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# PROGRAM VS. PROTEST IN CITY ECONOMY

Only After the Public Knows What Specific Things it Wants to Have Done in the Next Four Years Will it Know How to Judge Candidates for Office.

By HENRY BRUERE, Director, Bureau of Municipal Research.

ON APRIL 8, 1913, a group of prominent citizens, who are also large taxpayers or the representatives of large taxpaying interests, issued a demand for economy in city government. Year after year, particularly in seasons when thoughts of election arise, taxpayers have issued similar statements.

#### Taxpayers' Interest in Government.

To one who stops to think about it, it is a remarkable thing that governments are able to take by power of taxation the large sums that they do take from private property owners. Think of it! In 1913, New York City will collect out of the surplus earnings of taxpayers \$151,607,084.85. The economist will say, and with justification, that many of these taxpayers are only giving back to the city that which the city has bestowed upon them through its growth. The fact remains that they do give it back, and each year in increasing sums.

#### Taxpayers' Interest in Efficiency.

Time after time the suggestion has been made that if taxpayers would contribute a small sum, a fraction of one per cent. of their annual tax bills for continuous observation of city business, many times their contributions would be saved to them in reduced tax bills. This may be true, but it is also true that taxpayers do not look upon the problem of city expenditures with a single mind. What is an imposition to one taxpayer is a benefit to another. City expendi-tures are a complexity of balancing detri-ments and benefits. Taxpayer A, who prefers bottled water to the water which the city supplies, because sometimes Croton water is discolored and looks injurious, is in favor of spending \$8,000,-000 on a filtration plant. Taxpayer B, to whom the cost of bottled water is of no consequence, and who is assured that discoloration does not mean danger in the city's supply, looks with hostility on an \$8,000,000 filtration proposal. Taxpayer A, whose children attend private schools, accepts as a burden of citizenship or a duty of patriotism increasing taxes for schools. Taxpayer B, whose children attend public school will vote blinndfolded for any increase in tax bills, if the increase is to be used for public education.

#### Do All Taxpayers Want Economy?

The problem of economy in municipal expenditures is a problem of ferreting out those expenditures which benefit no one and which work to the injury of all taxpayers. Even when such expenditures are found, it is quite a different thing to arouse sufficient interest in taxpayers to lead them to take the necessary steps to compel economy. The fact of being a taxpayer does not make a man unwilling to tolerate and sometimes to participate in municipal grafting.

Taxpayers own disorderly houses and connive at police corruption; taxpayers own saloons and connive at violation of the excise law; taxpayers cause needless expense to the city by failing to take simple precautions against fire. These conflicts between greed and law cost taxpayers money for police salaries, courts and jails. In no class of expenditure has the city been more wantonly exploited than in expenditures for the purchase of land, but all real estate bought in New York City for city purposes is bought from taxpayers. I have yet to hear of a single case, although, doubtless, it may have occurred, where a taxpayer offered to sell his land to the city at assessed valuation.

#### Where Taxpayers are Blamable.

Taxpayers object to over-assessment, but taxpayers have not made right assessment easy through the registration of the true consideration in sales. Taxpayers own the tenement houses of the city, and taxpayers know or might easily know the provisions of the tenement house law and the sanitary code with which they are required to comply; but it costs the city hundreds of thousands of dollars to make taxpayers comply with these simple precautions against disease and immorality.

Taxpayers as a class, therefore, are neither for nor against efficient government, except at the moment when the tax bill must be paid and efficient government promises a lower bill next time.

As a first step in obtaining real economy in city government I commend to taxpayers in New York City consideration of those things which taxpayers themselves can do to effect economy.

#### Welfare vs. Retrenchment.

My conviction is that it will continue futile for taxpayers, as taxpayers, to protest against the increasing cost of government, until the public is convinced that better conditions of living can be established as a result of city government activity, if the work of city government is made efficient, and waste is eliminated.

The humblest citizen paying his taxes in the diluted form of rent or increased cost of food, but realizing that extravagance and corruption in city government means less education for his children and less health and protection for his family, has a stronger motive and wider potential influence for economy than can be exercised by the Astor estate with all its millions of taxable property.

#### Two Things to Be Done.

Taxpayers, if they want lower taxes and more service must do two things:

1. They must organize upon a positive program of activity instead of a negative program of retrenchment.

2. They must continue day after day to interpret waste and inefficiency in terms of deprivation of beneficial service.

The Bureau of Municipal Research, whatever may have been its accomplishments, is unquestionably the only agency ever established in any American city that has worked consecutively for eight years with the single purpose of obtaining efficiency in city government. Many taxpayers contribute to the support of the Bureau of Municipal Research. But the Bureau never would have been established, nor would it ever have been able to conduct its work on its present scope had it not been able to obtain support from men and women who want government to be efficient, not to lower tax bills, but to save lives, improve the comfort and convenience, and advance the welfare of all the people of the city of New York, and not merely those who directly pay taxes.

A Motive Is Necessary.

What is true in New York is true the country over. So long as cities relied upon the expected but rarely realized effective protest of taxpayers to keep down the cost of government or to make government efficient, government continued wasteful and inefficient. But any city, such as Des Moines, that comes to realize that efficient city government means advantageous commercial advertisement, and that wasteful city government means forfeiture of ability to obtain improvements and satisfaction of pressing demands for city betterment, immediately acquires a motive that is for efficiency. enduring city whole commission government move-ment sprang out of Galveston's sudden realization, as a result of its flood, that every citizen of Galveston had a vital interest in the efficiency of its city government. The city government at that juncture was the only agency competent to relieve the needs of all citizens, and in a position to undertake the work of the town's reconstruction. This dramatic episode has helped more than 250 cities now under the commission plan to realize the relation of efficient government to general community welfare.

The present administration of the city government went into office pledged to economy and efficiency, but it probably never would have gone into office had it not been pledged to municipal ownership of rapid transit lines. The next mayor will probably go into office pledged to economy and efficiency, but from present appearances his election will be aided more by his advocacy of police reform than by his pledges to economize. This will be true, despite the fact that the most important steps necessary to bring about efficiency in the police are the same as those neces-

sary to bring about efficient and economical management of any other branch of the city government.

#### A Definite Program Needed.

The next administration of the city will not be as efficient as taxpayers may reasonably expect it to be unless taxpayers formulate now a definite program which will compel candidates for office at least to realize that indignation against the police and promises of law enforcement are not sufficient to prevent unnecessary increases in the budget, extravagance in contracts and in payrolls and supplies.

This is the time for taxpayers to anticipate the steps that Mayor X, Comptroller Y and Commissioners A, B and C will have to take to increase the efficiency of city management, and thus to reduce or check taxation. The way to efficiency and economy is clear. President Miller has saved, on the basis of the 1908 appropriation for his borough, three-quarters of a million dollars in four years. When asked how he did it, he said, "By wanting to and then doing it."

There is no mystery in efficient government. It is merely a matter of desire, intelligence and method. The method has been worked out. It is partly applied. Taxpayers should compel candidates to talk in specific terms compatible with information now available regarding what they propose to do to effect economy and establish efficiency. To talk intelligently they must know what has been done and what needs to be done. Oratory will not effect economy, nor will mere honesty of intention. Taxpayers will continue to protest next year and the year after next, unless they now list those improvements achieved during the past four years that should be retained, and those improvements which good administration may easily effect in the four years to come.

## Are These Gains Worth Holding?

More important to the future welfare of the people of New York City and the efficiency of its government than police exposures, is the completion by the present administration of the accounting and auditing reorganization throughout the city government. This reorganization enables every department head and potentially every taxpayer, to look squarely in the face the exact facts regarding city business. That is all that efficient city accounting means. Police scandals will not exist when officials and citizens are compelled to look squarely in the face facts regarding police administration. When the same standards of administrative efficiency that are represented by the new accounting system are estab-lished in the police department, now protected by law from public inspection, police scandals will be made as difficult as police efficiency will be made easy.

Unexpended balances, aggregating \$9,000,000, were brought to light and sent back into the general fund for reduction of taxation in 1911. This was made possible because for the first time in the history of New York the accounts in the Comptroller's office were made to harmonize with the accounts in the Water Department, Street Cleaning Department, and the other departments of the city government. For years Comptrollers had kept accounts open because they had no way of knowing what liabilities not yet come to the Comptroller's attention had been incurred by the spending departments.

In 1909, when the city's accounting reorganization began, it required twenty days to put a claim through in the Finance Department, and the discretion of the auditor or the chief bookkeeper, instead of the date of filing, determined when the claim should be paid. Today

it requires three days, and claims are paid in the order in which they are presented.

Before accounting reorganization, no department head could tell what property he was responsible for and what supplies he had in store, so every subordinate was licensed, if temptation overcame him, to abstract city property, and a continuing inducement was offered to wasteful use. Under accounting reorganization all property is accounted for and no supplies may be taken from stores unless proof is offered that they are needed for definite city purposes.

Before accounting reorganization payrolls were based upon the say-so of foremen or department heads who had no information or proof of service performed. Under accounting reorganization payrolls are based on time sheets certified by the persons asking to be paid, and are a permanent record of work done, as well as money spent.

Clearly, the next administration should protect the gains made in accounting reorganization and pledge itself to carry on this work of inestimable value to efficient city government.

For the five years immediately prior to 1908, before the budget was segregated, the average annual budget increase was 9.57 per cent. For the five years since 1908, the first year of budget segregation, the average annual budget increase was 6.85 per cent. Had the rate of increase in the budget for the

increase was 6.85 per cent. Had the rate of increase in the budget for the four years of McClellan's administration continued during the Gaynor administration, the budget now would be \$12,000,000 larger than it is. Segregation has compelled budget-makers and appropriation seekers, first, to face squarely the facts regarding appropriations, and, second to talk about the same thing in the same terms. Before segregation, appropriations covering, as they do, a multitude of activities, rarely meant the same thing to those who asked for money and to those who granted it, and

were utterly unintelligible to taxpayers. Clearly, budget segregation should be continued by the next administration if economy is to be achieved as well as promised.

#### Standardization of Supplies.

Standardization of supplies, though a formidable title, means merely selecting the most serviceable supply, and often the least expensive, for every particular need, and then requiring the delivery of that supply under enforceable specifications. By standardizing coal and boiler grates, Borough President McAneny has cut his coal bill from \$90,000 to \$45,000. Standardization means not only economy in price, but also economy in serviceability for the city is assured the delivery of suitable goods of uniform quality.

Standardization of salaries, now begun, will only be fairly under way at the commencement of the next administration. If fearlessly enforced, salary standardization will save the city many millions. Will taxpayers help prevent the discontinuance of this long-deferred and pre-eminently necessary work?

and pre-eminently necessary work?

Unquestionably, the initial steps have been taken towards economy. If economy is wanted, plans now under way should be supported and carried to conclusion. If the next administration begins where the present administration leaves off, it can in four years effectively check existing waste, if taxpayers will organize and stay organized to hold up the hands of men who have the courage to reduce payrolls and compel a full return for the expenditure of city money.

### Why Not in Every Department?

Economies effected by Presidents Mc-Aneny and Miller, increases in revenues achieved by Commissioner Thompson, were brought about by the adoption of business methods that are applicable to every branch of city business. The next article will describe results obtained in these and other departments, and the steps taken to obtain them. If every department in the city government were subjected to the scrubbing, cleansing, tuning-up process administered in the past three years to the Water Register's Bureau and the offices of the Borough Presidents of Manhattan and The Bronx, ten million dollars could be saved the city annually.

#### MUNICIPAL RETRENCHMENT.

# The Jerome Park Reservoir a Good Place to Begin—Project Held Up.

Alderman Henry H. Curran introduced in the Board of Aldermen an ordinance rescinding the approval by that board of a corporate stock issue of \$8,690,000 for completing the easterly basin of the Jerome Park Reservoir and for the construction and installation of a filtration plant at Jerome Park. Alderman Curran gave out the following statement:

"The Jerome Park filtration project was approved by the previous Board of Aldermen and a corporate stock issue authorized on June 20, 1911. At that time the board had before it reports indicating that filtration of Croton water was necessary and would be efficient in reducing the danger of disease. These reports, and the resolution of the Board of Estimate and Apportionment which had been sent over to the Board of Aldermen for concurrence, related to a type of filter contemplated at that time which differed in some respects from the plans and specifications upon which the Water Department has recently advertised for bids.

"I have become convinced that Croton water does not need filtration, the ty-phoid death rate in Manhattan and The Bronx, which is generally considered a good index of the quality of the water, is only about two-third's of the typhoid death rate in Brooklyn, and is less than the death rate from typhoid fever nearly every large city in the United Furthermore, it seems to me to States. have been conclusively shown by the facts presented to the Board of Estimate and Apportionment that such objectionable features as exist in Croton water can be removed by much less expensive methods. The water supply ought to be better protected from contamination at its source and Central Park Reservoir ought to be cleaned out, as was recommended as far back as 1903.

"We must retrench in city expenditures and this is a very good place to begin. By eliminating at least for the time being this unnecessary expenditure for the filtration of Croton water we will cut three-fourths of a point off the city tax rate. The Presidents of the Boroughs of Manhattan and The Bronx, which are the only two boroughs that receive Croton water, agree that the city ought not to make this expenditure for the filtration plant. If it is deemed advisable to install such a filtration plant eventually, it can be done a few years hence after the Catskill supply is made available."

—London proper has stopped growing; its taxable value is falling. During the past decade there was a loss in population of over 500,000, and during the past year a recession in assessed valuation of \$1,500,000. This downward movement is explained on the assumption that municipal improvements of the benevolently expensive kind have made the taxpayer's burden so heavy that he has adopted the policy of moving out of the area of extravagance. When will this come true of New York also?

# THE AUTOMATIC SPRINKLER CONTROVERSY

Fire Commissioner's Discretionary Power Unimpaired — The Wagner Bill, Arbitrarily Ordering Sprinkler Installations, Defeated — A Review of the Kaye Case.

Many points of interest to property owners were developed in the recent criminal prosecution of Charles Kaye for refusing to comply fire-prevention order, requiring him to equip his large, modern loft building at 30-34 West 26th street with automatic sprinklers. Although Mr. Kaye was convicted and fined, the outcome of his case was a distinct and important victory for local real estate interests generally, because the court upheld the contention of Assistant Corporation Counsel MacNulty for the prosecution, that the amendment of the labor law arbitrarily requiring the installation of sprinkler systems in all loft buildings over eight stories in height did not supersede the Fire Commissioner's discretionary power as to sprinkler installations

#### The Hazard of Occupancy.

As argued by the city's fire-law expert, whether or not a particular building should be equipped with automatic sprinklers depends not so much upon either its height or construction, but upon the degree of inflammability of its contents—the hazard of its occupancy.

Under the labor law provision no distinction could be made between a building used for metal goods manufacturing and one occupied by shirtwaist factories—each must be equipped with sprinklers if over eight stories in height and otherwise within the statutory classification. On the other hand, the law Mr. Kaye was convicted of violating confers upon the Fire Commissioner merely the power to require the installation of sprinklers in buildings filled with inflammable material and housing a large number of people.

Furthermore, the courts have the right to interfere to prevent an abuse of this discretionary power by the Fire Commissioner; whereas they would be unable to enjoin the literal enforcement of the arbitrary sprinkler provisions of the labor law.

#### A Labor Law Defect.

Vigorous effort was made at the last session of the Legislature to overthrow the genuine home rule principle successfully contended for by Mr. MacNulty in his prosecution of the Kaye case. But the bill to that end, which was introduced by Senator Wagner, failed to pass, and, therefore, the Fire Commissioner's discretionary power concerning sprinkler equipments continues unimpaired.

ler equipments continues unimpaired.

This is some consolation, in view of the numerous confiscatory laws enacted this year, at the instigation of the Wagner State Factory Investigating Committee, which place factory owners and their tenants at the mercy of officers of the State Labor Department, whose greed for power over property and business interests and sympathy for bumptious labor agitators and half-baked sociologists has been very plain of late.

#### Fire Drills Perilous.

The defense of Mr. Kaye was based, in the main, upon the testimony of a number of experts, all of whom contended that the occupants of the building would be absolutely safe from fire perils if they were properly trained in get-away tactics. Commenting on this testimony, Mr. MacNulty stated in his

argument for the conviction of the de-

"Who can believe the declaration of these experts that twelve distinct swarms of excitable foreigners—a floating population such as they have in factory buildings—could be so trained by one drill a month as to compose themselves to march calmly and orderly out of a blazing loft and down a winding straights.

ng staircase to the street!

"Imagine what would happen on the occasion of a fire, when the line coming down from the twelfth loft would meet that coming down from the eleventh floor, on a landing which could accommodate no more than four or five persons at the same time! All the calculations of these theoretical drill-masters would be knocked into a cocked hat if a jam should happen on the stairway. This they have conceded in their testimony. Such a jam has always happened when two lines abreast have attempted to crowd down a 36-inch stairway, of the type of those in the Kaye Building. This was frankly admitted by H. F. J. Porter, the expert of the Wagner Committee, who testified in behalf of Mr. Kaye."

#### The Practicability of Sprinklers.

As the expert witnesses for the defendant conceded that sprinklers would protect property, especially against night fires, the efforts of his counsel, Carlisle Norwood, were directed to showing that they did not save lives, and that they were more effective in non-fireproof than in fireproof buildings. Chief Croker said that sprinklers were good for extinguishing fires, but no good for the protection of life. He cited a test in which a sprinkler did not operate until four or five minutes after the fire had started, and meanwhile people sixty or seventy feet away were driven off the floor by the heat.

Challenged to name one loft building fire that got away from sprinklers in the last five years, Chief Croker recalled only one—in a sub-cellar filled with straw hats. But he was not sure whether the cellar was equipped with sprinklers or ordinary perforated pipes.

Fire Chief Kenlon testified that, in

Fire Chief Kenlon testified that, in case of a fire breaking out in a loft building, the people would run and the sprinkler would prevent the fire from running after them; and Acting Deputy Chief Worth, who was first in command at the Asch fire, testified that sprinklers give people a chance to get out of buildings with 100 per cent. more safety than if sprinklers were not there. Not one of the veteran firefighters who testified in behalf of the People could recall a case where a fire in a sprinklered building got beyond the floor on which it started.

#### Sprinklers as an Investment.

One of the experts who appeared in behalf of Mr. Kaye testified that eighty-five to ninety sprinklers would be needed in a loft 75x90 feet and, on this basis, a complete standard, double-supply equipment for the entire building (twelve stories and basement) would cost approximately \$12,500. The Assistant Corporation Counsel considered this estimate excessive, in view of the fact

that the area of the lofts is only 6,750 square feet, and by the expert's own testimony each sprinkler-head would protect an area of over 100 square feet. On this basis sixty to seventy heads would cover the entire area of such a loft.

Chief Croker's Opinion.

In his book on "Fire Prevention," Mr. Croker goes into the cost of sprinkler installation in a chapter which was put in evidence in the Kaye case. He states that the cost of such an equipment in a building containing about 35,000 square feet of floor area would be approximately \$1,750, all told. The total floor area of the twelve lofts of the Kaye Building is 75x90 feet by 13 equals 87,750 square feet, which is approximately two and one-half times 35,000 square feet, the total floor area of the building referred to by Mr. Croker. On that basis, a commensurate sprinkler equipment for the Kaye Building would cost the Kaye Building would cost \$1,750x2½=\$4,375, or substantially less than one-half his fellow expert's estimate. Mr. Croker took as his basis a standard sprinkler system, such as will gain insurance rebates. He stated these rebates would not return such dividends in all cases, adding:

"But in any case the automatic sprinklers will yield a reasonable return through the reduction in insurance rates, besides giving protection against loss by

fire."

ings."

"And he might have added," suggested the Assistant Corporation Counsel, "that the installation of sprinklers would save the defendant the expense of putting in fireproof windows on the front of his buildings, taking the kinks out of its stairways and employing inexperienced 'fire experts' to teach an assortment of 'corkscrew evolutions' to the shifting population of its lofts, the combined cost of all of which would be considerable, without prospect of dividends thereon from any source."

#### The Kernel of the Matter.

In summing up for the prosecution, Mr. MacNulty said:
"There is not a scintilla of evidence in

There is not a scintilla of evidence in this case that lives have ever been lost, or that the flames have ever extended from loft to loft, on the occasion of a fire in any building equipped with a standard sprinkler system. This is true even of the old type of non-fireproof buildings downtown, with their wooden stairways winding around unprotected elevator shafts. Plainly, if automatic sprinklers prevent fires from gaining dangerous headway in acknowledged fire traps, they should be even more efficient in the protection of life and property in so-called fireproof build-

—Some economists affirm that the real cause of the decline of Rome was over-taxation. The population was taxed out of the city.

—Had not real estate interests taken a firm stand against the State Labor Department and its socialistic allies, in defense of property rights, the drastic Wagner bills would all have got through the Legislature in their original form.

# FUTURE BUILDINGS TO RIVAL THE TAJ MAHAL

In Soft and Delicate Tracery and Color Effects, They Will Tower 1000 Feet High, Have Nickel Steel Frames and Take But Half the Material Now Thought Necessary.

By DAVID H. RAY, C. E., Sc. D.\*

THE tall buildings of New York are as characteristic an expression of our democracy and its activities as the pyramids are of ancient Egyptian civilization. When the economic prestige of Egypt fell, pyramid building stopped short. Skyscraper building is in the hands of the same destiny. Just as the palaces of Venice record the triumph of her merchant princes, so business success is registered on the skyline of New York.

Thirty years is an insignificant period in history, and yet the end of the last century was so crowded with scientific progress that the earlier skyscrapers are now antiquated, worn-out machines, ready for the scrap pile. Our locomotives, our machinery, our steamships, are "scrapped" after twenty or thirty years, and yet it strikes some as amazing that our buildings should be discarded after three decades, as they inevitably must be under present conditions.

#### Will Be a Community Building.

About one-half of the buildings on Manhattan Island have lived their allotted three decades and now stand practically out of date, almost abandoned and awaiting the wrecking gang. And what is to replace them?

what is to replace them?
Scientifically constructed community
buildings covering large plots of at least

half a block.

The future building must cover a minimum area of 50,000 square feet or, better, 100,000 square feet, and it must be high, unless realty valuations are to be heavily marked down and a loss accepted by landowners, which is hardly conceivable.

Granted that the future building is to cover a full square, is to be high, is to be a community building, and is to embody the latest resources of science, then the outlines of a skyscraper of fifty years hence are fairly well defined.

About fifty per cent. of the ground floor will be given over to entrance corridors which will be continuations of the streets through the building lined with stores. The building will be entered at the top as well as at the bottom. With tall buildings compelled by these circumstances to use plots of one full square, the complaint of stealing one's neighbor's light disappears, so far as adjacent owners are concerned, and the limitation for aviation heights then comes up for consideration.

#### One Thousand Feet High.

While under a republican form of government, where everyone is equal before the law, it is hardly possible to make property unequal to the extent of classifying it in an aristocracy of zones, still the proposition to set a limiting height of 700 feet for buildings in the interest of aviation with an exception in favor of towers of, say, twenty per cent., is an equitable one. We may consider, therefore, that our building will have aviation platforms at the height of 700 feet and will extend up to a total height of 1,000 feet.

Nickel steel has a strength of about 110,000 pounds per square inch with an elastic limit of double that of the struc-

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tural steel now in common use. Chrome nickel steel when tempered has an elastic limit of about 135,000 pounds per square inch, nearly four times that of the structural steel in common use. Chromium vanadium steel runs even higher, reaching with oil tempering about 150,000 pounds per square inch. These are not experimental steels, but steels actually in use for bridges, shafts, locomotive forgings, tires, tubes and piston rods.

With steel machinery four and five

With steel machinery four and five times as strong as that commonly specified in buildings, it is apparent that there is no difficulty so far as steel is concerned in the design of a building 1,000 feet high or higher. Indeed, the column sections might be made even less than those in a typical tall building, such as the Singer Building, and yet the building be made twice as high if in time architects can utilize the latest researches of metallurgy.

It is entirely conceivable that a crucible steel will be available for structural purposes as processes are improved and commercialized in the next fifty years. This should result in an economy in first cost of perhaps twenty-five or thirty per cent., as much less steel will be required and the foundations can be made correspondingly cheaper.

### Lighter Masonry.

With improved steel of a strength three times that now in use there must also come a realization of the utter ridiculousness of heavy, bulky masonry as a structural material for tall buildings. Masonry as a building material is a survival from the days of fortified cities surrounded by high stone walls, a tradition of the days of stone castles with moats and drawbridges. But these departed forever with the advent of high power artillery field pieces. The New York building merely needs a screen against the elements—against the weather and against fire.

The masonry of our tall buildings is not as good a weather screen in some cases as a tin roof a tenth of an inch thick, and yet architects fail to realize that the walls of modern buildings need be essentially nothing but weather screens—sheathings. This element, added to the previous economy, should result in a saving of fifty per cent. in cost, other elements being assumed to remain constant. The present building laws require twelve-inch brick walls for the upper five stories and an increase of four inches more of brick work for each four stories from that down to the foundation, and call for tremendous expenditures for masonry walls and for foundations that serve no rational purpose

Fifty years should see a change in these conditions and permit the cutting of the dead weight out of our buildings. This will reduce the amount of steel required in a building about twenty-five per cent., and with improved steel now coming to the front the weight of steel required in a building fifty years hence should not be more than half of that used to-day. Dead weight is not essential to the stability of these buildings; scientifically efficient design will develop lightness and strength, as in all im-

proved mechanism, and result in an economy of fifty per cent. in construction and a great increase in efficiency, as well as a saving of space.

#### Will Save Half the Material.

A sheathing of six or eight inches of vitrified clay or concrete, or of four inches of a new and superior fire cement of a vitreous character, will be all that is needed in the way of exterior walls. Most of the buildings of the future will be built with about one-half the amount of material now utilized, volume for volume. This saving will come through the use of better and more scientific materials, a cutting down of the dead, useless weight, and a consequent saving in the cost of heavy foundations.

Foundation problems should thus become simpler. Indeed, the foundation problem of Manhattan Island, which is underlaid by hard, igneous rock, resolves itself merely into digging down to bedrock. This is not a hard scientific problem; it is a matter of dollars and cents, and persistence.

The absurd situation is now tolerated where the foundations cost about as much as the superstructure. This absurdly unscientific, unnecessary and wasteful operation indicates that the present is a time of transition.

The heating, lighting and ventilating of our buildings is in a rudimentary state. With the saving of fifty per cent. on construction by the use of lighter and better materials and a cutting down of heavy, bulky dead-weight masonry, it should be possible to develop the mechanical equipment of future buildings so as to maintain in them ideal climatic and hygienic conditions, now to be realized nowhere on earth.

The typical skyscraper of 1963 will offer an epitome of the scientific invention and discovery of the age under one roof. It will be a structure gathering in one locality the fruits of the centuries, offering its tenants all that wisdom has evolved. The height will be incidental to the location.

#### Fireproof Furniture.

The general problem of construction and fireproofing is now solved, but fireproof metal furniture and fittings will be mandatory. Indeed, with the increasing scarcity of fine wood and the improvement of metal-working machinery, the difference in cost, when all elements are given due weight, will probably be in favor of the metal fittings in any case. No radical change is to be expected or will be necessary in the development of elevators. The present method of electric elevator operation is susceptible of extension to meet any demand.

In general efficiency and service, however, keen competition will no doubt develop applications of scientific invention and discover improvements. The future building will have an entrance for aerial service, as well as for street and subway service. It will be maintained at a constant Florida temperature throughout the year. The opportunities for recreation will have full consideration. It will be a city in itself, and a most up-to-date city. The upper stories will exhibit the marvels of the hour.

Among the better methods of the future should be the perfection of a vitreous surfacing of moderate tensile strength for external protection. It is conceivable that such a surfacing could be moulded in place by a heat concen-trating device, if cheap energy were to become available.

Soft Color Effects.

The external ornamentation under such conditions would be susceptible of a great variety of treatment with soft color effects. Masonry should follow the log cabin and stockade into oblivion. It is the crudest, most unscientific manner of building ever devised, the relic of the day of walled camps. Heavy, unwieldy, bulky and inefficient, science merely tolerates it as a "masonry screen in modern building, and as a concession to tradition, until a rational scientific weather screen for steel framing is de-

wedoped, from vitreous material.

The Woolworth Building, the latest skyscraper, indicates plainly the trend that way. The steel frame is dressed with a coating of vitreous terra cotta blocks, moulded in Gothic forms. But this is but the transitional stage. numerous joints between the blocks are points of vulnerability. The logical thing is a continuous coating, fireproof, waterproof, weatherproof.
Such a final consummation, though

scientifically indicated, has no historical tradition in architecture except the analogy of a stucco finish so common in Spain and the Orient and must, therefore, be a slow and gradual development.

It is susceptible, however, of superior artistic treatment, both as to form and color, and should make the 1950 building the rival of the Taj Mahal in soft and delicate tracery and color effect. An aggregation under one roof of all that science can do for human efficiency and convenience, protected by a covering superior in strength, form and artistic appreciation—this outlines the vision of the building of fifty years

# TAKING THE KINKS OUT OF PARK AVENUE

Benefits and Damages to Real Estate to Result From the Change of Grade at 34th Street Under the Plan of the Fourth Avenue Association.

THE plan of the Fourth Avenue Association which the Board of Estimate adopted this week in preference to the plan of the Thirty-fourth Street Association of property owners for putting an end to the awkward traffic conditions existing at the intersection of Park avenue and 34th street, where Fourth avenue ends, had the approval of the Borough President and his engineers and also of the chief engineer of the Board of Estimate.

Park avenue, from 59th street south to 32d, has been of little use to vehicular traffic where it was not impassable. The removal of the Park avenue "break," the roofing over of the Grand Central yard, and the carrying of Park avenue around the station and over the track to 59th street, will make a fine useful thoroughfare, it will offer immediate relief for the rapidly increasing congestion of Fifth avenue, and will serve as' a noble proach to the station from either direction. The one break in its physical continuity continues to be that at the 34th street crossing.

As part of the problem the engineers were called upon to solve, it appears that sufficient leeway must be left in any regrading of 34th street for the laying of a standard subway tube between the roof line of the present north and south tube of the Interborough Company and the regraded street surface.

#### Details of the Change.

From official sources the Record and Guide learns that the plan approved by the Board, although prepared by the borough engineers, was based almost wholly upon a scheme advocated by the Fourth Avenue Association, and originally devised and elaborated by Mr. Lloyd Collis, its consulting engineer. The Fourth Avenue Association is a body of property owners, chiefly recruited from those located and doing business on Park or Fourth avenue, south of 34th street. Their plan contemplates the lowering of the surface of 34th street 6.22 feet at its intersection with Park avenue, with consequent reductions of grade on 34th street east of Park avenue for a distance of 238 feet from 4.54 per cent. to 1.86 per cent.; and on the block to the west, between Madison and Park avenues, from 2.13 to 0.79 per cent.

The grades on Park avenue are also to be readjusted. In the block of Park avenue, between 34th and 35th streets, the grade is increased from 1.6 to 5 per cent., while south of the interesection as far as 33d street there is a reduction in grade from 4.11 to 1.38 per cent. South of 33d street, no change is made in the grade

on the westerly side; but that on the easterly side is raised to correspond to the present westerly grade to a point 215 feet south of the centre line of 33d street. The surface of Park avenue, from 32d to 34th street, will be covered over and carried as a smooth roadway of 75 feet width up to the new and lowered grade of 34th street, and the street car tracks, carried upward to the same grade, will cross 34th street and dip into the tunnel northward slightly south of 35th street. Although this will involve an additional grade crossing, the area of the intersection at the point of crossing will be greater than that of any other rectangular intersection south of 110th street, thus eliminating the possibility of congestion at this point. over, the new portal of the tunnel south of 35th street will be placed at a point where the width of the street from building line to building line is 140 feet against a total of 120 feet at the point of the present opening. There will, therefore, be no disturbance of the present roadway widths, which amply care for the north and southbound traffic above 34th street.

#### Benefits and Damages.

The re-arrangement proposed will also make it possible to carry 33d street across Fourth avenue, where it is now interrupted, thus securing a considerable betterment of crosstown traffic conditions, the incidental relief of 34th street, and the very material improvement of surrounding property.

Heavy damages will doubtless claimed by property owners on both Park avenue and 34th street; but the value of the improvement as secured, it is believed, will much more than outweigh these adverse considerations.

It is also to be borne in mind that the increase in the value of city propertythat is, the Seventy-first Regiment Armory plot-due to the change of grade, will be substantial, and may even equal the cost of the damage to private plots. Chief of those who will claim dam-

ages are, naturally, the corner lot owners, namely, the Vanderbilt Hotel at the southwest corner, the Church of the Messiah at the northwest, and a private residence at the northeast. The Armory property, which alone is at present in a disadvantageous position is at the south-

#### The Estimated Cost.

Some statements made as to the cost of the improvement proposed on behalf of the city have been greatly exagger-ated. The Real Estate Bureau of the Finance Department reinforced by the en-

gineers and private appraisers, has reported that the net damage to private property affected by the change of grade would be about \$175,000. The city's engineers estimated the cost of the physical reconstruction at \$149,000 and the cost of the readjustment of the railroad station and tracks at \$51,000—a total outlay at \$375,000. This will be paid net through the issue of city bonds through the assessment of not less than half the cost upon the property benefited, and the rest upon the Borough of Manhattan.

The Mayor will hold a public hearing June 10.

#### New Theatre Code.

As there are fully a thousand places in the city where motion pictures are displayed and a great many buildings are annually erected for the new amuse-ment, the ordinance passed by the Board of Aldermen this week setting forth the conditions which must be complied with in order to obtain licenses, will be a local law of no little importance if it receives the Mayor's approval, which is uncertain at this writing.

The original Folks bill had Mr. Gaynor's approval. The Dowling amendment, by striking out the clause permitting balconies will require picture theatres to take more ground space than the Folks bill contemplated. All such buildings hereafter built must have two means of egress, unobstructed passageways, fire-escapes, booths constructed in a certain manner, toilets and fire apparatus. There must be thirty-two inches of space between the rows of chairs.

In the main the new law applies to motion picture houses to be built in the future, or altered. Provision as to heating, lighting and sanitary requirements, however, apply to all houses. In the discretion of the inspectors requirements as to exits may be enforced against theatres that now exist whenever application is made for a renewal of the license.

The seating capacity is limited to 600 and supervision is to be made of all theatres by inspectors specially assigned from the Mayor's Bureau of Licenses. There are provisions for the filing of plans and the granting of licenses; stringent provisions for exits, fire-proofing of walls and ceilings and exit doors that open outward to clear passageways to

-Decoration Day will be notable for big auctions, with some indications that there will be many bargain opportunities for homeseekers.

#### WEST END CONSTRUCTION.

#### A List of the Work Now in Hand-Bloomingdale Ref. Church to Pass.

West End avenue has a number of apartment houses of the first class in the finishing stage at the present date, and others not so far advanced. Fullerton Weaver Co. is completing one at the northwest corner of 71st street, No. 240. This house has walls of a deep yellow, which is a color that has been noticeably favored of late. Earl & Calhoun, as agents, are completing a fine house of the type mentioned in 72d street, south side, near the corner of West End avenue, which has been named the "Wellwyn." Both of these houses will be ready by fall.

#### A Million-Dollar House.

At the northwest corner of 85th street a twelve-story apartment house will be erected from plans of Schwartz & Gross filed last November. The owner is a corporation styled the West End Avenue and 85th Street Company, of 220 Fifth avenue. The ground dimensions of 132x139 feet, are exceptionally large, and the cost of the construction alone is estimated at \$1,100,000. The Aeon Realty Company of 17 Madison avenue commenced the erection of a twelve-story house, 78x80 feet, to cost \$350,000, at Nos. 562 to 568 West End avenue. The plans were filed last December.

At the southeast corner of 98th street, T. J. McLaughlin's Sons are putting up a house with ground dimensions of about 100x82 feet, to cost \$50,000, from plans of George and Edward Blum. At the southeast corner of 101st street, Julius Tishman & Sons are erecting from plans of George and Edward Blum a house with ground dimensions of 100x106 feet, to cost \$700,000 for construction. At the southwest corner of 104th street the Michael E. Paterno Realty Company, of 601 West 115th street, is completing a house with ground dimensions of about 101x90 feet, from plans of Gaetan Ajello. Estimated cost of construction, \$500,000.

#### At Bloomingdale Square.

Harry Schiff is building on the three-sided plot at the northeast corner of 105th street, extending to Broadway, where the frame residence of the late Isador Straus stood. The estimated cost is \$750,000 for the building alone. The flag is up on the frame of the structure, which was planned by Schwartz & Gross and B. N. Marcus. Mr. Schiff has bought the site of the Bloomingdale Reformed Church on Bloomingdale Square and will erect an apartment house there when the church has been removed.

#### THE THIRTY-DAY BILLS.

#### Mayor Caynor Rejects the Only Important One Left for Executive Action.

The Governor having postponed further action for a time on the thirty-day bills, in order to take the stump in favor of his direct primary measure, which is to come before the extra session, there was no legislation news from Albany during the earlier part of the week. Meanwhile, Mayor Gaynor vetoed the bills creating a Department of Public Welfare to deal with vice in this city. The bill was introduced into the Legislature by Senator Wagner at the instance of the Citizens' Committee, of which Allan Robinson is chairman.

This action by the Mayor leaves in the hands of the Governor for approval or disapproval only bills of secondary interest. All the important measures embodying the constructive social and municipal reform policies of the Legislature have now been disposed of by the Executive. The larger proportion has been placed upon the statute books. As to some of those that have been rejected, the special session will be asked o adopt modifications that will meet the convictions of the Governor. This will be the case notably with the Workmen's Compensation bill, vetoed last week.

### The Bills Signed by the Governor.

Among the bills of particular interest to the building and real estate professions that have been signed by the Governor are the following, designated by their chapter numbers in Laws of 1913:

their chapter numbers in Laws of 1913:
Chap. 577—By Assemblyman Carver, to amend chapter seven hundred and thirty-seven of the laws of nineteen hundred and eleven, entitled "An Act to unthorize the board of assessors of the City of New York to estimate and allow the damages sustained by owners of real property fronting upon streets approaching the Manhattan Bridge over the East River, in said city," in relation to the time within which to file claims.

Chap. 510—By Assemblyman Deitz, amending section 20, chapter 4, Laws of 1891, entitled "An Act to provide for rapid transit railways in cities of over one million inhabitants," relative to easements acquired or reserved for the construction of rapid transit ralroads.

Chap. 524—By Senator Carswell, amending section 24a, chapter 4, of the Laws of 1891, entitled "An Act to provide for rapid transit railways in cities of over 1,000,000 inhabitants," with reference to relocation of a railroad or portion thereof.

Chap. 540—By Assemblyman Caughlin, to amend chapter four of the laws of

eighteen hundred and ninety-one, entitled "An Act to provide for rapid transit railways in cities of over one million inhabitants," with reference to damages for change of grade of streets, with reference to real estate acquired under said act and with reference to contracts made in emergencies or for limited amounts.

Chap. 551—By Senator Cullen, to

Chap. 551—By Senator Cullen, to amend the Tenement House Law generally.

Chap. 484—By Assemblyman Heyman amending section 33a, Banking Law, in relation to loans on mortgage by foreign banking corporations.

banking corporations.

Chap. 521—By Senator Cullen, to amend chapter 776 of the Laws of 1911, entitled "An Act to improve the waterfront facilities of the City of New York, in relation to the receipt, delivery and shipment of freight generally.

Chap. 557—By Senator Blauvelt, amending section 224, Village Law, in relation to supervision and extension of water works system.

water works system.
Chap. 486—By Senator Blauvelt, amending section 2387, Code of Civil Procedure, in relation to foreclosure of mortgages.

Chapter 330—By Assemblyman Sutphin, ratifying and confirming an agreement under date of July 21, 1911, between the City of New York and the Long Island Railroad Company providing for the elimination of grade crossings and for a payment by the city towards the expense thereof and to enable the City of New York to carry out all of the provisions and conditions thereof.

Chapter 331—By Senator Duhamel, amending the Greater New York Charter by adding a new section 243a in relation to the transfer of jurisdiction and control of streets.

Chapter 332—By Senator Carswell, amending section 5, chapter 639, Laws of 1906, entitled "An Act to provide for a commission to investigate and consider means for protecting the waters of New York Bay and vicinity against pollution and authorizing the City of New York to pay the expenses thereof," in relation to the term of said commission.

Chapter 375—By Assemblyman Seaker, adding new subdivision 7 to Highway Law in relation to the amount of State aid.

Chapter 395 — By Assemblyman Grimme, adding new section 841b to Code of Civil Procedure, in relation to the effect of recital of heirship in deeds.

the effect of recital of heirship in deeds. Chapter 405—By Assemblyman Walker, to amend section 369, Insurance Law, in relation to inspections of premises by assistants to the State Fire Marshal.

(Continued on page 1092.)





BIG APARTMENT HOUSES SUPERSEDING PRIVATE DWELLINGS ON WEST END AVENUE.

#### NEW TENEMENT LAWS.

#### Two Ways of Egress from All Houses-Signed by the Governor.

DELEGATION of apartment house architects and builders who journeyed to Albany last Saturday to see the Governor in relation to the bill amending the Tenement House Law were informed upon their arrival that the bill had been signed the night before. Had there been an opportunity, the party would have requested a modification of the provisions requiring two means of egress in fireproof tenements. The bill went into effect immediately upon receiving the Governor's signature, but some concession may be made to those who filed plans just behind the gate, and the Corporation Counsel's opinion has been asked in respect to this point.

While the new law provides for a number of changes in the practice of the department (see Record and Guide of April 19), the principal interest centers in the requirement for two means of egress. Every tenement house hereafter erected, both fireproof and non-fireproof, must have two independent ways of egress, the law says, and they must extend from ground floor to roof, must be remote from each other and separated by walls.

One of these ways of egress must be a flight of stairs constructed and arranged as provided in sections 18 to 22 inclusive of the chapter in which the general tenement law is contained; and the other way of egress must be directly accessible at each story to each apartment without having to pass through the first way of egress. This second way of egress may be any one of the following, as the owner may elect:

1. A system of outside fire-escapes constructed and arranged as provided in Section 16 of the tenement house law.

An additional flight of stairs either, inside or outside, constructed and arranged as provided in sections 18 to 22.

A fire tower constructed and arranged as provided in section 22a.

Deputy Commissioner Abbott and Chief Inspector Robertson are formulating a series of regulations for the erection of fire towers. It was said at the department that the simplest way of complying with the law would be by the erection of exterior fire escapes, and this plan would no doubt be followed in most cases, where it would not deface the fronts of buildings, and otherwise the erection of towers would mostly be resorted to.

### Concession for Reinforced Concrete.

Other amendments provide that in non-fireproof houses, reinforced concrete floor construction in accordance with the rules and regulations of the Superintendent of Buildings may be used in lieu of iron and steel beams for the first floor.

The floors, stairs and walls in stair halls may be constructed of reinforced concrete as an alternative for other approved material.

In measuring a court, a parapet wall extending not more than three feet above the top of the roof beams shall not be included in the height of a building in the case of tenements not exceeding six stories in height.

The requirement for wire-glass windows in stair halls is relaxed so as not to apply to such windows when opening on the street in the case of tenement houses not exceeding six stories in

In certain cases where a house situated on a corner has a yard and court giving direct access to the street, the requirement for a fire passage through the base-

ment from front to rear is modified.

The rooms of janitors' apartments in the cellars of buildings hereafter erected

shall not open on any court less than five feet six inches in width.

Permission for the use of flexible wire fire-escapes is withdrawn.

#### Percentage of Lot to Be Occupied.

Restriction on the percentage of lot which may be legally occupied is altered in the case of corner lots, and also in the case of interior lots exceeding 105 feet in depth. The present limits are 90 per cent, for any other lot. Hereafter in the case of (a) an interior lot between 90 and 105 feet in depth, not more than 70 per cent.; in the case of (b) an interior lot which exceeds 105 feet in depth, not more than 65 per cent.

#### Notice to Architects and Owners.

In connection with the new amendments to the Tenement House Law, the attention of Architects and Owners is called to the fact that the Tenement House Department will consider bonafide plans filed prior to Saturday, noon, May 17, 1913, as governed by the law previously in force. But all plans to be so considered must be properly authorized, and must bear distinct evidence that they are adapted to the plot described in the application and shown in the survey of the premises.

#### COURT HOUSE PLANS.

#### Indications Are That They Will Be Approved with Only Minor Modifications.

The plans for the new Civil Courts building are still before the Municipal Art Commission for its approval. A special committee appointed to scrutinize the plans merely reported progress at a meeting of the commission this week. This committee is composed of Frank L. Babbott, John A. Mitchell and Karl Bitter. Members of the Court House Board were present at the meeting, as was also Borough President McAneny.

The principal point in the discussion related to the order in which the plans should be approved by the various authorities. It is the contention of the Art Commission that the justices of the Supreme Court and the Court House Board should both pass upon the plans before they are acted upon by the Art Commission. If modifications are to be made by either of these two boards, the Art Commission holds that they should be made before the Art Commission stamps its approval on the plans as a

It is understood that the ventilation arrangements have been favorably reported upon by a committee of consulting engineers, Messrs. Clark, McMullin & Riley, and that estimates of cost have been obtained from builders and laid before the Court House Board by the architect, Mr. Lowell. The builders who made estimates at the request of the architect were the George A. Fuller Company, Charles T. Wills (Inc.) and Thompson-Starrett Company. indications are that the plans will be approved by the Art Commission after they have been passed upon by the Supreme Court justices, and that the changes, if any, will be of comparatively minor importance.

