

**4TH st, 197 E** (2:400); all; Louise Peter to Jno Biro, 197 E 4, & ano; 6 3-12yf Jan 18'13; Feb28'13. 2,700

**5TH st, 533-5 E** (2:401); asn Ls & deposit of \$1,200; Mandel Silver to Gussie Berger, 75 Sheriff; Feb20; Mar5'13. 1,200

15TH st, 533-5 (2:401), all; Rosie & Gossy Forst to Gussie Berger, 75 Sheriff; 3yf Junel'13; Mar5'13. 7,572  
 15TH st, 620 E (2:387); asn Ls; Wm Shor to Hene Shor, 620 E 5; AT; Jan 24; Mar3'13. nom  
 11TH st, 341 E (2:453), all; Rosa Teven to Henry Steiner, 245 S 9, Bklyn; 5yf Mar 1; 5yr; Mar3'13. 3,600  
 11TH st W, see 6 av, see 6 av, 144-6.  
 Little W 12TH st (2:645), ns, 125 w Washington, 25x103.3; asn Ls; Jno Fleming & Philip Peters to Robt P Lawless, at Red Bank, NJ; Wm P Lawless, 15 Sussex, Jersey City, NJ, & Thos P Lawless, at Eatontown, NJ; AL; Feb27; Feb 28'13. O C & 100  
 13TH st, 134-6 E (2:558); sur Ls; Elias Trinz to Sarah A B Downs, 15 Clark, Bklyn; Jan22; Mar5'13. nom  
 13TH st, 405-9 W (2:646), 1st loft; Fish Realty Co to Leonard Unger, 108 W 141; 4 9-12 yf Augl'12; Mar4'13. 2,000  
 18TH st, 302-4 W, see 8 av, 159.  
 21ST st E, swe 4 av, see 4 av, swe 21.  
 22D st, 115-9 E, see 23d st, 114-20 E.  
 23D st, 114-20 E; also 22D ST, 115-9 E (3:878), 1st loft; 114 East 23d St Co to Saml Eisman, 41 W 89 et al; 10yf Febl'13; Mar4'13. 8,000  
 28TH st, 48-50 E, see 4 av, 398-402.  
 29TH st W, see 10 av, see 10 av, sec 29.  
 30TH st E, nec Lex av, see Lex av, 161-3.  
 32D st, 54-6 W, see Bway, 1271-3.  
 32D st, 106-8 W (3:807); asn Ls; Fred W Anderson to Pabst Bwg Co, 606 W 49; AT; Feb27; Feb28'13. nom  
 33D st, 18 W (3:834); str &c; 24 W 33d St Co to Cafe Rhein Restaurant Co, 38 W 33; from Mayl'13 to Apr30'13; Marl'13. 6,500 to 8,000  
 36TH st, 343-5 W (3:760), all; Patk A Geoghegan to Herman Kuthe, 319 E 26; 1yf Marl'13; Mar5'13. 5,000  
 36TH st, 343-5 W; asn Ls; Herman Kuthe to H Kuthe Ice Co, 319 E 26; Mar 4; Mar5'13. O C & 100  
 37TH st, 9-11 E (3:864); 5th & 6th lofts; 9 E 37th St Co to Elite Styles Co, a corpn, 9-11 E 37; 5 9-12yf Mayl'13; Feb28'13. 5,000 to 6,000  
 37TH st, 109 W (3:814); asn all R, T & I to any money that may become due on cancellation of Ls; Peter Da Prato & ano to Lion Brewery, 104 W 108; Feb14; Mar 3'13. nom  
 37TH st W, nwe 11 av, see 11 av, 455-7.  