-Lofts with large floor areas are renting better at present than lofts with small areas, or those having less than ten thousand square feet of space per floor. Few of the latter among those built in the past two years are fully occupied. In other words, many tenants have come to prefer one large floor to two of half

-Just in time-the Panama Canal.

#### TAXPAYERS' MOVEMENT.

#### Officers and Committees Chosen to Lead the Campaign for Economy.

A meeting of the general committee of the taxpayers' movement duly appointed by the signers of the Declaration of Principles, was held Wednesday afternoon at the rooms of the Board of Trade and Transportation, 203 Broadway, and the Taxpayers' Movement was formally organized with the following officers duly elected: William H. Chesebrough, president; Frank H. Tyler, secretary; Louis V. Bright, treasurer.

Vice-presidents:

For Manhattan: Morgan J. O'Brien, Clarence H. Kelsey, Robert E. Dowling, O'Brien, Allan Robinson, Dr. Abraham Korn, Alfred E. Marling.

For Brooklyn: Remsen Johnson, Howard Pyle, William G. Morrissey, Frank Bailey, Dr. George W. Brush, Frederick B. Pratt.

For Bronx: Edward B. Boynton, James Meehan.

For Richmond: J. Frederick Smith, William S. Van Clief, J. G. Timolat. For Queens: William H. Williams, Joel

Fowler, Stuart McKnight.

Executive Committee: Manhattan: Adolph Bloch, Frank De Muth, Alfred E. Marling, E. A. Tred-well, John C. Tomlinson, Allan Robinson,

Charles H. Schnelle, Robert E. Dowling, Irving Ruland, William H. Chesebrough, George T. Mortimer, Albert B. Ashforth, Morgan J. O'Brien, Dr. Abraham Korn,

Joseph Schwab, Ernest Stauffen, Jr. Brooklyn: Dr. Geo. W. Brush, De Hart Bergen, Edwin Blum, William G. Morrissey, Edwin S. Piper, Arthur B. Gritman, Frank H. Tyler, David Porter, John Pullman, Andrew D. Baird.

Bronx: Edward B. Boynton, James L.

Wells, J. Clarence Davies, Robert E. Si-mon, William A. Cokeley, Sigmund Feust.

Queens: John Adikes, H. S. McKnight, Emanuel G. Bullard, John W. Paris.

Richmond: Edward P. Doyle, H. P. Morrison, William S. Van Clief.
Law Committee: Walter Lindner, R. G. Babbage, Louis Franklin Levy, E. F. Clark, Adolph Bloch.

Committee on Finance. Manhattan: Louis V. Bright, Walter T. Rosen, B. Aymar Sands, Morgan J. O'Brien, Robert Goelet, L. J. Horowitz, Nicholas Biddle, W. B. Cardozo, Clarence H. Kelsey, Richard M. Hurd, C. W. Baldwin, Robert E. Dowling, Joseph P. Day, Clinton R. James, Alex. I. Hemphill, Oakleigh Thorne, H. S. Black, Henry Morgenthau, B. L. Kennelley.

Brooklyn: Judge Hylan, Ezra B. Tuttle, Remsen Johnson, Howard C. Pyle, r. E. Gunnison, David H. Lanman, William E. Harmon, Frank Bailey, E. P. Maynard.

Bronx: Edward B. Boynton, Frederick Johnson, Robert E. Simon, Elmer C.

Queens: William H. Williams, William Fisk, Stuard Hirschman.

Richmond: W. S. Van Clief, J. G. Ti-molat, Edward P. Doyle.

Committee on New Members: Manhattan: Albert B. Ashforth, Chas. W. Eidt, Warren Cruikshank, Dr. Abraham Korn, Joseph S. Schwab, Chas. J. F. Bohlen, W. J. Van Pelt, F. R. Hobbs, Lawrence B. Elliman, Ernest Flagg, Joel

S. De Selding.
Brooklyn: Arthur J. Waldron, Frank
H. Tyler, John Pullman, Arthur B. Grit-

man, Wm. B. Greve, Thos. Krekeler.
Bronx: J. Harris Jones, Sigmund
Feust, Jacob Leitner, Robert E. Simon, Franz Marquardt, Henry F. A. Wolf.

Queens: Emanuel G. Bullard, John Adikes, H. C. McKnight.
Richmond: Edward P. Doyle, H. P.
Morrison, Wm. Wood Mills.

# BUILDING MANAGEMENT

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

#### CATERING TO LAUNDRIES.

Some of the Problems to Be Studied in Erecting Buildings Especially for Them.

By ROBERT E. MOYER,

Secretary of E. W. Bliss Buildings, Inc.

THE question has been brought up at various times whether it would be a feasible and profitable enterprise to put up special buildings for steam laundries. Such laundries are now housed in various buildings in different parts of the city, but I do not know of any building designed particularly to meet their requirements and used exclusively by them, except in a few instances of single ten-Only laundries of very considerable size can profitably erect their own buildings and produce their own live steam and power. All the smaller and medium-sized plants, therefore, take space in manufacturing buildings. They space in manufacturing buildings. are necessarily confined to buildings that are able to furnish them with an abundant and reliable supply of high-pressure

Steam laundries are scattered over the city pretty generally, but a central location is very desirable to the laundry proprietor, as it means a considerable economy in the outside service of gathering up and delivering work. By "central" is here meant central in relation to the distribution of the laundry's customers. A laundry will cover a wide range of territory, but always sets some limit of distance from its plant. Some have customers all the way from the Battery to 125th street, and in such cases it is obviously most advantageous to be located about midway-say between 23d and 59th streets; preferably in the lower part of this belt, for the reason that traffic conditions are much more favorable north of 23d street than below it.

#### Essential Requirements.

It is also essential that a laundry should be located in a good labor centre, with good transportation facilities for its workers between the plant and their homes.

The wise owner or builder, in considering the proposition of erecting a building for steam laundries, would of course consult first of all a building manager who has had experience with them. The manager with such experience would immediately call attention to certain special requirements of such plants, which are all-important and upon adequately meeting which the success of the enterprise would depend. These special requirements are:

- 1. An abundant and reliable supply of water.
- 2. An abundant and reliable supply of live steam.
- 3. An abundant and reliable supply of motive power.

The matter of water supply is comparatively simple, although the advice of some one with experience with laundries is important in determining the number of city taps required, the capacity of pumps, etc. So far as I know, there is no section of the city where any other than Croton water can be relied upon. Wells in the greater part of Manhattan are expensive on account of the depth to which they must be drilled through rock, and they are unreliable, as they are likely

to run out after a comparatively short time. Moreover, the water would require filtering and softening, and the installation and maintenance of the plant for this purpose would be costly, with no certainty of a continuous supply.

The city supply must therefore be relied upon, and it would be an important point to tap more than one main if possible, so that water could be drawn from one in case the other should for any reason be shut off. Failure of the water supply would shut down the laundries, and shutdowns are the events most dreaded by the laundry people. Branch meters are of course necessary, and it is wise to watch these closely, lest the landlord find that he is paying for much of the water used by the laundries. The city will see that he receives bills for all that flows through his taps, and he must collect from his laundry tenants the share of each. It is customary for the landlord to pay the city and collect from the laundries monthly at the city rate for the water they use. This is not only for the reason that it is usually necessary to pump the water up to a tank and distribute it by gravity, but also to protect the landlord, in case of the failure of a laundry, from having to meet a large unpaid water bill.

#### The Steam Problem.

The live-steam problem is one of the most serious in connection with the accommodation of laundries. Their requirements in this direction are very con-Some of them have drying siderable. rooms which require dry steam at no less than seventy or eighty pounds pressure on the laundry floor, and they also use live steam for various other pur-Many laundries run cold water into their tubs or washwheels and bring it up to a temperature near the boiling point by means of open half-inch jets of live steam in each tub. This is a very expensive method-expensive to the laundry proprietor if he is charged as much as he ought to be for these jets, and expensive to the landlord if he is not so charged. Even if the steam is metered, it is difficult to arrive at a proper charge for such a use of steam. The jets are not all in use at once, yet of them may be opened at once, and this pulls down the pressure on the boilers most surprisingly. It is necessary, therefore, to keep up a supply of steam at full pressure so that these fluctuating drafts can be taken care of without running the pressure down to any considerextent.

The maximum use should properly be taken as the basis for the charges. This is, in fact, such an extravagant method that the average laundry can hardly stand the charges that are necessary in such cases to protect the landlord from loss. Sometimes heating tanks, in which the water is heated by steam coils—possibly by "returns"—are installed in the individual laundry plant, so that the water goes into the washwheeels at or near the required temperature. If, however, a number of laundries are to be taken as tenants, or if a building is to be erected especially for the accommodation of laundries, the building itself would do well to provide a hot-water system. This practically eliminates the

use of steam jets in the washwheels, and in the end is the most economical method for both landlord and tenant. The water can be heated to a sufficient temperature with the exhaust steam from high-pressure boilers, so that there need be no extra fuel cost on account of the hot-water system. The instantaneous type of heater, with a small storage capacity, is undoubtedly the best for this A plant of such size as would be required to furnish electric power and also live steam for a number of laundries would afford sufficient exhaust steam to heat all of the water required and at the same time enough to heat the building in winter.

If a building were planned for the exclusive use of laundries an electric plant should be installed to furnish the tenants with motive power for their machinery. Whatever doubt might exist as to the profit of running individual plants and selling electric power to tenants in ordinary cases would disappear in this case, as high-pressure boilers of considerable capacity would have to be installed in order to furnish the required live steam, and the electric current could be generated with practically no additional labor cost in the plant, and with comparatively little fuel cost.

#### Getting Ventilation.

One of the great difficulties in the laundry plant is to get proper ventila-tion. If there is insufficient circulation of air the heat becomes intolerable and the workrooms at times become dense with steam, especially in humid weather. In cold weather a too rapid introduction of cold air causes condensation and will sometimes increase the steam clouds and result in such water condensation upon the ceiling that work will be stained and spotted with drippings. The ideal laundry building would perhaps be of one story, with a very high arched or dome shaped roof, provided with fresh air intakes at a low level and with vents for the steam and hot air at the top of the arch. But this of course would not be practicable except in the case of a building built for a single plant. In erecting building to house a number of laundries the question of ventilation should receive special and very careful attention and the services of an expert ventilating engineer should be utilized.

I should think that the best size for such building would be one giving ten or twelve thousand square feet on each floor, and so arranged that the floors could be divided in half, with water supply, steam supply and drainage worked out for the proper accommodation of two laundries on a floor. These plants vary in size and space requirements and this arrangement would enable the accommodation of either a moderate-sized plant or a quite large one. Of course there are some which require much more than ten thousand square feet.

The best floor construction undoubtedly would be concrete with granolithic surface. Such floors, however, are not waterproof and it would be necessary to construct special floors for the washkitchens. Much trouble is caused where these wash-kitchen floors are not properly put in. Once the machinery is installed on them it is very expensive to

renew the floors or repair them, both on account of the work involved in moving machinery and on account of the interruption of business. It pays, therefore, to have the wash-kitchen floors absolutely right from the start. When laundries go into ordinary buildings they have to install their own wash-kitchen floors, or pay for the installation.

#### Floor Construction.

Poor waterproofing, underlying a concrete floor of ash concrete improperly mixed and topped with a shell of hard concrete, has caused serious trouble in many instances. The best five-ply tar and paper waterproofing, properly flashed, with a solid concrete floor laid thereon, of sufficient thickness to allow the necessary gutters and stand the strain to be put upon it, is the cheapest in There should be a safety course the end. of sand and cement an inch or two thick laid on the waterproofing before the coarser concrete is put in. In such of our own buildings as accommodate laundries it is required either that the laundry tenant shall contract to pay for such a floor, installed by our own contractors, or else shall engage to install the floor in strict accordance with our specifications and under our direct super-The question should be considered, in connection with the erection of buildings especially for laundries, whether this work should not be done on each floor as tenants were secured, as the size of the wash-kitchen floors needed would vary in different cases.

#### Delivery Facilities.

Elevator service is another matter that would require special study and considin erecting a building for laundries. The demands made by a laundry on the elevator service of a building, if it be above the ground floor, are very great, and delays caused by inability to secure the elevator are likely to be costly to the laundry. It is not alone because of waiting wagons and drivers, but still more for the reason that a large part of the work must be delivered on the hour -especially flat work. It is a fact that many restaurants and hotels do not carry enough linen in stock to tide them over a meal hour if their laundry supply does not come in at the usual time. Steamships, also railway dining cars, must have deliveries without fail or uncertainty.

Laundries that handle shirts, collars, etc., are also under high-pressure as to deliveries, especially on certain days of the week. The requirements of laundries in the matter of elevator service would be an important factor in limiting the height of a building constructed solely for their use, as the space occupied by elevators, and the cost of them, would be a consideration of no small moment. From my experience I should say that one slow-speed freight elevator could hardly serve more than two fair sized flat laundry plants in a manner satisfactory to the laundries. I have not studied this point closely enough to determine it with exactitude, but it is certain that several freight elevators should be provided in a six or eight story laundry building designed to accommodate one or two laundries on a floor, and these should be operated in such a manner that certain ones would serve only certain tenants.

### Reliability of Service.

The great essential to make a building popular with laundries is reliability of service. Nothing is more dreaded by them than a shutdown ,as their work is continuous and their deliveries must be made, as before mentioned, with regularity and practically on the hour. They not only suffer heavy expense in case of a shutdown, having to get their work done by such other laundries as can and will accommodate them, and being obliged at the same time to pay wages to many of their hands, but also are very likely to lose valued customers. Reliability of service is their strongest card in soliciting business. Buildings which occasionally shut down their plants for one or two days or a week for repairs are hopeless propositions for laundries. building devoted exclusively to laundries should have always in reserve at least one boiler and one generator and extra pumps, etc., so that no ordinary accident or need for repairs could cause a shut-down.

In view of some special costs in the construction of the building, number of elevators, duplications in the plant, etc., it would be necessary to have a location where the cost of the ground was moderate, in order that the cost of the whole proposition might not be too great to enable the offering of reasonable rentals. The best location would seem to be in the most easterly or most westerly sections of the midtown district. I think there is little question that a building well adapted to the use of laundries and affording such facilities as they require could be filled in a reasonable time and kept full, providing reasonable rents could be offered.

The average laundry is not able to pay high rents. The laundry business does not fluctuate as much as some others. There is always an enormous amount of it in a city like New York, and laundries that are reasonably well managed are fairly to be relied upon for permanency and for regularity in the payment of their obligations, even though they have not a large working capital. Moreover, the conditions under which the laundry machine companies sell their machinery makes for the continuance of the business even in case of a failure. The machinery is all sold on the installment plan under contract, and in case of a failure, if the plant be a well equipped one, the machine company is very likely to find another party to take it over and continue

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

The Self-Oiling Mop.

A novelty which will commend itself to building managers and especially to apartment house custodians is a new self-oiling polishing mop, which is being manufactured by the Eureka Sales Company, of 116 South Michigan Boulevard, Chicago, Ill. It overcomes the objections frequently found against the oldstyle polishing mops as it is practically a fountain polisher. Its chief advantage is that it distributes the oil evenly, whereas under the old method of distributing from a bucket the oil cannot be spread so evenly. Each mop has a brass chamber at the top into which a special polish, manufactured by the Eureka Company, is poured. The mop is round and every strand comes in contact with the floor, thus protecting furniture and baseboards from becoming marred.

#### Heat-Proof Insulation.

The Independent Lamp & Wire Co., of 1733 Broadway, has received notification from the National Board of Underwriters that tests have shown that its coverings over wire submitted for the board's approval were not injured by the heat to which they are liable to be sub-jected on magnet coils. The board fur-thermore approved of this insulating material on February 18.

#### THE CINCINNATI MEETING.

#### Leading Features That Will Interest Building Managers and Owners.

Secretary C. A. Patterson of the National Building Managers' Association writes from Chicago that "the orchestra is now playing the overture for the sixth convention of the National Association of Building Owners and Managers, June 10 to 13, inclusive. The best program, the biggest crowd, and the finest exposition are assured and it is sincerely hoped that every man or woman interested in buildings, will avail themselves of the cordial invitation we are now extending to you to meet with us on June 10 to 13 in the South Wing of the Music Hall, Cincinnati. Please remember it is not necessary for you to be a member of our National Association to be eligible to attend this convention."
"The Sinton Hotel is the Convention

headquarters and we would advise all delegates to make reservations at once. The rates are \$2.00 and up and reservations can be made direct with the hotel."



WILLIAM MARSHALL ELLIS.

A Chicago real estate broker who is Vice-President of the National Association of Build-ing Managers, which will meet at Cincinnati June 10 to 14.

The program will give you a conception of the meeting.

Program of the sixth annual convention of the National Association of Building Owners and Managers, Cincinnati, June 10-14, 1913.

June 10-14, 1913.

"Method of Determining the Proper Height of an Office Building," Clarence T. Coley, of the Douglts Robinson, Chas. S. Brown Co., of New York.

"Central Agency vs. Individual Manager in Managing Office Building," Edward Willoughby, President, Willoughby & Co., Chicago.

"Value of Local Associations," R. H. Hanke, Trustee Co., Spokane, Wash.

"Smoke Abatement and Boiler Furnace Operation," Louis Kaiser, Chief Engineer, Thos. Emery Sons, Cincinnati.

"Duties of a Building Manager During Construction of the Plant to the Square Foot Easis," A. L. Hawley, Trustee Co., Seattle.

"Relation of the Plant to the Building Manager," Carl J. Maural, Chicago.

"The Building Manager as a Press Agent," H. F. Martin, C. E.

"Building Codes," Jos. G. Steinkamp, Cincinnati.

Fifteen minute discussions: "Metering Lights

"Building Codes," Jos. G. Steinkamp, Cincinnati.

Fifteen minute discussions: "Metering Lights to Tenants," "Painting and Decorating," "Treating Floors," "Vacuum Cleaning," "Fire Extinguishers," Profits from By-Products," "Desirability of Disability and Old Age Pensions," "Relation of Foot Traffic to Store Rents," "Lobby Tenants," "Elevator Safety Appliances," "Utilizing Roof Space,"

Reports: Insurance Committee; Plumbing Committee, E. H. Doyle, Chairman; Government Buildings Committee, J. M. Walshe, Chairman; Standardization of Forms Committee, C. M. Duncan, Chairman; Wireless Installation Committee, Dr. Millener, Chairman; Basic Principle of Figuring Rentable Area in Buildings, R. P. Bolton, Chairman.

The entertainment will be in the hands

The entertainment will be in the hands of the Cincinnati owners and managers, time being provided for this purpose so as not to interfere with the program.

# 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

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A clay model of the plan of the New York Central's west side development may be seen by property owners in the Board of Estimate room.

The big blast on the Panama Canal, which let in the waters of the Pacific, was heard 'round the world, as well as in Japan. The steam shovel and the rockdriller in the hands of American engineers and builders are great peacemakers.

The Board of Estimate's Committee on Standardization of Salaries and Grades is expected to have its report ready for use in connection with the making of the 1914 budget. The report will show the amount, of work done by each city employer, the value of his work and his salary.

Sinking Fund Commission voted this week to comply with the request of R. A. C. Smith, Dock Commissioner, that condemnation proceedings be instituted for acquisition of property between West 44th and West 48th streets, on the North River, for construction of the long piers planned for that section.

A correspondent wants to know who will put money into real estate mortgages when the city of New York sells bonds at an average price which will yield interest at 4.49 per cent. Well, if mortgage money hadn't been so plentiful in the last few years, there would be fewer complaints now of overbuilding.

The Merchants' Association has offered two prizes for the best designs for an emblem and motto to be attached to merchandise distributed from this city. For the best design the Association will pay \$150, and for the second best, \$50. All designs must be forwarded to S. C. Mead, secretary of the Merchants' Association, at 233 Broadway, not later than July 1.

# The Sixth Avenue Elevated Road a Disfigurement.

According to reports from Chicago, arrangements are being perfected between the city and the local traction company, whereby the elevated loop in the central part of Chicago will be torn down and a subway loop substituted for it. The destruction of the noisy, disfiguring and inefficient elevated district of Chicago will be an enormous boon to that city, and the citizens of New York may well envy Chicago its ability to get rid of such an incubus. The elevated roads of York do not, with one exception, disfigure and hurt the business of its central streets and avenues; but that exception is very important. The Sixth avenue elevated road, particularly that part of it between 23d and 58th streets, costs the city of New York far more than it worth. It seriously injures the availability for traffic and business of a centrally situated avenue.

Of course, its removal could not be considered, in case the Sixth avenue structure were the necessary part of a through route which served other districts of the city. But such is not the case. After the new subways are in operation the Sixth avenue elevated road could be abandoned entirely without doing any essential harm to the transit service of the city. The new Broadway and Seventh avenue subways would take its place—except for a comparatively small part of the total traffic.

The question is, however, who will pay for the loss? Assuming that some arrangement could be made with the company, the city would manifestly be obliged to do so, and the city could not afford to wipe off such a heavy expense. What it could afford to do, however, would be to pay for the abandonment of that portion of the Sixth avenue elevated between 23d and 58th streets. It would be entirely practicable to connect the Ninth with the Sixth avenue structure at 24th, instead of 53d street, and scrap the elevated structure north of 24th street. As a consequence of so doing the part of Sixth avenue most needed for traffic and business purposes would be relieved from this oppressive burden. Greeley Square in particular would be enormously benefited. The whole avenue north of 24th street would soon be improved with modern buildings. years will not elapse before improvements of this kind will be imperatively demanded by public opinion. An initial step towards getting rid of burdensome elevated structures will soon be taken when the road across 42d street will be demolished, and some day this excellent example will be followed in other cases.

### Traffic Congestion on Fifth Avenue.

The delays, which inevitably result from attempting to travel up and down Fifth avenue in a vehicle during the busy parts of a day are again causing a great deal of complaint. In the days when these delays occurred only at important crosstown streets, such as 34th and 42d street, the resulting inconvenience was tolerable; but the growth of business on the side streets between 32d and 50th streets and the consequent increase of lateral traffic has resulted in the stoppage of the stream of vehicles moving up and down town at many more intersecting streets. Moreover, the lateral traffic on the broader street has increased as a natural result of the very measures which have been taken to re-lieve the congestion. When it was decided, under the present administration, to widen the roadways of Fifth avenue and of the more important intersecting streets, the decision was undoubtedly the best immediate step that could be taken

to accelerate the movement of vehicular traffic. As a consequence a large increase in the number of vehicles has been provided for, and everything would be satisfactory, were it not necessary for thick streams of traffic to cross each other at grade. Manifestly, the larger the intersecting streams became the more they interfered with each other; and it is only a question of time when the resulting congestion will become intolerable.

Anybody who considers the matter closely will admit that such a result is only a question of time. In the days of horse vehicles, New York did not have any serious traffic problems, because the use of these vehicles was forbidden, except to people who could afford private carriages. Hired cabs were a negligible element in the street traffic, except at night, when there was very little con-gestion anywhere outside of the theater district. But the motor vehicle has changed all this. Many well-to-do peo-ple who did not formerly keep private carriages now keep automobiles, because the latter are so much more useful. Many people who formerly rode in a cab very rarely, are now constant patronizers of taxi-cabs. Moreover, during the past ten years there has been an enormous increase in the transient and permanent population of the district within which a taxi-cab fare is not excessively expensive. Large hotels have The avenues and the side multiplied. streets in the central residential district being crowded with apartment ses. Park avenue, for instance, behouses. tween 50th and 70th street, must have five times the population that it had ten years ago. The comparatively new type of nine-story fireproof building is being erected in considerable numbers in all eligible sixty-foot streets.

Farther downtown office and loft buildings are being erected as far east Fourth avenue, and as far west as Eighth avenue, thus necessitating an increase of trips, which includes a certain amount of traveling in lateral directions. Yet considerable as have been the growth in all these respects, the movement is compar-atively young. The use of motor vehicles is still very much on the increase. The taxi-cab business is growing, and will grow more rapidly as soon as some of the existing evils are eradicated. future business will be forced more and more to locate on the side streets and at increasingly considerable distances from Fifth avenue. The causes which make a certain class of New Yorkers wish to live in a centrally situated apartment house are becoming more powerful. It is, consequently, only a question of time when the streams of traffic, moving north and south on Fifth avenue, Madison, Park, Broadway and Seventh avenues will be interrupted by lateral streams of traffic on almost all the side streets from 34th to 59th streets. The delays will become literally intolerable and will interfere seriously with the business and the prosperity of the middle districts of Manhattan.

It is difficult to see what can be done in order to meet this difficulty. Subways or viaducts, similar to the arrangement which will carry Park avenue traffic across 42d street are suggested, and doubtless attempts will have to be made very soon to build such subways or viaducts. But the difficulties will be enormous, just because there will be so many intersecting streams of traffic to be provided for. It will not be enough to take care of those intersections which are peculiarly congested at the present time, such as Fifth avenue at 34th and 42d streets. It will be just as necessary to take care of the intersections of the same streets with Broadway or of the intersections of Fifth avenue with 45th and other crosstown streets of increasing

traffic importance. Much might have been effected at one time by the con-struction of a well situated diagonal avenue, such as that recently suggested be-tween Park avenue and 40th street and Seventh avenue and 34th street, but at the present the city has not the credit to finance this class of improvement out of bonds, and it has not the legal power to finance it by the method of excess condemnation.

Such being the general condition, looks as if in the end some means would have to be taken to discourage the crease of vehicular passenger traffic. Why would it not be sound municipal policy to impose a comparatively heavy license fee upon the ownership and operation of every passenger vehicle which uses the streets of Manhattan? How high it would be possible to grade this fee could only be determined after careful inquiry, but it should be high enough to discouruse without being anywhere near prohibitory. In this way the city could obtain a substantial income, which could be used to pay for that structural improvement, necessitated by this very vehicular traffic. It must be remembered that the people who ride in these vehicles form a comparatively small class, and that the convenience of this small class will in the end impose a very heavy burden on the whole community, so far as possible this class should be made to pay for its own conveniences. The shop-keepers and restaurant keepers of the central district would, of course, object to the imposition of any such tax on the ground of interference with business; but the interference would be slight, provided the tax were properly adjusted. The people who were discouraged from riding in private vehicles as the result of the tax would not for that reason either desert York or abandon their errands. New Probably it would be unfair to lay this tax until after the new subway system is in operation, and adequate means of public transit have been provided, but when the new subways are completed, it would not do comparatively affluent people any harm to encourage them to use it by making the luxury of private vehicles increasingly costly.

#### THE WEEK IN REAL ESTATE.

People whose memory of the real estate business goes back about fifteen years will find many interesting parallels between the market situation as it was then and as it is to-day. At that time rents were at a low ebb and taxes were high. Then, as now, there were complaints about the extravagance of the city government. The Strong ad-ministration had spent what was for that period unexampled sums on public works. Assessed valuation of real property had been rapidly advanced, and the disposition was quite general to attribute the existing stagnation of the market to legislative interference and onerous taxes rather than to general industrial condition and to local overbuilding.

In these latter respects the situation was analagous to what it is today. Mercantile premises in the wholesale district west of Broadway from Canal to 14th street had lost tenants heavily because of a great reconstruction movement which had developed in the adja-cent stretch of Broadway; and there had been a building boom in the East Side tenement section. During the years of industrial depression after the panic of 1893 capital had gone freely into the building loan market, and construction enterprises had outrun the growth of demand for housing, both mercantile and residential.

Sentiment with regard to real estate was, if anything, more pessimistic then than it is now, because foreclosures of new buildings were of about daily occurrence and there was no definite outlook for rapid transit construction. in a couple of years sentiment underwent a complete transformation, real estate entered a new period of activity and the matter of high taxes was presently forgotten.

Now, the part which legislative en-actments and an expanding city budget have played in bringing about the real estate situation of today should not be minimized. But sound business judgment demands a realization of the fact that the main source of the current market stagnation is overbuilding, coupled with reduced activity in general industry.

As a matter of fact, there probably never was a time within half years after a major panic when real estate prospects were as good as they are now. The overbuilding is not serious; indeed, it is a normal and wholesome phenomenon, all things considered, and the reduction of rents which it has caused will be one of the principal factors in the rapid industrial expansion of the city that must take place as soon as prosperity becomes once more general throughout the country.

How long will the oversupply of housing last when the 26,000 manufacturing establishments begin to take on additional employees and to work at full capacity? Presently, also, the big-gest army of workmen ever gathered together on great public works by any city will be concentrated here from all parts of the world. And the new operatives and mechanics and laborers will not only create an exceptional demand for housing, but their salaries and wages will be distributed throughout the business community by way of retail

#### The Owner's Bugaboo.

Editor of the RECORD AND GUIDE:

The trials of the property owner were voiced in expressive language by Mr. Lawrence Benet in a recent issue. His experiences and tribulations with the various city departments have convinced him that the ownership of property in this city is by no means a sinecure, but rather an exhausting drain on patience, pocketbook and time.

While it is true that the various city departments are issuing an exhaustless stream of violations directed against property holders, Mr. Benet and hundreds of other owners similarly situated seem to forget that they have within their reach the means of relieving themselves of the burden of time-and-patience consuming detail with which they are harassed. The age of concentration has arrived in property management as well as in business and responsible organizations have arisen, equipped to do the work of a hundred owners.

Through co-operation at a nominal charge, these property-holders avail themselves of the high salaried building managers which these organizations are able to support. Instead of Mr. Benet and a hundred other owners taking a half-day off and attempting through the entangling maze of red tape to reach the proper department heads in regard to their violations, is it not more sensible to engage one person competent, efficient and knowing the rope's to speak for them?

The various departments are not in a conspiracy to confiscate the owner's property. It is their duty to affix a violation for a "broken pane of glass in the hall," as well as for a more serious vio-lation. Instead of Mr. Benet and those situated like him spending precious hours away from their business, and travelling to their buildings for trivial matters, is it not wiser and more economical to have

a building manager remedy these violations in his daily rounds of inspection?

No owner identified with our organization or with any of the better grade agencies would have had cause for a complaint of that nature. Our system of daily inspection by capable, experienced building managers would have avoided in time many of the petty violations forming against the building. These men are thoroughly conversant with all the provisions of the various codes and their eyes are trained to detect any infraction of the rules.

Not a few of these violations can be remedied with the turn of a wrench or a screw-driver. Leaking faucets, an all too common but entirely unnecessary drain on the owner's pocketbook, is impossible under such condition. The building manager must have a practical working knowledge of all the building trades. If a "time and material" job is necessary, the building manager rings up the owner and receives his consent before he lets out the work. The owner in that way is always in touch with what is going on in his building without having to waste his precious time and energy travelling to and fro seeking out contractor to do the job, or supervising the work. contractors

The handling of the tenants is always a delicate problem with the owner. Many of the orders issued against the owner are really infractions of the terms of the lease between the owner and tenant. The owner fears to antagonize the tenants and very often will shoulder the expense of having the violation removed. agent's position is more impersonal, and he can compel the tenant to live up to the terms of his covenant in every particular.

Not infrequently the owner receives a violation which is unwarranted. Perhaps Benet was right about his flues. But did he have the knowledge of conditions and the provision of the code relating thereto, to bring home his contention to the department? We have been instrumental in saving thousands of dollars for our property-holders because our building manager is familiar with the various codes, and is in a position to take issue and point out where the De-partment is in error. Our experience has been that the Departments will sooner heed the contention of a reputable and powerful organization, backed with the knowledge of its experts, than that of a single owner.

Mr. Benet and owners situated like him should realize their failure in management is due to their own inefficiency, that the business of management under present conditions has become a profession, that the modern high-grade agencies have reduced management to a scientific basis, eliminating waste and achieving economies all along the line. The is soon at hand when an owner will as lief think of managing his building himself as treating himself when ill without the aid of a physician. SPEAR & CO.

#### Park Avenue Association.

At the last meeting of the "Park Avenue Improvement Association" the following officers were elected for the ensuing year: President, William Bondy; first vice president, Jas. E. Ware; second vice president, H. H. D. Klinker; consulting architects, Jas. E. Ware & Sons; secretary-treasurer, Chas. H. Schnelle, 1390 Lexington avenue.

Executive Committee-Chas. L. Bernheimer, Gordon Knox Bell, C. Alfred Capen, Hon. Ralph Folks, Stanley M. Isaacs, Lewis K. Neff, M. D.; Robert Thorne, Chas. Wanninger, Everett P.

The secretary was authorized to issue prospectus to be mailed to all interested in Park avenue. Already has the work of the association been productive

of good results in the planting of new shrubbery in the park spaces, and promises of more improvements have been made by those interested.

#### An Architect as President.

For the first time since the organiza-tion, in 1896, of the National Fire Protection Association its president is not identified with the fire insurance business. This innovation signifies the intent to broaden the influence of the association. The new president, Robert D. Kohn, is an architect of prominence in his profession and president of the New York Chapter of the American Institute of Architects.

The architect can be a powerful agent for good in the movement for fire prevention, but at present he is an unde-veloped force, says the Insurance Press. "The hope is that architects will take

an interest in the work of the N. F. P. A. like that of those who established it, and meet with them in the conventions and discuss the rules and requirements in a helpful way. The association needs the help of architects, and the architects need the help of the association.'

#### Architects' Society Elects.

The New York Society of Architects, at its annual meeting held May 20 in the United Engineering Building, elected new officers, directors and committees as follows: President, C. Schumann; as follows: President, C. Schumann; Vice-President, J. R. Gordon; Secretary, W. T. Towner; Treasurer, L. Berger; Directors, J. R. Gordon, J. N. Knubel, J. C. Schaeffler, E. Roth, H. Holder, Jr. Committees, composed as follows, were elected for one year, the first name in each committee being that of the chairman. Membership—R. Berger

in each committee being that of the chairman: Membership—R. Berger, Wuehrlin, H. Holder, Jr. General Welfare—Gordon, Haller, Volckening. Year Book—Schubert, Towner, Lowinson. Legislation—A. E. Fisher. Tenement House Laws—Sass, Goldberg, Nordheim. Professional Practice—Erda, Towner, Hahn. Publicity—Towner, Muller, Horenburger. Factory Laws—J. C. Schaeffler. Fire Laws—Roth and Teichman. Registration—Sass, Lowin-Teichman. Registration—Sass, Lowin-son and Regelman. Competitions— Gordon, Towner and Erda. City Depart-Gordon, Towner and Erda. City Departments—O. Lowinson. Building Code—C. Schaeffer, Jr. Civic Improvements—Towner, Gordon and Dreisler.

The Directors' meetings for the year will be held on the first Thursday evening of each month and the general

meetings on the third Tuesday.

#### Bills Signed by the Governor.

(Continued from page 1086.)

Chapter 388-By Senator Malone, to authorize the Hudson River Connecting Railroad Corporation to construct its bridge across the Hudson River, and to fix the time of commencement and com-

pletion of the same.

Chapter 411—By Senator Herrick, to amend section 821, Greater New York Charter, in relation to the construction of wharf structures and making repairs to wharf property in said city.

Chapter 414—By Senator Griffin, amending chapter 147 of the Laws of 1876, entitled "An Act granting to the United States the right to acquire the right of way necessary for the improvement of the Harlem River and Spuyten Duyvil Creek from the North River to East River through the Harlem Kills and ceding jurisdiction over the same," by adding new sections 13, 14, 15 by adding new sections 13, 14, 15 and 16 in relation to enabling the State to furnish the United States the right of way necessary for rectification of the bend in the Harlem River Ship Canal,

and making an appropriation therefor. Chapter 417—By Assemblyman Madden, amending section 17 of chapter 646

## 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.)

EURIHING GOURTH CONTROL OF THE PROPERTY OF THE				
MANE	TATTAN			
MANHATTAN. Conveyances,				
Conv	eyances,	1010		
May Total No	1913	May 17 to 23		
May	000 22	205		
Total No	\$9.840.000	\$14.953.300		
No with consideration	38	24		
Consideration	\$1,045,304	\$897,200		
Assessed value	\$1,317,000	\$851,900		
Jan. 1 to	May 22 Jan	. 1 to May 23		
Jan. 1 to Total No	3,382	3,922		
Assessed value	\$202,885,502	\$308,861,095		
No. with consideration	\$21 583 670	\$21.237.257		
Assessed value	\$20,791,062	\$27,500,050		
	May 16 to 22	May 17 to 23		
Total No.	127	145		
Total No	\$4,078,633	\$5,067,360 30		
To Banks & Ins. Cos	40	30		
Amount	\$1,658,500	\$1,367,350		
No at 6%	\$1 619 783	\$2 444 535		
Total No. Amount To Banks & Ins. Cos. Amount No at 6%. Amount No. at 5½. Amount No. at 5%. Amount No. at 4½%. Amount No. at 4½%. Amount Unusual rates Amount Unusual rates Amount Interest not given Amount Jan. 1 to	1	2		
Amount	\$385,000	\$17,000		
No. at 5%	39	43		
Amount	\$1,200,750	\$1,331,500		
No. at 4½%	\$216,000	\$557.500		
No. at 44	1			
Amount	\$60,000			
Unusual rates				
Interest not given	27	27		
Amount	\$604,100	\$716,825		
Tan. 1 to	May 22 Jar	1. 1 to May 23		
Total No	2,213	2,625		
Amount	\$106,475,038	\$153,110,460		
To Banks & Ins. Cos	545	573		
Total No	\$67,297,600	\$101,075,521		
	e Extensions			
Ma	ay 16 to 22	May 17 to 23		
Total No	81 562 500	51 e1 227 150		
To Ranke & Ins. Cos	\$1,000,000	91,337,130		
Amount	\$528,500	\$283,000		
Ion 14	to May 22 Jan	1 to May 23		
T-4-1 N-	000	1.038		
Amount	\$34.736.918	\$29,919,210		
To Banks & Ins. Cos	281	311		
Total No	\$20,710,200	\$20,973,200		
Buildin	ng Permits.			
Ma	y 17 to 23	May 18 to 24		
New buildings	. 14	21		
Cost	\$456,550	\$2,194,500		
Alterations	\$481,628	\$167,109		
Jan 1	to May 23 Ja	n. 1 to May 24		
New buildings	285	\$52,200,575 \$5,269,818		
Alterations	\$26,457,760	\$52,200,575		
Atterations		\$0,200,010		
BRONX, Conveyances.				
Con	May 16 to 22	Mars 17 to 99		
m . 137	way 16 to 22	May 17 to 23		
No with consideration	. 121	21		
Total No	\$128.475	\$122,849		
Ian 1 to	o May 22 Iar	. 1 to May 23		
Total No	2 617	2 918		
No. with consideration	304	261		
Jan. 1 to Total No	. \$2,908,206	\$3,538,774		
of the Laws of 19	05. entitled '	'An Act to		

of the Laws of 1905, entitled "An Act to provide for the construction and maintenance of a sanitary sewer and a sani-tary outlet sewer in the County of Westchester and to provide means for the payment therefor," generally. Chapter 425—By Assemblyman Mc-

Cue, amending sections 89 and 94, Railroad Law, in relation to the avoidance of grade crossings in construction of new railroads across streets.

Chapter 448—By Senator Wagner, amending subdivision 5 of section 2231 and sections 2235 and 2237, Code of Civil Procedure, in relation to summary proceedings to dispossess persons occupying real property for a bawdy house, place of assignation or for purposes of prosti-

Chapter 450-By Assemblyman Mc-Grath, amending section 1569, Code of Civil Procedure, in relation to the pay-

ment of a gross sum in lieu of dower. Chapter 451—By Assemblyman Schifferdecker, amending section 23, Banking Law, in relation to examinations by boards of directors of banks and trust companies and reports thereof.

	Io		-		-	-	
- 1	<b>A</b> O	rı	16	и.	ч.	Θī	٠.

Ma	y 16 to 22	May 17 to 23
Total No	70	126
Amount	\$632,232	\$1,441,725
To Banks & Ins. Cos	4	20
Amount	\$66,000	\$135,400
No. at 65	34	50
Amount	\$244,125	\$751,625
No. at 51/2 %	9	9
Amount	\$43,632	\$58,700
No. at 5%	9	37
Amount	\$62,750	\$417,050
Unusual rates		1
Amount		\$900
Interest not given	18	29
Amount	\$281,725	\$213,450
Jan. 1 to	May 22 Ja	n. 1 to May 23
Total No	7,776	2,096
Amount	\$18,740,206	\$19,246,575
To Banks & Ins. Cos	184	247
Amount	\$3,561,679	\$4,407,466

#### Mortgage Extensions.

AV.	lay 10 00 22	may 11 00 20
Total No	\$96, \$85,	4 2
Jan. 1 to	May 22	Jan 1 to May 23
Total No	\$5,032, \$1,572,	60 60
Buildin	g Permi	is.
1	May 16 to 2	2 May 18 to 24
New buildings		20 36

	\$594,800 \$29,700	\$1,019,150 \$60,150
Jan. 1 to	May 22 Jan	. 1 to May 24
	\$11,677,591	\$14,745,220
	\$401,120	\$570,780
BRO	OKLYN.	

# Conveyances.

New buildings Cost.....Alterations....

Ma	y 15 to 21	May 16 to 22
Total No	573 61 \$325,625	526 47 \$423,590
Jan. 1 to	May 21 Jan	. 1 to May 22
Total No	9,782 784 \$5,030,538	9,913 613 \$5,732,265

#### Mortgages.

May 15 to 21

May 16 to 22

Total No	436	416
Amount	\$1,681,421	\$1,868,829
To Banks & Ins. Cos	140	93
Amount	\$882,150	\$673,150
No. at 6	197	251
Amount	\$457,776	\$786,740
No. at 51/2%	81	41
Amount	\$443,380	\$168,000
No. at 5%	130	104
Amount	\$655,725	\$751,290
Unusual rates		2
Amount		\$27,000
Interest not given	28	18
Amount	\$124,540	\$135,799
Jan. 1 to	May 22 Jan	. 1 to May 22
Total No	7,069	7,596
Amount	\$28,176,593	\$30,734,285
To Banks & Ins. Cos	1,702	1,793
Amount	\$11 193 193	\$12 503 923

#### Building Permits.

I and a second	day 10 to 22	May 10 to 22
New buildings	70	130
Cost	\$535,875	\$1,279,910
Alterations	\$64,970	\$277,260
Jan. 1 to	May 22 Jan	. 1 to May 22
New buildings	1,569	2,555
Cost	\$13,012,369	\$18,648,193
Alterations	\$2,079,012	\$1,826,269

## QUEENS.

#### Building Permits.

May 1	6 to 22	May 17 to 23
New buildings Cost	\$401,035 \$28,404	\$330,927 \$10,470
Jan. 1 to	May 22 Jan.	1 to May 23
New buildings Cost	1,968 \$6,544,108 \$502,166	1,928 \$6,972,899 \$385,220

#### RICHMOND.

Ma	y 16 to 22	May 17 to 23
New buildings	\$31,559 \$4,460	\$85,420 \$3,275
Jan. 1 to M	ay 22 Jan	n. 1 to May 23
New buildings	\$769.631 \$00.008	\$1,468,218 \$1,45,504

### BUILDING MATERIALS AND SUPPLIES

DECISION OF MAGISTRATE FRESCHI IN GREATER NEW YORK BRICK COMPANY INVESTIGATION IN FULL.\*

> Effect upon Building Material Interests-Stockholders Not Liable to Prosecution,

T HE decision in the investigation made by the District Attorney into the affairs of the Greater New York Co. at at the instance of F. M. Weeks, et al, wherein Magistrate Freschi found sufficient cause for holding the defendant company for trial, came as a decided shock to the building material interests of the district. Many had come to beleve that the case would be allowed to go by default through the automatic operation of the statue of limitation which soon would have been operative in this The formal arraignment of the Gnybco officers and directors on Wednesday night, therefore, revived interest in the matter, but as far as the market was concerned it had no effect despite the fact that the sales last week were only forty-sven cargoes against a nor-mal sixy. Lumber ruled firm on short buying, Portland cement was stiff at the \$1.58 level, hardwoods continued to show greater stiffness on prices; paints were steady and fireproofing firm.

#### BRICKMAKERS' NEXT MOVE.

#### Gnybco Directors in Attorney's Custody -Case to Trial June 11.

A T a time when the general building material market was all but convinced that the investigation of the Greater New York Brick Company by the District Attorney's office on com-plaint of Francis M. Weeks and others would be allowed automatically to expire through the application of the statute of limitations, the decision rendered by Magistrate John J. Freschi in which he found that sufficient evidence had been adduced by Assistant District Attorney Millard H. Ellison, to warrant going to trial wth the officers and directors of the defendant company, came as a severe shock to the general building material market this week. General opinion seemed previously to have been that while the Assistant District Attorney had brought out considerable damaging testimony, most of the alleged violations were thought to have been of a highly technical character and that the decision of the Magistrate finally would be that there was not sufficient cause for action or that the statute of limitations would operate to terminate it.

As matters now stand the officers and directors of the Greater New York Brick Co. are under parole in the custody of their counsel, Frank M. Paterson. John DeWitt Warner, counsel for the complainants, Francis M. Weeks and others, are preparing to push the case either into the Grand Jury room direct or to prosecution before a trial jury. What course will be taken has been left to the decision of Mr. Patterson, but the case will be moved for trial on June 11 which is the date to which the court paroled the defendants in the care of their counsel when they must be again arraigned for further examination.

The list of men facing trial in criminal procedure for alleged violation of the

\*[Owing to the important developments in the case of the Greater New York Brick Company, the second article dealing with Tariff as it applies to the New York material market has been deferred.]

Donnelly Anti-Trust law reads like a part of a roster of the largest, oldest and most honored brick manufacturers, of the North River district. It starts off with former State Senator John B. Rose and followed by Robert Main and George Washburn of Saugerties, N. J.; Alva S. Staples, Harry R. Brigham, Frederick P. Luther, David Terry and George Hutton, Kingston; Everett Fowler, Denton Fowler, Jr., John F. Shankey, John E. Lynch, and William Malley, Haverstraw, William N. Cary, Mechanicsville; William A. Nicholson and Aaron E. Aldridge, Fishkill Landing; George S. Allison and Lucien H. Washburn, Stony Point; Percival Goldkin and William W. Rider, Catskill; Matthew Hayden, New Windsor; Hiram Merritt, Newburg, and Clarence L. Beakley, Verplank.

Conrad F. Suderley, of Coeymans, N.

the twenty-fourth defendant was too ill to be present and the twenty-fifth defendant, Alonzo Rose died since the case was begun in March, 1912.

#### The Decision,

The Decision.

The decision upon which Wednesday night's arraignment was made was handed down by Magistrate Freschi in the West Side Court. Owing to his recent illness the case has been delayed longer than otherwise would have been necessary. The action heretofore taken was merely in the form of an investigation to permit the court to determine from evidence at hand whether there was any ground for considering a formal complaint on apparent violations of the Donnelly act and the penal code and the court's findings are as follows:

"I have the record—very voluminous testimony, of which Mr. Warner has been so good as to make an abstract. On the law, as Mr. Warner has pointed it out to me, the Greater New York Brick Company, incorporated as a selling agency or a commission agency for the manufacture of the common North River brick by the individuals who maintain and operate the plants in the Hudson River Valley, is an unlawful combination in restraint of trade. This matter came before me on an information charging the Greater New York Brick Company, its officers, directors and stockholders, with being a monopoly in restraint of trade, and more particularly charging a violation of the Socialed Donnelly Act, being that part of the General Business Law known as and by Sections Numbers 340 and 341.

"Section 340 of the General Business Law of

eral Business Law known as and by Sections Numbers 340 and 341.

The Law.

"Section 340 of the General Business Law of this State provides that 'every contract, agreement, arrangement or combination whereby a monopoly in the manufacture, production or sale in this State of any article or commodity of common use is or may be created, established or maintained, or whereby competition in this State in the supply of price of any such article or commodity is or may be restrained or prevented, or whereby, for the purpose of creating, establishing or maintaining a monopoly within the State of manufacture, production or sale of any such article or commodity, the free pursuit in this State of any lawful business, trade or occupation is or may be restrained or prevented, is hereby declared to be against public policy, illegal and void."

"Section 341 provides the penalty for the violation of Section 340 of this law. The complainant charges that the word 'arrangement' in the anti-monopoly act, supra, making every contract, agreement, arrangement or combination whereby a monopoly may be created or whereby competition may be restrained, unlawful, has had a broader meaning than either the words 'contract, agreement or combination,' and it may include each and all of these things and more, and means the disposition of measures for the accomplishment of a purpose, and a structure or combination of things in a particular way for any purpose. I have come to the conclusion that there is probable cause to believe that there is a monopoly in restraint of trade in this case such as is forbidden by the statute just quoted. I am of the opinion that the monopoly or restraint of trade which has been forbidden includes not only that which is absolute, but every grade of tendency thereto by which any trade or industry or public or private interest is materially affected.

"I am satisfied that the evidence before me, as summed up, tends to show that the association in question was formed for the purpose of controlling the manufacture of br

laws; and I therefore have come to the conclusion to issue a summons against the Greater New York Brick Company, and a warrant against its officers and directors. Now, there is no formal complaint, except depositions by the various witnesses that were examined before me, and I take it that that will serve the purpose of an information. Is that agreeable to both sides?"

Mr. Patterson: "I have not decided on that. We are not ready to make such a stipulation." Mr. Ellison: "That is the regular procedure. Judge Scudder issued warrants right on the facts—on the testimony that was taken at the preliminary hearing."

The Court: "We must admit, however, that in the record and in those depositions there is a great deal of hearsay evidence that would be inadmissible ordinarily, but I want to assure counsel for the defendants in this case that I have absolutely not been influenced one way or the other by that hearsay evidence. I have simply considered what I thought was competent in the case. These authorities that Mr. Warner submits are very strong and directly in point—People vs. The Milk Exchange, 145 N. Y., and the Bluestone case."

Mr. Paterson: "I cannot see what harm there will be in giving up a copy of their brief. Will you let me have it?"

Mr. Paterson: "I think so. There is no objection, so far as I am concerned."

The Court: "Do you remember the citation in the Bluestone case."

Mr. Ellison: "I think so. There is no objection, so far as I am concerned."

The Court: "Then there is The People vs. American Ice Company, in 120 N. Y., and the Standard Oil case. I intended to write a memorandum in this case, but I found that my time was limited and I was afraid that I might take up more time than I should; it was so near the time that the Statute of Limitations would operate here as a bar to prosecution that I felt that I ought to decide this case at once. I have been sick nearly eight weeks, Mr. Warner, and that is one of the reasons why I have delayed so long."

Mr. Ellison: "Do I understand that your Honor holds

that is one of the reasons why I have delayed so long."

Mr. Ellison: "Do I understand that your Honor holds the Greater New York Brick Company and the officers and directors of the Greater New York Brick Company for trial?"

The Court: "The officers are the same men that compose the directors?"

Mr. Ellison: "Yes, the officers are on the board of directors. As I recall it, there are about twenty-eight directors."

Mr. Warner: "That is right."

The Court: "There was a request that the stockholders be held, but I shall not hold the stockholders."

Mr. Ellison: "No, I do not press that; I do not press that; I do not press that the stockholders."

stockholders."

Mr. Ellison: "No, I do not press that; I do not think that they ought to be held. I do not think there could be guilty knowledge brought

stockholders."

Mr. Ellison: "No, I do not press that; I do not think that they ought to be held. I do not think there could be guilty knowledge brought to them."

Mr. Warner: "We appreciate there is a distinction."

Mr. Ellison: "We do not know whether Mr. Patterson will produce these men in Court. If not, I will have to apply for a warrant. I do not want to do that, but I do not think it will be necessary."

The Court: "Oh, no."

Mr. Ellison: "If Mr. Patterson will produce them on some fixed day then we can fix bail and go right to trial. I think your Honor has power only to hold them for the Grand Jury?"

The Court: "Yes."

Mr. Ellison: "Then Mr. Patterson can move to have it transferred down there."

The Court: "You charge, Mr. Warner, a violation of Section 340 of the General Business Law, which provides that contracts for monopoly are illegal and void, and Section 341 provides the penalty."

Mr. Ellison: "A year's imprisonment and five thousand dollars fine."

The Court: "If a natural person is convicted under this law, he may be punished by a fine not exceeding five thousand dollars. Now, the statute—Section 341 of the Business Law speaks of an indictment based on a violation of any of the provisions of this section, and it states that it must be founded within two years? So I take it from that, that I must hold for the Grand Jury, just as I would hold in a case of criminal libel. I cannot see any objection to that. The defendant would rather have it go to the Grand Jury in the first instance, and I think I have a right to hold.

"So, if you will present your papers, Mr. District Attorney, I will issue a summons as provided under the Code of Criminal Procedure against this corporation—alleged monopoly, and then we shall prepare formal papers and warrants against the officers and directors of the corporation. What day do you want? Tuestic Attorney, I will issue a summons as provided under the Code of Criminal Procedure as a warrants. What was a examination in this Court, and to advise further what, if any

officers and directors on the record against whom you issue warrants."

The Court: "Well, the warrants will be issued formally, in order that the criminal proceedings will be formally instituted, and I do not think it is necessary to serve them. They will be surrendered; the counsel states that."

Mr. Ellison: "We will not lose anything to get in on the record. We can get it right from this testimony."

Mr. Warner: "The only thing, your Honor, is the fact that your Honor referred to that the Statute of Limitations will very shortly commence to run, and I see no suggestion for a (Continued on page 1121).

(Continued on page 1121)

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### THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

There Was Little Business of Note Transacted This Week.

Nothing notable occurred this week to relieve the dull tendencies of the real estate market. The Fort Washington section was conspicuous by virtue of a few big deals. The Lawyers' Mortgage Co. disposed of a number of properties, recently acquired at foreclosure. trading was the lightest in weeks.

The total number of sales in Man-

hattan this week was 26.

The number of sales south of 59th street was 7 against 12 last week and 27 a year ago.

The sales north of 59th street aggregated 19, compared with 30 last week

and 31 a year ago.

From The Bronx, 16 sales at private contract were reported, against 18 last

week and 13 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$1,483,580, compared with \$814,958 last week, making a total since January 1 of \$23,832,971. The figure for the corresponding week last year was \$1,222,-430, making the total since January 1, 1912, \$21,543,605.

#### PRIVATE REALTY SALES.

#### Manhattan-South of 59th Street.

FRONT ST, 130, 5-sty loft on plot 22.4x79.7, sold for Isaac Newlin, by H. H. Herman Co.

38TH ST, 16 West, 4-sty building, on lot 25x 98.9, sold for Robert Endicott to the J. & J. Steindler Co. by Tucker, Speyer & Co. This property adjoins the new 12-sty mercantile building, on plot 75x98.9, at 8-14 West 38th st, and was acquired to protect the west light of and was acqu that structure.

that structure,

42D ST, 107 West, 4-sty brownstone building,
on lot 20x100.5, sold by the Estate of William
J. Sperb to Gilbuly Bros., who have occupied
the premises for some time as a cafe. No change
is to be made in the improvement of the site.

52D ST, 61 East, 3-sty dwelling on lot 13.10x 100.5, sold for Mary Davis to Mrs. J. Newton Perkins, by Pease & Elliman. The buyer owns 59, adjoining, and now controls a frontage of 27.8 ft.

27.8 ft.

58TH ST, 21 West, 4-sty dwelling, on lot 20x
100.5, sold by the Estate of William P. Wardwell to Alexander Smith Cochran, through the
Douglas-Robinson, Chas. S. Brown Co. Mr.
Cochran recently purchased the adjoining property, No. 23, a parcel similar in size, and with
the old Alhambra apartments at 22, 24, 26 and
28 West 59th st occupying a plot 75x100 ft., to
which he has held title for some years, now
controls a valuable plot running through the
block. The buyer has no plans as yet for the
improvement of the plot.

BROADWAY, 456, 5-sty store and loft build-

BROADWAY, 456, 5-sty store and loft building, on lot 25x100, adjoining the southeast corner of Grand st. sold by the Columbia Bank to the Alliance Realty Co. This property was taken in part payment for the Bella Rosa, the 6-sty apartment house at 230 West 113th st, the sale of which was reported in last week's column.

10TH AV, n e cor 34th st, 4-sty tenement with stores, on lot 20.10x74, sold for Mary T. Donovan to the Tespil Realty Co, by A. Lawon McElhone,

#### Manhattan-North of 59th Street.

ACADEMY ST, south side, 100 ft. west of Post av, plot 50x100, sold for Ennis & Sinnott to the Psaty Construction Co. by Joseph A. Stern. The buyer is now completing an apartment house at Dyckman st and Nagle av and will erect on the site just purchased another apartment.

apartment.

63D ST. 116-118 East, two 4-sty tenements, with stables in rear, on lot 50x131, sold for the Murray-Lenox Land Co., C. C. Marshall, Pres., by Douglas L. Elliman & Co., Inc. The same brokers have sold for Mary E. Pinchot 120 and 122 East 63d st., a 3-sty livery stable on lot 50x128.4. This property, which has been bought by the Lenox Hill Realty Co. (Sam'l Herzog, pres.), contains about 13,000 square feet, and was held at approximately \$200,000. It is located 150 ft. east of Park av, in an active apartment section, but no plans are contemplated at present for any improvement. The price was over \$225,000.

63D ST, 159 West. 5-sty single flat, on lot 20x100.5, sold for Bolton Hall, representing Thomas Berkeley, by the F. R. Wood, W. H. Dolson Co.

81ST ST, 105 East, 3-sty high stoop dwelling, on lot 20x102.2, sold for the Estate of Schuyler Hamilton by Douglas L. Elliman & Co., Inc., to a client for occupancy.

101ST ST, 188 West, 5-sty flat on lot 25x100.11, sold for Francis M. Schiffmayer, by William R. Mason. The property was held at \$28,000.

112TH ST, 124 West, 5-sty flat house, on lot 30x100.11, sold for Wm. C. B. Kemp, as trustee, to Ennis & Sinnott, by A. V. Amy & Co.

116TH ST, 438, 440 and 444 East, three 4-sty tenements, on plot 80x100.11, sold for the Lawyers Mortgage Co. by G. Tuoti & Co.

123D ST, 304 East, 6-sty tenement with stores, on lot 28.8x100.11, sold for the Lawyers Mortgage Co. by the Cross & Brown Co.

127TH ST, 145 and 147 West, 6-sty apartment known as the "Rosemere," on plot 50x99.11, sold by the Brown-Weiss Realties to the Intercity Land & Securities Co., which gave in exchange the 5-sty flat on the northeast corner of Bassford av and 184th st, on plot 55x95.

130TH ST, 246 West, 3-sty brick dwelling, on plot 16.8x99.11, sold for Carrie Block to James S. Roberts, for occupancy, by John G. Taylor.

135TH ST, 217-219 West, two 5-sty flats, on plot 50x99.11, sold for David Spero, to an investor, by Joseph P. Day.

140TH ST, 151-159 West, 7-sty apartment on plot 136x99.11, known as the "Pinkney Court," sold for the Charter Construction Co. (Bing & Eing) to the D. H. Jackson Realty Co. by Thomas F. Roys. This is the second sale of the property this month, since it figured two weeks ago in the trade for the "Garden Restaurant" property. In part payment, the D. H. Jackson Co. gave 8 lots on Oak, Walnut and Watson aves, near Gunn Hill rd.

149TH ST, 507 West, 3-sty dwelling, on lot 17.6x100, sold for Lowenfeld & Prager to Mary M. Ehlers, by William A. Havanagh and W. D. Morgan.

AUDUBON AV, southeast corner of 188th st, yeant plot, 95x95, sold by Jacob Herb to Nath-

17.6x100, sold for Lowellien & Fig. 1.

M. Ehlers, by William A. Havanagh and W. D. Morgan.

AUDUBON AV. southeast corner of 188th st, vacant plot, 95x95, sold by Jacob Herb to Nathaniel L. McCurdy, who gave in part payment 1181 Tinton av. a 5-sty apartment on plot 50x 135. Broker, Sharp & Co.

FORT WASHINGTON AV, 17-21, two 6-sty elevator apartment houses, on plot 94.11x114.10

Co. (Max Liebeskind, pres.) to Solomon L. Pakas. The buildings were completed last November. The buyer gave out of town property in part payment.

FORT WASHINGTON AV, n e cor 178th st, plot 128.6x93, sold by Charles M. Rosenthal to the Fourth Church of Christ Scientist. The consideration was about \$125,000, and plans are being prepared to improve the plot in the near future with a church edifice costing about \$250,000. The new Chelsea Methodist Church is on the opposite Fort Washington av corner. Mr. Rosenthal has owned the entire block from between 178th and 179th st on the east side for some time, and he still retains the southeast corner of 179th st, equal in dimensions to the parcel just sold.

ST. NICHOLAS AV, 708, 4-sty and basement

ST. NICHOLAS AV, 708, 4-sty and basement dwelling, on lot 20.11x100, located 124.11 ft. north of 124th st, sold for the Lawyers Mortgage Co. to Marie Schwartz, by E. Henry Eck-

hardt.
WEST END AV, 864, 4-sty private dwelling,
on lot 20x92, sold for Susannah M. Harahan
to J. Griffin Daughtry, for occupancy. Brokers,
Earle & Calhoun.

3D AV, s e cor 97th st, 6-sty tenement, on plot 62.11x51, sold for the Lawyers Mortgage by G.

### Bronx.

ALDUS ST, 953-957, two 5-sty flats, on plot 84x105, sold by the Pew Realty Co. to Abraham Wolf, who gave in exchange a farm of 262 acres at Monticello, N. Y. About \$150,000 was involved in the transaction.

ELSMERE PL, 854, 5-sty new law apartment, on plot 40x100, sold for cash by the Estate of James D. Butman to the D. H. Jackson Co. Broker, Richard H. B. Wolf.

SIMPSON ST, 988, 5-sty apartment, on plot 40x107, sold for H. Frankenthal to a client of Theodore Breitwieser, by Edward Stein.

SIMPSON ST, 1013, 5-sty apartment house, on plot 40x88x104, sold for the Simpson Construction Co, to Otto Kuhlmann, by A. G. Bechmann.

138TH ST, 456 East, 3-sty dwelling on lot 16.8 x100, sold for Mrs. E. G. Klein to a Dr. Hofmann by J. Trattner.

mann by J. Trattner.

174TH ST, 489 East, 2-sty frame two-family house, sold for Louisa A. Stellwagen to Philip Wattenberg, by W. E. and W. I. Brown, Inc. This property is to be immediately improved by the erection of a modern building for business

purposes.

201ST ST, 241 East, 3-sty frame building, on plot 50x100. sold for Mary L. Eimer to an investor, by Kurz & Uren, Inc.

ANDREWS AV, 2336, 3-sty dwelling, on lot 25x100, sold by the Lawyers Mortgage Co. to J. C. Sullivan, the present tenant.

ANTHONY AV, 1725, northwest corner of 174th st, 2-family brick dwelling on lot 28x50, sold for the Lawyers Mortgage Co. by M. Heller.

ANTHONY AV, 1727, 2-family dwelling, on lot 22x50, sold for the Lawyers Mortgage Co. by M. Heller.

BELMONT AV, s e cor Crescent av, 5-sty new law house, with 3 stores, on plot 77xirreg, sold for Annita Realty Co., by Kurz & Uren, Inc.

for Annita Realty Co., by Kurz & Uren, Inc.
ELLIS AV, 200 ft. south of Zerega av, plot
100x216, sold for Otto Kuhlmann to the Simpson
Construction Co., by A. G. Bechmann.
PROSPECT AV, 2073, 2 family house, sold by
Joseph Zeller to Charles Kuhn.
WASHINGTON AV, 2146, one family frame
dwelling, sold for William P. Petty to John
Isaacs, by John Kelly, in conjunction with M.
A. O'Brien.

WHITE PLAINS AV, 4645, 3-sty brick store and dwelling, 116 ft. south of the terminus of the proposed elevated and subway extensions, sold for the Valve Realty Co. to R. Watsky, by T. William Eggert.

BRONX RIVER, plot 225 ft on the waterfront, running back 155 ft on Seneca av to Edgewater rd, with frontages of that size on both sides of Seneca av, sold for the Hunts Point Realty Co. by Samuel Cowen. The future disposition of the property was not disclosed, the buyer being simply given as an investor. There has been some activity in that locality, and several recent sales have been made on Edgewater rd, Seneca and Lafayette avs. This is believed to be due to the recent appropriation by Congress of \$900,000 for the improvement of the Bronx River.

#### Brooklyn.

CLINTON ST, northwest corner of Pacific st, 5-sty apartment, on plot 75x90, sold by the Chauncey Real Estate Co. to James Maloney.

HENDRICKSON ST, east side, house and 7 lots adjoining the Catholic church, sold for Mrs. Allette A, Barre to Mrs. Anna Bergen, by John C, Giles, Jr.

HEWES ST, s w cor South 5th st, 6-sty and basement brick factory, of heavy mill construction, on plot 75x100, sold by A. S. Thomas to I. Rokeach & Sons, Inc., through T. A. Baffa. The building, which was formerly occupied by the Thomas Shoe Co., will be altered and improved to meet the demands of the buvers.

STERLING PL, 1000, dwelling sold by Edwin C. Gibson to John D. Price.

UNION ST, 703, 3-sty and basement brick dwelling, near 4th av, sold for Mary E. McKernon to Isabella Rizzuto by the John Pullman Real Estate Co.

1ST ST, 568, 4-sty and American basement bay window brownstone dwelling, 20x55x100, sold for Louis Vonert to Thomas H. Roulston, by Charles E. Rickerson,

by Charles E. Rickerson,

EAST STH ST, w s, about 220 ft. n
of Av K, lot 20x100, sold for Annie B. Pitou
to Hugh F. Quinn, by John C. Giles, Jr.

42D ST, n s, 100 ft. w of 5th av, plot 40x100,
sold for the Lanoor Realty Co. by John F.
Burke. The purchaser was an investor.

EASTERN PARKWAY, opposite the Erooklyn
Museum of Arts and Sciences, plot 75x256, extending through to Lincoln pl, bought by the
Long Island Automobile Club for a new clubhouse.

LENOX RD, 367, 2½-sty frame residence, 35 x100, between Nostrand and New York avs, sold for Walter MacAdam to Mary J. Saddington, for occupancy, by the Bulkley & Horton Co.

NOSTRAND AV, 856, 12-family apartment, on plot 40x100, sold for Philip Bierschenk to Frederick Schauf, by D. S. Regan.

5TH AV, 4810, 3-sty and cellar brick store property, on lot 20x100, sold for Edward Rebenklau to J. Johnson, for investment. Brokers, Tutino & Cerny.

17TH AV, from 56th to 57th sts, block front, 200x100, sold for a Mrs. Cohen to the Aronson Realty Co., by J. Newton Osorio. The Aronson Co. gave in exchange 122 Kingston av, 3-sty flat, on lot 27x100. The block front will be improved with 3-sty flats.

#### Queens.

LONG ISLAND CITY.—Cross & Brown Company has sold for Flora Aletta a plot, 75x101, on the northwest corner of Paynter av and Sherman st. The buyer is Sophie C, Schwagle, of Manhattan. Announcement as to occupancy of property will be made shortly.

LONG ISLAND CITY.—Cross & Brown Co. has sold for Anna Pfeiffer the plot 45x85 on the southwest corner of Freeman av and Prospect st. The buyer is Andrew Newell, of 515 West 42d st, New York City, who has bought the adjoining plot, 45x85, on south side of Freeman av, and will, it is understood, improve the entire plot with tenements.

LONG ISLAND CITY.—The Everett Realty & Construction Co. sold 3 lots, each 25x 100, on 11th st, bet Val Alst av and Eastern boulevard, and 2 lots on Eastern boulevard, bet 11th and 12th sts, to the Wampage Realty Co. for improvement. The price is reported at \$4,000 per lot. The Everett company at one time owned most of the five blocks bet 8th, Nott and Van Alst avs and Eastern boulevard.

LONG ISLAND CITY.—Cross & Brown Co. has sold for Ludwig Sidora a plot 50x100 on the northeast corner of Paynter av and Boulevard. The buyer is Sophie C. Schwagle, who recently purchased through the same brokers the adjoining corner plot of 75x101. This transaction completes the whole block frontage of 175 fon Paynter av, with 51 ft on Boulevard, and 10th on Sherman st. It is understood that the buyer represents a large manufacturing concern now in Manhattan, who are to erect a factory covering the entire plot for their own use.

#### Richmond.

ROSEBANK, S. I.—W. F. Banks sold for Edward Thompson 20 acres in Fox Hill to Captain Joseph Personeni.

SOUTH NEW YORK.—J. Sterling Drake has sold for Sarah E. Eldridge to Frank L. Doty a plot 60x122 on Quinlan ay, which Mr. Doty will improve with a modern residence.

STATEN ISLAND.—The estate of Sarah H. Cisco has sold through Cornelius C. Kolff to Frederick Hohde the remaining Richmond turnpike frontage of the Cisco estate on Grymes Hill, Staten Island, consisting of 465 ft. x 100 ft. deep fronting on Silver Lake Park, near Eddy st. Mr. Rohde, who is already an extensive house owner in that section, contemplates the improvement of his new purchase by the erection of some high-grade private residences.

#### Near-By Cities.

JERSEY CITY, N. J.—The United Real Estate Company, a holding company for the Lehigh Valley Railroad, bought from Arthur E. Sandford the John Robinson farm of 15 acres in the north side of the Cavan Point road. The tract has a frontage of 1,162 ft and a depth of 889 ft and lies between the right-of-way of the National Docks Railway and the Standard Oil works,

#### Rural and Suburban.

Rural and Suburban.

CEDARHURST, L. I.—The McKnight Realty Co. sold to M. Cardoni, of Manhattan, a plot having a frontage of 40 ft. on Linden st and a depth of 100 ft. To E. Downing, of Manhattan, a plot of 40 ft. frontage and a depth of 100 ft. on Linden st. To E. G. Dupre, of Manhattan, a plot having a frontage of 80 ft. and a depth of 100 ft. on Oakland av. To Mary Roess, of Manhattan, a plot having a frontage of 40 ft. on Locust st. To G. Gross, of Manhattan, a plot having a frontage of 40 ft. and a depth of 100 ft. on Linden st.

FLORAL PARK, L. I.—The Windsor Land & Impt. Co. sold to L. Lewis and H. Zengel each a plot 40x100 Rose av; to J. Mook a plot 40x 100 Pansy av.

EDGEMERE, L. I.—The Lewis H. May Co.

EDGEMERE, L. I.—The Lewis H. May Co. as sold for the Edgemere Crest Co. (Samuel E. facobs, Treas.) a cottage on the east side of Columbus av, to Mrs. Max Solomon for occu-

EDGEMERE, L. I.—The Lewis H. May Co. has sold for the Edgemere Crest Co. (Samuel E. Jacobs, Treas.) a cottage on the east side of Columbus av, to Mrs. Max Solomon for occupancy.

FORT LEE, N. J.—The old Du Pont Powder Works property at Fort Lee, N. J., on the river front, has been sold for about \$200,000. The property, which lies at the foot of the Palisades, comprises about 33 acres of land and has a water frontage of about 4,000 feet. The buyer is said to be a syndicate, which will establish a bathing pavilion and amusement resort. The powder works were abandoned about fifteen years ago.

GREAT NECK, L. I.—The McKnight Realty Co. sold to Mr. H. E. Vandergrift, of Manhattan, a house of 10 rooms and 2 baths situated on a plot having a frontage of 80 ft. and a depth of 125 ft. on Cedar Drive near the entrance to the Estates of Great Neck. The reported price of said house is \$16,000; to Frank Bacon, a concrete house of 9 rooms and 2 baths located on a plot having a frontage of 60 ft. on Maple st, Estates of Great Neck, with a depth of 125 ft. reported price of which is \$10,000; to Wm. M. McRae, a plot having a frontage of 70 ft. on Deepdale Drive with a depth of 165 ft. This plot was bought by Mr. McRae to piece out his present plot upon which he has built a very handsome residence of colonial design, the reported price of which is \$20,000; to Jules Fournier, of Manhattan, a plot having a frontage of 60 ft. and a depth of 117 ft. facing Ash Drive, Estates of Great Neck. This plot is to be improved with a bungalow of the California Mission type. The same company has sold on the Bayside-Flushing property a house of 8 rooms and bath on a plot of 40 ft. facing Woodland av and a depth of 100 ft. The reported price of house is \$6,500.

GREAT NECK, L. I.—The Rickert-Finley Realty Company has sold to Mrs. Fannie A. Moyer a plot in Kensington, on the north side of Arleigh road, between the Shore road and Netherwood road. The plot is in the woods section overlooking Manhasset Hay. Mrs. Moyer is having plans prepared for a

a plot 20x119 Hoke av.

PARK HILL.—The American Real Estate Co. has sold to Amos E. Stephens 87 Edgecliff terrace, an English stucco house occupying a plot 66x100 feet. The buyer will occupy.

PORT WASHINGTON, L. I.—S. Osgood Pell & Co. have sold for George A. Enell his country place on Monhasset Bay to R. B. Hults, Postmaster of Port Washington, L. I.

master of Port Washington, L. I.

RIVERHEAD, L. I.—Arthur Aldrich has purchased a tract of 81 acres from Percy L. Honsel and William R. Fry. The land will be cleared and bungalows erected on acre plots.

ROCKVILLE CENTRE, L. I.—The Windsor Land & Impt. Co. sold to E. E. Chandler a plot

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40x100 Mount av; to J. and B. Bruens a plot 40x100 Bedell st; to J. Conti a plot 40x100 Chestnut st; to J. Reda a plot 40x100 New York av; to J. D. Vachio a plot 40x100 Concord st.

VALLEY STREAM, L. I.—The Windsor Land & Impt. Co. sold to F. Buffatto a plot 20x93 Corona av, and a plot 40x100 Euclid st; to P. Casele a plot 40x89 Corona av and Euclid st; to G. B. Naubauer a plot 40x100 Morris parkway; to S. Hynes a plot 40x100 Albermarle av; to S. Kaufmann a plot 40x100 Albermarle av; to S. Kaufmann a plot 40x100 Beverly parkway and Albermarle av; to S. Naubauer a plot 40x100 Rockaway parkway; to C. Friend a plot 40x100 Rockaway parkway; to A. Garger a plot 40x100 Keller st.

#### LEASES.

#### Manhattan.

Manhattan.

ALBERT B. ASHFORTH, INC., leased space in the Tilden Building at 105 to 111 West 40th st to Hotel Realty Brokerage Co., of 105 West 40th st, and to E. L. Trapper; also space in the Acker, Merrall & Condit building at the southwest corner of 5th av and 35th st to K. L. Paine, of 2040 7th av; and Geo. Herzog, of 477 5th av; also a booth in the main lobby to James McCreery & Co. for a term of years.

LOUIS BECKER CO. leased for the Riverside Viaduct Realty Co., the large store in 505 West 157th st, in the new building at the northwest corner of Amsterdam av for 3 years from May 1, to Manuel Wolf, who will occupy same as a first class ladies' and gents' tailoring establishment.

tablishment.

THE CROSS & BROWN CO. leased for a term of 15 years for Arthur S. Lewis, the store and basement in the new building at 20 West 46th st to the Kohler Co., of Sheboygan, Wis., successors to J. M. Kohler Sons Co., for many years located at 47 West 42d st.

BENJAMIN ENGLANDER leased two floors in 928 and 930 Broadway to Cohen Bros.; also the 9th floor to Bloomberg & Goldstein, of 928 Broadway, the 11th floor to A. Davis & Co., of 928 Broadway, and the 12th floor to Jacob Bluestein.

stein.

J. ARTHUR FISCHER leased the 4-sty building at 759 7th av to Robert J. McClement of 781 7th av for a term of years. After extensive alterations the premises will be used as a first-class cafe, restaurant and hotel; also for Letitia K. Ketterer to P. Barbey the 3-sty dwelling at 233 West 52d st; also for Mary A. Magee to J. W. Glenn the 3-sty dwelling at 382 St Nicholas av; also for L. Napoleon Levy to A. M. Millar an apartment in 234 West 38th st.

FREDERICK FOY & CO. leased the 3d loft in

n apartment in 234 West 38th st.

FREDERICK FOX & CO. leased the 3d loft in
5 West 25th st to Mack, Kanner & Millus; also
b E. I. Weil & Son, of 476 Broadway, the 12th
oft in 85 5th av; also space in 91 5th av to
the Hamburger & Co., of 91 5th av.
A. N. GITTERMAN leased the dwelling at 142
ast 44th st for a term of years for Mrs. J. C.
oberts to J. Henry Nathanson, represented by
aniel J. Casey, Jr.
JOHN N. GOLDING leased offices in 44 and

Daniel J. Casey, Jr.

JOHN N. GOLDING leased offices in 44 and 46 Cedar st to De Witt H. Stern, of 84 William st; Almy, Van Gordon, Evans & Kelly, and Electric Gas Co. of America, of 1 Madison av; also in 80 Maiden Lane to the New England Casualty Co., of 55 John st; Abraham M. Van Praag, of 71 Nassau st; Campbell & Martinson; Cuff & Horner; J. F. Peavey & Co., of 91 William st; Wagner, Cooper & La Far; Robert M. Catts, of 52 William st; Robinson & Stevens; Gutterman & Meyers; Florence J. Sullivan, of 245 Broadway; John F. Yawger, of 100 William st; Leon Kauffman, of 2 Rector st, and the Automobile Underwriters Conference; also in 27 and 29 Pine st to C. D. Mecker; A. W. Pressprich; George Hollander; Hollister, Fish & Co., of 27 Pine st; Baldwin & Hutchins, of 27 Pine st; and in 141 Broadway to Neier & Van Deveer.

M. & L. HESS leased for the Parking of the Parking of 25 preserves.

M. & L. HESS leased for the Realty Holding Co., 5,000 ft. of space on the 13th floor in 432 4th av to the Merchant Tailors Co-operative Society, of 432 4th av, and space on the 11th floor to the McJunkin Advertising Agency, of 124 East 25th st.

HUTTER-WEISS, INC., leased the 1st floor in 118 Nassau st.

THE CHARLES F. NOYES CO. leased the ground floor of 102 Fulton st for John J. Burton, president, to Max Steinschneider for a period of five years; the store in 96 Water st for the Bertfield Realty Co. to Jose de Riera & Co., and the store in 13 Dutch st for Naething Bros. to Samuel Hollander; also an entire floor in 60 Pearl st for Sichel & Co. to the Union Glue Corporation; additional banking room space in 45 William st to Muller, Schall & Co., of 44 Wall st, and a suite of offices in 261 Broadway to Shapiro & Phillips.

PEASE & ELLIMAN leased for Elisha Dver

PEASE & ELLIMAN leased for Elisha Dyer the 5-sty American basement dwelling at 37 West 56th st for a term of years to V. Everett Macy; for Dr. William Donovan the 3-sty dwelling at 125 East 106th st to a Dr. Zito for a term of years.

PEPE & BRO. leased for Dominick Piorselli, 271 Bleecker st, a 4-sty building, for a term of ten years at a rental averaging about \$2,500 per year to P. Gertner & Son. The tenant after extensive alterations will occupy same as a first-class cafe.

nrst-class cafe.

THE DOUGLAS ROBINSON, CHARLES S.
BROWN CO., as agent for the Neptune Realty
Co., leased the Madison av store and the entire
basement, comprising 22,000 sq. ft., in the building at 23 and 25 East 26th st. and 56 to 60
Madison av, for a term of years to Siegman &
Weil, importers of dress trimmings, theatrical
and regalia goods, now located at 77 to 81
Wooster st.
LOUIS C. SOULTER.

LOUIS C. SCHLIEP leased the basement in 122 University pl to the Schwarz Co.

LOUIS SCHRAG leased for the Estate of Townsend Underhill to Bernard Courtney, 57 West 27th st and 446 and 448 6th av, on plot 50x

100, for the term of fifteen years. The buildings will be remodeled and improved for business purposes.

C. SENIOR & CO. leased for Hubert V. the 4-sty American basement dwelling at Vest 70th st to Dr. Wm. Guilfoy for a term

HERBERT A. SHERMAN rented for Robert Graves for a term of years 7 West 51st st, a modern, American basement house with electric elevator and all improvements to Ogden M. Reid, president of the Tribune.

elevator and all improvements to Ogden M. Reid, president of the Tribune.

R. SMITH leased as an addition to his 14th st cloak and suit store the building at 34 to 42 West 14th st, formerly occupied by the Rothenberg Co. The lease has been taken for six years from the Spingler estate. Mr. Smith's present store is at 48 to 54 West 14th st.

SPEAR & CO. rented for the Gray Realty & Development Co. the 8th loft in 40 and 42 West 27th st to L. Hirschowitz, which completes the renting of the entire building; the 8th loft in 136 to 140 West 21st st for the Newstate Co. to the Queensboro Waist Co., which completes the renting of the entire building; also the 2d loft in 133 to 141 West 21st st for the Phoenix Holding Co. to A. Watterson, this also completes the renting of this building; for the 312-314 Seventh Ave. Co. space in 312 and 314 7th av to Theodore Joffe, of 1638 Madison av; the 2d loft in 6 and 8 West 20th st for Gordon Cunard to Estroff & Lipshez, of 10 West 4th st; the 8th loft in 135 to 139 West 26th st for the Loft Realty Co. to Max Salee; the 2d loft in 55 East 11th st for Myles Tierney to the Cantrell Clothing Co., of 831 Broadway.

ARTHUR VON OSTERMAN leased in the Emert building effices to the Rosalind Co. of 1181

Clothing Co., of 831 Broadway.

ARTHUR VON OSTERMAN leased in the Emmet building offices to the Rosalind Co., of 1181 Broadway; the Atwood Machine Co., of 487 Broadway; F. Q. Hartman, Inc., and Arthur Letts of 41 Union sq.

G. W. BARNEY and Frederic Southack & Alwyn Ball, Jr., leased the 6-sty building at 16 and 18 Jay st to Fitch, Cornell & Co., of 10 Harrison st; also leased the store and basement at the southeast corner of 7th av and 14th st to the Hartman, Goldsmith & Co., of 16 Jay st.

st to the Hartman, Goldsmith & Co., of 16 Jay st.

THE HERBERT H. HERRMAN CO. leased the building at 532 Washington st to the Eureka Tale Co., of 16 Pearl st; lofts at 93 and 95 Maiden lane to A. Martinez & Co.; lofts at 191 Pearl st to Schwartz & Gattle, of 28 Burling slip; store and basement in 2 Burling slip to William S. Gray & Co., of 76 William st; building at 128 Clarkson st to Charles L. Hirsch & Co., of 115 Broadway, and the building at 102 North Moore st to Meyer & Degerdon, of 376 Greenwich st, for a long term of years.

THE M. MORGENTHAU, JR., CO., leased for a term of years the 6-sty building at 209 to 213 West 48th st, 106 ft. west of Broadway. The lessees are Strauss & Co., Inc., of 442 West 42d st, sign painters and electric display sign manufacturers, who will occupy the premises.

L. J. PHILLIPS & CO. leased for the Kuhn estate to John T. Kending for a term of years the 4-sty dwelling at 118 West 72d st.

H. C. SENIOR & CO. leased the 3-sty dwelling at 23 West 42th st.

estate to John 1. Realize
the 4-sty dwelling at 118 West 72d st.

H. C. SENIOR & CO. leased the 3-sty dwelling at 23 West 60th st for a term of years to
May Conaty, the 4-sty American basement
dwelling at 323 West 70th st to Dr. Guilford,
registrar of the Board of Health, and 111 West
69th st to Mrs. O. E. Rolston.

CEO. R. READ & CO. leased for Henry

GEO. R. READ & CO. leased for Henry Rogowski the entire top floor in 446 and 448 Pearl st to Davidson & Silver, of 197 William st, for a term of five years; for Bennard Kreizer the top floor in 201 Fulton st to C. B. Johnson, of 92 Fulton st for a term of years; for F. C. Bowne the store in 33 Beekman st to the Enterprise Desk Co., of 27 Beekman st.

CORN & CO. leased for C. N. Talbot and Katherine Reichert as trustees the entire 5-sty building at 40 East 23d st, on lot 23x98.9, formerly occupied by Schmitt Bros. The lease is for a long term of years at an aggregate rental of \$100,000. After extensive alterations the store will be occupied by the lessee, the Hartford Lunch Co., and the four upper lofts will be rented for business. Corn & Co. will be agents for the building.

DOUGLAS L. ELLIMAN & CO., INC., in conjunction with Edgar A. Manning, leased for a term of years for the estate of George M. Tuttle his late residence at 38 West 52d st, a 4-sty modern house with a large extension, on a lot 22x100, to the Lida A. Seely Employment Agency, which has been located at 23 West 39th st for many years.

J. B. ENGLISH leased for Edward Glennon to a client for a term of years the 4-sty build-ing at 153 West 48th st. After extensive alter-ations the tenant will occupy the premises for his own business. his own busines

PEASE & ELLIMAN rented the parlor floor at 9 East 47th st to G. A. Foulkes; also space in the Aeolian Building at 33 West 42d st to J. E. Arnett & Co.

GEO. R. READ & CO. leased the store, base ment and sub-basement in 12 Barclay st t Winkler, Horowitz & Braunstein, who will us it for restaurant purposes after alterations hav been made. The lease is for ten years at a aggregate rental of about \$30,000.

LOUIS C. SCHLIEP leased 8,500 sq. ft. in the new fireproof building at East 4th and Lewis sts for a term of years to Isaac Goldfarb for the Forest Box and Lumber Co.

THE J. C. EINSTEIN CO., INC., leased for Rothersen Bros. a loft in 30 and 32 West 24th st to A. Schwartz & Co.; also for the Canebrake Realty Co. the 7th loft in 11 West 20th st to Goldman & Levine; for Webster B. Mabie & Co. the 9th loft in 13 and 15 West 24th st, and for the Sterling Button Co. a loft in 29 West 21st st to Louis Smith.

TUCKER, SPEYERS & CO. leased for Arthur Bloch to Lieutenant-Commander William S. Miller an apartment in 944 Park av.

NORMAN DENZER leased the store at the northeast corner of Broadway and 162d st to M. Feldman.

DOUGLAS L. ELLIMAN & CO., INC., leased a large apartment of 14 rooms and 4 baths in 246 West End av to Sidney Z. Mitchell; also an apartment in 930 Madison av to H. C. Fer-guson.

M. & L. HESS leased the 9th loft in 14 and 16 West 17th st to the Sabin & Dublirer Co., of 84 University pl.

EDGAR A. MANNING, in conjunction with Henry D. Winans & May, leased for the Pupke Estate to Mrs. Edna E. Ackerson the 4-sty dwelling at 150 West 57th st, on lot 25x100. The lease is for a term of 5 years with renewal privilege.

privilege.

PEASE & ELLIMAN leased the 4-sty dwelling at 43 West 47th st for James B. Tailer to Rae Martin, for a long term of years.

THE FIRM OF LEONARD J. CARPENTER, in conjunction with Myer Bondy, leased the 3d loft of 6 to 10 Great Jones st for 3 years.

J. ARTHUR FISCHER leased for A. H. Kramer to Joubert & French, the 4-sty building at 133 West 45th st, for a term of years. After extensive alterations, the building will be used in connection with the present Joubert restaurant, adjoining.

#### Brooklyn.

LOUIS C. SCHLIEP leased for a term of years for the National Licorice Co. the 4-sty factory at the northeast corner of Bridge and John sts to the Columbia Gas and Electric Fixture Co.

CHARLES E. RICKERSON leased 152 St. Johns pl, a 3-sty brownstone dwelling, for Mrs. S. A. B. Downs to a client for a term of years.

years.

FRANK A. GLAVER leased the one-family frame detached house at 1264 81st st to Charles Rodgers; the 1st floor of the two-family brick house at 325 73d st to William Murray; the parlor floor and basement of the two-family brown stone house at 252 Ovington av to William Schaffer; the one-family brick house at 75 71st st to George-Varien; the one-family limestone house at 154 67th st to D. Carter; the one-family detached cottage, at the corner of Bergen pl and Wakeman pl, to George Bendixen; the 4th apartment, right, in 7217 3d av, to Harry Braverman; the 1st floor of the two-family brick house at 325 Eay Ridge av to M. J. Miller.

#### Queens.

THE LEWIS H. MAY CO. leased at Arverne for Julius Miller 109 Straiton av to Nathan Levy; for Julius Miller 107 Straiton av to Jacob Levy; for Jennie S. Simon 219 Ocean av to Moses Davis; for Jules Adler 239 N. Vernam av to H. Bernstein; for H. Wilkenloh 9 South Cedar av to Samuel Lewis; for R. Sadowsky 106 Sea View av to N. Schweitzer;

# Wants and Offers

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SUPERINTENDENT, competent, experienced man, desires position in office building or apartment house. First class references furnished. BOX 130, Record and Guide.

ing or apartment house. First class references furnished. BOX 130, Record and Guide.

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We are entirely out of the New York Edition of the Record and Guide of September 28, 1912: December 21, March 1. March 15 and 22, 1913. We will pay 20 cents each for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition of December 21, 1912, for which we will pay for both sections 15 cents if in good condition. This offer will expire on May 27, 1913. Record & Guide Company, 11 East 24th St., New York.

for H. M. Greenberg, 5 N. Summerfield av to Jacob Larus; at Belle Harbor, for Mrs. E. Hutchings cottage on Henley av to Cornelius Collins; for Arverne by the Sea Co. cottage on N. Dennison av to Henry C. Pentz; for Millicent Eaum cottage on N. Orienta av to Henry Herenberg.

#### Suburban.

LEON S. ALTMAYER leased for the summer for B. Cheeseman his cottage at Mirror Lake, Essex County, to former President of the Borough of Manhattan, Hon. Jacob A. Cantor.

LEON S. ALTMAYER leased for the summer of 1913 for I. Walton his cottage on the shores of Lake Placid, Essex County, Adirondack Mountains, to Fischer Lewine.

M. MORGENTHAU JR. CO. Jessed to Emil.

M. MORGENTHAU, JR., CO., leased to Emil Goldmark, of Leventritt, Cook & Nathan, the Adirondack Camp at Lake Placid, adjoining the Roussemont Colony, for a term of two years. The owner of the Camp J. Bard Rogers has also given to the tenant an option to purchase.

THE LEWIS H. MAY CO, leased at Rock-way Park for Elizabeth G. Herbert cottage on North 8th av to Henry C. Schanzer; for Louis Hess store in 33 North 5th av to Miss Rose Kent for a term of years.

LEON S. ALTMAYER leased for B. Abert to Max Wolff the house known as "Bonnie View" on the shores of Lake Placid, Adirondack Moun-

tains.

S. OSGOOD PELL & CO., in conjunction with Horace S. Ely & Co., leased for Mrs. Paulding Farnham her country estate at Great Neck to George E. Chisolm for the season.