 38TH st, 1 E (3:868), str; E S Siebrecht by Hy A Siebrecht, atty, to Miriam Gleason, 201 W 79; 5yf Mayl'13; Mar5'13. 5,312.50  
 39TH st, 315 W (3:763), str, &c, & bldg in rear of str; Sarah Fullan to Lucian Lowenthal, 251 Ocean Pkway, Bklyn; 3yf Mayl'13; Mar6'13. 1,020  
 42D st, 215 W (4:1014); asn Ls; Saml Laster to Benj Schorr, 62 Stanton; 1/2 pt; Mar3; Mar5'13. nom  
 42D st, 215 W (4:1014); asn Ls; Hyman L Laster to Saml Laster, 215 W 42; Mar1; Mar5'13. O C & 100  
 43D st W, nec 8 av, see 8 av, 680.  
 43D st W, nec 8 av, see 8 av, 680.  
 45TH st, 116-8 W (4:997), ss, 210 w 6 av, 40x100.4 "The Belmont," asn Ls as collateral for a 3d mtg for \$140,000; 116 West 45th St, Inc, to Thos E Greacen, 6 W 50; Mar5; Mar6'13. O C & 100  
 47TH st, 343 E (5:1340); asn Ls; Adam Glockner to Wm Anthes, 343 E 47; Mar6'13. nom  
 47TH st, 265 W (4:1019), all; Ethan Allen TRSTE Chas F Allen to Isidor H Kempner, 343 W 87; 5yf Mayl'13; Mar6'13. 2,600 to 2,900  
 48TH st, 326 E (5:1340); all; Hugh R Healy Jr to Wm E Falkinburg, 62 Prospect, Flushing, B of Q; 5yf Aprl'13; Feb 28'13. 960 to 1,200  
 50TH st W, swe 11 av, see 11 av, swe 50.  
 59TH st E, nwe Lex av, see Lex av, 742.  
 59TH st E, nwe Lex av, see Lex av, nwe 59th.  
 61ST st W, see Columbus av, see Columbus av, 37.  
 64TH st, 149 W (4:1136), all; Kezzie Vickers to Beatrice Obrey, 149 W 64; 3yf Marl'13; Mar3'13. 2,400  
 66TH st E, swe Park av, see Park av, swe 66.  
 76TH st, 362 E, see 76th, 354-60 E.  
 76TH st, 354-60 E (5:1450), ss, 175 w 1 av, 75x102.2; all; also 76TH ST, 362 E (5:1450), ss, 156.3 w 1 av, 18.9x98.9; all; Mary F & Thos B McGuinness; to East End Amusement Co, a corpn, 360 E 75; 10yf Mayl'13; \$2,500 & a further term of 11 yrs at \$3,000; Marl'13. taxes, &c, and as above  
 82D st E, nwe Mad av, see Mad av, bet 82d & 83d sts.  
 83D st E, swe Mad av, see Mad av, ws, bet 82d & 83d sts.  
 84TH st E, swe 2 av, see 2 av, 1615-7.  
 86TH st, 218 E (5:1531), all; Herman A Schmidt to Harry Schlesinger, 218 E 86; 6 5-12yf Dec1'12; Mar3'13. 1,800 & 2,100  
 89TH st, 72 W (4:1202); sur Ls; Lena Einhorn to Canabrake Realty Co, a corpn, 35 Nassau; AT; Feb28; Marl'13. nom  
 102D st, 65 E (6:1608); asn Ls & deposit of \$766.66 as security; Jno Sargh to Moses Hollander, 11 Pitt; Feb19; Mar6'13. nom