LEON S. ALTMAYER rented for the summer for Mr. McGuckin to Dr. Samuel Bookman the house known as the "McGuckin Cottage," at Lake Placid, N. Y.

ALEXANDER P. W. KINNAN, president of the Union Dime Sawings Bank, leased Echorock, the residence of Mrs. Northrop, at Greenwich, Conn.

#### REAL ESTATE NOTES.

WRIGHT BARCLAY, INC., has moved its uptown office from 423 4th av to 320 5th av.
THE INTER-CITY Land & Securities Co. has moved to 115 Broadway.

HENRY BRADY has been appointed receiver or 432 Canal st, pending foreclosure proceed-

HUGO WABST was the broker in the sale of e southwest corner of Carpenter av and 239th, plot 100x100, for Smith Williamson.

DANIEL BIRDSALL & CO. have been appointed renting agents of the buildings 58 West 15th st and 21 East 17th st.

DUFF & CONGER have been appointed agents for the apartment houses, Nos. 12-18 East 88th st, for the Union Real Estate Co.

DAVID E. SICHER is the purchaser of the dwelling 52 East 65th st, sold recently. The buyer owns and occupies No. 54.

SENIOR & STOUT, INC., were the brokers in the recent sale of 126 West 131st st for Re-becca Schwabach.

becca Schwabach.

WILLIAM HUTTER and Abraham Weiss, under the firm name of Hutter-Weiss, Inc., have taken offices at 118 Nassau st.

ALBERT B. ASHFORTH, INC., have been appointed exclusive agents for Nos. 25-27 West 56th street and Nos. 154-156 West 32d street.

DR. GEORGE A. MILLER is the buyer of the dwelling at 139 West 70th street, sold recently by Pease & Elliman for W. J. Cassard.

cently by Pease & Elliman for W. J. Cassard.

THE TAXPAYERS' REALTY CO., Philip Wattenberg, president, is the purchaser of the plot, 91.6x90.7, at the southwest corner of Third avenue and 179th street.

THE LEASEHOLDERS REALTY CO. has been incorporated with a capital stock of \$50,000 and a directorate of Edward T. Curran, Ernest Bystrom and John Fallon, all of Brooklyn.

WILLIAM J. ROOME & CO., INC., represented Eben B. Knowlton in the purchase of the Urban H. Broughton property at Garden City, Long Island.

Long Island.

THE SPRINGFIELD Gardens Co., Inc., has been incorporated with a capital stock of \$100,-000. The directors are Charles H. L. Tiffin, Charles H. Jacob and William M. McCarthy.

CHARLES J. McKENNA was the broker in the sale of the "Franklin Arms" apartments, for Abraham Ruth to the N. Y. Real Estate Security Company.

DR. GEORGE E. BREWER, who purchased 16 East 64th st, last week, through Maurice Wertheim, will occupy the house, after making some slight alterations.

some slight alterations.

THE WINDSOR TERRACE Taxpayers' Ass'n is planning to hold a rousing meeting in its rooms at 142 East 4th st on the evening of June 10.

AUSTIN & MERRITT will sell, on May 30, 170 lots at Colonial Ridge, in Portchester, the property being just north of the centre of the town.

town.

JOHN FITZGERALD, Edward R. Clark and Thomas Fitzgerald, Queens real estate men, have had their busines incorporated under the name of the Fitzgerald-Clark Corporation.

ALBERT B. ASHFORTH, INC., have been appointed agents for the block front on Marginal st, from 19th to 20th sts, and also of No. 154 East 39th st.

GOODALE, PERRY & DWIGHT were the brokers in the sale of 519 West 27th st, last week, to Edward Fisher, of Trenton, N. J. This is the third sale of this property within a year by the same brokers.

THE HANOVER MORTGAGE CO. has loaned \$500,000 to the State Construction Co. on the 13-sty apartment to be erected at 103 to 109 East 86th st, adjoining the Park av corner, on a plot 100x100.8.

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THE 1482 BROADWAY CORP., which recently acquired title to the FitzGerald building, at Broadway and 4.0d st, and the Cohan & Harhis theatre, has reappointed Webster B. Mabie & Co. agents for the property.

his theatre, has reappointed Webster B. Mable & Co. agents for the property.

WILLIAM D. BLOODGOOD & CO. were the brokers in the recent sale of 108 West 40th st, 5-sty flat, on lot 25x98.9, which was bought by Edward W. Browning to protect the light of the World's Tower Building, adjoining.

THE SCHUYLER ARMS CORPORATION has been incorporated to take over the "Schuyler Arms," the 8-sty apartment house at 305 West 98th st, reported sold last week by the Robert Hoe estate through Frederick Fox & Co.

THE TITLE GUARANTEE & TRUST CO. loaned on first mortgage \$80,000 to Stanley A. Cohen on the 4-sty loft building at 130 William st, on a plot 24.8x161.1x irregular. The mortgae is for three years at five per cent.

A SPECIAL MEETING of the United Real Estate Owners associations will be held on Monday evening, May 26, in Parlor A, Grand Union Hotel, for the purpose of taking action on the income tax as it affects real estate interests and other matters.

WILLIAM F. STANHOPE, for the Lawyers Mattered Co. hears of the since May 9 in conjunc-

on the income tax as it affects real estate interests and other matters.

WILLIAM F. STANHOPE, for the Lawyers Mortgage Co., has sold, since May 9, in conjunction with various brokers, 14 properties which had been acquired at foreclosure sales by the Lawyers Mortgage Co. The parcels are located in Manhattan, the Bronx and Brooklyn.

MAURICE WERTHEIM was the sole broker in the exchange of 16 East 64th st, the 6-sty American basement house owned by the Charles Buek Construction Co., for the "Ramondo," the 7-sty fireproof elevator apartment house at the southwest corner of Park av and 74th st, CITIZENS of the East Side have arranged a dinner for Allan Robinson, president of the Allied Real Estate Interests, in the Waldorf-Astoria, May 29, to show their appreciation of his activity in the recent controversy with Russia, which resulted in the abrogation of the Treaty of 1832. Joseph P. Day has charge of the arrangements.

THE ESTATE of the Barones in Samedale

THE ESTATE of the Baroness von Zimmerman, located on Sherbrooke Road, in Scarsdale, Westchester County, is to be sold at Supreme Court foreclosure sale by Bryan L. Kennelly on May 31. The property consists of a large dwelling and numerous outhouses, and five acres of ground.

ground.

THE MUCH AUCTIONED dwelling 18 East \$2d\$ st was sold in foreclosure proceedings again this week in the Vesey st salesroom, by Bryan L. Kennelly. It was struck down to Wesley Thorn, who is understood to represent Fannie Hoadley, the defendant to the action. This is the sixth time the house has been sold at auction under the same action and acquired by the defendant.

AN AGREEMENT has been reached between the Public Service Commission and the Astor Estate, by which the city will pay \$600,000 for the acquisition of a perpetual easement unner the southerly half of the Astor House for the subway now under construction. The work of tearing down the old hotel will probably be begun about July 1.

BALDWIN HARBOR REALTY CO., which is

gun about July 1.

BALDWIN HARBOR REALTY CO., which is developing more than 600 acres at Baldwin, L. I., gave to the local Fire Department a large plot last week as the site for a fire house on the southeast corner of Verity lane and Church street. Many bungalows and dwellings have been erected on the property by owners and home seekers as all-year-round residences. The fire house is to be finished this summer.

fire house is to be finished this summer.

RECENT purchases of whole blocks of property on the lower West side by the New York Central Railroad are the first steps toward the establishment of the greatest warehouse district in the world. The city, through John Purroy Mitchel, as representative of the Board of Estimate, has agreed to the improvement, which will be undertaken as soon as some minor details can be arranged.

will be undertaken as soon as some minor details can be arranged.

FORECLOSURE proceedings have been started against another property with which Henry Corn's name has been associated, the northeast corner of 5th av and 31st st, a 20-sty building on a plot 50.9x150. The action is brought by the Guaranty Trust Company against the Fifth Avenue Investing & Improvement Company and others. There are mortgages aggregating \$1,450,000 on the property. It will be sold on June 10. CHARLES F. NOYES CO., the brokers in the transaction, announced that the purchaser of 169-175 Hudson st is John A. Roebling Sons' Co. The building, which is 7-sty and basement structure, covering a lot 92x100, will be extensively altered for the purchaser's own business, which is now located on Liberty st. The property was held at about \$200,000 and the building is one of the strongest in the neighborhood carrying 250 pounds to the sq. ft.

BILL OF COSTS.—The bill of costs in the proceedings of the city to acquire the title and possession of the wharfage rights to the pier at the foot of 43d st. North River, will be presented for confirmation to one of the Justices of the Supreme Court on May 26 at 10.30 a. m., at the County court house, Manhattan. The property has been taken for the improvement of the waterfront, pursuant to the plans of the Dock Commissioner.

ON WEDNESDAY next, at 11 A. M.,

Commissioner.

ON WEDNESDAY next, at 11 A. M., the 15-sty building at the southwest corner of Broadway and Walker st will be offered in foreclosure as the result of a suit brought by the Equitable Life Assurance Society against the Improved Property Holding Company, Henry Corn, president. The building is L shaped, fronting 50.10 ft. in Broadway, 127.8 ft. in Walker st, with a west line measuring 100 ft. The sale will take place at the county court house.

county court house.

THE PLOT of 12 lots, comprising the block front on the west side of Marginal st, facing the East River, bet 94th and 95th sts, was sold at auction on Thursday at the county courthouse. Eugene W. Mente was the successful bidder at \$21,000. The sale was held under the direction of William L. Turner, special master in the action of the Pennsylvania Steel Co. against the New York City Railway Co. and

others. The sale has to be confirmed by the

others. The sale has to be confirmed by the courts.

W. BURLING COCKS, senior member of the real estate firm of Cocks & Willetts, 49 Wall st, N. Y. C., died Wednesday, May 21, at the Polyclinic Hospital. His death was caused by Southern fever, contracted during a recent trip to Palm Beach, Florida. He was well known socially in this city as well as on Long Island. Mr. Cocks was a keen sportsman, secretary of the Piping Rock Horse Show Association, and member of the Piping Rock, The Riding, The Turf and Field, the Nassau County, Meadow Brook Hunt and Union Clubs.

AN INTERESTING transfer has been recorded by which it is disclosed that the City of New York paid Trinity Corporation the sum of \$129,405 for easement rights and perpetual right of way under St. Paul's cemetery for the tunnels now being constructed for the new Broadway subway. The easement rights cover the space needed for two tunnels, each 20½ ft. in diameter, beginning near the northeast corner of Church and Fulton sits and running below the church yard in a northeasterly direction to a point on the south side of Vesey st, 147.5 ft. east of Church st.

THROUGH A SERIES of transactions, all second Theredow, the New York Outhers, all shoot Theredow.

Church st.

THROUGH A SERIES of transactions, all closed Thursday, the New York Orthopaedic Dispensary & Hospital, now occupying the property No. 126 East 59th st, has acquired ten parcels of land in 58th and 59th sts, between 1st av and Ave A, as follows: Nos. 421-435 East 58th st and 420-426 East 59th st. The frontage on 59th st is 88 ft., and on 58th st is 145 ft. These purchases were all made through Douglas Robinson, Charles S. Brown Company, who also acted for the owners in securing the cancellation of leases on various parcels. It is understood that the plans of the Trustees for the building to be erected on this plot are not yet complete.

#### STREET ENCROACHMENTS.

#### Borough President Cyrus C. Miller Asks and Answers Questions.

Borough President Cyrus C. Miller Asks and Answers Questions.

The following questions and answers will be useful to property owners interested in the removal of encroachments on Third, Tremont and Washington avenues:

Q.—Will owners be notified personally of any violations affecting encroachments on their property? A.—Yes.

Q.—Will existing cellar entrances on area line be permitted, if covered? A.—Existing entrances to cellars beyond building lines will be permitted, if covered, by iron doors or gratings level with the sidewalk not exceeding three feet by four feet in area, and if existing steps or stairs outside the building line leading to cellar are removed and straight iron engineer's ladders substituted to afford access to cellar.

Q.—Will ornamental plaster columns, water tables, sills or lintels be permitted, which if removed would destroy the architectural effect of buildings? A.—The following projections beyond building line are permitted for ornamental projections less than ten feet above curb level: Four inches for plasters or ornamental columns of doorways. Six inches for bases of such pilasters or columns. Two inches for water tables, sills, lintels and ornamental courses. These projections do not include any steps above or below curb level. The projections permitted beyond building lines on Third, Tremont and Washington avenues in front of existing buildings, would be of the same dimensions, character and materials as now permitted by the regulations applying to the fronts of new buildings on all streets in this Borough.

Q.—Will show-window drop awnings be permitted? A.—No projections of show windows beyond building line are permitted. All permanent awnings or marquees of iron and glass must be not less than ten feet above sidewalk.

Q.—Will pathon-window drop awnings be permitted? A.—No projections of show windows beyond building line are permitted. All permanent awnings or marquees of iron and glass must be not less than ten feet above sidewalk the area lines be removed and placed at street l

line, at the expense of property owners? A.—
The opinion of the Corporation Counsel will be requested.

Q.—Will all kinds of signs or building projections above ten feet from sidewalk be permitted? A.—All signs over ten feet above sidewalk complying with provisions of ordinances, will be permitted. Porticos of doorways, cornices of store fronts and roof cornices, band courses, sills, lintels, and other ornamental projections will be permitted over ten feet above sidewalk.

Q.—Will projections of vault roofs and cellar or area entrances be ordered lowered to conform to ordinances in relation of pitch of same from building line to curb two feet, ten inches? A.—The usual rule will be that vault roofs and cellar or area entrances must be lowered to conform to present sidewalk.

Q.—Will cellar basement entrance doors in area lines be allowed to keep open and obstruct the sidewalk—we refer particularly to uses made of rented basement and cellars by icemen and others; the courts hold that they can be open if protected during use; this means in use a considerable part of the day in most cases? A.—As all steps to cellars or basements are prohibited and must be removed, the doors to cellars or basements will be closed except when actually in use for access to cellar or basement by storekeepers, on ground floor by means of engineers! ladders. These doors being of iron flush with sidewalk will cause no obstruction to traffic.

CYRUS C. MILLER,

President of the Borough of The Bronx.

## Sectional Drawing of Hotel Astor.

A very interesting exhibit at the Hotel Astor is a large drawing showing the hotel as it might look if sliced in half, much as the sectional views of steamships are made. Every department and phase of work in the big hotel is clearly shown and described, from the carpenters' denlike workship, two floors below the street level, up through the grill, lobby, diningrooms, ball rooms, guest rooms, and topping them all the roof garden.

#### A Builder's Miscalculation.

It is an elementary rule that the most important factor in any business venture is experience. Often shrewd business men, successful in their own business, are prone to forget that in a different field they are novices. This is peculiarly true in real estate, where fortunes may be lost on a single mistake of judgment.

is peculiarly true in real estate, where fortunes may be lost on a single mistake of judgment.

Here is an instance, as related by Spear & Co., of 713 Broadway, that happens not infrequently. A builder, who has been successful in erecting and disposing of some uptown apartment houses, made up his mind to erect a loft building in a favorable spot in the uptown loft zone section.

In October or November, when his building was half completed, brokers besieged him with favorable offers. The renting men advised the builder that these offers compared advantageously with the prevailing values in the neighborhood; that inasmuch as his building would not be completed before February, the inducement of a few months' free rent was lacking. He was told that when the renting season drew to a close he could not hope to command the same rentals, as most of the desirable tenants leased space months in advance.

He paid little attention to these men who were in a position to understand conditions. As the days advanced he found fewer applicants for space. One month before the close of the renting season he awoke to the fact that his building was almost entirely unfilled. Frantic appeals to brokers elicited few responses. He began to cut his rentals and offers that were spurned two months before were eagerly accepted. The close of the renting season found his building half filled at greatly reduced figures from what he was led to expect at the beginning. His mistake of judgment had cost him from twenty-five to thirty thousand dollars.

#### Reduced Railroad Fare.

Reduced Railroad Fare.

By agreement with the Public Service Commission for the First District, the Long Island Railroad during the week established a five-cent fare on express trains between Flatbush avenue and East New York stations. In order to get the benefit of the five-cent rate passengers must buy \$1 worth of tickets which entitles them to twenty rides. Conductors have been instructed to accept these tickets on express trains, upon which the fare heretofore has been ten cents. There is not much difference in the service on the express trains and the local trains for this distance, but the fact that the fare was five cents on the locals and ten cents on the expresses caused an unequal distribution of the traffic and the undue crowding of local trains. In arranging for the five-cent rate on the express trains the commission hopes that conditions on the local trains will be relieved.

#### Improved Crosstown Service.

Improved Crosstown Service.

The Public Service Commission for the First District, upon the recommendation of Commissioner John E. Eustis, has dismissed the proceeding against the New York Railways Company involving the service on the 86th street crosstown line in Manhattan. The proceeding was begun on complaints from Alderman Gilmore and others against the short-lining of cars at Second avenue, and in many cases the collection of an extra fare from passengers who desired to travel east of Second avenue. During the hearings the company improved the service so that 60 per cent. of the cars were run through to the ferry and only 40 per cent. were short-lined at Second avenue.

The commissioner also directed the company to place an inspector at Second avenue to see that all passengers in short-lined cars desiring to go farther were transferred to through cars without the payment of an additional fare. The commission's inspection made after these improvements were put into effect showed that the service east of Second avenue was adequate, and the hearing was closed with the understanding that the present service will be continued and that the short-lining of cars will not be changed without the approval of the commission.

#### B. R. T. Cars on the Queensboro Bridge.

Chief Engineer Alexander Johnson of the Bridge Department thinks there is no occasion for Long Island City manufacturers to worry over the projected narrowing of the roadway on the Queensboro Bridge to provide room for the B. R. T. subway cars.

In an interview he said he was confident that the roadway, after the protective railings are put up to guard the railroad tracks, will be wide enough to accommodate all the vehicular traffic that will cross the bridge in the future.

#### Roof Garden for Hotel Marseilles.

The Hotel Marseilles, "the uptown hotel" at Broadway and 103d street, has had such a successful season that Manager Charles A. Weir is going to open a roof garden on the top of the hotel, overlooking Riverside Drive and the Hudson River on one side and upper Broadway on the other. The garden will be decorated in the usual manner, with latticework and foliage, but several new ideas will be incorporated in the lighting effects and the service.

#### Condemnation Report.

Alfred J. Eno, Charles A. Hendrickson and Wallace J. Hardgrove, the appraisers appointed on March 5th by the Commissioners of the Sinking Fund, to appraise the value of the lands owned by the city, and lands owned by Havemeyer & Elder, lying between Vernon avenue and the United States pler and bulkhead line, and Nott avenue and 13th street, Borough of Queens, which it is proposed to exchange, have completed their report. The land owned by Havemeyer & Elder is valued at \$16,452.80, while that of the city, \$8,226.40.

#### BARGAIN OPPORTUNITIES.

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This is bargain time in New York real estate. Never before were there such opportunities offered to pick up, for a little money, properties which, according to the views of the most experienced real estate men, would not their buyers small fortunes in the course of a very few years. All city real estate except possibly gilt-edged property bordering on the fluancial district about Wais street or lying general property in the course of a very general property bordering on the fluancial street of the property of the propert

#### New York's Greatness.

New York's Greatness.

Chicago is next to New York in magnitude and importance as a business center, but just how close it is to the greatest city on this side of the Atlantic Ocean, or rather, how much greater New York is in comparison, may be surmised from the fact that in the four years ending in 1910 the money expended here on new buildings was more than the assessed value of the entire Western city. In these four years more than \$380,000,000 was put into new construction in Manhattan Borough alone. The assessed value of the Windy City in 1910 was \$344,000,000, or \$40,000,000 less than the cost of a four-years' building campaign in Manhattan. The difference, it was estimated at the time, was equal to the realty value of a town the size of Lawrence, Mass., or Portland, the chief city of Maine. Last year's building operations in Manhattan, The Bronx, Brooklyn and Queens totaled more than \$205,000,000.—New York Sun.

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#### AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

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

#### Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 24, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

#### JOSEPH P. DAY.

JOSEPH F. DAT.

\*Grand st, 90-4, nec Greene (No 40), 75x
101, 5-sty bk tnt & strs; also GREENE
ST, 42-50, es, 101 n Grand, runs e100xn109.11
xw100xs110.3; all title to strip adj on n
8x100, 2-5-sty bk & stn loft & str bldgs;
partition; Sarah E Watson, defendant.

157,000

\*Greene st, 42-50, see Grand, 90-4.

\*Reiss pl (\*), nwc White Plains rd, 119.6x100x107.1x100.9; due, \$2,792.50; T&c, \$334.48; Jno Ringen. 4,450

\*Union sq. 29 (\*), swc 16th, 32.6x141.10, 5-sty bk office & str bldg; due, \$35.424.55; T&C, \$6,592; sub to pr mt \$215,000; N Y Trust Co.

16TH st E, swc Union sq, see Union sq,

29. \*\*25**TH st, 44-6 E** (\*), ss, 200 w 4 av, 50x 98.9, 2 3-sty & b stn dwgs; partition; Anna D Atterbury. 130,000

Anna D Atterbury. 130,000

\*113TH stf. 349-53 E (\*), ns, 100 w 1 av, 50
x100.11; 6-sty bk tnt & strs; de \$17,293.20;
T&c, \$51,614.69; Alice H Sturges. 50,500

\*142D st, 64 W (\*), ss, 175 e Lenox av,
25x99.11, 1-sty fr bldg; partition; Jos W
Hatch. 4,700

\*4518T st, 275-7 E, ns, 70.3 e Morris 50x117.5x50x117.4, 6-sty bk tnt & strs; due, \$42,010.66; T&c, \$2,468; Bartolomeo & Zumino.

Zumino. 54,000

\*\*a158TH st, 473-5 W (\*), nec St Nicholas av (No 960), runs n40.5xe113.9xn50xe 108.10 to Colonial Pkway xs90.2xw217.10 to beg, 6-sty bk tnt & strs; due, \$17,004-12; T&c, \$—; sub to 2 mtgs aggregating \$247,500; Burns Bros. 264,500

\*\*Bronx blvd, 3666, es, 100 s 216th, 45x 100, Wakefield; due, \$1,766.42; T&c, \$194.14; Geo Bonavia. 2,225

\*\*Bronx & Pelham Pkway (\*), sec West-chester Creek, runs s—xe167.1xn—xw494.9xs190xw150xn100xw— to beg; due, \$3,898.56; T&c, \$3,700; sub to pr mtg of \$12,500. Annie M Harrison. 15,500

\*\*Cauldwell av, 725 (\*), ws, 100 s 156th,

Annie M Harrison.

"Cauldwell av. 725 (\*), ws. 100 s 156th.

25x115, 4-sty bk tnt; due, \$3,111.68; T&c,

\$234.42; sub to 1st mtg \$14,000; Philip A Colonial pkwy, nwc 158th, see 158th,

473-5 W.

\*Independence av (Palisade), es, 154 s
254th, 182x347.5x150x387.7, 2-sty fr dwg &
1-sty fr stable; adj June5.

\*Lexington av, 51-5, es, 39.6 s 25th, runs
\$59.3xe94xn98.9 to 25th (No 136) xw22xs
39.6xw72 to beg, 12-sty bk loft & str bldg;
adj June3.

\*Park av, 4283.5

adj June3.

\*Park av, 4283-5, ws, abt 210 n 178th, 49.11x170.1, 1 & 2-sty bk bldg; due, \$4,-297.56; T&c, \$1,138.58; Henry Wendts.

\*Pleasant av, 314, es, 50.5 s 117th, 22x 98, 2 & 3-sty bk loft & str bldg; due, \$15.145.58; T&c, \$530; Arnold H Ellis. 16,000 \*St Nicholas av, 960, see 158th, 473-5 W. \*Union av, (\*), ws, 25 n 147th, 39.3x100, vacant; due, \$1,554.88; T&c, \$292.90; sub to 1st mtg \$3,900; Moris Wolfinger. 4,400 \*Vincent av (\*), ws, 150 s Fairmount av, 75x100, Throggs Neck; due, \$1,018.24; T&c, \$24.70; Kath P Loewi. 150

av, 75×100, Throggs Neck; due, \$1,018.24;
T&c, \$24.70; Kath P Loewi. 150

\*White Plains rd, nwc Reiss pl, see Reiss pl, nwc White Plains rd.

HENRY BRADY.

\*Bedford st, 72-4 (\*), sec Commerce (Nos 30-2), 44.8×50.5×51×50, 6-sty bk tnt & strs; due, \$6,194.91; T&c, \$209.97; sub to a mtg of \$33.000; Wm Hassey. 43,700

\*Commerce st, 30-2, see Bedford, 72-4.

\*59TH st, 347 W, ns, 125 e Col av, 25× 100.5, 5-sty bk tnts & strs; due, \$27,533.26; T&c, \$1,249.75; J S Berliner. 35,000

\*59TH st, 345 W, ns, 150 e Col av, 25× 100.5, 5-sty bk tnt & strs; due, \$27,538.44; T&c, \$1,261.05; J S Berliner. 35,000

\*170TH st, 671 E, see Crotona av, 1400-8.

\*Bassford av, 2319 (\*), ws, 42.3 n 184th, 20.1x85, 2-sty fr dwg; due, \$2,887.26; T&c, \$1,104.31; Annie J Hicks. 1,000

\*Commonwealth av, 1412 (\*), sec Tremont av, 69.6x95x29.4x103.7; due, \$7,221.74; T&c, \$600.20; American Savings Bank. 1,600

\*Crotona av, 1400-8 (\*), nec 170th (No

T&c, \$600.20; American Savings Ballik.

aCrotona av, 1400-8 (\*), nec 170th (No 671), 52.3x100x84.11x108.7, 2-sty & b fr dwg & vacant; due, \$3,353.68; T&c, \$173.38; Andw Wissemann.

"Hughes av, 2023 (\*), ws, 382.8 s 180th, 25.1x100, 3-sty bk tnt; due, \$8,982.73; T&c, \$425; Jno E O'Brien.

"Tremont av, sec Commonwealth av, see Commonwealth av, 1412.

BRYAN L. KENNELLY.

"Bank st, 29, ns, 174.10 e 4th, 25x100, 3-sty bk dwg; voluntary; Anthony Wenner. 17,400

"37TH st, 316 W, ss, 225 w 8 av, 25x98.9, 4-sty bk tnt & strs; voluntary; Lowenfeld & Prager.

"82D st, 18 E, ss, 119 w Mad av, 26x102.2,

4-sty bk tnt & strs; voluntary; Lowenfel & Prager. 12,55

\*\*S2D st, 18 E, ss, 119 w Mad av, 26x102.

5-sty & b stn dwg & 4-sty ext; due, \$104
084.75; T&c, \$12,345.62; Wesley Thorn al, defendants.

"SSTH st, 20 E (\*), ss, 95 w Mad av, 25x 100.8, 5-sty stn tnt; due, \$45,463.29; T&c, \$3,435.11; Frederic DeP Foster trste. 47,000 "122D st, 107 W, ns, 118 w Lenox av, 19 x100.11, 3-sty stn dwg; voluntary; bid in at \$14,500.

\*124TH st, 7 E, ns, 140 e 5 av, 20x100.11,
-sty stn dwg; voluntary; Jno J O'Keefe.
11,600

\*125TH st. 324-6 E (\*), ss, 300 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; due, \$38,-392.93; T&c, \$1,776.75; Jno B Harrison et al. 35,000 D. PHOENIX INGRAHAM.

D. PHOENIX INGRAPAN.

\*Hawkstone st (\*), ns, 38.11 e Walton
av, 30.9x75.5x25x57.2, 1-sty fr dwg; due,
\$827.74; T&c, \$1,160.94; Anna R Crossin.

500

\*\*Parcel (\*) of land beg at a point 1.1 sw Hawkstone, 50x100, vacant; due, \$1,332.29; T&c, \$1,794.42; Anna R Crossin. 1,000 SAMUEL MARX.

SAMUEL MARX.

\*Webster av, 2039-43 (\*), ws, 225.4 n
179th, 75x100, two 5-sty bk tnts; due, \$10,473.95; T&c, \$567.56; sub to pr mtg \$45,000; Louis Salzberg.

\*STH av, 2794 (\*), es, 49.11 n 148th, 50x
80, 5-sty bk tnt & strs; due, \$9,314.11; T&c
c, \$988.44; sub to two mtgs aggregating
\$50,500; Jno H Kerkmann.

SAMUEL GOLDSTICKER.

\*\*Arthur av (\*), es, 125 s 186th, 50x86.4x 50x86.2, vacant; due, \$3,574.30; T&c, \$436.61; Simeon M Barber. 2,000 J. H. MAYERS.

\*\*Tinton av, 891 (\*), ws, 210.6 n 161st, 24x100, 3-sty fr dwg; due, \$7,683.17; T&c, \$330.63; Sarah A Thurber. 5,000

### Borough of Brooklyn.

The following are the sales that have taken place during the deek ending May 21, 1913, at the Brooklyn Salesrooms, 189 Montague street:

WM. H. SMITH.
BERGEN st, ns, 220 w Kingston av, 20x114.5;
eter H Siebern. 7,700 BOERUM st, ss, 150 e Lorimer, 50x100; Bess 14,500

### 14,500

CRYSTAL st (\*), ws, 100 n Pitkin av, 19x
100; Justen Steeger.

DEAN st, ss, 146.7 w Rochester av, 20x100;
A B Roberts.

ST JOHNS pl (\*), ns, 225 w Howard av, 25x
112.9; Onslow Moore Co.

SACKETT st, nec 4 av, 80x22; Wm Gremler.
10.000

SAURLING pl, ns, 100 w Howard av, 125x 127.9; withdrawn.
WALLABOUT st (\*), ss, 116.6 w Marcy av, 50x100; Saml H Coombs et al. 3,500
E 2D st (\*), es, 220 n Av Q, 20x100; Jennie 3,100

BAY STH st, es, 100 s Bath av, 40x96.8; Theresa Cochrane.

16TH st (\*), ws, 180 n Neptune av, 20x100; Louis Spach.

W 16TH st (\*), ws, 160 n Neptune av, 20x 100; Mary C Fitzpatrick.

1,000

1,000

1,000

1,000

100; Mary C Fitzpatrick.

E 35TH st (\*), ws, 40.8 n Beverly rd, 20x100; also E 35TH st, ws, 60.8 n Beverly rd, 20x100; also E 35TH st, ws, 80.8 n Beverly rd, 20x100; also E 35TH st, ws, 100.8 n Beverly rd, 20x100; also E 35TH st, 120.8 n Beverly rd, 20x100; also E 35TH st, ws, 140.8 n Beverly rd, 20x100; also E 35TH st, ws, 140.8 n Beverly rd, 20x100; also E 35TH st, ws, 160.8 n Beverly rd, 19.8x100; Postal Life Ins Co.

57TH st (\*), ss, 120 e 13 av, 40x50.3; Jno A Voorhees.

E 95TH st (\*), es, 225 n Av G, 25x160; Emerlyn Wilson.

ATLANTIC av, nes, 150 se Smith, 25x90; adj

ATLANTIC av, nes, 150 se Smith, 25x90; adj June 3.

JAMAICA av (\*), ns, intersec nes Bushwick av, runs nw102 to beg; Thos GField.

Field. 55,000

JOHNSON av, ns, 225 e Union av, 25x100;
Davies Kowal. 4,650

LENOX rd (\*), ss, 120 e Albany av, 40x90;
Leverett A Reeve. 5,100 e Howard av, 20x
90x20x86.11; Margt Emrich. 5,500

4TH av, es, 74 n Sackett, 26x80; Wm Gremler. 10,000

4TH av, es, 74 n Sackett, 2000, 10,000 er. 10,000 PARCEL (\*) of land bounded on the s by land of Fredk Seeler, e by land of Lydia Lott, when the seeler is provided in the seeler is provided in the seeler in the s

Gutwillig. WM. P. RAE.

HUDSON st or av, es, 277 s Tillary, 28.1x100; adj June 3.

STERLING st, ns, 140 w Bedford av, 20x100; Morris Reizenstein.

E 5TH st (\*), es, 225 s Caton av, 40x100; Andw Gray.

E 5TH st, ws, 400 n Av Q, 40x200; A M Fowler.

58TH st, ns, 200 e 1 av, 60x100.2; adj June

CHURCH av, ns, 80 w Utica av, 20x80; with-

CHURCH av, ns, 80 w Cotca av, drawn.

FLATBUSH av, ws, 165.7 se Av J, runs w or sw 96.1 to E 35th, xs64.10xe or ne129.9xn or nw60.7 to beg; Francis J Sullivan.

NEW JERSEY av, es, 225 n Fulton, 25x100; withdrawn.

SNYDER av (\*), ns, 74.6 w Lott, 18.6x42.3; Evelyn M Breslin.

3D av, nws, 80 ne 94th, 20x85; Walter Hamit.

5,460

JAS. L. BRUMLEY.

McDONOUGH st, sec Patchen av, 20x80; Law-yers Mtg Co. 8,000

PULASKI st. 89, ns. 175 e Marcy av. 25x100, sty & b stn dwg; voluntary; Danl L Kelly. 6,000

STOCKTON st, 184-6, ss, 236.8 e Tompkins av, 38.6x100, 2-3-sty fr tnts; voluntary; with-

VANDERBILT st (\*), ns, 20 e 19th, 20x90; Eversley Childs.

VANDERBILT st (\*), ns, 40 e 19th, 20x90; Eversley Childs.

versley Childs. VANDERBILT st (\*), ns, 60 e 19th, 20x90; 3,000

METROPOLITAN av, 423, ns, 54.5 e N 5th, 20x78.3x31.8x53.8, 3sty fr tnt & str; voluntary; party in interest.

CHARLES SHONGOOD.

DEGRAW st (\*), sws, 16.6 nw Hoyt, 13.1x70 as A Moran. 2,55

STERLING pl, ns, 100 w Howard av, 125x127; Clarence Chiltos. 40,100

VERMONT st (\*), es, 20 n Sutter av, 20x100; Celia Morrison. BAY 23D st, sec Bath av, —x—; withdrawn.

BUFFALO av, es, 152.9 n Park pl, 25x100; LORIMER st, es, 25 s Bayard, 25x75; Danl Neuman 9,300

## New York av, ss, 75.3 e Barrett, 26.4x
## 42.1x25x33.7; withdrawn.

## HOPKINSON av, ws, 241.6 s Hegeman av, 20x100; adj June 15.

## ST MARKS av (\*), ns, 400 w Troy av, 25x
## 127.9; Thos A Cullen.

## 7TH av, ws, 34 n 20th, 25x80; withdrawn.

Total \$296,367 Corresponding week 1912 \$247,499

#### VOLUNTARY AUCTION SALES.

### Manhattan and Bronx.

MAY 31,

JOSEPH P. DAY,

3019 lots and several dwellings of Morris
Park on premises at 10 o'clock.

#### Borough of Brooklyn.

MAY 27.

WILLIAM H. SMITH.

42D st, 161 E, ns, 170 w 2 av, 20x100, 2-sty
& b fr dwg.

3D av, 59 sec Pacific, 25x61.3, 3-sty bk tnt & str.

#### ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

MAY 24.

No Legal Sales advertised for this day.

MAY 26.

MAY 26,

53D st, 234 E, ss, 230 w 2 av, 20x100.5, 3-sty & b bk dwg; Dry Dock Sayings Inst—Sarah E Cain et al; Frank M Tichenor (A), 38 Park Row; M Spencer Bevins (R); due, \$8,252.18; T&c, \$210.20; Joseph P Day.

100TH st, 314-16 W, ss, 200 w West End av, S0x100.11, 8-sty bk tnt; Isaac Simons et al—Chateau Realty Co et al; Weschler & Rothschild (A), 141 Bway; Chas C Marrin (R); due, \$19,604.22; T&c, \$1,991; sub to two mtgs aggregating \$245.000; Henry Brady.

131ST st, 4 W, ss, 145.4 w 5 av, runs s99.11x w14.2xn5xw3.8xn94.11xe17.10 to beg, 3-sty & b stn dwg; N Y Savings Bank—Michl Sampter et al; action 1; Wetter & Wetter (A), 7 Beckman; Albt R Lesinsky (R); due, \$8,204.23; T&c, \$244.40; Samuel Goldsticker.

131ST st, 6 W, ss, 163.2 w 5 av, 17.10x94.11, 3-sty & b stn dwg; same—same; action 2; same (A); same (R); due, \$8,208.18; T&c, \$244.40; Samuel Goldsticker.

3D av, 4413-17, ws, 56.6 n 181st, 75x102.11.

Samuel Goldsticker.

3D av, 4413-17, ws, 56.6 n 181st, 75x102.11, three 3-sty bk tnts & strs; Lawyers Title Ins & Trust Co—Patk Monahan et al; Philip S Dean (A), 160 Bway; C L Schurz (R); due, \$40,485.62; T&c, \$3,030.43; Joseph P Day.

MAY 27.

BEDFORD st, 45, see Leroy, 40.

LEROY st, 40, swc Bedford (No. 45), 18.9x
50, 3 & 4-sty bk tnt & strs; Chester A Luff—
Martha Winters et al; I Newton Williams (A),
31 Liberty; Abr Benedict (R); partition; Saml
Goldsticker.

40TH st, 519 W, ns, 300 w 10 av, 25x98.9, 3sty bk tnt & strs & 2-sty bk rear stable; Lydia
S Cutting et al, trstes—Mary Brady et al; Gerard & Smyth ,A), 60 Bway; Myron Sulzberger (R); due, \$10,068.92; T&c, \$534.92; Herbert
A Sherman.

75TH st, 231 E, ns, 230 w 2 av, 25x102.2, 4sty bk tnt; Tini Linzer—Sol Hudes et al; Lewkowitz & Schaap (A), 73 Nassau; Robt F Wagner (R); due, \$2,396.13; T&c, \$335.10; sub to
1st mtg \$11,000; Henry Brady.

124TH st, 327-9 E, ns, 320 w 1 av, 40x100.11,
two 3-sty & b stn dwgs; Andw Jackson—Realty
Transfer Co et al; C H & J A Young (A), 264
Main, New Rochelle, N Y; Isidor Niner (R);
due, \$19,186.55; T&c, \$347.40; mtg recorded
May3'06; Joseph P Day.

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

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AFETY

AV A, 1425, ws. 76.7 n 75th, 25.6x100, 5-sty bk stable; City Real Estate Co—Lorenzo Scinto et al; Harold Swain (A), 176 Bway; Jas A Foley (R); due, \$16,127.25; T&c, \$393.44; Henry Brady.

Brady.

BRONXDALE av, nwc Matthews av, 132.6x 125.7x5.7x143.5; Hudson Trust Co—Anthony Stumpf et al; action 1; Holm, Whitlock & Scarff (A), 35 Nassau; Peter Zucker (R); due, \$1,290.90; T&c, \$249.56; Joseph P Day.

BRONXDALE av, ns, 31.11 e Matthews av, 31.11x118.2x—x98.3; same—same; action 2; same (A); same (R); due, \$1,527.74; T&c, \$158.78; Joseph P Day.

BRONXDALE av, ns, 32.7 w Matthews av, 28.8x111.6x25x125.7; same—same; action 5; same (A); same (R); due, \$1,409.33; T&c, \$206.86; Joseph P Day.

BRONXDALE av, ns, 61.3 w Matthews av, 8x97.5x25x111.6; same—same; action 6; same d); same (R); due, \$1,409.33; T&c, \$157.85; seph P Day.

BRONXDALE av, ns, 118.7 w Matthews av, 27.10x69.4x25x108.5; same—same; action 7; same (A); same (R); due, \$1,290.90; T&c, \$161.65; Joseph P Day.

BRONXDALE av, ns, 146.6 w Matthews av, 26.10x111.7x25x121.4; same—same; action 8; same (A); same (R); due, \$1,290.90; T&c, \$145.24; Joseph P Day.

RISTATION OF DAY.

BRONXDALE av. ns. 173.4 w Matthews av. 26.10x151.10x25x161.7; same—same; action 9; same (A); same (R); due, \$1,527.66; T&c, \$191.76; Joseph P Day.

MATTHEWS av. nwc Bronxdale av. see Bronxdale av. nwc Matthews av.

Bronxdale av, nwc Matthews av.

MULINER av, ws, 176.4 n Bronxdale av, 25.1x110.9x—x111.7; Judson Trust Co—Anthony Stumpf et al; action 3; Holm, Whitlock & Scarff (A), 35 Nassau; Peter Zucker (R); due, \$1,172.48; T&c. \$117; Joseph P Day.

MULINER av, ws, 201.4 n Bronxdale av, 25.1x109.11x—x110.9; same—same; action 4; same (A); same (R); due, \$1,172.48; T&c, \$117; Joseph P Day.

#### MAY 28.

CATHEDRAL Pkway, 153, see 7 av, 1801-5.
POPLAR st, ss, 101.8 w Chauncey, 50.10x
45.11x50x55.5; Wm F Kuntz et al—Philip H
Krausch et al; Morris Cooper (A), 20 Vesey;
David B Cahn (R); due, \$1.697.44; T&c, \$250;
mtg recorded Aug22'12; J H Mayers.

PURDY st, 1318-20, es, 196 n Westchester av, 50x108; Jac Cooper—Eliz C Fonda et al; Morris Cooper (A), 20 Vesey; David B Cahn (R); due, \$2,554.45; T&c, \$150; sub to mtg \$5,000; J H Mayers.

MASHINGTON st, 712-14, ws, 50 s 11th, runs s46.1xw64.8xn23.2 & 23.8xse38.1xe32.2 to beg, two 2-sty bk tnts & strs & 1-sty bk rear bldg; Julie M M Grant et al, exrs—Marie Ackermann et al; Middleton S Borland (A). 46 Cedar; Saml C Herriman (R); due, \$17,084.47; T&c, \$241.94; Joseph P Day.

101ST st, 55 E, ns, 275 w Park av, 25x100.11, 5-sty bk tnt; Saml A Goldschmidt et al, trste—Victorine E Howles et al; David F Toumey (A), 24 Pine; Ellsworth J Healy (R); due, \$16,947.60; T&c, \$1,879.98; mtg recorded July 28'96; Joseph P Day.

28'96; Joseph P Day.

123D st, 108 W, ss, 139.10 w Lenox av, 20x 100.11, 4-sty & b stn dwg; Emma A Marson—Mary Becker et al; Chas H Luscomb (A), 41 Park Row; Albt B Unger (R); due, \$16,554.98; T&c, \$550; Joseph P Day.

149TH st W, ss, 175 w Bway, 50x99.11, vacant; Chas A Briggs—Harry A Gordon et al; Frank L Mayham (A), 27 Cedar; Ely Neumann (R); due, \$14,804.97; T&c, \$3,066.58; Bryan L Kennelly.

nelly.

172D st W, ns. 100 w St Nicholas av, 50x
94.6, vacant; E Ormonde Power, trste—Daisy
L Duncan et al; Theo Hansen (A), 35 Nassau;
Percival Wilds (R); due, \$11,229.43; T&c,
\$476.19; Herbert A Sherman.

181ST st, 661 E, see Belmont av, 2130 on map 2128.

210TH st E, swc Pine av, 50x100; Wappinger avings Bank—Maria Rizzo admtrx et al; Geo Vorrall (A), Poughkeepsie, N Y; Wm T Quin R); due, \$16,681.93; T&c, \$1,009.97; Henry

Brady.

BELMONT av, 2130, on map 2128, nec 181st (No 661), 80.8x51.1x80.1x41.2, 5-sty bk tnt; Mary J McDonald—Jno Violante Realty Co et al; Robt L Wensley (A), 11 Bway; Max Altmayer (R); due, \$6,414.41; T&c, \$2,130; mtg recorded Mar30'11; Joseph P Day.

COURTLANDT av, 585-97, ws, 84.2 n 150th, runs w75xn34.2xw25xn29.7xe100xs63.9 to beg, 2-sty fr store & hall; J & M Haffen Brewing Co—Melrose Turn Verein et al; Jno F Frees (A), 3029 3 av; Cyril F Dos Passos (R); due, \$11,451.25; T&c, \$911.30; sub to mtg \$10,000; Herbert A Sherman.

PINE av, swc 210th, see 210th E, swc Pine av.

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Telephone, 8000 Main (Connecting all Branches)

Advertised Legal Sales, Manhattan and Bronz (Continued).

7TH av, 1801-5, nec Cathedral pkway (No 153), 70.11x100, 1 & 3-sty bk bldg & 1-sty fr bldg; Jno S Cram exr &c—Julius Schattman et al; Geo E Weller (A), 47 Cedar; Melvin H Dalberg (R); due, \$78,485.82; T&c, \$1,825; mtg recorded June21'12; Joseph P Day.

MAY 29.

BLEECKER st, 26-30, see Mott (Nos 318-320), runs s90xe80.6xn19.6xw12.2xn70xe69, 7-sty bk 1oft & str bldg; Brooklyn Savings Bank—Emma Schalk et al; Schenck & Punnett (A). 19 Liberty; A Welles Stump (R); due, \$132,320.67; T&c, \$5,405.12; Henry Brady.

LISPENARD st, 60-2, ss, 140.5 w Bway, 49.6x 90.4x48.6x87.8, 7-sty bk 1oft & str bldg; Lillius Grace et al, trstes—Marion S I Martin et al; Gillespie & O'Connor (A), 20 Vessey; David B Baum (R); due, \$99,193.74; T&c, \$769.11; Joseph P Day.

PEARL st, 362, es, 129.2 n Franklin sq, runs e87.8xn.04xe47xn12.1xw122xs27 to beg, 5-sty bk tnt & strs; U S Trust Co N Y—Harry Kirshenbluth et al; Stewart & Shearer (A), 45 Wall; Chas S Fettretch (R); due, \$18,076.24; T&c, \$2,137.02; Herbert A Sherman.

1147H st, 213 E, ns, 210 e 3 av, 25x100.11, 5-sty stn tnt; Meta Blohm trste—Clara A Mayer et al—Lewis S Goebel (A), 41 Park Row; Alex I Hahn (R); due, \$6,017.66; T&c, \$1,238.76; Joseph P Day.

130TH st, 53 W, ns, 275 e 6 av, 20x99.11, 4-sty & b stn dwg; Walter L.

Joseph P Day.

130TH st, 53 W, ns, 275 e 6 av, 20x99.11, 4sty & b stn dwg; Walter Longman—Albt E
Henschel et al; Jno M Rider (A), 44 Cedar;
Jos Beihilf (R); due, \$12.783.06; T&c, \$330.25;
mtg recorded Jan22'12; Joseph P Day.

151ST st, 255-7 E, ns, 100 w Morris av, 50x
118, 6-sty bk tnt & strs; Sheriff's sale of all
right, title, &c, which Giuseppe Fusco et al had
on June2'712, or since; Chas S Whitman (A),
32 Franklin; Julius Harburger, sheriff; Henry
Brady.

171ST st, 498 E, ss, 124 w 3 av, 16x100, 2-sty fr dwg; Eliz L Golden—Max Tannenbaum et al; Wm M Golden, Jr (A), 154 Nassau; Jas A Lynch (R); due, \$2,307.71; T&c, \$222.92; sub to 1st mtg \$3,000; Henry Brady.

176TH st W, nwc Undercliff av, see Undercliff av, nwc 176.

AV D, 123; w s, 70.5 s 9th, 23.6x93, vacant; S Sidney Smith, exr—Saml Cohen et al; Elliot & S Sidney Smith (A), 59 Wall; Emil Frankel (R); due, \$15,927.15; T&c, \$113.35; Joseph P Day.

BATHGATE av, 2326, es, 25 n 184th, 25x95.7, 4-sty bk tnt; Eugene H Hatch—Scalzo Realty Co et al; Thos M Debevoise (A), 62 Cedar; Edmund J Tinsdale (R); due, \$15.090.08; T&c, \$149.33; mtg recorded Apr22'12; Henry Brady.

\$149.33; mtg recorded Apr22'12; Henry Brady.
MULINER av. es. 600 n Lydig av. 25x100;
Hudson Trust Co-Lyman A Cheney et al; action 1; Holm, Whitlock & Scarff (A), 35 Nassau; Alex Brough (R); due, \$1.875.83; T&c,
\$159.34; mtg recorded Jan2'07; Joseph P Day.

MULINER av. es. 575 n Lydig av. 25x100;
same—same; action 2; same (A), 35 Nassau;
same (R); due, \$1,640.40; T&c, \$159.34; mtg
recorded Jan2'07; Joseph P Day.

MULINER av. es. 550 n Lydig av. 25x100;
same—same; action 3; same (A); same (R);
due, \$1,521.77; T&c, 159.34; mtg recorded Jan
2'07; Joseph P Day.

MULINER av. es. 525 n Lydig av. 25x100;

MULINER av. es. 525 n Lydig av. 25x100;

MULINER av, es, 525 n Lydig av, 25x100; same—same; action 4; same (A); same (R); due, \$1,403.10; T&c, 159.34; Mtg recorded Jan 2'07; Joseph P Day.

MULINER av, es, 500 n Lydig av, 25x100; same—same; action 5; same (A); same (R); due, \$1,403.10; T&c, \$159.34; mtg recorded Jan 2'07; Joseph P Day.

MULINER av, es, 475 n Lydig av, 25x100; MULINER av, es, 475 n Lydig av, 25x100; MULINER av, es, 475 n Lydig av, 25x100; MULINER av, es, 475 n Lydig av, 25x100;

MULINER av, es, 475 n Lydig av, 25x100; same—same; action 6; same (A); same (R); due, \$1,403.10; T&c, \$159.34; mtg recorded Jan 21'07; Joseph P Day.

21'07; Joseph P Day.

MULINER av, es, 450 n Lydig av, 25x100; same—same; action 7; same (A); same (R); due, \$1,403.10; T&c, \$159.34; mtg recorded Jan 2'07; Joseph P Day.

UNDERCLIFF av, nwc 176th, 22.9x100x55.5x 105.2, vacant; Regent Realty Co—Emile Utard et al; Lachman & Goldsmith (A), 35 Nassau; Albt R Lesinsky (R); due, \$2,098.26; T&c, \$947.50; mtg recorded May29'05; Joseph P Day.

#### MAY 30 & 31,

No Legal Sales advertised for these days.

#### JUNE 2.

HERKIMER pl. swc 235th, 95x25, vacant; Hugo Lehman—Bernhard Moral et al; Olcott, Gruber, Bonynge & McManus (A), 170 Bway; Julius J Frank (R); due, \$1,775.82; T&c, \$134.49; L J Phillips & Co. HERKIMER pl. ws, 95 s 235th, see Herkimer pl, swc 235.

pl, swc 235.

137TH st, 223 W, ns, 285 w 7 av, 18x99.11, 3-sty & b stn dwg; Germania Life Ins Co-Horoscope Realty Co et al; Dulon & Roe (A), 41 Park Row; Fredk C Gladden (R); due, \$14,-843.82; T&c, \$259.80; Joseph P Day.

137TH st, 222 W, ss, 274.6 w 7 av, 16.6x99.11, 3-sty & b stn dwg; Danl J O'Conor-Lillie Weiner et al; Gannon, Seibert & Riggs (A), 2 Rector; Paul T Davis (R); due, \$13,101.27; T&c, \$524.43; Herbert A Sherman.

137TH st, 225 W, ns, 303 w 7 av, 18x99.11, 3-sty & b stn dwg; Germania Life Ins Co-Picken & Lilly Constn Co et al; action 1; Dulon & Roe (A), 41 Park Row; Ernest L Hammer (R); due, \$14,830.87; T&c, \$127.13; Joseph P Day.

235TH st E, swc Herkimer pl, see Herkimer, swc 235th.

pl, swe 235th.

JEROME av, 2637-45, ws, 162.7 s Kingsbridge rd, 100x114.2x100x114.7, two 5-sty bk tnts & strs; Minnie Greenberg—Magda Operating Co et al; Saml Greenberg (A), 871 Brook av, Richd W Hill (R); due, \$3,894.63; T&c, \$558.36; sub to 3 mtgs aggregating \$87,903.14; mtg recorded Nov12'12; Joseph P Day.

#### Borough of Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 180Montague Street, unless otherwise stated:

#### MAY 24.

No Legal Sales advertised for this day.

MAY 26.

MAY 26.

COLUMBIA st, es, 39.4 s Irving, 40.10x100;
Jos Naughton—Nettie H Morrison et al;
Toivo H Nekton (A), 189 Montague; Leon M
Prince (R); Chas Shongood.

HOOPER st, nws, 100 sw Bedford av, 89.4x
100; Arthur H Selinger—Eastern District
Constn Co et al; Saml A Telsey (A), 44 Court;
Fredk B Maerkle (R); Chas Shongood.

15TH st, sws, intersec nws 10 av, 19x85;
Prospect Park Realty Co—Marx Hartman et
al; Jones, McKlinny & Steinbrink (A), 215 Montague; David F Price (R); Chas Shongood.

21ST st, ss, 260 e 6 av, 25x100.2; Peter
Alexander—Geo W Heatley et al; Easton &
Bailey (A), 29 Bway, Manhattan; Frank Obernier (R); Wm H Smith.

#### MAY 27.

BERGEN st, ns, 248.6 w Howard av, 27x107.2; Wm Forger—Chas N Davidson et al; action 1; C R Waterbury (A), 52 Wall, Manhattan; Wm S O'Connell (R); Wm H Smith.

EERGEN st, ns, 221.6 w Howard av, 27x 107.2; same—same; action 2; same (A); same (R); Wm H Smith.

GLEN st, ss, 48 w Crescent, 26x100; Minnie (CLEN st, ss, 48 w Crescent, ss, 48 w Crescent, 26x100; Minnie (CLEN st, ss, 48 w Crescent, ss, 4

(R); WM H Smith,
GLEN st, ss, 48 w Crescent, 26x100; Minnie
Glucksman—Eveline Lawrence et al; Frank
Wasserman (A), 39 Liberty, Manhattan; Fredk
Cobb (R); Chas Shongood.

E STH st, nec Hinckley pl, 20x100; Kings County Mortgage Co—David McLaren et al; Hubbard & Rushmore (A), 26 Court; Bennet E Siegelstein (R); Wm H Smith.

W STH st, es, 136.2 n Av S, 19.4x82.5; Louise C Davis—Federal Holding Co et al; Davison & Underhill (A), 26 Court; Wm H Wadhams (R); Wm H Smith.

(R); Wm H Smith.

W STH st, es, 155.4 n Av S, 19.4x82.5; same—
same; action 2; same (A); same (R); Wm H
Smith.

W STH st. es, 174.10 n Av S, 19.4x82.5; same — same; action 3; same (A); same (R); Wm

M Smith.

W STH st, es, 97.6 n Av S, 19.4x82.5; Willard G Reynolds—Carl Lubkin et al; Davison & Underhill (A), 26 Court; Wallace N Vreeland (R); Wm H Smith.

W STH st, es, 213.6 n Av S, 19.4x82.5; Louise P McBee—Federal Holding Co et al; Davison & Underhill (A), 26 Court; Wallace N Vreeland (R); Wm H Smith.

54TH st, sws, 329.2 se 4 av, 19x100.2; Cora Rosquist—Catharine O'Shea et al; Edwin Kempton (A), 192 State; J Hunter Lack (R); Wm P Rae,

## MAY 28,

BOERUM st, ss, 200 w Manhattan av, 25x100; Pauline May—Eva Rubenstein et al; Solinger & Solinger (A), 179 Broadway, Manhattan; Jno B Stephens (R); Chas Shongood.

ESSEX st, es, 115 s Liberty av, 25x100; Jos Misland et al—Jos Eisenberg et al; Walter G Rooney (A), 44 Court; Frank X McCaffry (R); Wm H Smith.

WILLOW pl, nws, 100.7 ne Columbia pl, 47.5x ; Jno Best et al—Paul B Smith et al; Edw Nelson (A), 350 Fulton; Llewellyn A Wray R); Wm H Smith.

50TH st, ns, 380 e 19 av, 20x100.2; Chas S Conklin—Wm G Kinney et al; action 1; Elek J Ludvigh (A), 31 Nassau, Manhattan; Howard E Greene (R); Charles Shongood.

50TH st, ns, 520 e 19 av, 20x69.7; same—same; action 2; same (A); same (R); Charles Shongood.

Shongood.

DE KALB av, ss, 175 e Marcy av, 75x200x73.4 x200; Cyrus V Bunce—Rutland Constn Co et al; Brussel & Beebe (A), 41 Wall, Manhattan; Chas Harwood (R); Wm H Smith.

GREENWOOD av, ns, 47.3 e E 4th, 16x90; Robt A Hafer—Annie Dorney et al; Harry L Thompson (A), 175 Remsen; Jno L Thompson (R); Jas L Brumley.

HAMBURG av, nes, 75 nw Troutman, 25x100; Francis Zehnle—Eva Gruber et al; Henry Bonawitz (A), 375 Fulton; Wm W Wingate (R); Chas Shongood.

### MAY 29.

ECKFORD st, ws, 400 n Calyer, 25.2x100; Mina Goldberg—Bertha Goodman et al; Jonas, Lazansky & Neuberger (A), 115 Bway, Man-hattan; G Storms Carpenter (R); Chas Shon-good.

hattan; G Storms Carpenter (R); Chas Shongood.

E 5TH st, ws, 400 n Av Q, 40x200; Argyle Holding Co—Mary E Sharkey et al; Harry W McChesney (A), 177 Montague; Geo F Elliott (R); Wm P Rae.

E 29TH st, es, 140 n Newkirk av, 20x100; David Mayer—Conget Santugge et al; Davis & Davis (A), 51 Chambers, Manhattan; Chas S Aronstam (R); Wm P Rae.

KENT av, sec S 8th, 25.5x75.5; J Henry Dick et al—Meta Klenger et al; Fisher & Voltz (A), 84 Bway; Chas F Murphy (R); Wm H Smith.

COLUMBIA Heights, ws, 75 s Clark, 25x103; Jas H Post et al—Gregory Camon et al; Cary & Carroll (A), 59 Wall, Manhattan; Chas J McDermott (R); Jas L Brumley.

MAY 30 & 31.

No Legal Sales advertised for these days.

JUNE 2.

#### JUNE 2.

49TH st, sws, 360 nw 15 av, 40x100; GLEN-MORE av, sec Thatford, 50x20; Sheriff's sale of all right, title, &c, which Jos Levin had on Jan4'13, or since; Chas B Law, sheriff; Wm P Rae.

DUMONT av, nwc Linwood av, 90x125; Peoples Trust Co-Morris F Maler et al; Wingate & Cullen (A), 20 Nassau, Manhattan; A Berton Reed (R); Wm H Smith.

#### FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

#### Manhattan and Bronx.

#### MAY 17.

HAMILTON st, 38; David Lite-Henrietta osen; M Jacobs (A).

216TH st, sec 9th av, 100x49.11; Dora M Upton—Adolf H Landeker et al; L. S. Marx (A).

AV C, es 75 s 2, 94.5x105.10; Bronx; Simon Loeb et al—Josef Wagner et al; E. Jacobus

AV D, es 83 s 13, 25x105; Clarence A Fow-ler—C Olivia Sabine et al; S H Brown (A). NAGLE av, cl 430 sw cl Ellwood, 100x250; two actions; John Cabot Jr—Wm A Mark et al; Taft & Sherman (A).

STEBBINS av. ses, 276.5 n 169th, 45x135.5; Henry Wacker—Jos S Brown et al; Clocke, Koch & Reidy (A).

LOT 14, Map of Daily Estate, Bronx; Anna Ferris—Ike Melnik et al; G B Ferris (A). LOT 13, Map of Daily Estate, Bronx; Kathene L Ferris—Ike Melnik et al; G B Ferris

MAY 19.

JOHN st, swc Bowne, 122.1x223.4, Bronx; Henry Guion et al—Martin J Carley et al; J A Holzapfel (A),

MONROE st, 82; Israel Josefsohn—Jacob Pompan et al; I Josephson (A).

TIFFANY st, sec So Boulevard, 100x125; Wm R Rose—Henry H Cording et al; A L Rose (A).

111TH st, ns, 100 w 7 av, 50x100.11; German Savings Bank in the City of N Y—Ida E Moore et al; M Auerbach (A).

112TH st, 160 E; Aimee Rossignot, gdn—ias A Cohen et al; McKeen, Brewster & Mornn (A).

gan (A).

BAILEY av, es, 709.5 s Kingsbridge rd, 25x 100; Wm W Johnson—Bailey Avenue Realty Co et al; Merrill & Rogers (A).

BAILEY av, es, 734.5 s Kingsbridge rd, 25x 100; Francis G Lloyd—same; Merrill & Rogers (A).

#### MAY 20.

CHRYSTIE st, 230; Sol H Kohn—Eliza Cohn al; Baylis & Sanborn (A). 13TH st, 444 E; Fredk L De Grauw—Cristo-ro Zuccaro et al; H M Haviland (A).

BROOK av, 1530; Anna M Jones—Jennie Le-wine et al; F de P Foster (A). CRESCENT av, swc Belmont av, 128.9x126.5; Martin M Stone—Jos Tesoro et al; S Bernstein (A).

MAY 21.

22D st, ns. 323 e 1st av, 31.7x98.9; Margt Hall—Moore Realty Co et al; W C Rodger (A). 97TH st, ns, 420 w Central Park W, 20x 100.11; Francis F Robins trste—Mary E Pettit et al; amended; Theall & Beam (A).
122D st, 421 E; Gilbert A Robertson Home—Martin B Hofman; S S Smith (A).

136TH st, 124 W; Sarah C Doty et al—Louis E Kleban et al; B E Rabell (A).

138TH st, ss, 225 e Lenox av, 100x99.11; Ellis P Earle—Leo Kohn et al; Greene, Hurd & Stowell (A).

PRESCOTT av. ss, 614.2 e Bolton rd, 207.10x 141.4xirreg to Seaman av; Marguerite A Nash— Geo Nash et al; Eidlitz & Hulse (A).

VYSE av, 1141-3; two actions; Jno C O'Con rr—Paul Friedland et al; Macdonald & Bost ick (A).

#### MAY 22.

BROOME st, ss, 50.8 w Mott, 25.3x118.3x25.1 x114.5; Sarah Baum et al—Concetta D Paoli et al; amended; Moss, Leimbeer, Marcus & Weis (A).

51ST st, 421 E; Henry H Jackson—Julius Friedman; S H Jackson (A).
102D st, ss, 275 w 1 av, 25x100.11; Eliza C Farnham—Harry Goldberg et al; W R Adams (A).

110TH st. ns, 100 e 7 av, 70x100; Autocar Saml Simon et al; Jerome, Rand & Kresel

147TH st, 308-10 W; Flora E Solomon et al-Willett Fox et al; Gettner, Simon & Asher

(A).

BROOK av. 300-2; Isaac Haft—Rebecca Wolkenberg et al; Borowsky & Borowsky (A).

1ST av. ws. 50.6 s 98th, 25.6x100; Nathan Kraushopf—Chas A Person et al; Ashbel P Fitch, Mott & Grant (A).

LOT 34, blk 49, sec 1, map of Morris Park; Washington Savgs Bank—Morris Park Estates et al; F M Patterson (A).

LOTS 54 to 62 & 66, map of Van Nest Park, Bronx; Henry Barre—Van Nest Wood Working Co et al; A H Vitale (A).

MAY 23.

#### MAY 23,

BROOME st, sec Mott, 72.8x108.9; Jas E March—Carmine Marasco et al; Hedges, Ely & Frankel (A).

RIVINGTON st. 237; Mary J Quinn—Joe Weiser et al; Krakower & Peters (A).

60TH st, ss, 200 e West End av, 25x100.5; Adele Kneeland—Wm G Rose et al; H L Bogert (A).

156TH st. ss. 85 w S Boulevard, 40x100; Chas Helborn—Evelyn H White; Alexander, Cohn & Sondheim (A).

CAULDWELL av, 695; Philip Haslacher— Delia Rowan; A H Schwarz (A). COURTLANDT av, swc 148th, 27.6x94; Hy-man Nanes—Henry Steinberg et al; L M Fried-

man Nanes-man (A).

PROSPECT av, 601; Emma O Frank—Rose Russell et al; C A MacHenry (A).

#### JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

#### Manhattan and Bronx.

MAY 15.

130TH st, 506-8 W; Katte Wendel—Jno Schreyer et al; Louis Wendel Jr (A); Chas E Hawthore (R); due, \$10,433.00.

#### MAY 16 and 17.

No Judgments in Foreclosure Suits filed these

MAY 19.

120TH st, 341 E; Matthias Nicoll—Jos Liebling; Wilson M Powell (A); Chas A O'Neill (R); due \$34,916.11.

1ST av. 889; Edw L Coster—Seal Realty Co et al; Anderson, Iselin & Anderson (A); Edmund J Tinsdale (R); due, \$14,539.00.

#### MAY 20.

No Judgments in Foreclosure Suits filed this

MAY 21.

23D st, ss, 225 e 8 av, 18.9x197.6; Jno H
Drexel—Fanne C Hoadley et al; Anderson, Iselin & Anderson (A); Schuyler E Day (R); due,
\$29,180.38.

677H st, ss, 230 e 3 av, 40x100.5; Annie Frank
—Jos Wolkenberg et al; Freyer & Hyman (A);
Abr H Brill (R); due, \$8,724.37.

149TH st, ns, 160 w Bway, 173.10x99.11; Max
Marx—A Feldmann Constn Co et al; Norman W
Chandler (A); Timothy A Leary (R); due,

TELLER av, ws. 139.6 n 165th, 20x100; Beatrice S B Ziegel—S F Meyers Realty Co; Signund Wechsler (A); Marcel Levy (R); due, \$8.346.76.

#### LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

#### Manhattan and Bronx.

#### MAY 17.

CANNON st, 16; Caroline Toepfer—Henry Sohn et al (action to impress trust); Marks & Marks (A).

3D av, nwc 98th, 145x110; Adam Happel-Morris L Weiss et al (counter claim); Phillips & Avery (A).

#### MAY 19.

BOND st, 55; Louis F Buttner—Katie Buttner et al; partition; Rifkind & Samuels (A).

3D av, 2356; Bernard Blumenthal—Harold Thompson; notice of attachment; S Bitterman (A).

#### MAY 20.

No Lispendens filed this day

#### MAY 21.

BROADWAY, 3860-66, & 161ST st, 581 W; Louis P Mendheim—Ada McCobb et al; parti-tion; B Lewinson (A).

TRATMAN av, ss, 99.7 e Zerega av, 167.1x 110; Robt G Perry trste—Chas Schaefer Jr et al; action to set aside conveyance; F X Hen-nessy (A).

nessy (A).

LOT 7, Block 3183, Sec 11, Bronx; Simeon M
Barber—Wilmore Realty Co et al; amended
foreclosure of tax lien; H Swain (A).

LOT 61, Block 3315, Sec 12, Bronx; Simeon
M Barber—Michl Katzbroski et al; amended
foreclosure of tax lien; H Swain (A).

#### MAY 22,

12TH st. ns. part of lot 335, 25x108; Ida Mapes—Bertha Mapes et al; action to recov dower, &c; C P Hallock (A).

dower, &c; C P Hallock (A).

179TH st. ns. 156.6 w Boston rd. 54.11x24.11x irreg; Ida C Mapes—Bertha Manes et al; action to recover dower, &c; C P Hallock (A).

BRIGGS av, es. 25.11 n 199th, 25x101.7; Inland Holding Co—Annie J Fay; specific performance; Martin & Howe (A).

BOSTON or POST rd. ws. adj land of Saml M Purdy, 27x100; also CENTRE st. nes, adj land of Robt Sheppard. 37x115x irreg. Bronx; also TRACT of salt meadow, at a certain stone fence which separates the upland from the woodland now or late of Pugsley, —x—; Ida C Mapes—Danl Mapes, Jr. et al; action to recover dower, &c; C P Hallock (A).

MINNEFORD av, ws. 125 n Beach, 25x100:

MINNEFORD av. ws. 125 n Beach, 25x100; Unionport Lumber & Mfg Co-Michl J Woods et al; action to foreclose mechanics lien; J Kadel (A).

Kadel (A).

LOTS 9. 10, 11, 101 to 104, 149, 240 to 244, 312, 313, 314, 344 to 347, 351 and 352 man of Mapes Estate, Bronx; also ROAD leading from West Farms to Westchester Village, ss. adilands of Catholic Protectory, containing 48,182 acres; Ida C Mapes—Park Versailles Realty Coet al; action to set aside deeds; C P Hallock (A).

MAY 23. MAY 23,

FULTON st. 218, & GREENWICH st. 197;
Midtown Contracting Co-Louis Goldsticker et al; foreclosure of mechanics lien; G Hahn (A).

39TH st. 231-49 W; American Bar Lock Co-McGraw Realty Co et al; action to foreclose mechanics lien; Thompson, Warren & Pelgram (A).

MAPLE av. ws. 75 n Jerome, 50x100; Nicholas A Heymsfeld—Maria Calcaterra et al; action to set aside conveyance; H Weiss (A), PERRY av. sec 209th, Lot 29; Tax Lien Co of N Y—Fredk C Thyson et al; foreclosure of transfer of tax lien; W Lustgarten (A).

### Borough of Brooklyn.

MAY 15.

COLUMBIA st, nws, 37 sw Sackett, 21x80; American Geographical Society—Teresa Ruggiero et al; T F Redmond (A).

DAHLGREN pl, ws, 200 s 88th, 25x125; Mary E Michel—Danato Gallaso & ano; to recover money on note; D J McParland (A).

HENDRIX st ws, 225 n Plake ex. 20x1004

HENDRIX st. ws, 225 n Blake av, 30x100; no M Lang—Chas Ferraro et al; C A Clayton

WALDORF ct, ns. 140 w E 17th. 40x112.6; Kings Co Mtg Co—Rose V Hassan; Wm A Rob-inson (A.

WILLOW st, ws. 150 n Pierrepont, 25x100; eidrich Scharminghausen—Anna B Dolen et al; abe & Keller (A).

E 4TH st. es. 125.4 n Church av. runs e100xs 17.9xsw103.9xn45.4; Kraslow Constn Co-Morris Berry et al; S N Freedman (A).

torns Berry et al; S N Freedman (A).

E 4TH st, es, 155.4 n Church av, 30x100; ame—same; same (A).

E 13TH st, ws, 100 s Av K, 100x298.7; also 13TH st, es, 100 s Av K, runs e100xs254.7xsw-xw—xn260 to beg; Lawyers Title Ins & Trust o—Associated Midwood Co et al; Philip S ean (A).

Dean (A).

E 15TH st, ws. 220 n Foster av, 20x100; Chas H Finch & Co—Christina W Allen et al; Hovell, McChesney & C (A).

1STH st, ec 8 av, 100x100.2; Title Guar & Trust Co—Cooper Diamond Cutting & Polishing Industry of America; Thos F Redmond (A).

21ST st. nes. 100 nw 7 av, 25x100; Title Guar & Trust Co—Sherman Constn Co & ano; Thos F Redmond (A).

W 27TH st. ws. 101 11 n Surface equations.

W 27TH st, ws, 101.11 n Surf av, 80x118.10; Chas L Bergman—Rebecca Somach et al; Thos F Redmond (A).

35TH st, sws, 309.5 se Church av, 20x100.2; Chas G Hiller—Hehr Realties et al; S Lascher

42D st. nes. 327.8 nw Fort Hamilton av, 33.4x 100.2; Title Guar & Trust Co—Ella Monosson et al; Thos F Redmond (A).

53D st, nes, 140 se 15 av, 40x100.2; also 50TH st, sws. 300 se 16 av, 40x100.2; South Bklyn Sayss & Loan Assn—Gustav Baron et al; W J Bolger (A).

Bolger (A).

56TH st, ss, 100 w 7 av, 20x100.2; Anton Werner—Patk Sweeney et al; W A Fischer (A).

71ST st, nes, 199.8 se 18 av, 18.6x100; Medad E Stone & ano as exrs &c Clara J Wood—Jacob Kaiser Impt Co et al; C L Clune (A).

71ST st. nes, 218.2 se 18 av, 18.6x100; Ward H Bones & ano as exrs &c Wm L Bones—Jacob Kaiser Impt Co et al; W Langdon (A).

ATLANTIC av, ss, 200 e Howard av, 25x100; Geo A Minasian—Louis Goldstein et al; Geo A Minasian (A.)

BAY RIDGE av, sws, 220 nw 16 av ruge sw

Minasian (A.)

BAY RIDGE av, sws, 220 nw 16 av, runs sw 60xnw116.8 to New Utrecht av xn44.6xse116.3xne 20xse20 to beg; Geo J Puckhafer—Joanna Greenfield et al; C A Wilson (A).

BENSON av, ns, 80.4 e Bay 14th, 28x90; Mary E Michel—Danato Gallaso & ano; to recover money on note; D J McParland (A).

BROOKLYN av, ws, 134.6 s Church av, 20x 100; Marie J Hinrichs—Martin J Ahern et al; H J Davenport (A).

BROOKLYN av, ws, 194.6 s Church av, 20x BROOKLYN av, ws, 194.6 s Church av, 20x Church av, 20x BROOKLYN av, ws, 194.6 s Church av, 20x BROOKLYN av, ws, 194.6 s Church av, 20x

BROOKLYN av, ws. 1946 s Church av, 20x 0; Fredk W Stair—Martin J Ahern et al (A). BROOKLYN av. ws. 174.6 s Church av. 20x 100; same—same; same (A).

BROOKLYN av. ws. 154.6 s Church av. 20x 100; same—same; same (A).

DUMONT av. sec Essex. 30x100; Michl Cayanagh—Gertrude Lott et al; Van Alen & Dyckman (A.

man (A.

OVINGTON av, ss. at int ws of lot 68, 54.5x
153.10x54.5x154.1: Ada L Hill—Sarah F Kelley
& ano; Thos F Redmond (A).

THATFORD av, ws, 55.1 n Sutter av. 29.11x
100.1; South Belvin Savgs Instin—Bernard Spiegler et al; Thos F Redmond (A).

WYTHE av, ws. 108.5 n N 9th, 36.6x69.9;
Henry Loewenthal—Ralph Lipschytz et al;
Overend & Buchner (A).

2D av ses, 20.2 ne 54th, 20x80; NY Investors orpn—Mary Griffin & ano; T F Redmond (A). 4TH av. nwc 51st, 60x80; Julia L Jentz Con-x—Jno Dobbin et al; Robt B Knowles (A). MAY 16.

MAY 16.

BRISTOL st ws. 340.3 s Dumont av. 20x 100; Bond & Mtg Guar Co—Leonard L Rothstein et al; H L Thompson (A).

FULTON st nec Eastern pkwy, runs e102.10x n33.4xn33.4xw51.11xsw70.8 to beg; Orrie P Cummings—Alex J Foley et al; Clarence S Woodman (A).

MALBONE st. nec Cedar pl. runs e216.5xn200 to Sullivan, xw40xe20xw92.1xsw198.11 to beg; Title Guar & Trust Co-Wm Kelley et al; T F Redmond (A). MARION st. ns. 268 e Saratoga av. 19x100; Margt D Bishop—Jos Fromson et al—Jas C Meyers (A).

1ST st, ss, 91.9 e 5 av. 18.3x100; Wilhelmina E Engelbrecht—Mary A McNamara et al; Robt B Olsen (A).

E 34TH st. ws. 100 n Av L 40x100; Westminster Heights Co—Jos T Griffin et al; Jones, McKinney & Steinbrink (A).

McKinney & Steinbrink (A).

43D st. 196-200; Sarah J Shaw & ano—Helen E Dodge & ano; partition; Allen C Bragaw (A).

59TH st, ns. 260 w 4 av. 20x100.2; Harrison Clark, Jr. as gen gdn &c Mabel G Clark—Jno N Tilly et al; H Clark (A).

71ST st. nes. 199.8 se 18 av. 18.6x100; Medad E Stone & ano as exrs &c of Clara J Wood—Jacob Kaiser Impt Co et al; Chas J Clune (A).

Tist st, nes, 218.2 se 18 av, 18.6x100: Ward H Bones & ano as trstes of Wm L Bones—Jacob Kaiser Impt Co et al; Wm Langdon (A).

AV P, ns, 50 w E 12th, 25x75; Title Guar & Trust Co—Jane F Ryan & ano; T F Redmond (A).

#### Lis Pendens-Brooklyn (Continued).

ATLANTIC av, nwc Howard av, runs n 27.6xw 89.7xsw10.7xs25.6xe100 to beg; State Bank—Jno H Mahnken Co et al; Weschler & Kohn (A).

BAY RIDGE av, nes, 230 nw 15 av, 20x90; Home Title Ins Co—Vincenza Silvestri et al; Hy J Davenport (A).

LAWRENCE av, nwc Ocean pkwy, 109.6x246.3 x100x201.7; Christina Hess—Peter Ravenhall et al; Moore, Williams & U (A).

OCEAN pkwy, ws, 275.1 s Foster av, 23x 150; Bond & Mtg Guar Co—Bernard Freund et al; H L Thompson (A).

LOTS 539-544 & 640-643, map of 548 lots at McLaughlin Park; Geo Beban—Michl J Donlin & ano; House, Grossman & Vorhaus (A).

MAY 17.

MELROSE st, ss, 350 e Knickerbocker av, 25x

MAY 17.

MELROSE st, ss, 350 e Knickerbocker av, 25x 100; Saml Weinkrantz—Wm Gilmour et al; Krakower & Peters (A).

PROSPECT pl, 625; Maurice Epstein—Geo F Tait; specific performance; J W Gottlieb (A. 67TH st, nes. 220 nw 14 av, 50x100; Merchants Cooperative Mtg Co—Anthony J Manfred et al; Milton Hertz (A).

LOT 881 in blk 23, map of 1197 lots situated in the towns of Flatbush & New Utrecht; Thos Doran—Eagle Savgs & Loan Co et al; W H Garrison (A).

RIGHT OF WAY of P P & C I R R, ss at int

RIGHT OF WAY of P P & C I R R, ss at int of nes of New Utrecht rd, runs se27.5xs25.7xse144xn149.2xw118.9 to beg; Jno S Cameron—Peter Olsen et al; Reeves & Todd (A).

Peter Olsen et al; Reeves & Todd (A).

MAY 19.

FULTON st, ss, 440 e Howard av, 20x100; Augusta Krieg & ano as exrs, &c, Ino Krieg—Wm H Burroughs et al; L Karasik (A).

S 4TH st, nes, 150 nw Hooper, 25x95; Wesleyan University of Middletown, Conn—Weiss & Kobre Constn Co et al; Thos F Redmond (A).

S 5TH st, 416-18; Prospect Realty Co—Impt Bldg Co et al; Jonas, Lazansky & Neuburger (A).

(A).

40TH st, ss, 259.11 w 13 av, 20x100.2; Title Guar & Trust Co—Bessie Kasdan et al; Thos F Redmond (A).

AV A, see West, runs s563xe100xs200xw100xs 104xe— to Church la xn— to Av A xw— to beg; Kings Co Mtg Co—Shamokin Valley Realty Co, N Y; W A Robinson (A).

CHURCH av, ss, 40 w E 34th, 20x80; CHURCH av, ss, 60 w E 34th, 20x80; CHURCH av, ss, 80 w E 34th, 20x80; CHURCH av, ss, 80 w E 34th, 20x80; CHURCH av, ss, 120 w E 34th, 20x80; Simon J Harding—Ideal Realty Co et al; Hovell, McChesney & C (A).

EAST N Y av, 276; Mutual Poultry Co—Wm J Morgan et al; to set aside lease; S A Telsey (A).

(A).

HEGEMAN av, nec Pennsylvania av, 95x635;
HEGEMAN av, sec Pennsylvania av, runs e95xs
455xe95xs95xw190xn550 to beg; NEW JERSEY
av, nec Vienna av, runs n95xe100xn455xe100xs
550xw200 to beg; New Lots Development Co—
Empire Keystone Impt Co et al; Jonas, Lazansky & Neuburger (A).

PROSPECT PARK WEST, nc 14th, 32.6x
97.10; Bank for Savings of Ossining—Margt V
McNulty et al; H L Thompson (A).

WASHINGTON av es 3885 s Park av 20x

WASHINGTON av, es. 388.5 s Park av, 20x 100; BRIDGE st, ws. 55 n Johnson, 22.6x56.6; also prop in Suffolk Co; Bridget Trehey—Mary A Abbott et al; partition; Brennan & Curran

WEBSTER av. ns. 495.3 w 1st, runs n107x 14.3xs7xw13.9xs100xe28 to beg; Henry Rudolff-Chas E Bellups et al; Dana & Clarkson (A). 5TH av. es. 80 s 61st, 20x100; Forrest Co-Jno E Sullivan Co et al; R H Koehler (A).

#### MAY 20.

CHAUNCEY st, nec Howard av, 25x80; Max Drey as exr &c Seligman Bendit—Saml Weill et al; Liebmann & Tanzer (A).

PACIFIC st, ss, 30 e Schenectady av, 20x67 Wallace A Armstrong—Saml Cowen et al; W Garrison (A).

Garrison (A).

POWELL st, es, 100 s Dumont av, 20x100;
Title Guar & Trust Co—Jacob Londinsky et al;
T F Redmond (A).

E 10TH st, es, 160 s Av M. 60x100; Second
United Cities Realty Corpn—United Stockholders
Realty Corpn & ano; Isaac Roth (A).

11TH st, ss, S8.3 w 4 av, 17.6x100; Saml Polglase & ano—Mary E Trainor et al; W L Durack Jr (A).

W. 21th st, ss, 100 s Mormaid av, 227.8x670

W 31st st, es, 100 n Mermaid av, 237.8x650 Neptune av; Anna C Tolman—Danl Gillespie al; D J Meserole (A).

et al; D J Meserole (A).

60TH st, ss, 395.3 w New Utrecht av, 25x100;
Prospect Home Bldg & Loan Assn—Jno A
Thomasson et al; Manning & Buechner (A).

AV N, swc E 18th, 40x100; Paul Ohnewald—
May W Sandberg et al; H J Davenport (A).

NEW UTRECHT av, ws, 22.3 n 63d, runs n
22.3xnw83.4xsw40xse20xne20xse— to beg; Title
Guar & Trust Co—Angel Perez et al; T F Redmond (A).

#### MAY 21.

BALTIC st. ss. 250 nw Bond, 25x100; Eliz C Kiernan—Mary McCormick et al; A F Tuozzo (A).

BOERUM st. ns. 175 e Humboldt. 25x100; Title Guar & Trust Co—Saml Cohen et al; T F Redmond (A).

edinond (A). REVERE pl, es, 90 s Dean, 18x93; Emma Fooke—Carrie Townsend & ano; Cooke & Don-

Cooke—Carrie 1...

lan (A).

E 34TH st. es, 230 n Av D. 30x100; Manley A Raymond—Tessie Westendorf et al; T F Redmond (A).

136 se 13 av. 36x100; Frank

OTH st, nes, 136 se 13 av. 36x100; Frank Dunlop—Jas C Stewart et al; Cary & Car-(A).

71ST st. wc 13 av. 81.6x—x96.10x160; Title Guar & Trust Co—Roseland Co & ano; T F Redmond (A).

BEDFORD av, es, 490 s Clarendon rd, 20x 100; Henry J Finck—Ethel M Westervelt et al; Myron Sulzberger (A).

EEDFORD av, es, 470 s Clarendon rd, 20x 100; same—same; same (A). 0; same—same; same (A).

GREENE av. ss. 265 e Classon av. 20x100;
no Pullman—Chas R Wells et al; H E Lewis

NEW UTRECHT av, nwc 58th, 68x95.10x18.11 x116; M Edw Kelley—Adam C James et al; Isaac S Heller (A).

x116; M Edw Kelley—Adam C James et al; Isaac S Heller (A).

OCEAN Parkway, es, at int ss road from Sheepshead Bay to C I Point, runs sw1349.6xse 200xsw175.11xsw193.8 to Sea Breeze av xe on a curve 197.5xne201.11xne24xsse52.2 to land BklynU nion Elev R R Co xne106.2xnw85.4xne 50xnw200xne150xse264.kre55.7 xse 165.8 along Surf av, ext xe along said ext 248.5xne203.6xne 236.5xne487.5 to C I av xne1166.9xsw1828.8xsw 276.3 to beg; also certain lands under water; Mutual Life Ins Co N Y—Brighton Beach Estates et al; H L Thompson (A).

ROCKAWAY av, ws, 125.3 s Livonia av, 25x 100; Bond & Mtg Guar Co—Strong Realty Co et al; T F Redmond (A).

SHEEPSHEAD BAY; stake on h w mark at sec land formerly Benj Freeman, runsn207xw207 to Sheepshead Bay rd xs207xe207 to beg; also land under water immediately adj same on the south; Newburgh Sav'gs Bank—Annie Gilbert et al; H L Thompson (A).

SO PORTLAND av, ws, 48.3 s DeKalb av, 24x 112.7x24.7x110.1; Minnie W L Ferris—Leonora Oberndorfer et al; H L Thompson (A).

THATFORD av, ws, 175 s Livonia av, 25x 100; Title Guar & Trust Co—Frieda Goldbaum et al; T F Redmond (A).

19TH av, nws, 40 sw Benson av, 20x71.3x20 x72.6; Alfred Sims—Mary Hassig et al; Coombs & Wilson (A).

#### MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

#### Manhattan and Bronx.

#### MAY 17.

13TH st, 207-21 E; also 14TH st, 214 E; John L Keating et al—Irvington Construction Co; Macolithic Concrete Co (91). 215.94

32D st, 22-6 W; Pittsburgh Plate Glass Co-Midwest Realty Co & Henry Hellman (89).

59TH st, 313-5 W; Morris Goldstein—Alfred Beinhauer; Auto Transportation & Sales Co (90).

HOLLAND av, 3636; Matthew W Del Gaudio David S Crater (93). 5TH av, 436; Jas T Bender—Aitken Son & Co; Anton Strand (92).

#### MAY 19.

FOX st, ws, 25 s 169th, 50x100; Progress Marble Works, Inc.—W F P Schields & Robt B S Hollenberger (94).

14TH st, 241 E; Barnet L Abrams—Doric Constn Co, Inc, & Fredk Jackson (97). 180.00

Constn Co, Inc, & Fredk Jackson (67).

48TH st, ns, whole front bet Broadway & 7
av, 104.5x irreg; Emanuel Rosenberger—Helen
C Julliard, Augustus D Julliard & Thos Stokes,
exrs; Louis Mansbach, Jessee Froelich, Henry
B Morton & Jno A Keiser (renewal) (98).

10,979.36

76TH st, 153 E; Albt Oliver—Mariest Bros & T F Hahn Constn Co (96). 286.09
206TH st, 174 E; Nathan Yoorga—Jos & Angela M Monaco (99). 70.00

gela M Monaco (99). 70.00

BROADWAY, nec 146th, 99.11x225x irreg to 147th x50; Deane Steam Pump Co—Florence A Alker & Pollack & O'Neill, Inc (101). 632.75

142D st, 110-32 W; Harbison-Walker Refractories Co—Kramer Impt Co (102). 3,503.32

HOE av, swc 165th, 110x76.1; Albt Oliver—Fox Square Building Co & T F Hahn Constn Co (95). 96.90

7TH av, swc 116th, 100x140; Deane Steam Pump Co—St Nicholas Seventh Avenue Theatre Co & Pollack & O'Neill, Inc (100). 442.25

#### MAY 20.

26TH st, 141-3 W; Morris Hochberg—A J Crawford Co; Harry Cohen (107). 75.00 Crawford Co; Harry Collett (1877).

47TH st, 68 W; Peter J Ryan Bldg Co—Fanny C Peyser, Eliz Peyser & Eliz Browne (109).

588.00

COLUMBUS av. 55; Thos Dillon & Sons—Mahnken Estates & T H Fraser Co (110).

PARK av, sec 153d, 54.7x87.8; Friedland & Levine Bros—Meyer Friedlander, Supreme Bldg Co & Jos Popkin (106). 67.00

3D av, 3999-4003; Leslie B McClure—Frances C Hendrick, Philip E Hendrick Jr, Edw Hanlon & Philip E Hendrick Sr (renewal) (108). 819.75

3D av. 2336; Paul Maskin—Sophie Newhouse Adolph Harling (104). 55.00

& Adolph Harling (104). 55.00

3D av, es, 175 s 171st, 50x100; Saitani Villanti—Wendover Bronx Co (105). 62.25

6TH av, ws, 104.11 s 40th, 18.6x100; Jacob
Myers—Isabel A De Camprubi, Jno E Meyer,
Constane J Ninger & Jas A Kelly (103). 69.90

#### MAY 21.

ELSMERE pl. nec Marmion av, 96x100; Slavatore Naccarato—Defender Constn Co & Kramer Contracting Co (116). 260.00

ESSEX st. sec Stanton, 75x25; Jos Fagen—Emily Garside & Abe Warm (119). 180.00

23D st. 152 E; Otis Elevator Co—Jno J Moriarly & Mary A Moriarly (114). 202.40

27TH st, 347 W; Wm L Crow Constn Co-St John's Park Realty Co (117). 29,449.69

CROTONA parkway, es, 109.9 s 177th, 109.9x 121.Sxirreg; also ELSMERE pl (proposed), ns, 90.11 e Crotona pkwy, 106.1x101.1; also ELS-MERE pl, sec Crotona Park, 202.7xirregx109.9; Salvatore Naccarato—Defender Constn Co & Kramer Contracting Co (115).

WESTCHESTER av, nwc Bergen av, 229.5x
32.7; T R McMann & Co—Libman Contracting
Co & Leslie Bros Engineering Co (118). 122.06
1ST av, 2140-8; Milliken Bros Inc—Standard
Gas Light Co & Great Eastern Constn Co (111).

SAME prop; same—same (112). 28,453.13

SAME prop; same—same (112). 28,453.13
6TH av, 257; Alfd B Rosenstein—Jas Eagan & Edwin F Grant (113). 190.00

MAY 22.

23D st, 115-17 E; N Y House Wrecking Co—115 E 233 St Co, Amsterdam Bldg Co & Simplex Constn Co (renewal) (124). 505.70

114TH st, 103 E; Jno F Cronin—Emma Gunther & P F Regan (126). 21.69

EROADWAY, 1651-5; Alex Zivick et al—Girard Trust Co trste, Schnader Co, Inc, & Louis P Reeder (122). 104.30

MADISON av, 1261; Harry Rosenbaum Iron Works—Colonial Holding Co & Robt J Muller (123). 20.00

PARK av. sec 153d, 54.7x87.8; Supreme Bldg 0-Meyer Friedlander (121). 13,890.71 RIVERSIDE dr, 260; Benj Klein—Barkin Constn Co (125).

RIVERSIDE Gr., 200.00
Constn Co (125). 200.00
SOUTHERN blvd, 949-77; Carl Froh—Jas F
Meehan & Anthony Deane (120). 109.00
MAY 23.