102D st, 65 E (6:1608); consent to asn Ls; Dora Michelman to Moses Hollander, 65 E 102; Feb19; Mar6'13. nom  
 102D st, 224 E (6:1651), str, b & 3 rooms & fl above str; Isaac E Seikewitz to Mayer Warshall, on premises; 3yf Mayl'13; Mar3'13. 720  
 106TH st E, nec Park av, see Park av, 1441.  
 112TH st, 314-6 E (6:1683); all; Barnett Weinberg to Nicola Grieco, 527 E 117; 3yf Mar1; Feb28'13. 3,500  
 114TH st, 123 E (6:1642), all; Morris J Werner of Bklyn, to Morris Borko, 98 E 114; 5yf Aprl'13; Mar6'13. 660  
 115TH st, 50 E, see Mad av, 1746.  
 115TH st W, nwe 7 av, see 7 av, 1902.  
 116TH st, 26 E (6:1621), 2d fl east; Louis Vogel to Dr Michl F Baranoff, 26 E 116; 3yf Mayl'13; Mar3'13. 600  
 116TH st, 113 W, see 116th, 115 W.  
 116TH st, 115 W (7:1901), str; also 116TH ST, 113 W (7:1901), west 1/2 str; S E & M E Bernheimer Co, a corpn, to Schwartz Amusement Co, 71 W 116; 5yf Mayl'13; Mar4'13. 1,100 & 3,250  
 121ST st, 241 E (6:1786), all; Moses Baumgarten to Anna Odze, 24 E 121; 3yf Jan1; Mar5'13. 2,000  
 121ST st, 243 E (6:1786), east str; Abram Pinkovitz to Max Brosgol, 243 E 121; 3yf Febl; Marl'13. 456  
 123D st, 132 E, see Mad av, 1746.  
 124TH st E, swe Lex av, see Lex av, 2028.  
 137TH st, 6 to 20 W (6:1734), 4 houses; sur Ls; Chu Foke to Louis Jarmulowsky, 46 W 83. EXR Sender Jarmulowsky; AT; Mar5; Mar6'13. nom  
 140TH st, 55 W (6:1738), all; Louis Bloch to Glenmore T Dillard, 132 W 53; 3yf Mar1; Mar4'13. 4,200  
 1515TH st W (8:2196), ns, 275 e 9 av, runs el90 to h w m Harlem River xn200 to ss 216th xw250x99.11x75x99.11 to beg, all; with all title to land under water, dock, etc; Jno H Thorn et al, EXRS, &c, Wm F Thorn to H L Herbert & Co, a corpn, 17 Battery pl; 10yf Mar1; 10yr ren; Mar5'13. 1/2 of taxes in excess of \$1,052.41 & 6,000  
 126TH st W, ss, abt 275 e 9 av, see 215th W, ns, 275 e 9 av.  
 Av A, 96 (2:402), str; Annie Wohlers to Benj Bemanowsky, 116 7th & ano; 6 2-12yf Marl'13; Mar4'13. 780  
 Av D, 29-31 (2:373); asn Ls; Isidore A Weidhorn to Louis Ober, 279 E 7; Feb19; Marl'13. nom  
 Av D, 29-31 (2:373); sur Ls; Louis Ober to Max Fine, 402 Grand; AT; Feb28; Mar 1'13.  
 Amsterdam av, 413 (4:1210), es, 25 s 80th, 5-sty bldg, all; Eliza J Quin to Cushman Globe Co, a corpn, 415 Ams av; 5yf Dec1'12; Mar6'13. 2,400  
 Amsterdam av, 861; asn Ls; Peter J Little to Chas Dennis, 316 W 111; AL; Feb 27; Mar3'13. nom  
 Amsterdam av, 984 (7:1880), str & b; Lloyd Constn Co to S A Grice & Co, 952 Ams av; 10yf Mayl'13; Mar3'13. 1,200 & 1,300  
 Amsterdam av, 1088-90 (7:1885), three str & pt basements; Morris Gorlin & ano to Olnick Bros, 460 Grand; from Feb 20 to Sept28'13; Mar3'13. 3,600  
 Amsterdam av, 1109-11 (7:1867), s str; Morris Gorlin & ano to Olnick Bros, 460 Grand; from Feb20 to Aug30'13; Mar3'13. 960  
 Amsterdam av, 1121-5 (7:1867), str of No 1125 & 2d fl of 1121-5; Morris Gorlin & ano to Olnick Bros, 460 Grand; 13 2-12y & 5 days f Feb20'13; Mar3'13. 3,800 & 4,800  
 Amsterdam av, 1723 (7:2060); asn Ls; Abr Samuels et al to Rachel Lesser, 552 W 141; Mar4; Mar6'13. nom  
 Amsterdam av, 1723 (7:2060), str with exit to 145th; Wm Hobson to Abr samuels, 957 Aldus, & ano; 5yf Marl'13; Mar 6'13. 3,600  
 Broadway, 1271-3; also 32D ST, 54-6 W & 6TH AV, 536 (3:833), 1st fl & b; English-American Realty Co to Jno David, a corpn, 1271 Bway; from Feb28 to Octl'17; Mar4'13. 30,000 to 35,000  
 Columbus av, 37 (4:1113), sec 61st str & b; Jos W Dougan to Geo S Jones, 2384 Tiebout av & ano; 8yf Mar1; Mar3'13. 2,400 & 2,700  
 Columbus av, 55 (4:1114), sec 62d; str & b; Mahnken Estates to Martin J Flanagan, 178 E 80; 10yf Mayl; Feb28'13. 2,500 & 3,000  
 Columbus av, 504 (4:1250); asn Ls; Jno McGowan to Patk Rogerson, 3151 Bway; Mar4; Mar6'13. nom  
 Columbus av, 635 (4:1204); asn Ls; Martin Corley to Otto H Gauggel, swe 125th & 8 av; Mar1; Mar5'13. nom  
 Convent av, 492 (7:2066); asn Ls & consent by Jos Shenk; Fredk S Steinmann to Fredk S Steinmann Inc, a corpn, 1402 Lenox av; Dec9'12; Mar4'13. nom  
 Convent av, 492; asn Ls; Fredk S Steinmann Inc, a corpn, to Julius Tausig, 535 W 151; Mar1; Mar4'13. nom  
 Convent av, 492; asn Ls as collateral for 97 notes aggregating \$5,050; Julius Tausig to Fredk S Steinmann (Inc), a corpn, 1402 Lenox av; Mar1; Mar4'13. nom  
 Lenox av, 494 (6:1732); agmt as to sur of Ls; Gus Grammas, atty for Peter Grammas, 494 Lenox av, with Sam I Levine & Louis Katzman; AT; Feb27; Feb28'13. nom