17TH st, 100 W; Raffaele Di Lizia Co—
Royal Improvement Co & L Wolins Contracting
Co, Inc (127). 216.00
30TH st, 7-9 W; Jones & Laughlin Steel Co
—West 30th St Constn Co & Milliken Bros (128)

32D st, 22-6W; Grassi Bros, Inc—Midwest Realty Co (131). 10,070.00 41ST st, 18-20 E; Jones & Laughlin Steel Co —Rivoli Realty Co & Milliken Bros (129). 2,545.21

—Rivoli Realty Co & Milliken Bros (129).

76TH st, 356-60 E; Benj Rosen—Edw McGuiness, East End Amusement Co & Chas Hartenstein (134).

76TH st, 356-62 E; Davis Levine Co—Mary F & Thos E McGuinness & East End Amusement Co (135).

1.957.00

SIST st, 522-4 E; Jno C Edmead—Louis Weber Eldg Co & Louis Weber (132).

45.00

AMSTERDAM av, nec 120th, 100.11x125; Jones & Laughlin Steel Co—Edmund Francis Realty Co & Milliken Bros (130).

BROOK av, swc 133d, 200x95.1; Jno C Edmead—Champion Realty Co, Louis Weber Bldg Co & Louis Weber (133).

# Borough of Brooklyn.

MAY 15.

BERRIMAN st, nec Belmont av, 17.6x100;
Aron Sankin & ano—Alex Janpol. 60.00
CHESTER st, es, bet Bitkin & Sutter avs,
-x-; Aron Sankin & ano—Sarah & Max Apple-

-x-; Aron Sankin & ano—Saran & Max Applebaum.

75.00
MILFORD st, ws, 90 s Belmont av, 40x100; Rubin Musicant (Inc)—Mary Madansky. 75.00
PROSPECT pl, nwe Ralph av, 328x100; Giuseppe De Stefano & ano—Miller Bldg Co by Isaac Miller, Pres.
52D st, ss, 80 e Ft Hamilton av, 240x100; Harry Kavshansky & ano—Caspar Iba.
74TH st, ss, 100 w 17 av, 90x100; Jacob S Sulsky—Jno A Jones Bldg Co & Jno A Jones.
250.00

GATES av, 1321; Louis Gallin—Jno Feldman. 673.00

OCEAN av, nwc Caton av, runs n150xw110xs
69.2xs110 to av xe105 to beg; Miller, Daybill &
Co (Inc)—G Hankins. 800.61
A GORE OF LAND lying bet Flatbush, Newkirk & Bedford avs; Walsh & Walsh—Emanuel
Gold.

MAY 16. REMSEN st. ns, 192 e Clinton, 45x100; Max Blumberg—Ellen A O'Connell & Jos F O'Connell & Von Wagner Constn Co. 95.13 52D st. ss. 80 e Ft Hamilton av, 240x100; Colwell Lead Co—Caspar Iba & Grobstein & 760.00 MAY 17.

REMSEN st, 159-61; Isidore Fader & ano— Ellen A O'Connell & Van Wagner Constn Co. 450.00 WEST st, es, 180 n Av C, 270x100; Chas Woodward Jr—Bristol Bldg Co & Jas Moore 593.

E 26TH st, swc Newkirk av. —x—; Benj Jackerson—Lefferts Const Co & Wm E Butler. 50.00 Caton av, n s, 60 w Ocean av, 60x90. John P Matthews—Wm G Hawkins.

### MAY 19.

MAY 19.

ATLANTIC av, ss, 200 w Hopkinson av, 200x 100; Henry C Ibbotsen—M & J Constn Co. 620.00

NEW UTRECHT av, nwc 57th, 45x100; Frank Roberts—Jno Brander & Jas Hartnett. 47.50

WYCKOFF st, 40-2; Eva Weinstein as admirx &c Saml Weinstein—Israel E Kobre & Weinstein & Katz. 750.00

BLOCK bounded by Newkirk av, Flatbush av & Bedford av; Chas A Walsh, Jr—Emanuel H Gold, Lehigh Land Co & Morris Singer. 279.00

#### MAY 20.

SEA pl. ss. 81.1 w W 32d, 40.6x135; Zacks Lumber Co—Felix Miserocchi & Jno Roversi lessee & Chas A Bosios. 78.28 UNION st, swc New York av, 37.3x100; A C Horn Co—Bedford Development Co. 100.00 UNION st, ss, 200 e Buffalo av, 130x100; Vincenzo Polito—Guiseppe Villano & Rosa Villano. 661.50

85TH st, nes. 280 se 22 av, 60x100; Globe Tile
Co—Nathan Edison. 55.00
UTICA av, es. 25 s Union, runs s55.7xe100xn
40xe—xn25xw110.5 to beg; Jas W Smith—Van
Brunt Bldg Co. 185.60
WASHINGTON st, 257; Noah Fello—Jos W
Calderazzo. 61.00

BARRET st, ws. 150 s Pitkin av. 100x100; Sun Fireproof Sash & Door Co—Penn Dumont (Inc).

GRAND st, 393; Acme Metal Ceiling Co-Isaac Peyser & Rosen Bros. 456.00 40TH st, 1267; Morris Wolsk—Bertha Kos-sove. 445.00

44TH st. ss. 77.11 w 3 av. 22.1x75.2; Isaac Sultzky—Jos & Saml Gold & Sam Chizitsky.

46.00
SAME prop; Jac Perlman—same.
75.00

52D st, ss, 80 e Ft Hamilton av, 240x100; Jas Donovan—Casper Iba. 1,040.00 ATLANTIC av, ss, 200 w Hopkinson av, 200x 100; Standard Lime Co—M & J Constn Co. 102.68

BROOKLYN av, nwc Av H, 80x147.6; Michl Schmalz—Jno J & Fannie Smith. 150.00

EASTERN PARKWAY, ss, 200 w Troy av, 200x100; Coatesville Boiler Wks—Solomon Kraus Realty & Constn Co, Adolph Broman, Louis J Quadre & Kingsbridge Plumbing & Heating Co.

#### SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

#### Manhattan and Bronx.

#### MAY 17.

30TH st, 145-9 W; Radley Steel Constn Co-Karnack Realty Co; Sept23'12. 7,178.09 SAME prop; Thos Galligan Inc—Same; Sept 93.92

SAME prop; Thos Galligan Inc—Same; Sept 25'12.

SAME prop; Edwin George—Same; Oct16'12.

SAME prop; N J Terra Cotta Co—Same; Oct4'12.

104TH st, 229 E; Geo F Root Co-John Doe al; May16'13. 234.82

<sup>3</sup>JACKSON av. ws, 50 n 151st; S Conforti Contracting Co—Paride Santini et al; Jan 2,182.00

6TH av, 680; Salvatore Maiorino—John Heise et al; Sept14'12.

#### MAY 19.

214TH st, ss, bet Holland & Barnes avs; Louis Yappelli—Annibale Deluccio et al; Oct1012. 7,400.00

<sup>2</sup>PARK av, sec 153d; Brown Metal Ceiling Co—Meyer Friedlander et al; Mar13'13, 430.50 <sup>2</sup>PARK av, sec 153d; Kings County Plumbing Co—same; Mar24'13, 385.00 <sup>2</sup>SAME prop; Reliable Contracting Co—same; MarS'13, 6,100.00

Mars 13. 0,100.00

\*PARK av, sec 153d; Senft Contracting CoMeyer Friedlander et al; Jan 21'13, 753.25

\*SAME prop; Saml Talsky et al—same; Dec 9'12. 2,875.00

\*SAME prop; Nathan J Feinberg—same; Mar 25'13. 150.00 SAME prop; Atlas Cut Stone Co—same; Apr 133.

"SAME prop; Atlas Gut Stone 300.00
"SAME prop; Morris Kurlandshik—same; Mar
12'13.
"SAME prop; Square Sash & Door Co—same;
Mar19'13.
"SAME prop; Houghtaling & Wittpenn—same;
Nov25'12.
"SAME prop; Arthur J Panoff—same; Mar
15'13.
"SAME prop; Chas Schlinger—same; Mar10
'13.
"SAME prop; Chas Schlinger—same; Mar10
'13.

2SAME prop; Chas Schinger 512.60
2SAME prop; Cross, Austin & Ireland Lumber Co—same; Mar15'13. 1.275.69
6TH av, ws, 80 s 46th; Bserlocker & Ohman—London & Martin et al; Jan14'13. 105.00
2PARK av, sec 153d; Wm Blumenauer—Meyer Friedlander et al; Jan11'13. 285.25
2SAME prop; Louis Greenberg—same; Feb28
13. 181.39

HENRY st, 165-7; North Side Hoisting Co-Rabbi Jacob, Jos School et al; Apr3'13. 611.13

16TH st, 427 W; Jos Fischler—Public Service Realty & Mtg Co et al; Apr2'13. 220.00

157TH st, ss, bet Bway & Ams av; Benj Helberg—Arlington Constn Co; Mar22'13. 95.90

157TH st, 540 W; Bernard Drucker—Arlington Court Inc et al; Sept18'12. 695.00

157TH st, 540-2 W; Bernard Drucker—same; Nov8'12. 695.00

157TH st, 540-2 W; Bernard Druck.

Nov8'12.

BROADWAY, nwc 162d; Robt Griffin Co—
Comfort Realty Co et al; Feb3'12.

MAY 21.

LAFAYETTE pl. ss, 162.6 e Park av; Standard Damp Proofing & Roofing Co—Casalaro Fasany Co et al; Apr12'13.

2THOMPSON st, 132-4½; Brandt Constn Co—Citizens Investing Co et al; May1'13.

2THOMPSON st, 132-4½; Brandt Constn Co—Ottizens Investing Co et al; May1'13.

2THOMPSON st, 132-4½; Brandt Constn Co—Ottizens Investing Co et al; May1'13.

2THOMPSON st, 132-4½; Brandt Constn Co—Ottizens Investing Co et al; May1'13.

2THOMPSON st, 132-4½; Brandt Constn Co—Ottizens Investing Co et al; May1'13.

2THOMPSON st, 132-4½; Brandt Constn Co—Ottizens Investing Co et al; May1'13.

2THOMPSON st, 132-4½; Brandt Constn Co—Ottizens Investing Co—Ottizens Co

STEBBINS av. 1272-80; Lazarous Bergman— Stebbins Holding Co et al; Dec30'12. 54.75

#### MAY 22.

34TH st. 22 W; Anthony Bazurg—Jno Forsythe et al; Nov26'12. 100.00

25TH av, 1033; Murray Hill Iron Works—Geo C Smith et al; May13'13. 420.80

2NAGLE av, nwc Arden; Frank Kelly—Brown Bros et al; May15'13. 700.00

#### MAY 23.

32D st. 22-6 W; Grassi Bros, Inc—Midwest Realty Co et al; May15'13. 10,070.00 170TH st. 320-4 E; Perfect Contracting Co— David Reiser et al; Mar5'13. 101.25

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Satisfied Mechanics' Liens-Manhattan & Bronz (Continued.)

\*128TH st, ns, whole front bet St Nicholas & Convent avs; G B Raymond & Co—Louis Golde et al; Dec31'12.

162D st, ss, bet Melrose & Elton avs; Jos Spadaro—Benj Benenson et al; Febl3'13. 280.26

BROADWAY, sec 106th; Jump House Wrecking Co—Saml MeMillan et al; Mar3'13.

25.92

OLINVILLE av, ws, 150 n Elizabeth, Bronx; Jas O'Connell—Helen Becker et al; Oct30'12.

26.00

7TH av. swc 116th; International Steam Pump Co—St Nicholas 7th Av Theatre Co et al; May19'13. (satisfied May20'13 by deposit). 442.25

#### Borough of Brooklyn.

#### MAY 15.

HINSDALE st, swc Livonia av, 100x100; Square Lumber Co—Mendel Realty Co; Apr21'13. 790.67

WITHERS st, 30; Lucks Bros—Michele Canizairo Francesco Coniglio & Vincenzo Chiaro; Apr30'13.

Aprov 13. 125,00

HAMBURG av, 437; Lanigan & Hughes—Chas
Sustrate av, swc Hinsdale, 40x100; L Lapidus
Co—Louis Wiener, Annie Mosk, Morris & FannieWiener; May5713. 2,440,00

MAY 16.

DECATUR st, 409; Abr Rapaport—Abr Rubin;
150.00

170x-;

DECATUR St. 409, AM Happers 150.00

Mar5'13.

ST PAULS pl, ws, 120 n Church av, 170x—;
Borough Painting & Decorating Co—Vera Construction Co; Apr15'13.

ST PAULS pl, ws, 101.1 n Church av 218x
92; Wood & Shephard Varnish Co—same & 147.90.

WEST st, es, 180 n Av C, 270x100; Louis Halpern & ano—Eristol Bldg Co; May14'13.

240.00

BAY 17TH st, see Bath av, 39.10x96; C I Constn Supply Co—Michael Briganti, Emilio Sarno, Savario Ursetti; Dec19'12.

SAME prop; same—same; Jan27'13.

SAME prop; Sol Blum—same; Dec20'12. 600.00

SAME prop; Hydraulic Press Brick Co—same; Dec23'12.

SAME prop; Gowans & Arnott—same; Dec23'12.

SAME prop; Antonio Adamo & Co—Emilio

SAME prop; Antonio Adamo & Co-Emilio Sarno & Michele Brigante; Dec20'12. 1,150.00

MAY 17.

S 6TH st ns, 119.3 w Bedford av, —x—;
Thos Simonetti—Hyde & Behman Amusement
Co & Louis Lapesonnerin; Apr18'13. 115.25
13TH st, nec Av O, 40x100; W J Thurber as
trste—Victor Constn Co; Mar27'13. 750.00
ALABAMA av, es, 140 s Sutter av, 80x100;
Mahnken Bldg Material Co—Edifice Realty &
Constn Co, Edw I Berman & Nathan Berman;
Feb6'13.
SAME prop; Arnold Krimont—same; Feb4'13.
133.38

SAME prop; Standard Lime Co-same; Fe

SAME prop; Estate of S Weinstein—same;

SAME prop; Estate of S Weinstein—same; Feb4'13.

SAME prop; Bklyn Sash & Door Co—same; S5.00
SAME prop; Geo Singer—same; Feb5'13. 60.82
SAME prop; Northwestern Cornice & Roofing Co—Edifice Realty & Constn Co; Feb15'13. 210.00
SAME prop; Bell Fireproofing Co—same; Jan 29'13.
SAME prop; Pirozzi & Son (Inc)—same; Jan 27'13.

MAY 19.

MAY 19.

BAY 17TH st, sec Bath av, —x—; Estate of S Weinstein—Emilio Sarno & Ursetti Saverio; Dec24'12.

NOSTRAND av, nec Park pl, 26x100; Jos H Benzing & Co—Sophia A Horsefield, H L Frisbey & Jno H Ernst; Mar14'11.

135.00

1PARK av, ns, 62 w Delmonico pl. —x—; Hyman Ostrowsky—Blanche M Jagel & Julius Jaegel & Otto Scheilke; Mar27'13.

UTICA av, es, 100 s Union, 55.7x100; Solomon Farber—Van Brunt Bldg Co (Inc); Mar24'13.

SAME prop; Morris Shapiro—same; Mar24

'13. 300.00 UTICA av. 132; Chas H Van der Leith—Evelyn E Grilli & Nicola Grilli; Aug10'09. 41.65

MAY 20.

54TH st. nec 16 av. -x-; R L Williams—
Davis Becker; May913.

LAFAYETTE av. 59; Fraad Contracting Co—
Eliz R Jung; Apr25'13.

MAY 21.

WASHINGTON st, 257; Benj Getzoff—Jos N 220.00 SAME prop; Noah Fells—Max Mandel & Jos N Calderazzo; May20'13. 61.00 E 7TH st. es, 360 n Av M, 40x120.6; Louis Demsky—Esther Litwack & Jac Zommick; May 25'12. E 7TH st, ss, bet Avs L & M; Solomon Lipshitz—Esther Litwak & Jac Zomek; May21'12.

E 7TH st, es, 360 n Av M. 40x120; Jac Zommick—Esther Litwack; May2512. 650.00
SAME prop; Sol Lipshitz—same & Jac Zommick; May2512. 140.00
SAME prop; Shur & Cutler—Esther Litwack
Jac Zommick; May2512. 70.00
ALABAMA av, es, 140 s Sutter av, 80x100;
Henry Wolfman—Emanuel & Esther Berman &
T Berman; Jan30'13. ATLANTIC av ss. 200 w Hopkinson av 200

T Berman; Jan30'13.

ATLANTIC av. ss. 200 w Hopkinson av. 200

Oo; Henry C Ibbotson—M & J Constn Co;

620.00

x100; Henry C Ibbotson—M & J Constn Co;
May19'13.

BATH av. 1501-9; Dauntless Realty Co—
Augustus Realty Co; Apr7'13.

BEDFORD av. 146-54; American Plumbing
Mfg. Cos—Estate of Mary A Buskirk. Damato &
Taishoff & I D Simonson; June13'10.

DORCHESTER rd. sec E 21st st. ——;
American Radiator Co—Henry E Joli & Emanuel Lieberman; Feb13'13.

NEPTUNE av, nwc W 15th, 39.7x100; Adolf Davidson—Frank Spero & Annunziata Anzelone; Nov25'12. 29.50

<sup>1</sup>Discharged by deposit. <sup>3</sup>Discharged by order of Court. <sup>2</sup>Discharged by bond,

#### ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

#### Manhattan and Bronx.

MAY 15, 16 & 17.

No Attachments filed these days.

#### MAY 19.

Thompson, Harold; Bernard Blumenthal; \$1,-077.66; S Bitterman.

#### MAY 20.

No Attachment filed this day.

#### MAY 21.

Fairchild, Jos exr &c; Stewart Browne; \$1,-228.75; Sondheim & Sondheim.

#### CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

#### Manhattan and Bronx.

MAY 16, 17, 19, 20, 21, 22

Nora Constn Co. Fletcher st, nec Wash av,
-x-...Hudson Mantel & Mirror Co. Refrigerators. 3 chattels each \$85
Silverson, Abr. 5 & 7 Attorney..Larsen &
Son. Refrigerators. 175

#### Borough of Brooklyn.

MAY 15, 16, 17, 19, 20 AND 21.

Brown, Wm; 51st st, c 8 av..Wm Kerby.
(R) 327 Brown, A D; 92d st, bet 2 and 3 avs. s

Jones, Edw L; 439 E 10th st, N Y. Thos T Quackenbush. Furnaces, &c. 400 Manganaro, G; 43 Rockwell pl. Wm Kerby. (R) 76

Miller Bldg Co; Prospect pl, nr Ralph av...
Sterling Gas Fix Co. Gas Fix. 62
Miller Bldg Co; Prospect pl nr Ralph av—
Isaac A Sheppard & Co. Ranges. 1,056
Miller Bldg Co; Prospect pl.. Gayner & Rosenblum. Doors, &c.
Rappaport, Max; 1628 Pitkin av. Isaac A
Sheppard & Co. (R) 1,350
Tuxedo Constn Co; E 35th st nr Tilden av.
Hudson Mantel & Mirror Co (R) 450

#### BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan and Bronx.

MAY 17.

7TH av, ws 50.2 n 53d, 50.4x100; City Mortgage Co loans Adlon Constn Co Inc to erect a 12-sty apartment; 9 payments. 200,000

GARDEN st. ss. 303.7 e Crotona av. 50x100; 182D st. ns. 321.4 e Crotona av. 50x100; City Real Estate Co loans 182d and Garden Streets Co, Inc., to erect a —sty bldg; — payments. 60,000

MAY 20.

158TH st, ss, 324 w 12 av, 58.5x104.4; Jno Eichler Brewing Co loans Flora E Hill to erect a —sty bldg; — payments.

86TH st, ns, 55 e Park av, 100x100.8; Hanover Mtg Co loans State Constn Co to erect a 12-sty apartment; 12 payments.

MAY 21.

FOX st. es. 193.9 s Barretto, 43.9x105; Manhattan Mtg Co loans 173d St Impt Co Inc to erect a 5-sty apartment; 12 payments. 36,000

erect a 5-sty apartment; 12 payments. 36,000

FOX st, es, 150 s Barretto, 43.9x105; Manhattan Mtg Co loans 173d st Impt Co Inc to erect a 5-sty apartment; 12 payments. 36,000

SIMPSON st, nec 167th, 90x25; Manhattan Mtg Co loans Kaplan Bldg Co to erect a 5-sty apartment; 11 payments. 28,000

S4TH st, ss, 250 w West End av, 33x102.2; Germania Life Ins Co loans 324 West 84th St Co Inc to erect —-sty bldg; — payments.

MARMION av, ws, 140 s 176th, 50x146; City Real Estate Co loans P J Dwyer Bldg Co Inc to erect a —-sty bldg; — payments. 37,000

MAY 22.

MAY 22.

35TH st. ns. 350 e 7 av. 75x98.9; Metropolitan Life Ins Co loans McMorrow Engineering & Constn Co to erect a 13-sty loft; 11 payments.

35,000

ments.

136TH st. ns, 149.5 w Southern blvd, 50x105;
Manhattan Mtg Co loans Buellesbach Constn Co
Inc to erect a 5-sty apartment; 11 payments.

37,000

37,000

136TH st, ns, 99.4 w Southern blvd, 50x105; same loans same to erect a 5-sty apartment; 11 payments.

BEACH av, es, 150 s Lacombe av, 25x100; Michl Ganly loans Annie Dillon to erect a 2-sty dwelling; — payments.

EDGECOMEE av, ws, 359.9 n 137th, 99.11x—to St Nicholas av x101.3x94.6; City Mtg Co loans Solow Constn Co to erect a 6-sty dwelling; 12 payments.

SOUTHERN blvd ws, 62.6 n 179th 66.9x

SOUTHERN blvd, ws. 62.6 n 179th, 66.9x 149.3x irreg; Germania Life Ins Co loans Leo Co to erect a — sty bldg; — payments. 40,000 SYLVAN av. es. 347.7 s 256th, 50.2x irreg; Yonkers Bldg & Loan Assn loans Philip Fitz & Theresa C Fitz to erect a — sty bldg; — payments.

#### MAY 23,

MAY 23,

BARRETTO st, swc S Boulevard, 105x275;
Henry Morgenthau Co loans Baronet Realty Co
to erect four 5-sty apartments; 10 payments.

98TH st, sec West End av, 91.11x100; Realty
Operating Co loans T J McLaughlin's Sons to
erect 12-sty apartment; — payments.

5,000
SAME prop; City Mtg Co loans same. 375,000
175TH st, ns, whole front bet Marmion av &
Vineyard pl, 69.11x144; City Mtg Co loans Jno
W Cornish Constn Co to erect two 5-sty apartments; 7 payments.

48,160.63

#### ORDERS.

#### Borough of Brooklyn.

MAY 15, 17 & 19.

No Orders filed these days.

MAY 16.

WEST st, es, 137.10 n Av C, 250x100; F
Lomonte on Bristol Bldg Co to pay Carlo Ma:
287.6 Zara.

DITMAS av, ns, 125 e Gravesend av, 40x—9;
Tony Carboni on Ditmas Theatre Corpn to pay
J P Duffy Co.

J P Duffy Co.

MAY 20.

STERLING pol, ns, 100 w Saratoga av, 175x
143; Commonwealth Impt Co on N Y Mtg & Security Co to pay Terminal Lumber Co.

74TH st, ss, 100 w 17 av, 90x100; Jac S Sulsky on Title Guaranty & Trust Co to pay I Sulsky.

ATLANTIC av, sws Warwick, 25x95; Wittman Constn Co on Robt Ward, Jr, to pay B Lein.

150.00

## DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combusti-bles and Places of Public Assembly

-Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)

s, Auxiliary Fire Appliance. (Sprinklers, etc.)
Fire Bscape.
Fireproofing and Structural Alteration.
Fire Alarm and Electrical Installation.
Obstruction of Exit.
Exit and Exit Sign.
Fireproof Receptacles and Rubbish.
No Smoking.
Diagrams on Program and Miscellaneous.
Discontinue use of premises.
Volatile, Inflammable Oil and Explosive.
Certificates and Miscellaneous.
Dangerous condition of heating or power plant.
Discontinue use of Oil Lamps. M---

## BUREAU OF FIRE PREVENTION. 157 East 67th Street. ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

# MANHATTAN ORDERS SERVED. Named Streets.

Baxter st, 154-6—Olivia P Hoe......A
Broome st, 236—Saml Kopleman...C-G-A-B
Clinton st, 58-62—Clinton St Theatre Co...A-C
Grand st, 431½—Sidney S Conger...B-C-E-G-D
Grand st, 431½—Morris Cohen...D-C-F-A
Grand st, 431½—Benj Singer....G-F
Grand st, 431½—Saml Edelstein...D-A-F-G
Mulberry st, 84—Feleciano Aciernio...B
Sullivan st, 140—Amable Longabardi...I-C Numbered Streets.

Numbered Streets.

14th st, 143 E—David Krause Amus't Co. F-C-A
14th st E—Union Sq Theatre Co. ... C-B-A
23d st, 139-43—F F Procter. ... C-A
34th st, 112 W—Walter Rosenberg. ... A-E-I
59th st, 110-2 E—Harry Bimberg. ... B-C-A
115th st, 303 W—Chen Dow. ... ... C-B
125th st, 413-15—Wm S Rogers. ... ... G-C-B
125th st, 362-72 W—United States Amus't Co.
B-A-C

Named Avenues.

#### Numbered Avenues.

# 

Ehret av, 27-Alga Lennartz......A-F-G

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View of New York in 1656—showing the city starting to grow Northerly along Pearl Street

# Something You Don't Know:

Why New York has always grown Northerly from the very beginning-

Why the real money made in New York Real Estate has been along the line of this Northerly growth-

Why property on Fifth Avenue and vicinity has become the most valuable for Business and Residence-

Why this Northerly growth has been, is, and will be Persistent, Insistent and Consistent

# Because-

Growth always follows the line of traffic. Transit Facilities follow traffic.

The choicest sections along transit lines become the most valuable for residential and business purposes

New York grew Northerly first, as this was the line of traffic to Boston and the New England Colonies—(Boston Post Road).

Railroads followed and the City grew Northerly. Fifth Avenue and vicinity near Central Park

being the choicest location, became the most valuable for Residence and later for Business purposes.

# How does this apply to MORRIS PARK RACE TRACK?

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Four Dwellings and the Clubhouse

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The Subway (West Farms Trains) to 177th Street or 180th Street stations. At 177th Street, take the Morris Park trolley car direct to the property. At 180th Street, go to 180th Street station of the New York, Westchester and Boston Railroad, and thence to the property.

The Second or Third Avenue Elevated Railroad to 129th Street, thence by New York, Westchester and Boston Railroad or

All crosstown Bronx cars connect with all Elevated and Subway lines either at 129th, 135th or 145th Streets and transfer to Morris Park cars.

# Go and Examine the Property

Send for maps and particulars to

J. Clarence Davies, 149th St. and 3d Ave., New York City Joseph P. Day, 31 Nassau St., New York City Age

#### CURRENT BUILDING OPERATIONS

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

Biggest Base Ball Stadium.

Frank J. Farrell, president of the Greater New York Baseball Club, 320 Fifth avenue, will soon have a real ball park of his own. Plans are well under way for the building of one of the largest and most completely equipped baseball stadiums in either of the big leagues.

The park will occupy the entire plot bounded by Broadway, 225th and 226th streets, and the New York Central tracks. The plans for the layout of the field and the necessary stands and buildings are being prepared by M. A. Rue, consulting engineer, 200 Fifth ave-nue. The buildings will be of the most approved construction, and will provide a maximum amount of comfort for lovers of the national sport. They will be built of reinforced concrete and steel and are arranged to seat 26,000 people. The field stands will accommodate 5,000 more.

A separate entrance building will be erected. This building, of three stories, 65x120, will contain the offices, manager's department, ticket sellers' booths and turnstiles.

The grandstands and bleachers will

almost entirely surround the field.

The players' quarters have had particular thought, every convenience and comfort for the men who make the national game what it is, being provided for. The dressing rooms for both visiting and home teams will be located under the grandstand and will be completely fitted up as club rooms, dressing and locker rooms. Numerous showers and two separate plungers will be provided.

The engineer has planned to take estimates very soon for the foundations of the entrance building and stands, and work of construction should start soon after.

To Figure for Broadway Loft.

George Keister, 12 West 31st street, will take estimates on the general con-tract about June 10 for the twelve-story loft and theatre building to be erected at the northeast corner of Broadway and 37th street, running through to 114 West 38th street. The Hobart estate, of 2 Rector street, owns the land. The lessee of land and owner of building is the Times Square Improvement Company, of which Harry Fischel is president. David and Joseph Ravitch, of Astoria, are also interested. F. A. Burdett & Co., 16 East 33d street, will be the engineers. The estimated cost is \$300,000. Excavating is now under

## Club House and Garage for Brooklyn.

The Long Island Automobile Club, 920 Union street, Brooklyn, Charles Herman, president; John F. James, Jr., 193 Montague street, chairman of the Building Committee, will erect a club house and garage on the Eastern Parkway through to Lincoln place on a plot 75x256 ft. The building will probably be of reinforced concrete construction, three stories. The site was only recently purchased and it is expected that an architect will be selected by competition.

Apartment Hotel for Flushing.

A New York syndicate is preparing for the erection of an apartment hotel at the northeast corner of Jamaica avenue and Monroe street, Flushing, Long Island. The plot selected measures 100x100 ft. Details have not been decided upon, but it is understood that an architect has been

#### PERSONAL AND TRADE NOTES.

BOWER DECORATING & PAINTING CO. has oved its offices from 424 5th av to 327 5th av. THE N. Y. HOLDING & CONSTRUCTION CO.
as moved from 507 Fifth avenue to 15 East

POOLE & CO., architects, have enlarged their offices by taking additional space at 13 West 30th street.

JOSEPH BLOUIN, JR., architect, has moved his office from Washington st to 31 Main st, Tarrytown, N. Y.

A. J. ELLIS, INC., steel doors and trim, has moved from 1476 Broadway to the Tower Build-ing, 118 West 40th street.

ing, 118 West 40th street.

ROBERT L. SMITH, architect, has moved his offices from 125 Monticello avenue to 467 Jackson avenue, Jersey City, N. J.

PEABODY, WILSON & BROWN, architects, have taken additional room for their offices on the fourth floor of 389 Fifth avenue.

LEWIS F. PILCHER, State Architect, has appointed Thomas M. Newton to the position of architectural expert in the State Architect's office at Albany.

office at Albany.

C. FRANCINI, importer of Italian marble works, formerly of 225 5th av, is now located at 255 Lexington av, corner 35th st. Telephone, Murray Hill 6284.

F. N. DOWLING, interior decorator, 473 Fifth avenue, will move his office and showrooms to 26 East 57th street as soon as necesary alterations are completed.

CASPER RANGER CONST. CO., general contractor, Holyoke, Mass., has opened a branch office at 101 Park avenue, N. Y. C. The office will be in charge of R. Houck.

RIGHTER & KOLB. interior decorators, 156

RIGHTER & KOLB, interior decorators, 156 fth avenue, will shortly move to 420 Madisor venue, where they will have increased facilities r handling their growing clientele.

THE M. & L. HESS interests have begun the erection of another loft building on Fourth avenue, this one on the east side, four doors north of 24th street. It will have a frontage of 40

feet.
C. P. CANNELLA, architect, 60 Graham av, Brooklyn, has been appointed an inspector in the N. Y. Tenement House Department. His son, Charles Cannella, will continue the practice at the old address.

HANOLD-O'BRIEN CO., general contracting, has recently incorporated and opened offices at 630 West 51st street. Mr. Hanold and Mr. O'Brien were formerly associated with the Thompson-Starrett Co.

THE JOHN O. DEVLIN CONSTRUCTION CO.

Thompson-starrett Co.

THE JOHN O. DEVLIN CONSTRUCTION CO has been incorporated with John O. Devlin, Edward J. Devlin, both of 235 Broadway, N. Y. and Clifford Hyde McCall, 54 West 72d st, N. Y. C., as directors. The attorney is John J. Buck ley, 30 Maiden lane.

C., as directors. The attorney is John J. Buckley, 30 Maiden lane.

HERMAN FUNK, architect, 1084 Jamaica av, Woodhaven, L. I., will shortly open an office for the practice of architecture in Manhattan.

Mr. Funk has been abroad for the past two years specializing upon the study of German and Italian architecture.

GEORGE S. RICE, formerly chief engineer of the Rapid Transit Commission, has been retained as consulting engineer in the interest of Riverside Drive property owners who are fighting the Manhattanville terminal project of the New York Central.

THE C. O. WOOD ELECTRIC CO, has been chartered to deal in electrical supplies in this city. The directors are C. O. Wood and B. Kenneth Wheeler, of 136 Liberty st, and Louis A. Seitz, of 63 Wall st. The attorneys are Wood, Cooke & Seitz, of 63 Wall st.

MEETINGS.—The following meetings will be held at the Engineering Societies Building. 29 West 39th street, during the coming week: The Electric Vehicle Association of America, Tuesday evening, May 27; Municipal Engineers of New York City, Wednesday evening, May 28.

GOLDBERG & SMITH (Inc.), have been chartered at Albany to conduct a general contracting business with Sol. Goldberg and Jacob Goldberg. William Smith and Max Smith, all of 185 Hewitt st, as directors. The attorneys of the company are Mazansky & Goldberg, 41 Park Row.

PARAMOUNT CONTRACTING CO. has filed incorporation papers to do a general contracting business in this city. The directors are Jacob Finkler and Jose Finkler, of 19 West 116th st, and Benj. Bialek, of 60 East 119th st. The attorneys are Barnett & Jablow, of 149 Broadway.

THE GREATER NEW YORK IRON WORKS have been incorporated to deal in iron and steel in Brooklyn. The directors are Wm. Crancy, of 69 Jackson st, N. Y., and Sarah Bogrod, of 69 Jackson st, N. Y., and Paul Wallace, of 147 McKibbens st. The attorney is Samuel Dickstein, 299 Broadway.

THE HUNT CONSTRUCTION CO. has been chartered at Albany to do a general contracting and building business with Clarence Olenz, of 71 Broadway, William F. Lee, of 55 Broadway, and Ward B. Yeoman, of 43 Cedar st, as directors. The attorneys are Atwater & Cruikshank, 43 Cedar st.

THE EMPIRE STATE CONTRACTING CO. has filed incorporation papers at Albany to do a general contracting and laborers' supply business in Manhattan with Frank Pitteli, of 180 Hester st, and W. L. & T. W. Madill, of 625 West 126th st, as directors. The general offices of the company are at 128 Mulberry st.

ANDREW THOMPSON CAMPEELL, Chief Clerk in the office of the Corporation Counsel of New York City, died Thursday, May 22, at his home in Montclair, N. J., after a short illness. He was seventy-seven years old and in point of service the oldest city official, having entered the Corporation Counsel's office in 1857.

JOHN CAGGIANO CO. has been chartered to do a general contracting and building business

the Corporation Counsel's office in 1857.

JOHN CAGGIANO CO, has been chartered to do a general contracting and building business in The Bronx. The directors are John Gaggliano, of 2420 Arthur av; Frank Napolitano, 255 East 150th st, and John P. Pagano, of 2420 Arthur av, all of The Bronx. The attorneys are Menken Bros., of 57 Nassau st, N. Y. C. EDWARD J. APPELL has filed incorporation papers to do a general erection and construction business in Manhattan, with Edward J. Appell, of 353 West 29th st, N. Y. C. Frank V. Smith, 494 Smith st, Brooklyn, and Clarence Hopton, 253 East 22d st, N. Y. C., as directors. The headquarters of the company are at 51 Chambers st.

C. O. MAILLOUX was elected president of

C. O. MAILLOUX was elected president of the American Institute of Electrical Engineers at a meeting held on Tuesday evening in the Engineering Societies Building. In view of the preparations for the International Electrical Congress at the Panama-Pacific Exposition, the selection of Mr. Mailloux for the place is a special honor.

selection of Mr. Mailloux for the place is a special honor.

THE BRONX SASH & DOOR CO, has filed incorporation papers at Albany to do a general wood-working business in The Bronx. The company is already established as The Bronx. Sesh & Door Co. on Van Nest av, New York. The directors of the corporation are Alice E. Howes, 1524 Commonwealth av, and Clide S. and G. E. Howes, 2441 Clay av, N. Y. C.

JULIAN N. WALTON, formerly Chief Electrical Engineer of the Bradley Contracting Co., New York City, and Frederick M. Beer, formerly assistant civil engineer of the company, have formed a partnership under the firm name of Walton & Beer, 1166 Bedford av, Brooklyn, for the general practice of engineering, specializing, however, in efficiency engineering in connection with public works contracts.

JOHN MITCHELL, of Mount Vernon, former president of the United Mine Workers of America, has been appointed State Labor Commissioner of New York, at a salary of \$8,000 per annum. Mr. John Williams, until recently at the head of the department, has been appointed Deputy Commissioner, at a salary of \$5,000 per annum.

PROF. WILLIAM H. HALLOCK, who died at

PROF. WILLIAM H. HALLOCK, who died at Providence on Tuesday, was buried at Milton on the Hudson on Friday. He was professor of physics at Columbia University and Measurer of the New York Yacht Club. Death was the result of an attack of apoplexy on May 4, when he was measuring one of the new 50-footers of the New York Yacht Club at the Herreshoff yards, Bristol, R. I. Later pleuro-pneumonia developed. On the occasion of the fortieth anniversary celebration of the foundation of the Record and Guide, Prof. Hallock was one of the speakers.

Record and Guide, Prof. Hallock was one of the speakers.

JAMES ELGAR (INC.), trim and millwork. 103 Park av, has recently acquired the plant and business of the McConnell Mfg. Co. at Hornell. N. Y. The addition of this plant will put the Elgar Company among the foremost manufacturers of wood trim and millwork in this country. The McConnell plant has been in coperation over 45 years and has had a very large domestic business as well as making a large quantity of trim for export. The Elgar Company has several branch offices, and has facilities now for taking care of business from any locality in both soft and hard woods.

THE AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS at their annual meeting held Tuesdav, May 20, in the Engineering Societies Building, elected the following officers for 1913: President, C. O. Mailloux, New York City; vice-presidents, J. A. Lighthipe, Los Angeles, Cal., H. H. Barnes, Jr., New York City, Chas. E. Scribner, New York City; managers,

Personal and Trade Notes (Continued).

B. A. Behrends, Boston, Mass., Peter J. Junkersfeld, Chicago, Ill., Henry A. Laidner, San Francisco, Cal., Lewis T. Robinson, Schenectady, N. Y.; treasurer, Geo. A. Hamilton, Elizabeth, N. J. In previous years the secretary was elected at this time, but this year the new bylaws were put into effect and at the regular meeting of the board of directors held Monday afternoon, F. L. Hutchinson, New York City, was appointed secretary.

#### NO ARCHITECTS SELECTED.

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

MANHATTAN.—Radway & Co., 45-49 Lafayette st, Alfred P. Gardiner, president, and John S. Radway, secretary, contemplate the erection of a 10-sty loft building, 50x125 ft, at 208 Centre st, through to 140 Baxter st, for which no architect has been selected.

EROOKLYN, N. Y.—An architect will probably be selected in competition for the 3-sty reinforced concrete clubhouse and garage which the Long Island Automobile Club, 920 Union st, Chas. Herman, president; John F. James, Jr., 193 Montague st, chairman of building committee, contemplates erecting on Eastern Parkway through to Lincoln pl, at a cost of \$85,000.

BROOKLYN.—Dayton & Montgomery, 63 Flatbush av, have purchased property at 9 Lafayette av, and will alter for business purposes. No architect has been selected.

ROCHESTER, N. Y.—Funds are being raised by the Central Trades & Labor Council of Rochester, A. Agren, president, for the erection of a labor temple in North Fitzhugh st, of brick, 3-stys in height, to cost about \$80,000. No architect has been selected.

BOUND BROOK, N. J.—The Standard Paint Council for his place. Henry F. Gillesnie supering

BOUND BROOK, N. J.—The Standard Paint Co., of this place, Henry F. Gillespie, superintendent, contemplates the erection of a 1-sty brick warehouse, 50x250 ft., on the Lehigh Valley R. R., to cost \$15,000. No architect has been selected.

been selected.

RENNSELAER, N. Y.—The Albany Clay Products Co., Robert W. Lyle, president, 39 Cortlandt st, N. Y. C., contemplates the erection of a factory at Forbes Manor. No architect or engineer has been retained.

BINGHAMTON, N. Y.—The F. Dickson Co., Inc., William F. Dickson, 30 East 60th st, N. Y. C., contemplates the erection of a factory or the leasing of a factory building to be remodeled for their own use. No architect has been retained.

BATAVIA N. Y.—The Westerhoff Bros. & Na-

been retained.

BATAVIA, N. Y.—The Westerhoff Bros. & Napier Co., 460 4th av. N. Y. C., Peter D. Westerhoff in charge, contemplates the erection of a silk mill, probably here, at a cost of \$65,000. Nothing definite has been decided.

Nothing definite has been decided.

SALAMANCA. N. Y.—McCann Bros., Charles R. McCann, 107 Main st, contemplates alterations and additions to the 4-sty brick and steel store and hotel, 31x120 ft., for which no architect has been retained.

FORT LEE, N. J.—The Vivaphone & Films Sales Co., Albert Blinkhorn, general manager, 110 West 40th st, N. Y. C., contemplates the purchase of a warehouse building and the alteration of same for their own use or the erection of a new plant. No architect has been retained.

BROADWAY, N. J.—The Board of Education of Broadway, Warren County, H. F. Cole, president, contemplates the erection of a new school building here for which no architect has been selected.

CALEDONIA, N. Y.—The Board of Education Charles Menzie, president, contemplates the erection of a brick addition to the school in Livingston County, for which no architect has been selected. Cost about \$20,000.

SPRINGFIELD. N. Y.—The Board of Educa-tion of Springfield, W. B. Kelly, contemplates the erection of a school building, 30x34 ft., of frame construction. No architect has been se-

CATSKILL, N. Y.—Philip Richman, 48 Bridge st, contemplates alterations to the store at 48 Bridge st, for which no architect has been se-lected.

#### PLANS FIGURING.

#### CHURCHES.

MANHATTAN.—Eli Benedict, 1947 Broadway, will take figures immediately for a brick church. 80x50 ft, to be erected at Martha av and 240th st, for the Woodlawn Heights Presbyterian Church, Rev. W. F. Daum, pastor, Rev. Chas. A. Stoddard, 156 5th av, is in charge of building committee. Cost, about \$25,000.

#### MUNICIPAL WORK.

28TH ST.—The Library Contracting Co., 107 West 46th st, is figuring the general contract for the public bath building and gymnasium to be erected at 407-413 West 28th st, from plans and specifications by William Emerson, architect, and we desire bids on all sub-contracts prior to May 26.

#### STABLES AND GARAGES.

MANHATTAN.—Griffin & Wynkoop, 30 Church st, architects, are taking bids on the general contract for a 3-sty brick garage, 25x100 ft, to be erected at 406 East 70th st, for James Fay, 169 East 90th st, owner. Fred Urengraf, 510 East 77th st, lessee. Cost, about \$10,000.

#### THEATRES.

MANHATTAN.—Edward Friedman, care of Carlisle Construction Co., 19 East 24th st, owner, is taking bids on the general contract for a 1-sty brick and stone moving picture theatre, 83x94 ft, to be erected at 174th st and St. Nicholas av, from plans by Henry B. Herts, 35 West 31st st, architect. Cost, about \$50,000.

#### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

127TH ST.—J. C. Cocker, 2017 5th av, is preparing plans for alterations to the apart-ment house at 127th st and St. Nicholas av, for Israel Samuels, at site, owner, who will be ready for bids on subs about May 21. Cost, \$16,000.

89TH ST.—Harry N. Kohn, 55 Broadway, has purchased a 5-sty apartment house with stores at 103 East 89th st for investment only. No alterations will be made.

SIST ST.—Neville & Bagge, 215 West 125th st, will complete plans about Jan 1 for the 12-sty apartment house, 75x92 ft, to be erected in the north side of S1st st, 225 ft east of Columbus av, for the McMorrow Engineering & Construction Co., 271 West 125th st, owner. Patrick McMorrow, president. Cost, about \$450,000.

CHRYSTIE ST.—Max Muller, 115 Nassau st has completed plans for alterations to the 6-sty tenement at 54 Chrystie st for Rebecca G. Car-penter, 54 William st, owner. Cost about \$12,-000.

AV A.—Gronenberg & Leuchtag, 303 5th av have completed plans for alterations to the four 4-sty tenements at 76-82 Av A. for the John Jacob Astor Estate, 23 West 26th st, owner. Cost about \$5,000.

AV A.—Gronenberg & Leuchtag, 303 5th av, have completed plans for alterations to three 4-sty tenements at 86-90 Av A for the John Jacob Astor Estate, 23 West 26th st, owner. Cost about \$5,000.

about \$5,000.

CENTRAL PARK WEST.—Raphael Prager, 149 Broadway, has completed plans for alterations to the 12-sty apartment at 285 Central Park West, for the Barstun Realty Co., 395 4th av., owner.

BANK ST.—Chas. B. Meyers, 1 Union Sq W. has completed plans for a 6-sty tenement, 50x82 ft., at 33-35 Eank st for the Martha Building Corp., 960 Prospect av, owner. Cost about \$48,000.

Corp., 960 Prospect av, owner. Cost about \$48, 000.

183D ST.—Sommerfeld & Steckler, 31 Union sq. have completed plans for two 5-sty apartments, 85x62.11 ft., to be erected in the north side of West 183d st, 100 ft. west of Amsterdam av, for the Placid Realty Co., 35 Nassau st, owner. Cost about \$140,000.

161ST ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty apartment, 102.22x irregular, to be erected at the northwest corner of 161st st and Ft Washington av for the Hilliard Construction Co., 2865 Broadway, owner. Cost about \$225,000.

PARK AV.—Rouse & Goldstone, 38 West 32d st, have completed plans for a 12-sty apartment house, 102.2x irregular, to be erected at the corner of Park av and 72d st, or 751-7 Park av, for the E. A. L. Holding Co., 505 5th av, owner. Cost about \$800,000.

161ST ST.—Harold L. Young, 1204 Broadway, has completed plans for a 6-sty apartment to be erected at the southwest corner of 161st st and Ft. Washington av for the Friedman Construction Co., 171 Broadway, owner. Cost about \$35,000.

and Ft. Washington av for the Friedman Construction Co., 171 Broadway, owner. Cost about \$375,000.

79TH ST.—S. J. Lubeskind, Pelham, N. Y., has completed plans for a 12-sty apartment house, 78x83.2 ft., to be erected at 138-44 West 79th st, for the Brixton Reality Co., 314 West 87th st, owner. Cost about \$425,000

PARK AV.—Julius Harder, 120 West 32d st, has completed plans for a 12-sty apartment house, 100.4x90 ft., to be erected at 410 Park av for the Ogden Goelet Estate, 9 West 17th st, owner. Cost about \$300,000.

87TH ST.—George Fred Pelham, 30 East 42d st, has completed plans for an 8-sty apartment, 108x85.6 ft., to be erected at 162-72 West 87th st, for the West Side Construction Co., 322 West 1100th st, owner. Cost about \$200,000.

89TH ST.—Wallis & Goodwille, 346 4th av, have completed plans for an 8-sty apartment house, 80x85 ft., to be erected at 311-7 West 89th st, for the George Backer Construction Co., 33 West 42d st, owner. Cost, about \$200,000.

43D ST.—Tracy & Swartwout, architects, are preparing plans for remodeling the ten old dwellings at 207 to 215 West 43d st, through to 206 to 214 West 44th st, into stores and bachelor apartments, to cost about \$75,000. Vincent Astor is the owner.

CHRYSTIE ST.—Frank Straub, 25 West 42d st, has plans on the boards for a 6-sty tenement with stores, 25x85 ft, to be erected at 67 Chrystie st, for H. M. Greenberg, 125 Delancey st, owner, who will be ready for figures on excavation in about a week.

#### CHURCHES.

151ST ST.—McDermott & Hanigan, Inc., 103 Park av, are figuring the general contract to erect the 4-sty brick rectory, 26x65 ft., in the south side of 151st st, 344 ft. west of 7th av, for the Church of the Resurrection, Rev. Thomas T. Murphy, rector, 284 West 151st st, owner. Nicho-las Serracino, 1170 Broadway, is architect. Cost about \$25,000.

103D ST.—The general contract for the syna-gogue to be erected at 105-107 East 103 st, from plans by Frank Straub, 25 West 42d st, will be awarded within a few days.

#### DWELLINGS.

DWELLINGS.

89TH ST.—The Paterno Construction Co., Dr. Chas. V. Paterno, president, 440 Riverside dr. took in part payment the lot 26x100 ft, adjoining the south corner of 89th st and 5th av, in his sale of the Marc Anthony and Prince Humber apartments. He will not build, but will resell.

#### FACTORIES AND WAREHOUSES.

HUDSON ST.—The John A. Roebling Sons' Co., 117 Liberty st, has purchased the 7-sty ware-house at 169-175 Hudson st, between Laight and Vestry sts, and will alter same for their own

use.
51ST ST.—Ross & McNeil, 39 East 42d st, have completed plans for the 6-sty brick factory, 100x100 ft, to be erected at the southwest corner of 51st st and 11th av, for Henry Astor, 11 East 42d st, owner; Kohler & Campbell, 50th st and 11th av, lessees; cost, about \$60,000.

#### SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education has rejected all bids for alterations and repairs to the heating and ventilating apparatus in P. S. 37.

#### STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

7TH ST.—John Bergensen, 153 West 126th st. has prepared plans for alterations to the 7-sty store and loft building at 130-32 East 7th st. for L. W. Schwenk, 294 Bedford av, Brooklyn, owner; cost, about \$10,000.

CHRYSTIE ST.—Samuel Sass, 32 Union sq. is preparing plans for a 9-sty office building, 50x100 ft. to be erected at the northwest corner of Chrystie and Canal sts, for Nathan Marcus, on premises, owner; Robert E. Moss, 126 Liberty st, is steel engineer; cost, about \$80,000.

#### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

CLAY AV.—Ludwig Sikora, building, of Long Island City, will erect a row of 6-sty apart-ment houses on Clay av, north of 169th st, from plans by John H. Friend, 148 Alexander av, architect; estimated cost, \$200,000.

MARTHA AV.—El Benedict, 1947 Broadway, has completed plans and will take figures at once for a brick church, 80x50, to be erected at Martha av and 240th st, for the Woodlawn Heights Presbyterian Church. Rev. W. F. Daum, pastor; Rev. Chas. A. Stoddart, 156 5th av, is in charge of building committee; cost, about \$25,000.

### STORES, OFFICES AND LOFTS.

174TH ST.—W. E. & W. I. Brown, Inc., have sold for Louisa A. Stellwagen, 489 East 174th st, a 2-sty frame 2-family house, to Philip Wattanberg. This property is to be immediately improved by the erection of a modern building for business purposes.

#### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BEDFORD AV.—Samuel Sass, 32 Union sq. N. Y. C., has prepared plans for a 5-sty flat, 51x100 ft, to be erected at the southwest corner of Bedford av. and Ross St., for Chas. I. Mandel, Inc. 195 Broadway, Brooklyn, owner; cost, about \$50,000.

#### CHURCHES.

CHURCHES.

ROCHESTER AV.—Cohn Bros., 363 Stone av, have completed plans for a 2½-sty brick synapogue, 45x90 ft, to be erected at the northeast corner of Rochester av and Lincoln pl, Brooklyn, for the Tetach Teckvah congregation, Hyman Aaron, 1205 Eastern Parkway, is chairman committee; cost, about \$30,000.

BENSONHURST, L. I.—St. Agatha's congregation will soon start the erection of a church and school at Bensonhurst. The contract has been let recently by Father Murray. For the present the basement of the church only will be built. The school will be at \$5th st and 23d av. It will contain 12 classrooms, a large auditorium and a gymnasium. Cost about \$70,000.

#### DWELLINGS.

EASTERN PARKWAY.—L. Danancher, 7 Glenmore av, is preparing plans and will take bids at once for a 2-sty brick residence, 20x45 ft, to be erected on the north side of the Eastern Parkway, west of Prospect pl, for \$5,000.

#### FACTORIES AND WAREHOUSES.

SOUTH 5TH ST.—Rokeach & Sons, Inc., bottlers of salad oil, have purchased the 6-sty factory at the southwest corner of South 5th and Hewes sts, for occupancy. They contemplate making extensive improvements.

#### MISCELLANEOUS.

GLENMORE AV.—It is reported that arrangements are complete for an industrial exposition to be held at Stone and Glenmore avs during the last three weeks in June. The proceeds will be for the erection of a Jewish Labor Lyceum, the first building of this kind to be erected by Jewish people. It will contain swimming pools, gymnasium, shower baths, bowling alleys. billiard room and library, to cost about \$100,000.

#### Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—The Wampage Realty
Co. has bought for immediate improvement
three lots on Eleventh st, between Van Alst av
and Eastern Boulevard, and two lots on Eastern
Boulevard, between Eleventh and Twelfth sts.
New law tenements will probably be erected on
the property.

#### CHURCHES

DUNTON, L. I.—Congregationalists of this place will combine in the erection of the new church on Van Wyck av, near Liberty av. It is stated that an architect has been engaged to prepare plans for a stucco or stone building and a parsonage. The Rev. Louis H. Ruge is pastor. Work will probably begin before cold weather.

#### DWELLINGS.

DWELLINGS.

LONG ISLAND CITY.—Edwin Outwater, Riverdale, has purchased the plot, 100x100 ft, in the west side of Crescent st, 100 ft north of Wibur av, for speculative investment only.

ROCKAWAY BEACH.—L. H. Giele, 1123 Broadway, N. Y. C., has completed plans for a 2-sty brick rectory, 34x51 ft, to be erected at the southeast corner of Bayside rd and Waverly av, for Rev. B. Melinowski, Crocherone av, owner. Cost, \$12,500.

#### Richmond.

#### DWELLINGS.

RICHMOND.—Frederick Rohde has purchased the remaining Richmond turnpike frontage of the Cisco estate on Grymes Hill, consisting of 465x100 ft., fronting on Silver Lake. Mr. Rohde contemplates the improvement of the property by the erection of fine private residences.

#### Nassau.

#### DWELLINGS.

WHEATLEY, L. I.—F. H. Bosworth, Jr., 1170 Broadway, N. Y. C., has completed plans and will take bids at once for a 2½-sty brick and stucco residence, 95x100 ft, to be erected 1½ miles from the station, for C. N. Bliss, Jr., care of architect, owner.

#### Suffolk.

#### DWELLINGS.

RIVERHEAD, L. I.—Arthur Aldrich has purchased a tract of SI acres at Riverhead from Percy L. Honsel and William R. Fry. The land will be cleared and bungalows erected on acre plots.

HOTELS.
WATER ISLAND, L. I.—The Atlantic Beach
Realty Co. has started the erection of its hotel
on the ocean front at Water Island, opposite

Patchogue. The building will have all modern improvements and will accommodate about 300. The casino, containing a spacious ball room, will be a feature.

BRENTWOOD, L. I.—The Brentwood-Pines Hotel and Villa Co. and the Brentwood Realty Co. will erect a large hotel on their property. It is said the building will cost \$500,000. A mortgage was filed last week in the county clerk's office at Riverhead to secure the payment of bonds to the amount of \$350,000.

#### Westchester.

APARTMENTS, FLATS AND TENEMENTS. YONKERS, N. Y.—E. Grewey, 45 Warburton av, is preparing plans for a 4-sty apartment to be erected here. Owner's name for the present is withheld.

DWELLINGS.

YONKERS, N. Y.—Plans have been completed privately for a 2½-sty residence, 20x30 ft., to be erected at 29 Runyon av for F. W. Austin, 123 Eriggs av, owner. Cost about \$4,000.

NEW ROCHELLE, N. Y.—A

NEW ROCHELLE, N. Y.—A. Sundberg, Huguenot st, is preparing sketches for a  $2\frac{1}{2}$ -sty residence to be erected here to cost \$8,000.

#### MUNICIPAL WORK.

WHITE PLAINS, N. Y.—It is said that the village president, E. H. P. Squire, favors the erection of an incinerator plant here to cost approximately \$30,000.

#### POWER HOUSES.

MOUNT MORRIS, N. Y.—The citizens of Mount Morris at a recent meeting voted to purchase the Mills Water Works for \$50,000 and improve it at a cost of \$45,000.

STORES, OFFICES AND LOFTS.

OSSINING, N. Y.—A. L. & H. Myers has plans for a \$12,000 brick building in Main st to replace the property recently destroyed by fire.

WHITE PLAINS, N. Y.—It has been announced that the building owned by the Eastern Mill & Material Co. will soon be converted into a store and office building. Frank Horton Brown, of this place, has been engaged as architect.

#### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

JAMAICA, L. I.—J. C. Lyons Sons Co., 30 East 42d st, N. Y. C., have received the general contract to erect a 4-sty brick tenement, 40x89 ft, on the east side of Herriman av, 67 ft north of Shelton av, for Robert Adolph, Hill-

side and Alsop avs, owner. Gustave Erda, 826 Manhattan av, Brooklyn, architect. Cost, about \$26,000.

BROOKLYN.—J. Perlman, 539 Willoughby av, has received the general contract to erect a 4-sty extension to the store and tenement on the east side of Graham av, 75 ft north of Moore st, Brooklyn, for Samuel Schwartz, 147 Bridge st, Brooklyn.

#### CHURCHES

CHURCHES.

HOBART, N. Y.—The contract for the new Presbyterian church to be erected here has just been awarded to E. F. & W. F. Govern, of Stamford, for \$9,100. The construction will be of brick, but the contract price does not call for window glass, heating, lighting or seating.

#### DWELLINGS.

DWELLINGS.

BRONXVILLE, N. Y.—Adam Kirchoff, Mayflower av, New Rochelle, has received the general contract to erect a 2½-sty hollow tile and stucco residence at Sagamore Park, for Frank J. Wilkens, Lawrence Park, Bronxville, owner. Chester A. Patterson, 262 Main st, New Rochelle, is architect. Cost, about \$15,000.

BROOKLYN.—(Sub.) Peter Guthy, Inc., 926 Broadway, has received the mason work for the 3-sty brick and fimestone residence, 32x70 ft, to be erected at 1314 President st, between Brooklyn and New York aves, for Berthold Fallert, 346 Lorimer st, owner. A. Delhi, 110 Fulton st, N. Y. C., is architect.

MOUNT VERNON, N. Y.—C. H. Stolle, 324 North 7th av, has received the general contract to erect a 2½-sty frame and stucco residence on Villa ave, east of Westchester av, for Henry C. Schuetz, care of Arbuckle Bross, Old Slip and Water sts, owner. Harry Mertz, East Portchester, N. Y., is architect. Cost, about \$15,000.

MT. VERNON, N. Y.—Charles Staker, 687

MT. VERNON, N. Y.—Charles Staker, 687 East 219th st, N. Y. C., has received the gen-eral contract to erect a residence here for H. Schiebel, 2132 La Fontaine av, N. Y. C., owner, A. Perner, 2069 Westchester av, N. Y. C., is architect.

architect.

NEWARK, N. J.—The Emanuel Episcopal Church has awarded to J. Sylvester & Son the general contract to erect a 2½-sty frame parsonage at 12 Hedden terrace, to cost about \$5,000. H. E. Reeve, of Newark, is architect.

ASBURY PARK, N. J.—Horace H. Moore, of Spring Lake, has received the contract to erect a residence on 2d av, near Grand av, for Mrs. J. T. Reford. Work will start immediately. Cost about \$20,000.

#### FACTORIES AND WAREHOUSES.

NEWARK, N. J.—William H. Connolly, 136
South 7th st, has received the general contract
to erect a 4-sty brick and reinforced concrete
storage warehouse at 104 Arlington st, for the
Knickerbocker Storage Co., John Mulligan, president, on premises, owner. Gustavius Staehlin,
238 Washington st, Newark, is architect. Cost,
about \$16,000.

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Contracts Awarded (Continued).

PITTSBURGH, PA.—A contract has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, for standard Raymond concrete piles for the foundation of a crane runway at the La Belle works of the Crucible Steel Co. of America, Pittsburgh. James Brennan is chief engineer.

HALLS AND CLUBS.
GLOVERSVILLE, N. Y.—The contract for construction of the Young Men's Christian Association building to be erected here has just been awarded to the A. E. Brace Construction Co., of this city, at \$27,693.91. This bid does not include plumbing, heating and lighting. Fred L. Comstock is architect. Building will be ready by February, 1914.

#### HOSPITALS AND ASYLUMS.

BROOKLYN.—Peter Cleary, 115 Marion st, has received the general contract to erect a 1-sty brick extension and alterations to the hospital on the east side of St. Marks av, west of Classon av, for the Jewish Hospital of Brooklyn. C. E. Strasser, superintendent. Hans Arnold, 336 Flatbush av, is architect. Cost, about \$30,000.

WHITE PLAINS, N. Y.—E. L. Erbeck, of this place, has received the contract for road work on the Gedney Farm property to the amount of \$60,000. E. J. Brady & Son, of this place, has the mason work.

#### PUBLIC BUILDINGS.

BELVIDERE, N. J.—Bids for the reconstruction of the county jail at this place have been opened and the contract awarded to S. W. Gardner & Co., of this tplace, at \$6,250. Only one bid was received for the iron work and it was decided to readvertise. Bids for this will be opened on June 7.

SCHOOLS AND COLLEGES.

HUNTINGTON, L. I.—H. H. Smith Building Co., 2d av, Bayshore, L. I., has received the general contract to erect the grammar school on Lowndes av, between 2d and 3d sts, for the Town of Huntington, L. I., Board of Education, H. H. Funnell, president. Adden & Parker, 12 Bosworth st, Boston, Mass., are architects. Cost. about \$55,000. about \$55,000.

#### STORES, OFFICES AND LOFTS.

46TH ST.—R. S. Pollock & Co., 118 East 28th st, have received the general contract to alter the 2-sty brick studio, 25x100 ft, at 335 East 46th st, for John Donnelly and Eliseo Ricci, 451 West 54th st, owners. Delano & Aldrich, 4 East 39th st, are architects. Cost, about \$10,000.

4 East 39th st, owners. Defano & Aldrich, 16,000.

PARK ROW.—P. B. Polhemus, 41 West 33d st, has received the general contract to erect the 3-sty terra cotta, reinforced concrete and hollow tile restaurant building at 33 Park Row, for Francis Hustace, Montclair, N. J., owner. John R. Thompson, 186 North State st, Chicago, Ill., lessee. H. R. Wilson & Co., 104 South Michigan av, Chicago, Ill., are architects.

28TH ST.—The White Contracting Co., 181 Christie st, has received the contract to demolish and excavate for the 12-sty loft building, 47x88 ft., to be erected at 145-147 28th st, according to plans prepared by Sommerfeld & Steckler, 31 Union Sq West. The 25th St. Const. Co., 31 East 27th st, Geo. L. Felt, president, is owner. Cost about \$350,000.

DEY ST.—(sub.). The W. G. Cornell Co., sanitary, ventilating and electrical engineers, of 17th st and 4th av, was this week awarded the plumbing contract under Marc Eidlitz & Son, 489 5th av, general contractors, for the Western Union building, being erected at 14-18 Dey st. This is another evidence of the company's resourcefulness and its increasing importance in the building construction field. The architect is W. W. Bosworth, 527 5th av. Ewing, Bacon, Henry & Darby, 30 Church st, are mechanical engineers. Nysren, Tenny & Ohmes, 130 Fulton st, are steam engineers. Henry C. Meyer, Jr., and Bassett Jones, Jr., 101 Park av, are electrical engineers. Gillis & Gohehan, 537 West Broadway, have the heating work.

#### THEATRES.

MT. VERNON, N. Y.—Frank Seery, 30 East 42d st, N. Y. C., has received the general contract to alter the bank building at 1st st and 2d av into a moving picture theatre, 86x43 ft, for G. L. Rowland, 21 Summit av, owner. Spiegel Bros., 701 7th av, are lessees. E. C. Horn Bros., 1476 Broadway, N. Y. C., architects.

#### PLANS FILED FOR NEW CONSTRUCTION WORK.

APARTMENTS, FLATS AND TENEMENTS.
SHERMAN AV & HAWTHORNE ST, n w c, 2
5-sty brick tenements, 55x90; cost, \$75,00; owners, Vermilyea Realty Co., Chas Hensle, Pres.,
3856 10th av; architects, Moore & Landsiedel,
148th st and 3d av. Plan No. 266.
180TH ST, n s, 120 w of Audubon av, two 5-sty brick tenements, 50x87; cost, \$90,000; owner,
Hennion Constn. Co., John A. Hennion, Pres.,
411 West 45th st; architect, John Hauser, 360
West 125th st. Plan No. 272.

STABLES AND GARAGES.

23D ST., 527-541 W, 1-sty brick garage, 200x
98; cost, \$30,000; owner, McKeon Realty Co.,
Pres., Thos A Larkin, 191 9th av; architect,
Paul C Hunter, 191 9th av. Plan No. 267.

39TH ST, 206-210 E, 4-sty brick garage, 37x
93; cost, \$35,000; owner, John J. Egan, 118 E
28th st; architects, Nast & Springsteen, 21 W
45th st. Plan No. 268.

#### STORES, OFFICES AND LOFTS.

5TH AV, 668-670, 6-sty brick stores and lofts, 25x98; cost, \$130,000; owners, Dreicer Realty Co., Michael Dreicer, 560 5th av; architect, Henry O. Chapman, 334 5th av. Plan No.

56TH ST and 55TH ST, w s of 12th av, 1-sty frame office and fence, 15x31x200.75; cost, \$4,-500; owner, City of New York, Dept. of Water Supply, 21 Park Row; architect, Engineer of Dept. Plan No. 271.

STORES AND TENEMENTS.

5TH AV, 673, 6-sty brick stores and apartments, 25x100; cost, \$70,000; owner, Adelaide McAlpin Pyle, care Pratt & McAlpin, 68 William st; architect, Thos. Hastings, 225 5th av. Plan No. 263.

#### THEATRES.

THEATRES.

115TH ST, 305 W, 1-sty open air theatre, 25x 100; cost, \$400; owners, Manhattan Leasing Co., 149 Church st; architect, Jos. J. Eberle, 489 5th av. Plan No. 264.

116TH ST, 60-62 West, 1-sty brick moving picture theatre, 38x100; cost, \$10,000; owner, 60 & 62 West 116th St Co., 31 Liberty st; architects, Jacob M. Felson, 125 E 115th st. Plan No. 265.

Plan No. 265.

BROADWAY, 3861, open air moving picture theatre, frame, 100x120; cost, \$1,500; owner, Geo. Humphries, 228 West 75th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 269.

3D AV, 1081, 1-sty brick moving picture theatre, 21x120; cost, \$10,000; owners, David Lentin Realty Holding Co., David Lentin, Pres., 68 Lenox av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 270.

#### MISCELLANEOUS.

106TH ST and 5TH AV, sec, 1-sty frame open shed, 12x12; cost, \$150; owner, Edward Fagan, 42 Broadway; architect, Nathan Langer, 81 E 125th st. Plan No. 262.

#### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.
SIMPSON St, ws, 369.65 s Westchester av, three 5-sty brick tenements, plastic slate roof, 43.11x93.6, 43x93.3, 43x93; cost, \$150,000; owners, Reubin Brooks, 173d st & Shakespearav; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 334.

ANTHONY AV, s w cor 174th st, 5-sty brick tenement, plastic slate roof, 61.4x79.33%; cost, \$75,000; owners, Corner Con. Co., B. Greenleaf, I185 Washington av, president; architects, Frankfort & Kirschner, 830 Westchester av. Plan No. 336.

CALLOWELL AV w. 2.242.

Plan No. 336.

CAULDWELL AV, w s, 248 n 158th st, 5-sty brick stores and tenement, tin roof, 50.2%x117; cost, \$50,000; owners, G. C. Const. Co., Israel Glick, 661 Tinton av, president; architect, Chas. B. Meyers, 1 Union Sq. West. Plan No. 330.

3D AV, s w cor 182d st, two 5-sty brick tenements, plastic slate roof, 50x72, 53x68; cost, \$73,000; owners, Corgil Realty Co., 15 Old Bway; architects, Gilbert Robinson & Son, 15 Old Bway. Plan No. 333.

CLAY AV, s e cor 174th st, 5-sty brick tenement, plastic slate roof, 61.3x85.3; cost, \$75,000; owners, Corner Constn Co., B. Greenthal, 1185 Washington av, Pres.; architects, Frankfort & Kirschner, S30 Westchester av. Plan No. 343.

WALES AV, nw cor 151st st, two 5-sty brick

WALES AV, nw cor 151st st, two 5-sty brick tenements, plastic slate roof, 65x94.6, 60x92; cost, \$140.000; owners, Polatschek-Spencer Realty Co., Harry W. Spencer, 818 East 161st st, Pres.; architect, John C. Watson, 271 West 125th st. Plan No. 344.

#### DWELLINGS

DWELLINGS.

256TH ST, n e cor Fieldstone rd, 2-sty frame dwelling, tin roof, 22x40; cost, \$3,000; owner, Josie Cunningham, 648 Jackson av; architect. T. J. Cunningham, 648 Jackson av. Plan No. 342.

MOSHOLU AV, e s, 390.59 s Fieldstone rd, 2½-sty brick dwelling, shingle roof, 34x28.4; cost, \$6,500; owners, Benedict F. & Mary A. Buhle, 108 Elliott av, Yonkers; architect, Anton Schonbach, 18 South Bway, Yonkers. Plan No. 331.

RYER AV, w s, 245.10 n Burnside av, 3-sty brick dwelling, tin roof, 25x50; cost, \$12,000; owner, Wm. Phelan, 401 Tremont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No.

TREMONT TER, w s, 94.27 s Alice av, 1-sty & attic frame dwelling, shingle roof, 20x45; cost, \$1,800; owner, Wm. H. Blewett, 1139 Tinton av; architect, Paul R. Ballo, 5th av & 82d st. Plan No. 339.

KING AV, w s, 50 s Bowne st, 1½-sty frame dwelling, shingle roof, 22x47.6; cos \$1,200; owner, Catherine J. Stumpf 1209 Hoe av; architects, Toelberg & Son, 1167 Fox st. Plan No. 345.

FACTORIES AND WAREHOUSES.

UNDERHILL AV, e s, 175 n Lacombe av, 1sty frame storage, 16x25; cost, \$100; owner,
Angelo Bruno, 237 East 151st st; architect,
Anton Pirner, 2069 Westchester av. Plan No.
346.

#### STABLES AND GARAGES.

RYER AV, ws. 245.10 n Burnside av, rear 1-sty hollow tile garage, tin roof, 42x20; cost, \$3,000; owner, Wm. Phelan, 401 Tremont av; architect M. W. Del Gaudio, 401 Tremont av. Plan No. 338.

Plan No. 338.

GRAND AV, e s. 147.95 n Fordham rd, 1-sty frame stable, 30x20; cost, \$300; owner, J. L. Jalbino on premises; architect, Jas. P. Eoyland, Fordham rd and Webster av. Plan No.

STORES AND DWELLINGS.

OLD WHITE PLAINS RD, e s, 218.8 n Adee av, 2-story frame store and dwelling, tar and gravel roof, 16.5x32.6; cost, \$3,000; owners, Hale

Bldg & Realty Co, Chas T Adee, Williamsbridge rd and Cruger av, Pres.; architect, Geo P Cros-ier, 223d st & White Plains av. Plan No. 340.

#### THEATRES.

THEATRES.

172D ST, 447, open-air theafre, 40x130; cost, \$400; owners, Knepper Realty Co., 99 Nassau st; architect, James P. Boyland, Fordham rd & Webster av. Plan No. 335.

TREMONT AV, n s, 100 e 3d av, open-air theatre, 50x85; cost, \$500; owner, J. Friedland, 4222 3d av; architect Theo. Repley, 1486 Hoe av. Plan No. 332.

#### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

ST. MARKS AV, n s, 125 e Kingston av, two
4-sty brick tenements, 50.4x105, slag roof, 21
families each; total cost, \$130,000; owner, M. &
J. Const. Co., 5305 5th av; architects, S. Milman & Son, 1780 Pitkin av. Plan No. 2768.

SCHENK AV, n w cor Sutter av, 4-sty brick
tenements, 50x90, slag roof, 20 families; cost,
\$26,000; owner, Julius Weiss, 1492 Lincoln pl;
architect, S. Millman & Son, 1780 Pitkin av.
Plan No. 2739.

3D AV. n e cor 80th st. 4-sty brick

Plan No. 2739.

3D AV, n e cor 80th st, 4-sty brick tenement, 29.4x90, gravel roof, 14 families; cost, \$15,500; owner, Peter Lythgoe, 276 78th st; architects, Cohen Bros., 361 Stone av. Plan No. 2804.

COURT ST, e s, 20 n Dean st, plumbing to 4-sty tenement; cost, \$125; owner, Mrs. L. Marks, 165 Court st; architect, W. F. Milley, 173 Court st. Plan No. 2864.

54TH ST, s s, 287.7 w 15th av, 4-sty brick tenement, 24,6x89.2, tin roof; cost, \$20,000; owner Renrock Const. Co., 150 Nassau st, N. Y.; architects, Ricca & Mastronaid, 367 Fulton st. Plan No. 2889.

DWELLINGS.

MILFORD ST, w s, 18 s Sutter av, four 2sty brick dwellings, 18x32, slag roof, 1 family
each; total cost, \$20,000; owner, Joe Cohen,
189 Montague st; architect, S. Millman & Son,
1780 Pitkin av. Plan No. 2770.

EAST 7TH ST, e s, 200 n Beverley rd, six
2-sty brick dwellings, 20x36, gravel roof, 2
families each; total cost, \$15,000; owner, Mary
E. Wuest, 324 East 7th st; architect, E. F.
Hudson, 319 9th st. Plan No. 2758.

WEST 32D ST, w s, 150 s Mermaid av, 1-sty
frame dwelling, 18.6x44, felt roof, 1 family;
cost, \$1,200; owner, Dennis Winters, 287 Evergreen av; architect, Theo. Engelhardt, 905
Bway. Plan No. 2740.

94TH St, s s, 200 e 2d av, four 2-sty brick
dwellings, 18.9x48, tin roof, 2 families each;
total cost, \$1,000; owner and architect, O'Keefe
& Nogard, 463 6th av. Plan No. 2755.

EAST N. Y. AV, n w cor Troy av, 2-sty frame
store and dwelling; cost, \$2,500; owner, Michael
Libretti, 555 East N. Y. av; architect, C. H.
De Leon, 120 Beverley rd. Plan No. 2760.

SUTTER AV, s w cor Milford st, 2-sty brick
dwelling, 18x30, slag roof, 1 family; cost, \$5,000; owner, Joe Cohen, 189 Montague st; architect, S. Millman & Son, 1780 Pitkin av. Plan
No. 2771.

WEST 35TH ST, w s, 20 n Neptune av, 1-sty
frame dwelling, 12x26.6, canyas roof, 1 family;

No. 2771.

WEST 35TH ST, w s, 20 n Neptune av, 1-sty frame dwelling, 12x26.6, canvas roof, 1 family; cost, \$200; owner, David Muir, on premises; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2785.

24th st. Plan No. 2785.

53D ST, n s, 100 w 5th av, 3-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$6,200; owner, Mrs. W. Albrecht, 471 53d st; architect, John G. Michel, 323 45th st. Plan No. 2793.

MERMAID AV, n s, 40 w West 31st st, 1-sty frame dwelling, 14x34, ruberoid roof, 1 family; cost, \$400; owner, Mary Donohue, on premises; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2786.

24th st. Plan No. 2786.

7TH AV. s e cor 51st st, 3-sty brick dwelling, 21.7x60, slag roof, 2 families; cost, \$8,000; owners, M. Greene & Co., 552 48th st; architect, Jonas Green, 406 48th st, Plan No. 2774.

LINWOOD ST, e s, 140 n Ridgewood av, two 2-sty brick dwellings, 20x55, gravel roof, two families; cost, \$7,000; owner, Emma Naemann, 580 Ridgewood av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2824.

55TH ST, s s, 80 w 7th av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, \$6, 600; owner, N. Drucker, 173 Fountain av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2829.

55TH ST, s w cor 7th av, 3-sty brick store

55TH ST, s w cor 7th av, 3-sty brick store and dwelling, 20x55, —— roof, 2 families; cost, \$7,500; owner, N. Drucker, 173 Fountain av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2833,

\$7,500; owner, N. Drucker, 173 Fountain av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2833.

ATKINS AV, s w s, 269.8 n w Hegeman av, 2-sty brick dwelling, 20.4x54, slag roof, 2 families; cost, \$3,600; owner, Peter Prusates, 886 Clinton av; architect, Otto Thomas, 354 Fulton st. Plan No. 2814.

NEW UTRECHT AV, s w cor 56th st, 3-sty brick dwelling, 22.6x54.1, slag roof, 2 families; cost, \$5,000; owner, Fred'k F. Stevens, on premises; architects, Eisenla & Carlson, 16 Court st. Plan No. 2828.

7TH AV, w s, 20 s 55th st, four 3-sty brick dwellings, 20x50, slag roof, 2 families each; total cost, \$24,000; owner, N. Drucker, 173 Fountain av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2830.

BAREEY ST, e s, 60 n Livonia av 2-sty frame dwelling, 18x42, gravel roof, 1 family; cost, \$2,800; owner, Ethel Sparago, 598 Jerome st; architect, Morris Rothstein, 627 Sutter av. Plan No. 2847.

Plan No. 2847.

CYPRESS av, s s, 220 w Sea Gate av, 2½-sty frame dwelling, 21.10x36.6, shingle roof, 1 family; cost, \$6,000; owner, A. S. Hart, 189 Montague st; architect, R. I. Dodge, 233 Broadway, N. Y. Plan No. 2854.

IRVINGTON CT, n s, 290 w East 17th st, 2-sty frame dwelling, 20.2x38.2, shingle roof, 1 family; cost, \$4,000; owner, E. R. Strong, Foster av and East 18th st; architects, Slee & Bryson, 158 Montague st. Plan No. 2857.

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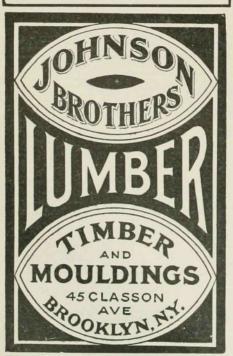


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Plans Filed, New Buildings, Bklyn. (Cont.).

Plans Filed, New Buildings, Bklyn. (Cont.).

LINDEN AV, s e cor East 35th st, 2-sty frame dwelling, 16.8x44, slag roof, 1 family; cost, \$4.500; owner, M. Forgason, 3305 Church av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2861.

LINDEN AV, s s, 16.8 e East 35th st, four 2-sty frame dwellings, 16.8x44, slag roof, 1 family; cost, \$18,000; owner, M. Forgason, 3305 Church av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2860.

19TH AV, n w cor 78th st, 2-sty brick dwelling, 16.8x42, gravel roof, 1 family; cost, \$4,000; owner, C. M. Schiff, 1701 77th st; architect, G. B. Webb, 104 West 42d st, N. Y. Plan No. 2844. EAST 54TH ST, w s, 220 n Beverley rd, two 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, \$6,000; owners, C. H. Finman, 155 Rogers av; architect, C. H. Finman, 155 Rogers av; architect

N. Y. Plan No. 2843.

EAST 46TH ST, e s. 360 s Linden av, two 2-sty brick sheds and dwellings, 27x16 (dwelling), 16x20 (shed), gravel roof; cost, \$7,750; owner, Morris Kreshefsky, 645 Linden av; architect, J. M. Rican & ano, 367 Fulton st. Plan No. 2870.

EAST 54TH st, w s. 94.6 s Church av, 2-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$2,500; owner, Giuseppi, Premeveria, 561 East 5th st; architect. L. Danancher, 7 Glenmore av. Plan No. 2879.

SSTH ST, e s. 120 s Av A, 2-sty frame dwelling, 18x26, shingle roof, 1 family; cost, \$1,500; owner, A. Peterson, 321 East 51st st; architect. L. Danancher, 7 Glenmore av. Plan No. 2880.

EASTERN PARKWAY, n s. 59 e Prospect pl, 2-sty brick dwelling; cost, \$4,500; owner, Samuel Meyer, 460 Rockaway av; architect. L. Danancher, 7 Glenmore av. Plan No. 2882.

EASTERN PARKWAY, n s, 39 e Prospect pl,

EASTERN PARKWAY, n s, 39 e Prospect pl 2-sty brick dwelling, 20x55, gravel roof, 2 fam-ilies; cost, \$4,000; owner, Saml. Meyer, 460 Rockaway av; architect, L. Danancher, 7 Glen-more av. Plan No. 2881.

#### FACTORIES AND WAREHOUSES.

CARLTON AV, s e cor Flushing av, 1-sty brick storage, 25x127, gravel roof; cost, \$6,000; owner, Samuel Mendelheim, 1 Carlton av; arch-itect, Hy Holder, Jr., 242 Franklin av. Plan No. 2794.

STABLES AND GARAGES

AV Q, n w cor East 21st st, 1-sty frame garage, 17x19; shingle roof; cost, \$300; owner, C. H. Ruopp, on premises; architect, Jas. A. McCarroll, 3 West 29th st, N. Y. C. Plan No. 9816

HINSDALE ST. w s, 155 n Glenmore av, 1-sty frame stable, 25x25, gravel roof; cost, \$800; owner, Barney Steinfield, on premises; archi-tects, Farber & Markowitz, 189 Montague st. Plan No. 2842.

Plan No. 2842.
GROVE ST, n e cor Eushwick av. 1-sty brick garage, 12x194, gravel roof; cost, \$500; owner, C. L. Houston, on premises; architect, E. H. Tatje, 106 Van Sielen av. Plan No. 2871.
43D ST, n s, 275 w 3d av, 1-sty brick stable, 12x10, gravel roof; cost, \$250; owner, Emanuel Samourex, 249 43d st; architect, Chas. Braun, 253 43d st. Plan No. 2883.

#### STORES AND DWELLINGS.

7TH AV, es, 21.7 s 31st st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$5,500; owners, M. Greene & Co., 552 48th st; architect, Jonas Green, 406 48th st. Plan No. 2775.

7TH AV, e s, 21.7 s 31st st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$5,000; owners, M. Greene & Co., 552 48th st; architect, Jonas Green, 406 48th st. Plan No. 2776.

2776.

70TH ST, n s, 56.1 e New Utrecht av, 3-sty brick store and dwelling, 31.10x40, grayel roof, 2 families; cost, \$2,000; owner, Julius Scher, 1560 73d st; architect, Fred'k J. Dassau, 1373 Broadway. Plan No. 2846.

PROSPECT PL, n s, 62.3 w Washington av, 3-sty brick store and dwelling, 18.10x53, — roof, 2 families; cost, \$6,000; owner, Robt. Ward, 560 Nostrand av; architect, E. H. Tatja, 106 Van Siclen av. Plan No. 2872.

#### STORES, OFFICES AND LOFTS.

HINSDALE ST. n w cor Glenmore av, 1-sty frame office, 25x20, grayel roof; cost, \$600; owner, Barney Steinfield, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 2841.

THEATRES.

STERLING PL, s s, 45 e Saratoga av. 1-sty brick open-air show, 72.8x220; cost, \$1,000; owner, Paul Kaskel, 9 Columbus av; architect, J. S. Glaser, 75 73d st. Plan No. 2745. 5TH AV, n w cor 44th st, 1-sty open air show, 100x100 (lot); cost, \$4,000; owner, Robt. Mar-bin, 270 Riverside Drive; architects. Van Buen & La Velle, 507 5th av. Plan No. 2815.

#### MISCELLANEOUS

B B PIKE, n s. 750 e Coney Island av, 1-sty frame stand, 20x12, gravel roof; cost, \$200; owner, Chauncey Marshall, 41 Park Row, N. Y.; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2787.

24th st. Plan No. 2787.

GRAND ST, n s, 150 w Stewart av, 1-sty frame shed, 50x50, iron roof; cost, \$1,000; owners and architect, Realty Supply Co., 186 Remsen st. Plan No. 2782.

25TH ST, s s, 100 w 3d av, 1-sty brick open air show, 8x8, — roof; cost, \$450; owner, Mary J. Mallan, 451 Waverly av; archittet, John J. Miller, 1315 Church av. Plan No. 2868.

CLINTON AV, e s, 125.5 s Park av, 5-sty brick bakery, 80x116, slag roof; cost, \$115,000; owner, N. E. Drake, 1006 Wallabout Market; architects, Dodge & Morrison, 135 Front st, N. Y. Plan No. 2863.

#### Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Lockwood st, w s, 300 s Grand av, 5-sty brick tenement, 57x83, tin roof, 26 families; cost, \$45,000; owner, Michael Pil-nacek, 425 E 71st st, N, Y, C,; architect, Frank J. Scheficik, 4168 Park av, N, Y, C, Plan No.

LONG ISLAND CITY.—Main st, n s, 105 e Woolsey av, 4-sty brick tenement, 40x89, tar and gravel roof, 14 families; cost, \$20,000; owner, Mary G. Johnson, 152 Fulton st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1674.

LONG ISLAND CITY.—Debevoise av, e s, 150 s Potter av, 4-sty brick tenement, 25x75, tar and gravel roof, 8 families; cost, \$12,000; owner, L. I. City Building Co., 796 2d av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1676.

Long Island City.—4th av, w s, 401 n Ditmars av, 2-sty brick tenement, 28x66, tar and gravel roof, 4 families; cost, \$6,000; owner, John J. Horan, 889 2d av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1678.

#### DWELLINGS.

COLLEGE POINT.—24TH st, w s, 125 n 3d av, 2-sty frame dwelling, 20x46, tin roof, 2 families; cost, \$3,500; owner, William Connors, 3d av and 23d st, College Point; architect, H. T. Morris, Jr., 321 13th st, College Point. Plan No. 1616

1646.

CORONA.—Montgomery av, w s, 50 s Lincoln av, 2-sty frame dwelling, 18x36, tin roof, 2 families; cost, \$2,000; owner, Joseph George, 76 Corona av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1653.

CORONA.—Hunt st, n e c Van Dine st, 2½-sty frame dwelling, shingle roof, 1 family; cost, \$4,-500; owner, Elmhurst Homes Co., Hunt st, Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan No. 1654.

hurst; architect, C. L. Varrone, Corona av, Corona. Plan No. 1654.

ELMHURST.—Adams st, n s, 140 e Plain st, 2sty frame dwelling, 18x42, tin roof, 2 families;
cost, \$1,200; owner, Robert Muckain, 333 Manhattan av, Erooklyn; architect, Edw Gusa, 21st
st, Flushing. Plan No. 1644.

ELMHURST.—Banta st, s s, 120 e Van Dine
st, 2½-sty frame dwelling, 22x50, shingle roof,
2 families; cost, \$4,200; owner, Elmhurst Homes
Co, Hunt st, Elmhurst; architect, C. L. Varrone,
Corona av, Corona. Plan No. 1655.

HOLLANDS, ROCKAWAY BEACH.—Thompson av, w s, 150 n L. I. R. R., 1-sty frame
bungalow, 15x24, shingle roof, 1 family; cost,
\$500; owner, Benj, Friedman, 155 Grand st, N.
Y. C.; architect, Wm. S. Rothschild, 55 Washington av, Rockaway Beach. Plan No. 1647.

HOLLIS.—Hollis av, w s, 75 s Park av, 2½sty frame dwelling, 36x42, shingle roof, 1 family; cost, \$6,000; owner, Rev. John Gresser,
Husson av, Hollis; architect, Wm. A. Finn, 358
Fulton st, Jamaica. Plan No. 1651.

LONG ISLAND CITY.—Sth av, e s, 250 n
Grand av, 2-sty brick dwelling, 25x36, tile roof,
1 family; cost, \$6,000; owner, Anton Dvorsky,
559 Woolsey av, L. I. C.; architect, Frank
Braun, 585 9th av, L. I. City. Plan No. 1652.

QUEENS.—Campbell av, n e cor Golder pl, 25v, concrete building dwelling, 20x32, asbestos

QUEENS.—Campbell av, n e cor Golder pl, sty concrete building, dwelling, 20x32, asbest shingle roof, 1 family; cost, \$4,000; owner, P. O'Brien, 3 Penfold rd, Elmhurst; architec C. R. VanDusen, Seminole av, Hollis. Plan N 1650.

C. R. VanDusen, Seminole av, Hollis. Plan No. 1650.

ROCKAWAY BEACH.—Hammels av, n s, 70 s Boulevard, 1-sty frame dwelling, 26x30, tin roof, 2 families; cost, \$450; owner, James Keenan, 8 North Fairview av, Rockaway Beach; architect, J. P. Powers Co., Fairview av, Rockaway Beach, Plan No. 1638.

ROCKAWAY BEACH.—Fairview av, w s, adjoining L. I. R. R., 1-sty frame dwelling, 16x 20, shingle roof, 1 family; cost, \$300; owner, Mrs. Nellie Prendergast, 43 North Fairview av, Rockaway Beach; architect, J. P. Powers Co., Fairview av, Rockaway Beach; architect, J. P. Powers Co., Fairview av, Rockaway Beach. Plan No. 1637.

WOODHAVEN.—Woodhaven av, e s, 200 n Elm st, two 2½-sty frame dwellings, 18x38, shingle roof, 1 family; cost, \$4,600; owner, Hugo A. Kratenstein, 1625 Woodhaven av, Woodhaven; architect, Fredk, L. Rickmeyer, 4099 Ferris st, Woodhaven. Plan Nos. 1657-1658.

DUNTON.—Morris av, w s, 300 s Mills st, 2-sty frame dwelling, 16x32, shingle roof, 1 family; cost, \$2,500; owner and architect, Elias Thorson, 1223 Nebraska av, Dunton. Plan No. 1625.

FAR ROCKAWAY.—Central av, n s, 50 w McNeil av, 2½-sty frame dwellings, 27x45, shingle roof, 1 family; cost, \$5,500; owner, Benj, Schoen, Far Rockaway; architects, How-ard & Callmann, Far Rockaway. Plan No. 1627.

1627.

FAR ROCKAWAY.—Central av, n w cor McNeil av, 2½-sty frame dwelling, 26x48, slate roof, 1 family; cost, \$6,000; owner, Mrs. Mamie Rockman, Far Rockaway; architects, Howard & Callman, Far Rockaway. Plan No. 1626.

GLENDALE.—Alpha pl, n w cor Coper av, 2-sty frame dwelling, 19x55, tin roof, 2 families; cost, \$2,500; owner, Henry Schlachter, 65 Schaeffer st, Brooklyn; architect, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 1628.