Lenex av, 494 (6:1732), str; Peter Grammas to Sam I Levine & ano, 494 Lenox av; 2 2-12yf Feb26; 5yr; Mar3'13. 1,020  
 Lexington av, 161-3 (3:886), nec 30th, 43.10x100, all; Michele Benincasa to Hotel Avon Co, a corpn, on premises; 10yf Sept 1'12; Mar3'13. taxes, &c, & 27,500 & 30,000  
 Lexington av, 445 (5:1299), all; May Baitzel to Nelson P Swanson & Edw J Frost, 445 Lex av; 8 7-12yf Febl; Mar3'13. taxes, &c, & 1,800 & 2,100  
 Lexington av, 445 (5:1299), all; Cath W Sandford to Richd P Cunneen, Bound Brook, NJ & Harry S Leslie, 4283 Katonah av; 10yf Septl'11; Marl'13. taxes &c and 1,800 & 2,100  
 Lexington av, 445; all; Richd P Cunneen & ano to May Baitzel, 421 Lex av; 10yf Septl'11; Marl'13. taxes &c and 1,800 & 2,100  
 Lexington av (5:1394), nwe 59th; agmt modifying two leases; United Cigar Stores Co with Jas J Tierney, 703 W 178, & Geo Ehret, 1197 Park av; Jan31; Feb28'13. nom  
 Lexington av, 742 (5:1394), nwe 59th; portion of str fl & b & all of upper portion of bldg; United Cigar Stores Co to Jas J Tierney, 703 W 178; from Dec15'15 to Apr 28'13; Feb28'13. 7,250 & 9,000  
 Lexington av, 2010-2, see Mad av, 1746.  
 Lexington av, 2028 (6:1772), swe 124th; all; Jno B Harrison et al, EXRS & Andrews Soher to Mary E Mulvihill, 3418 Barker av, & ano; 5yf Marl'13; Mar4'13. 3,000  
 Madison av (5:1494), ws, bet 82d & 83d, Schermerhorn Apt House; Princeton Constn Co, 220 Bway to S Jarmulowsky, a firm, 54 Canal; 2yf Marl'13; upon terms as per agmt dated Feb28; Mar3'13. nom  
 Madison av, 1538-40 (6:1610), ground fl, b & balcony; Reliable Amusement Co to Albert Miller, 416 W 118; 10yf Marl'13; Mar6'13. 4,000 & 4,500  
 Madison av, 1746 (6:1620), swe 115th (No 50), all; also LEXINGTON AV, 2010-2 (6:1771), swe 123d (No 132), all; Reuben Sadowsky to David Katz, 278 Madison & ano; 3 4-12yf Jan1; Mar3'13. 14,700  
 Park av, 103 (5:1295), ground fl & rear pt of b; 103 Park Av Co to Exch Buffet Corpn, 3 Broad; 21y 3 mos & 6 days from Jan25; Marl'13. 16,000 & 17,000  
 Park av, 628 (5:1380), ws, 67 s 66th, 33.5 x60, the buildings on leased land; Wm T Lahey to Elbridge T Gerry, — Bellevue av, Newport, RI; AT; Jan31; Mar4'13. 5,000  
 Park av, 628-32 (5:1380), ws, 40 s 66th, 60.5x60, all; Elbridge T Gerry to Wm T Lahey, 71 E 87; 5yf Mayl'13; Mar4'13. taxes, &c, & 2,600  
 Park av (5:1380), swe 66th, 40x60, all; Elbridge T Gerry to Mathilda Hoykendorff, 543 E 86; 5yf Mayl'13; Mar4'13. taxes &c & 2,400  
 Park av, 630-2 (5:1380); agmt as to release of restrictions, &c; The Lahey Co with Elbridge T Gerry, Bellevue av, Newport, RI; Jan31; Mar4'13. nom  
 Park av, 1441 (6:1634), nec 106th; str, pt c & 5 rooms above str; Saml Strasbourger & ano, EXRS & Sol Weisbecker, to Michl F Keogh, 948 Washington av; 5 2-12yf Mar 1; Feb28'13. 1,128  
 1ST av, 143 (2:450), n str fl & b; Jno Munz to Abr & Benj Greenspan, 136 1 av; 5yf Mayl'1913; Mar6'13. 600  
 2D av, 81 (2:460); 3d & 4th flrs; Philip Hartenstein to Max Schuster, 5 Clinton; 5yf Mar1; Feb28'13. 900  
 2D av, 865 (5:1320); str &c; Michele Marroffino to Jacob Gunsburger, 236 E 83; 3yf Marl'13 (2y renewal); Marl'13. 1,140  
 2D av, 1192-4 (5:1437); all; Jno A Weekes, EXR Cath A De Peyster, to Isaac Moritz, 116 E 81; 5yf Mayl; Feb28'13. 1,000 to 1,200  
 2D av, 1615-7 (5:1529), swe 84th., 50x 100, 5-sty bldg, all; Frank P Sheehy to Max L Kaufmann, 231 West End av et al; 3yf Mayl'13; option of ren; Mar5'13. 3,750  
 2D av, 2035 (6:1654), top fl; Isaac Gordon & ano to Max Bernstein, 1 E 106; 3yf Febl5; Mar3'13. 240 to 360  
 2D av, 2097 (6:1658), n str & s b; Frank Porco to Jas Bruno, 340 E 112; 5yf Mar 1'13; Mar6'13. 720  
 3D av, 129 (3:896); asn Ls; Max Heller to Abr Treff, 129 3 av; Feb28; Marl'13. nom  
 3D av, 1884 (6:1632); str fl; Wm F Matteg to Richd F Schaaque, 667 E 164; 10yf; Mar6; Mar6'13. 2,800  
 4TH av (3:849), swe 21st, 92x100; certf as to change of name in two leases from 252 Fourth Av Co to 252 Fourth Avenue Co to whom it may concern; Novl'12; Mar 6'13.  
 4TH av, 398-402, & 28TH st, 48-50 E (3:857); all; Robt W Goelt to United Cigar Stores Co, a corpn, 44 W 18; 20yf Mayl'13; Mar3'13. taxes, &c, & 14,000 to 20,000  
 5TH av, 218-20 (3:828), cor 26th, parts of str, b & mezzanine fl; Croisic Realty Co to Dennison Mfg Co, a corpn, 26 Frank- 1<sup>st</sup>, Boston, Mass; 10 3-12yf Novl'12; Mar 6'13. 18,000  
 6TH av, 144-6 (2:574), sec 11th, 4 bldgs, all; Leonard Weill to Edw Arnheiter, 221 W 116, & ano; 4 11-12v & 27 days f Mar 5'1913; 5y ren to 44,000; Mar3'13. 3,500  
 6TH av, 144-6 (2:574), sec 11th; asn Ls; Edw Arnheiter & ano to Lion Brewery, 104 W 108; Mar5; Mar6'13. nom













# IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also



learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from

the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the

## Architectural Record

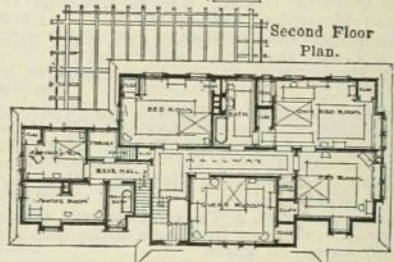
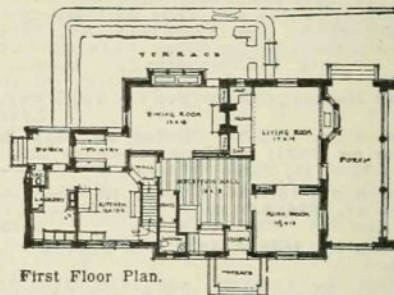
The National Magazine for Architects, Owners and Builders

A Powerful Business Producer for those firms whose products are used in Building Construction, Equipment or Furnishing  
GUARANTEED CIRCULATION EXCEEDS 11,000 MONTHLY.

In these six numbers are **also** illustrated and described the numerous building-specialties that add very much to the comfort, convenience and value of the modern home, without materially increasing the initial cost; and **this** information **may** mean the **saving** of many dollars to **you**.

### Our Special Offer

We have a limited supply of these sets of six (including the October COUNTRY HOUSE NUMBER), which are invaluable to those who expect to build or make alterations. Although the **regular** price is \$1.50, we make **you** a **special** offer of \$1.00 for the six, while the sets last, if you will mention *Record and Guide*. They will soon be sold. Send us your order today, tomorrow may be too late.



FIRST AND SECOND FLOOR PLANS GREATLY REDUCED

**THIS \$1.00 SHOULD SAVE YOU HUNDREDS**

THE ARCHITECTURAL RECORD

224 Metropolitan Annex, New York City

Enclosed is \$1.00, for which please mail your last six numbers (including the October COUNTRY HOUSE NUMBER), according to special offer in *Record and Guide*.

Name \_\_\_\_\_

Address \_\_\_\_\_