JAMAICA.—Degraw av n s 80 w Victoria st

JAMAICA.—Degraw av, n s. 80 w Victoria st, 2½-sty frame dwelling, 17x37, shingle roof, 1 family; cost, \$5,000 (two houses); owners, Storms & Powell, Clinton av, Jamaica; architect, Wm. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1622.

Plan No. 1622.

ROCKAWAY BEACH.—Washington av, n s, 75 e Thetis av, four 1-sty frame bungalows, 20x16, shingle roof, 1 family; cost, \$1,600; owner, Mrs. J. Holland, Rockaway Beach; architect, Wm. S. Rothschild, 55 Washington av, Rockaway Park. Plan Nos. 1633-34-35-36.

CORONA.—Montgomery av, w s, 75 s Lincoln st, 2-sty frame dwelling, 18x36, tin roof, 2 families; cost, \$1,800; owner, Jos. George, 76 Corona av Corona; architect, C. L. Varrone, Corona. Plan No. 1666.

FAR ROCKAWAY.—Clinton st, s s, 405 e Mott av, 1-sty frame dwelling, 22x26, shingle roof, 1 family; cost, \$500; owner, Frances W. Edder, Clinton st, Far Rockaway; architect, Jos. H. Cornell, Far Rockaway. Plan No. 1662.

HOLLIS.—Fishkill st, w s, 100 s Atlantic av, 2-sty frame dwelling, 18x55, shingle roof, 1 family; cost, \$3,000; owner, F. W. Scutt, 636 Fulton st, Jamarca; architects H. T. Jeffrey & Son, 923 Lenerts av, Richmond Hill. Plan No. 1660.

ramily; cost, \$3,000; owner, F. W. Scutt, bouFulton st, Jamaica; architects H. T. Jeffrey &
Son, 923 Lenerts av, Richmond Hill. Plan No.
1606.

KEW.—Greenfell av, w s, 290 n Audley st,
2½-sty frame dwelling, 30x35, tile roof, 1 family; cost, \$4,000; owner, C. Walter Bahrenberg,
29 Beekman st, N. Y. C.; architects, Marvin &
Davis, 303 5th av, N. Y. Plan No. 1670.

JAMAICA.—Johnson av, s s, 125 e Foley av,
2-sty frame dwelling, 18x56, tar and gravel roof,
2 families; cost, \$1,000; owner, Anthony Bruzzo,
Johnson av, Jamaica; architect, Constant Verrine, 15 Prospect st, Jamaica. Plan No. 1665.

JAMAICA.—Broadway, s s, 50 e Longfellow st,
2-sty frame dwelling, 22x55, tar and slag roof,
1 family; cost, \$3,500; owner, Andrew Sciniur,
13 Beaver st, Jamaica: architect, Rocco V Retrolino, 228 Hoyt av, L. I. City. Plan No. 1667.

LONG ISLAND CITY.—Sherman st, w s, N.
Payntar av, 2-sty brick dwelling, 25x45, tin
roof, 2 families; cost, \$3,800; owner, Jos. Rossano, care architect; architect, Rocco V Petrolino, 228 Hoyt av, L. I. City. Plan No. 1677.

MIDDLE VILLAGE.—Furman av, w s, 400 n
Carhardt pl, two 2-sty frame dwellings, 20x47,
felt and slag roof, 2 families; cost, \$5,000;
owner, John J. Hoerning, 51 Furman av, Midolie village; architect, John H. Vandervegt, 47
butler st, Evergreen. Plan No. 1685.

RICHMOND HILL.—Chestnut st, w s, 225 n
Lexington st, 2½-sty irame dwelling, 17x38,
shingle roof, 1 family; cost, \$2,000; owner,
Cosmopolitan Const. Co., Atlantic & Greenwood
avs, Richmond Hill; Plan No. 1681.

RICHMOND HILL.—Lexington st, n s, 50 w
Chestnut st, 2-sty frame dwelling, 18x56, tin
roof, 2 families; cost, \$3,500; owners, Herbert &
Floyd Davis, Stoothoff av, Richmond Hill; architect, Chas. E, Snowden, 1020 Elm st, Richmond Hill. Plan No. 1663.

ROCKAWAY PARK.—Newport av, n s, 60 e
9th av, 2½-sty frame dwelling, 24x50, shingle
roof, 2 families; cost, \$7,000; owner, Fred H.
Noback, 194 Ridgewood av, Woodhaven; architect, Ge E. Cane, 67 Welling st, Richmond Hill.
Plan No. 1672.

FACTORIES AND WAR

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Steinway av, n s, 125 w Pierce av, 4-sty brick pasteurizing plant, 50x90, tar and felt roof; cost, \$30,000; owner, Borden Condensed Milk Co., 108 Hudson st, N. Y. C.; architect, C. Howard Chamberlain, 18 South Bway, Yonkers, N. Y. Plan No. 1642,

#### SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.

SOUTH OZONE PARK.—Rockaway road, n we for Lincoln av, 3½-sty brick public school, 146x66, slag roof; cost, \$100,000; owner and architect, Board of Education, 59th st and Park av, N. Y. C. Plan No. 1639.

EAST WILLIAMSBURG.—Prospect av, e s, 50 s Gates, 2-sty brick stable, 25x36, slag roof; cost, \$1,000; owner, Chas. Schneider, 2038 Linden st, Brooklyn; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 1629.

JAMAICA.—Evergreen av, w s, 150 n Smith st, 1-sty brick garage, 15x22, paroid roofing; cost, \$600; owner, Jamaica Hospital, New York av, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica, Plan No. 1623.

#### STABLES AND GARAGES

WOODHAVEN.—Windon st, w s, 160 e Forest parkway, 1-sty frame garage, 14x22, shingle roof; cost, \$200; owner, H. C. Kinepoet, Win-don st, Woodhaven. Plan No. 1641.

FLUSHING.—Linden st, s w cor Myrtle a: 1-sty brick office and stable, 122x75, Barrett roofing; cost, \$15,000; owner, Alex. Campbe Milk Co., S02 Fulton st, Brooklyn; architec John P. Benson, 331 Madison av, N. Y. C. Pla No. 1661.

JAMAICA.—Ray st, w s, 75 n Willett st, 1-sty frame garage, 10x16, shingle roof; cost, \$400; owner, R. Blumenthal, 503 Ray st, Jamaica; architect, Constant Verrine, 15 Prospect st, Jamaica. Plan No. 1663.

maica, Piah No. 1005.

JAMAICA.—Norris av, e s, 250 s South st, 1sty frame garage, 32x22, felt roof; cost, \$500;
owner, Jamaica Consumers Ice Co., South st,
Jamaica; architect, John J. Bliss, Oceanview av,
Jamaica. Plah No. 1671.

JAMAICA.—South st, s s, 91 e Globe av, frame stable, 9x30, tin roof; cost, \$250; ow M. Rossheimer, South st, Jamaica. Plan 1668.

JAMAICA.—South st, n s, 40 e Phraner a 1-sty brick stable, 30x14, shingle roof; co \$550; owner, Pasquale Ruggio, South st, J maica; architect, Constant Verrine, 15 Pro-pect st, Jamaica. Plan No. 1664.

#### STORES AND DWELLINGS.

STORES AND DWELLINGS.
RIDGEWOOD.—Myrtle av, n s, 220 w Onderdonk av, two 3-sty brick stores and dwellings, 20x55, tar and slag roof, 2 families; cost, \$13,-000; owner, Stephen Voris, Myrtle av, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 1631.

LONG ISLAND CITY.—Howland st, e s, 100 n Potter av, 1-sty frame dwelling and store, 22x 35, shingle roof, 1 family; cost, \$1,200; owner, N. McIntyre, 326 East 65th st, N. Y. C.; architect, Emil Motl, 806 2d av, L. I. C. Plan No. 1649.

1649.

LONG ISLAND CITY.—North William st, n s, 100 w Van Alst av, 3-sty brick store and dwelling, 19x52, tin roof, 2 families; cost, \$4,000;



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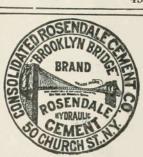
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Plans Filed, New Buildings, Queens (Cont.).

owner, Domenico Perrone, 122 St. John's pl. L. I. City; architect, Rocco V. Petrovilano, 228 Hoyt av, L. I. City. Plan No. 1640.

JAMAICA.—New York av, w s, 160 s South st, four 2-sty brick dwellings and stores, 20x 50, slag root, 2 families; cost, \$18,000; owner, Samuel Graham, 175 New York av, Jamaica; architect, owners. Plan No. 1680.

STORES, OFFICES AND LOFTS.

COLLEGE POINT.—5th av, s w cor 15th st, 1-sty frame store, 12x32, tin roof, 1 family; cost, \$900; owner, Thos. Purigina, 759 5th av, College Point; architect, Geo. Grotz, 21st st, Whitestone. Plan No. 1645.

FLUSHING.—Main st, w s, 123 s Grove st, 1-sty frame store, 14x20, tile roof; cost, \$600; owner, L. I. News Co., Long Island City. Plan No. 1643.

CORONA. 47th etc.

CORONA.—47th st, w s, 230 s Jackson av, 1-sty frame store, 17x30, tin roof; cost, \$800; owner, P. Torio, 25 47th st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan No.

#### MISCELLANEOUS.

MISCELLANEOUS.

ELMHURST.—Grandview av, n s, 325 e Warren st, 1-sty frame shed, 15x8, paper roof; cost, \$25; owner, John Wissmaskoi, Grandview av, Elmhurst. Plan No. 1621.

WOODHAVEN.—Benedict av, w s, 365 s Sterling st, 2-sty brick fire house; 25x78, slag roof; cost, \$22,000; owner, City of New York, 67th st and 3d av, N. Y. C.; architect, Frank H. Quinby, 99 Nassau st, N. Y. C. Plan No. 1624.

LONG ISLAND CITY.—Marion st, n s, 375 w Payntar av, erect brick retaining wall; cost, \$110; owner, Raffello Lisena, 17 Sherman st, L. I. C. Plan No. 1659.

L. I. CITY.—Jackson av. s s. bet Crane and

L. I. CITY.—Jackson av, s s, bet Crane and Davis st, 1-sty frame shed, 12x14, gravel roof; cost, \$50; owner, Neptune Meter Go., on premises. Plan No. 1673.

#### Richmond.

#### DWELLINGS.

BERNARD AV, w s, 70 — Chestnut av, Tottenville, 2-sty frame dwelling, 26x26; cost, \$2,000; owner, Henry Stalzenthaler, Tottenville, architect and builder, Henry Stalzenthaler, Tottenville, Plan No. 357.

CRESCENT AV, n s, 250 — Seaside boule-vard, South Beach, 1-sty frame bungalow; cost, \$60; owner, L. Capell, 5623 7th av, Brooklyn; builder, L. Capell, 5623 7th av, Brooklyn. Plan No. 362.

\$60; owner, L. Capell, 5623 7th av, Brooklyn; builder, L. Capell, 5623 7th av, Brooklyn. Plan No. 362.

EAST AV, n s, 125 w Webster av, Tompkinsville, 2½-sty frame dwelling, 21x45; cost, \$3,600; owner, Moses Solomon, N. Y. C.; architect, John Davies, Tompkinsville; builder, L. Meyerson, New Brighton. Plan No. 375.

EGBERT AV, s s, 275 e Jewitt av, West New Brighton; three 2-sty frame dwellings, 20x28; cost, \$8,400; owner, Howard H. Vorzel, West New Brighton; architect and builder, Peter Larsen, Port Richmond. Plan No. 373.

FOREST AV, n s, 254 e Elizabeth, West New Brighton; architect and builder, Peter Larsen, Port Richmond. Plan No. 372.

JEFFERSON AV, n s, 200 w Eoulevard D H, Dongan Hills, 2-sty frame dwelling, 21x27; cost, \$1,200; owner, Wm. M. McKettrick, Jersey City, N. J.; architect and builder, Thos. McKettrick, Dongan Hills. Plan No. 360.

LINCOLN AV, n s, 60 w 10th st, Grant City, 1-sty frame bungalow, 14x16; cost, \$200; owner, Mrs. Noblett, Grant City; builder, Chas. C. Lockwood, Grant City, Plan No. 378.

MAPLE AV, s s, 140 w 5th st, New Dorp, 2-sty frame dwelling, 23x27; cost, \$2,000; owner, Mrs. Noblett, Grant City; builder, Chas. C. Lockwood, Grant City, Plan No. 378.

MAPLE AV, s s, 140 w 5th st, New Dorp, 2-sty frame dwelling, 23x27; cost, \$2,000; owner, Jos. W. Hughes, New Dorp; architect, Mm. H. Mirserian, New Dorp. Plan No. 361.

NEW DORP LA, s s, lot 112, NEW DORP, 1-sty frame bungalow, 14x35; cost, \$350; owner, Sarah L. Gould, 636 West 52d st, N. Y. C.; architect, F. Jeckel, 458 West 51st st, N. Y. C. Plan No. 371.

ROCKAWAY ST, w s., 100 s Clairemont av, Tottenville, 1-sty frame bungalow, 8x8; cost, \$200; oxts, \$200; oxts,

architect, F. Jeckel, 458 West 51st st, N. Y. C. Plan No. 371.

ROCKAWAY ST, w s., 100 s Clairemont av, Tottenville, 1-sty frame bungalow, 8x8; cost, \$20; owner, John Nicholls, Tottenville; builder, Jas. H. Cummings, Tottenville; Plan No. 377.

WATERSIDE AV, e s., 220 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x32; cost, \$500; owner, R. Madson, New Dorp; builder, T Sanjour, New Dorp. Plan No. 366.

WESTERVELT AV, w s., 200 n Crescent av, West New Brighton, 2-sty frame dwelling, 28x 26; cost, \$4,000; owner, Louis Goldberg, New Brighton; architect, Haabestead, Port Richmond; builder, Patrick Brennan, West New Brighton. Plan No. 363.

VAN DUZER AV, e s. 605 n Broad st, West New Brighton. Plan No. 363.

VAN DUZER AV, e s. 605 n Broad st, West New Brighton, builder, Joseph Koch, Stapleton; architect, Loeffler, Stapleton; builders, Henry Spruck & Son. Plan No. 376.

2D ST, w s. 125 n Elm av, Midland Beach, 1-sty frame bungalow, 12x26; cost, \$219; owner, Gaston Goch, 247 West 49th st, N. Y. C.; builder, Frank E. Parsons, Midland Beach, Plan No. 359.

3D ST, e s, n e cor Beach av, New Dorp, 2-sty frame dwelling, 23x77; cost, \$2,000; owner, sty frame dwelling, 23x71; cost, \$2,000; owner, sty frame dwelling, 23x

No. 359.

3D ST, e s, n e cor Beach av, New Dorp, 2sty frame dwelling, 23x27; cost, \$2,000; owner,
Jas. W. Hughes, New Dorp; architect, Wm. H.
Merserian, New Dorp. Plan No. 364.

3D ST, e s, — n Elm av, Midland Beach, 1sty frame bungalow, 12x26; cost, \$219; owner,
Gaston Cache, 247 West 49th st, N. Y. C.;
builder, Frank E. Parsons, Midland Eeach. Plan
No. 358.

10TH ST, w s, 107 s Midland av, Midland Beach, 1-sty bungalow, 14x20; cost, \$400; owner, Robt. W. Cullock, Midland Beach. Plan No. 370.

STABLES AND GARAGES.

STABLES AND GARAGES.

McKEON ST. s s. 75 w Varien av, Stapleton, 1-sty frame stable, 9x13; cost, \$36; owner, Pasquale Pistile, Stapleton; builder, S. Bachman, Stapleton. Plan No. 356.

WRIGHT & VAN DUSEN AVS, n w cor, Stapleton, 1-sty brick garage, 19x22; cost, \$700; owner, Dr. John S. Ware, Stapleton; architect, Otto Loeffler, Stapleton; builder, H. J. Langworthy. Plan No. 380.

QUINLAN AV, e s, 45 s Burdy pl, West New Brighton, 1-sty frame garage, 12x18; cost, \$200; owner, G. E. Rall, West New Brighton; architect and builder, F. Kopltfarbe, West New Brighton. Plan No. 374.

#### MISCELLANEOUS.

BOARDWALK, w s, 300 s Sand la, South Beach, 1-sty frame rifle stand, 7x12; cost, \$60; owner, Edward Spiro, 42 Av D, N. Y. C.; builder, Chas. Nietz, 422 East 4th st, N. Y. C. Plan No. 367.

CLARK ST, 51, Stapleton, 1-sty frame store-house, 14x24; cost, \$175; owner, H. Gainisky, Stapleton; builder, J. Segler, New Erighton, Plan No. 369.

Plan No. 369.

RICHMOND RD, w s, 50 n Newburg av, Dongan Hills, 40-ft. retaining wall; cost, \$150; owner, L. Grazzini, Dongan Hills; builder, V. Grazzini, Dongan Hills. Plan No. 379.

SOUTHBEACH. bet Neuberg's & Gartneds, South Beach, 1-sty frame stand, 8x12; cost, \$70; owner, Jacob Levin, 506 West 42d st, N. Y. C.; builder, Max Hassan, 414 Williams av, Brooklyn. Plan No. 368.

#### PLANS FILED FOR ALTERATIONS.

#### Manhattan.

Manhattan.

BANK ST, 155-163, alterations to 6 and 7-sty brick lofts; cost, \$400; owner, Geo. F. Morgan, 439 West st; architects, Jno. B. Snooks' Sons, 261 Broadway. Plan No. 1389.

BEEKMAN ST, 53, electric package conveyor to 5-sty brick lofts; cost, \$2,000; owner, Chas. F. Kimpton, 53 Beekman st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1399.

BLEECKER ST, 143, masonry new store fronts and partitions to 7-sty brick store and lofts; cost, \$3,000; owner, estate of Wm. Brennan, Wm. F. Claire, exr., 135 Broadway; architect, W. P. Seaver, 322 5th av. Plan No. 1397.

BLEECKER ST, 163, 1-sty addition to 1-sty brick stores; cost, \$850; owner, Joseph Poleti, 163 Eleecker st; architect, Anthony Vendrasco. 496 West Broadway. Plan No. 1411.

CANAL ST, 121-123, masonry, steel and fire-proofing to 6-sty brick store; cost, \$10,000; owner, Nathan Marcus, 121 Canal st; architect, Samuel Sass, 32 Union sq. Plan No. 1384.

CANNON ST, 98, new partitions and plumbing to 6-sty brick tenement; cost, \$450; owner, Eisek Korn, 98 Cannon st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1392.

CHAMBERS ST, 132, wooden floor to 5-sty brick warehouse; cost, \$400; owners, Acker, Merrill & Condit, Harry J. Luce, president, 135 West 42d st; architects, Buchman & Fox, 20 East 42d st. Plan No. 1433.

CHERRY ST, 143, masonry, iron and new partitions to 5-sty brick stable and wagon room; cost, \$12,000; owner, Joseph J. Cuneo, 200-4 Franklin st; architect, Chas. Gallo, 60 Graham av. Plan No. 1401.

CHRYSTIE ST, 48, masonry and steel to 5-sty brick store and tenement; cost, \$6,000; owner, Nathan Marcus, 121-123 Canal st; architect, Samuel Sass, 32 Union sq. Plan No. 1383.

CROSBY ST, 11, alterations to 6-sty brick tenement; cost, \$600; owners, Aberdeen Realty Co., 49 Wall st; architect, John Lauche, 23 Duane st. Plan No. 1376.

DIVISION ST, 26, rear extension to 4-sty brick store and loft; cost, \$5,100; owner, Meyer S. Scheinman, 26 Division st; architects, Som-

DIVISION ST, 26, rear extension to 4-sty brick store and loft; cost, \$5,100; owner, Meyer S. Scheinman, 26 Division st; architects, Som-merfeld & Steckler, 31 Union sq. Plan No. 1440.

DUANE ST, 152, new skylight and partitions to 5-sty brick loft; cost, \$700; owner, Harry A. Hutton et al, 40 Wall st; architect, C. F. Bozeman, 345 5th av. Plan No. 1424.

HUDSON ST, 108, wooden tank to 5-sty brick milk depot; cost, \$150; owners, Borden's Condensed Milk Co., S. F. Taylor, Pres., 108 Hudson st; architect, Henry Neus, 454 East 116th st. Plan No. 1408.

son st; architect, Henry Neus, 454 East 116th st. Plan No. 1408.

McDOUGAL ST, 181, alterations to 3-sty brick hotel; cost, \$285; owner, Eugene K. Austin, 164 West 74th st; architects, Acme Co., 341 West 44th st. Plan No. 1377.

MERCER ST, 123-5, steel and iron to 13-sty brick storage; cost, \$1,500; owner, Peter W. Rouss, 320 Garfield pl; architects, Low-Parker Engineering Co., 45 Broadway. Plan No. 1426.

PIKE ST, 28, rear extension to 3-sty brick synagogue and store; cost, \$8,000; owner, Chevra Adas Wolkowisk, 28 Pike st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1405.

STH ST, 58, reset building front to 3-sty brick lofts; cost, \$1,000; owner, Miss Helen Greene, 58 East 8th st; architect, Henry Regelmann, 133 7th av. Plan No. 1419.

STH ST, 55 East, new show windows to 4-sty brick lofts and stores; cost, \$1,000; owner, Chas. Harpt, 58 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 1439.

STH ST, 52 East, masonry and new show windows to 3-sty brick store and lofts; cost, \$1,000; owner, Chas. Harpt, 58 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 1417.

STH ST, 58 E, reset building front to 3-sty brick lofts; cost, \$1,000; owner, Chas. Harpt, 58 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 1417.

No. 1417.

STH ST, 58 E, reset building front to 3-sty brick lofts; cost, \$1,000; owner, Miss Helen Greene, 58 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 1418.

STH ST, 33 East, new store, masonry and stairs to 4-sty brick dwelling and stores; cost, \$800; owner, Mrs. Matilda Gebhardt, 1052 Bryant av; architect, Lew Koen, 9 Debevoise st, Brooklyn. Plan No. 1432.

10TH ST, 37 West, masonry and partitions to 4-sty brick dwelling; cost, \$1,150; owner, Wm. Hawley, 37 W 10th; architect, Louis C. Maurer, 103 Park av. Plan No. 1390.

13TH ST, 100-102 West, side extension to two 3-sty brick lofts and dwellings; cost, \$18,-500; owner, Mrs. Elizabeth Hawthorn, 187 6th av; architect, A. Koeble, 114 East 28th st. Plan No. 1442.

Plan No. 1442.

16TH ST, 247-251 W, masonry and fireproofing to 3-sty brick stable and dwelling; cost, \$1,000; owners, Childs' Co., Samuel S. Childs. Pres., 200 5th av; architect, John C. Westervelt, 36 West 34th st. Plan No. 1414.

16TH ST, 423 West, new show window and partitions to 5-sty brick tenement; cost, \$700; owners, Weil & Mayer, 5 Beekman st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1386.

No. 1386.

10TH ST, 451 East, new windows and shutters to 6-sty brick lofts; cost, \$50; owner, Louis Shulsky, 146 Av D; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1400.

24TH ST, 229-233 West, masonry, new toilet and partitions to 2 and 3-sty brick store; cost, \$600; owner, L. M. Blumenstein, 230 West 125th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 1380.

31ST ST, 338-40 East, one 10,000 and one 7,-500 gallon sprinkler tanks to 5-sty brick factory; cost, \$2,500; owner, Fred Bauer, 338-40 East 31st st; builders, The Rusling Co., 39 Cortlandt st. Plan No. 1394.

34TH ST, 254 West, extensive alterations to 3-sty brick store and offices; cost, \$7,500; owner, Joshua Silverstein, 15 East 26th st architect, Samuel Sass, 32 Union sq. Plan No. 1385.

1385.

37TH ST, 236-238 East, elevator shaft to 2-sty brick garage; cost, \$5,000; owner, Estate W. R. H. Martin, 114 East 36th st; architects. Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 1369.

38TH ST, 122 East, 1-sty addition to 4-sty brick dwelling; cost, \$5,000; owner, Chas. Isham, 122 East 38th st; architects, Walker & Gillette, 122 East 37th st. Plan No. 1437.

39TH ST, 36 East, steel and new store front to 5-sty brick residence; cost, \$3,288; owner, Wm. Skinner, 36 East 39th st; architect, Clarence Luce, 334 5th av. Plan No. 1443.

40TH ST, 135 East, rear extension to 4-sty brick and stone club and dwelling; cost, \$25,000; owner, Mary L. Lonetti, 135 East 40th st; architect, Wm. S. Miller, 141 East 40th st. Plan No. 1396.

41ST ST, 347 West, alterations to 5.

No. 1396.

41ST ST, 347 West, alterations to 2-sty brick public bath; cost, \$2,000; owner, City of New York, Bureau of Public Buildings; architect, Julian B. Beaty, 21 Park Row. Plan No. 1422.

43D ST, 147 East, new chimney to 2-sty brick church; cost, \$500; owner, St. Agnes Church, Rev. Henry C. Brann, rector, 141 East 43d st; architect, Nicholas Serracino, 1170 Broadway. Plan No. 1398.

architect, Nicholas Serracino, 1170 Broadway. Plan No. 1398.

43D ST, West, n s, 100 w of 7th av, extensions and interior alterations to ten 4-sty brick and stone stores and dwellings; cost, \$75,000; owner, Vincent Astor, 23 West 26th st; architects, Tracy & Swartwout, 244 5th av. Plan No. 1407.

44TH ST, 65 West, additional story to 2-sty brick clubhouse; cost, \$10,000; owner, Mrs. Andrew H. Smith, Geneva, N. Y.; architect, F. J. Sterner, 139 East 19th st. Plan No. 1430.

47TH ST, 156-170 West, alterations to 2-sty brick theatre; cost, \$1,500; owner, Palace Theatre & Realty Co., 55 Liberty st; architect, Jas. J. Gavigan, 1123 Broadway. Plan No. 1404.

49TH ST, 108 West, frame shed to 3-sty brick restaurant and dwelling; cost, \$200; owner, Samuel K. Jacobs, 12 West 83d st; architect, W. F. Hoelz, 68 West 162d st. Plan No. 1370.

59TH ST, 318 West, new skylight and vent shaft to 5-sty brick tenement; cost, \$150; owner, James M. Lehmaier, 450 West End av; architect, Edward I. Shire, 373 4th av. Plan No. 1409.

61ST ST, 200 East, new store front and partitions to 5-sty brick store and tenement; cost, \$1,000; owner, Wm. Wilson, 151 East 19th st; architect, Lena Kern, 424 East 92d st. Plan No. 1395.

1395.

86TH ST, 206-8 East, masonry, fireproof pent houses and stairway to 6-sty brick restaurant and cafe; cost, \$18,000; owner, Mary A. Prendergast, 25 Broad st; architect, H. P. Von Wiedenfeld, 1499 3d av. Plan No. 1371.

75TH ST, 115-17 East, freight elevator to 3-sty brick garage; cost, \$400; owners, Surety Construction Co., Michael Reilly president, 115 East 75th st; architect, Robert E. Moss, 126 Liberty. Plan No. 1427.

75TH ST, 443 East, alterations to 5-sty brick tenement; cost, \$50; owner, Anna Jiran, 443 East 75th st; architect, Frank C. Muelick, 796 2d av. Plan No. 1436.

78TH ST, 137 East, enlarge show window to 2-sty brick stores and dwelling; cost, \$300; owner, Mrs. Margaret M. E. Gerard, 1122 Lexington av; architect, Wm. J. Larch, 35 Lotus av, Glendale, L. I. Plan No. 1429.

91ST ST, 2 East, enlarged music rooms to 2-sty brick and stone residence; cost, \$21,000; owner, Andrew Carnegie; architect, Henry D. Whitfield, 160 5th av; builder, C. T. Wills, 286 5th av. Plan No. 1444.

97TH ST, 52 West, alterations to 4-sty brick dwelling; cost, \$5.500; owner, Nellie S. Lockwood, 52 West 97th st; architects, Coles Construction Co., 229 West 74th st. Plan No. 1423.

103D ST, 349 East, hand elevator and new partitions to 2-sty brick market; cost, \$750; owner, Edward Greenbaum, 349 East 103d st; architect, Samuel Cohen, 500 West 170th st. owner, Edward architect, San Plan No. 1416.

115TH ST, 40-44 West, new partitions and plumbing to 3-sty brick synagogue and assembly rooms; cost, \$10,000; owner, Uptown Talmud Thoram Assn., Harry Fischel, Pres., 132 East 111th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1421.

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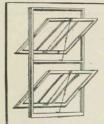
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Plans Filed, Alterations, Manhattan (Continued)

125TH ST, 260-262 West, new partitions and plumbing to 5-sty brick tenement and stores; cost, \$250; owner, John J. Fowler, 217 West 125th st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 1374.

127TH ST, 159-163 West, extensive a ations to 3-sty brick garage; cost, \$15,000; cer, Jessie H. Eames, 159 West 127th st; artects, Schwartz & Gross, 347 5th av. Plan

1403.

131ST ST, 602 West, masonry and new plumbing to 3-sty brick shop; cost, \$1,000; owners, Alwald Realty Co., Lee T. Alton, Pres., 270 Riverside Drive; architects, Burt & Hebberd, 9 East 42d st. Plan No. 1413.

145TH ST, 355 West, masonry to 7-sty brick dwelling; cost, \$175; owner, W. C. Lester, 40 Hamilton terrace; architect, Edw. B. Chestersmith, 181 Woodruff av, Brooklyn. Plan No. 1402.

BROADWAY, 693-697, new partitions and fireproofing to 16-sty brick lofts; cost, \$1,500; owner, Philip Braender, 315 4th av; architect, Wm. C. Frohne, 31-33 East 27th st. Plan No.

owner, Philip Braender, 315 4th av; architect, Wm. C. Frohne, 31-33 East 27th st. Plan No. 1378.

BROADWAY, 2643, new tank to 7-sty brick tenement; cost, \$250; owner, Nathan Griebenheimer, 2643 Broadway; architect, Adolph Balschun, 483 Willis av. Plan No. 1441.

BROADWAY, 1739-45, 2-sty addition to 1, 2 and 3-sty brick stores, offices and garage; cost, \$40,000; owners, Morris Froelich et al, s w c Broadway and 56th st; architects, Schwartz & Gross, 347 5th av. Plan No. 1438.

BROADWAY, 1672-1674, new bathroom and plumbing to 9-sty brick tenement; cost, \$2,000; owner, Geo. H. Earle, Jr., 1337 Spruce st, Philadelphia, Pa.; architect, Wm. H. Hoffman, 511 Empire Bidg., Philadelphia, Pa. Plan No. 1412.

BROADWAY, 42, reset building front to 20-sty brick and stone offices; cost, \$30,000; owners, New York Real Estate Security Co., 42 Broadway; Plan No. 1391.

BROADWAY, 2801-2811, alterations to 11-sty brick apartment; cost, \$300; owner, R. P. Roberts, 527 5th av; architect, Geo. A. Simmer, 989 Southern Boulevard. Plan No. 1393.

LEXINGTON AV, 744, new store front to 3-sty brick and stone store and dwelling; cost, \$400; owners, The Murray Lenox Land Co. Chas. C. Marshall, Pres., 34 Pine st; architect, Louis E. Dell, 1133 Broadway. Plan No. 1410.

LEXINGTON AV, 225, rear extension to 2-sty brick shop and store; cost, \$200; owner, The Lewhewill Co., Daniel Fraad, president, 51 Bond st; architect, Max Epstein, 225 Lexington av. Plan No. 1372.

MADISON AV, 205-207, general alterations to 1-sty stone church; cost, \$30,000; owner, The Rectory of the Church of the Lexarestion. Mad.

Plan No. 1372.

MADISON AV, 205-207, general alterations to 1-sty stone church; cost, \$30,000; owner, The Rectory of the Church of the Incarnation, Madison av and 35th st; architects, Allen & Collens, 40 Central st, Boston, Mass. Plan No.

1381.

1ST AV, 1373, new partitions to 4-sty brick tenement and stores; cost, \$100; owner, Frank Mosner, 1373 lst av; architect, John H. O'Rourke, 137 East 47th st. Plan No. 1375.

1ST AV, 2213 to 17, masonry and new windows to 4-sty brick tenement; cost, \$2,000; owner, Carmela Palladino, 417 East 116th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 1373.

1873.

1ST AV, 1556, masonry, new doors and seating capacity to 4-sty brick theatre and business; cost. \$2,500; owner, Sam. D. Wohlfiel, 441 East 87th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1428.

3D AV, 640, rear extension to 4-sty brick saloon and hotel; cost, \$3,000; owners, Doscher Estate, 717 Fulton st, Brooklyn; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1379.

3D AV, 157, rear extension to 3-sty brick store and dwelling; cost, \$5,000; owner, Adolph Humphner, 259 3d av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1420.

4TH av, 304-8, alterations to 12-sty brick loft; cost, \$600; owner, United States Realty & Improvement Co.; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 1384.

5TH AV, 149-151, alterations to 7-sty brick store and lofts; cost, \$1,200; owner, Est. of Brodish Johnson, 39 Cortland st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1435.

6TH AV, 1005-9, reset store front and new partitions to 4-sty brick stores and tenement; cost, \$1,500; owner, Josephine Leypoldt, 143 West 93d st; architect, Frank Straub, 25 West 42d st. Plan No. 1388.

6TH AV, 759-763, reset show window to 4-sty brick restaurant and dwelling; cost, \$2,500; owner, James Dunston, 759 6th av; architect, Max Muller, 115 Nassau st. Plan No. 1406.

6TH AV, 229-231, reset show windows to 8-sty brick lofts; cost, \$1,800; owner, Sarah T. Adams, 949 Broadway; architect, Samuel Cohen, 500 West 176th st. Plan No. 1415.

6TH AV. 668-72, new show windows and stairs to 5-sty brick tenements; cost, \$700; owners, John Wright et al, 40 State st, Boston, Mass.; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 1425.

STH AV, 2436, alterations to 5-sty brick store and tenements; cost, \$700; owner, Herman S. Isaacs, 2436 8th av; architect, S. L. Waller, 154 Nassau st. Plan No. 1387.

STH AV, 2309-15, iron sign to 2-sty brick stores and lofts; cost, \$1,000; owners, Daniel & John H. Tonjes, Colonial Hotel, 125th st and 8th av; architect, Wm. C. Cartwright, 1933 Broadway. Plan No. 1434.

13TH AV & GANSEVOORT ST, n e cor, masonry, steel and new stairs to 2-sty brick market; cost, \$500; owner, City of New York, 280 Broadway; architect, Max Muller, 115 Nassau st. Plan No. 1431.

# Bronx.

AUSTIN PL, e s, 132.2¼ n 144th, st, 1-sty brick extension, 50x60, to 5-sty brick factory; cost, \$6,000; owners, H. & F. Mesenger Mfg. Co., on premises; architects, Neville & Bagge, 217 West 125th st. Plan No. 218.

138TH ST, n w cor Canal pl, new front and side, new store front to 1-sty frame store; cost, \$2,200; owners, J. Rubers Son & Co., 138th st and Canal pl; architects, Wm. Spiegel & Son, 187 Bowery. Plan No. 221.

87 Bowery. Pian No. 221, 146TH ST, 233, 1-sty frame extension, 3x6, to sty frame store and dwelling; cost, \$150; wner, Nicala Massa, on premises; architect, T. Cunningham, 648 Jackson av. Plan No.

158TH ST, s s, 45 w Tinton av, 1-sty of brick built upon 2-sty brick garage; cost, \$1,000; owner, Anna Jane Hillman on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 225.

165TH ST, 163 East, new front wall, new stairs, &c, to 3-sty frame dwelling; cost, \$500; owner, Elizabeth Fraser, on premises; architect, Wilfred Reid, 1023 Summit av. Plan No. 220.

221ST ST, 718, 2-sty frame extension, 4.6x20, to 2½-sty frame dwelling; cost, \$800; owner, Dr. Jos. Litanche, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 216.

TINTON AV, e s, 148.10 s 156th, build 1 story of brick upon 1-sty brick store and dwelling; cost, \$2,500; owner, Daniel Harris, 278 South 2d st, Brooklyn; architect, Robt E. La Velle, 2801 Valentine av. Plan No. 226.

TREMONT AV, s e cor Bathgate av, 2-sty brick extension, 80.7x16 to 1 & 3-sty brick stores, offices and dwelling; cost, \$14,000; own-er, Louise M. Canonne, 2 Albany st; archi-tect, Wm. H. Meyer, 1861 Carter av. Plan No.

WHITE PLAINS RD, w s, 50 s 216th st, 2sty frame extension, 29.4x50.6, to 2½-sty frame
stores and dwelling; cost, \$1,400; owner, A.
Browndo, 1785 Edison av; architect, T. J. Kelly,
643 Morris Park av. Plan No. 217.

WILLIAMSBRIDGE ROAD, s s, 600 e White
Plains road, 1-sty frame extension, 12x36.2, to
2-sty frame dwelling and coach house; cost,
\$150; owner, Arthur J. Mace, on premises; architect, Geo. P. Crosier, 223d st and White
Plains road. Plan No. 222.

3D AV, w s, 126.4 n 173d st, new baths to 5-

3D AV, w s, 126.4 n 173d st, new baths to 5-sty brick tenement; cost, \$1,000; owner; Chas. G. Wubbenhorst, 81 East 125th st; architect, Frank Hausle, 81 East 125th st. Plan No. 219.

# Brooklyn.

BOERUM ST, s s, 200 w Graham av, exterior and interior alterations to 4-sty tenement; cost, \$200; owner, Max Bikoff, 128 Boerum st; archi-tect, T, Goldstone, 49 Graham av. Plan No.

COLUMBIA ST, w s, 40 n Carroll st, plumbing to 3-sty dwelling; cost, \$100; owner, Michael Eyrne, 521 3d st; architect, Hy Zlot, 230 Grand st. Plan No. 2825.

COMMERCE ST, s s, 90 e Van Brunt st, extension to 2-sty stable and dwelling; cost, \$250; owners, Richardson & Boynton, 31 West 31st st; architect, W. J. Conway, 400 Union st. Plan No. 2794.

architect, W. J. Conway, 400 Union st. Plan No. 2794.

CROWN ST, n s, 140 w Bedford av, exterior alteration to 3-sty dwelling; cost, \$350; owner, patk. Deagan, 119 Crown st; architect, Jas. F Bly, 422 St Marks av. Plan No. 2832.

CUMBERLAND ST, w s, 297 s Fulton st, extension to garage; cost, \$1,500; owner, Thos C Craig, 187 Washington Park; architect, R. S. Owens, — Washington av. Plan No. 2827.

FRONT ST, n e cor Gold st, exterior and interior alterations to 3-sty store and dwelling; cost, \$400; owner, John Doscher, Pearl River, Rockland Co., N. Y.; architect, Tobias Goldstone, 49 Graham av. Plan No. 2765.

FRONT ST, n s, 50 e Gold st, exterior and interior alterations to 4-sty tenement; cost, \$200; owner, John Doscher, Pearl River, N. Y.; architect, Tobias Goldstone, 49 Graham av. Plan No. 2761.

FULTON ST, n s, 40 w Lawrence st, interior

Plan No. 2761.

FULTON ST, n s, 40 w Lawrence st, interior alterations to store and loft building; cost, \$15,000; owners, C. J. McFadden & ano, 22 Livingston st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2764.

FULTON ST, n s, 12 e Duffield st, interior alterations to store; cost, \$375; owner and architect, W. G. Morrisey, 189 Montague st. Plan No. 2737.

FULTON ST, s s, \$0.9 e Rochester av, plumbing to 3-sty store and dwelling; cost, \$200; owner, Leah Cohen, 1824 Fulton st; architect, H. F. Sopher, 78 Truxton st. Plan No. 2731.

FULTON ST, n e cor Van Siclen av, plumbing to saloon; cost, \$300; owner, Anna Ranger, Bedford near Fulton st; architect, Chris Dargent, 360 Crescent st. Plan No. 2749.

GERRY ST, s, 100 w Throop av, exterior and interior alterations to 4-sty tenement; cost, \$500; owner, Michael Zirkel, 84 Throop av; architect, W. J. Conway, 400 Union st. Plan No. 2744.

HENRY ST, w s, 20 n Harrison st, exterior and interior alterations to 4-sty tenement; cost, \$300; owner, Chas, Ohlman, 404 Henry st; architect, C. P. Cannella, 60 Graham av. Plan No. 2819.

HICKS ST, w s, 218 n Degraw st, plumbing to 3-sty store and dwelling; cost, \$150; owners, Mojley Estate, 903 Union st; architect, Rob't Edgerton, 211 5th av. Plan No. 2750.

HICKS ST, w s, 270 n Degraw st, plumbing to 4-sty store and tenement; cost, \$150; owners, Motley Estate, 903 Union st; architect, Rob't Edgerton, 211 5th av. Plan No. 2751.

HULL ST, n s, 150 w Hopkinson av, plumbing installed in 3-sty dwelling; cost, \$200; owner, Edw. S. Brady. 91 Hull st; architects. Brook & Rosenberg, 350 Fulton st. Plan No. 2885.

HUMBOLDT ST, e s, 75 n Jackson st, plumbing to 4-sty store and tenement; cost, \$150 owner, Edw. F. Kelly, 155 North 4th st; architect, Marx Cohen, 280 Bedford av. Plan No

HUMBOLDT ST, w s, 50 s Varet st, interior alterations to 2-sty store and dwelling; cost, \$150; owner, Emily P. Korkos, 924 Broadway; architect, T. Goldstone, 49 Graham av. Plan No. 2558.

LEONARD ST, n w cor Stagg st, interior alterations and plumbing to 4-sty tenement; cost \$200; owner, I. H. Rogow, So8 Broadway; architect, T. Goldstone, 49 Graham av. Plan No

NAVY ST, e s, 100 s Myrtle av, extension to 2-sty store and dwelling; cost, \$150; owner, Alfonso Disedero, 173 Navy st; architect, G. W. Bush, 97 Liberty st. Plan No. 2837.

NORTH ELLIOTT PL, e s, 65 n Park av. plumbing to 4-sty tenement; cost, \$120; owner, A. W. Corse, 56 Wall st, N. Y.; architect, W. J. Kirchner, 308 Myrtle av. Plan No. 2839.

PJPLAR ST, s s, 100 w Henry st, new elevators; cost, \$2,500; owner, City N. Y.; architect, Nunan Ell. Co., 63 Clymer st. Plan No. 2809.

PRESIDENT ST, n s, 200 w Columbia st, plumbing to 4-sty tenement; cost, \$100; owner Jos. Casaza, West Babylon, L. I.; architect, E H. Scally, 527 Henry st. Plan No. 2856.

PULASKI ST, n s, 200 w Tompkins av, exterior and interior alterations to 3-sty dwelling; cost, \$800; owner, Selig Socko, 49 Graham av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2820.

Plan No. 2820.

RYERSON ST, w s, 324 n Myrtle av, plumbing to 4-sty tenement; cost, \$150; owner, M. J. Mansfield, 108 Ryerson st; architect, W. J. Conway, 400 Union st. Plan No. 2838.

SACKMAN ST, e s, 112.6 s Pitkin av, exterior and interior alterations to 3-sty tenement; cost, \$1,500; owner, Bessie Seidelman, 321 Sackman st; architects, Whitson & Polak, 358 Stone av. Plan No. 2795.

SCHERMERHORN ST, n s, 135 w Court sq, exterior and interior alterations to 2-sty gorage; cost, \$350; owner, Elizabeth Adams, 45 Park pl; architects, Brook & Rosenberg, 550 Fulton st. Plan No. 2834.

SPENCER ST, e s, 207 s Park av, plumbing

Fulton st. Plan No. 2834.

SPENCER ST, e s. 207 s Park av, plumbing to 4-sty tenement; cost, \$150; owner, Cono Mea, \$3 Spencer st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2866.

STAGG ST, s s, 175 w Waterbury st, extension to 3-sty tenement; cost, \$300; owner, Anna Rothman, 188 Rutledge st; architect, T. Goldstone, 49 Graham av. Plan No. 2796.

STERLING PL, s e cor. Balph av. extension.

STERLING PL, s e cor Ralph av, extension to 2-sty shop; cost, \$600; owner, Marx Baumreid, 143 Essex st, N. Y.; architects, Farber & Markowitz, 189 Montague st. Plan No. 2738.

STEUBEN ST, w s, 150 n Myrtle av, exterior and interior alterations to 4-sty tenements; cost, \$200; owner, Rachael Willemet, 104 Steuben st; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 2877.

No. 2877.

UNION ST, s s, 57 e Brooklyn av, exterior and interior alterations to 4-sty dwelling; cost, \$400; owner, Howard B. Bishop, 1372 Union st; architects, Laspia & Salvati, 525 Grand st. Pian No. 2840.

No. 2840.

WYCKOFF ST, s s, 80 w Hoyt st, plumbing to 3-sty tenement; cost, \$250; owner, Geo. H. Winschel, 40 Lexington av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2753.

2D PL, s s, 75 w Court st, interior alterations to 3-sty dwelling; cost, \$1,000; owner, V. L. Avery. 98 2d pl; architect, Alex. F. W. Leslie, 180 Montague st. Plan No. 2762.

NORTH 5TH ST, s s, 150 e Berry st, plumbing to 2-sty store and dwelling; cost, \$150; owners, Abraham Slotsky & ano, on premises; architect, Max Cohen, 280 Bedford av. Plan No. 2778.

NORTH 7TH ST. —, 100 e Kent av, exterior alterations to 2-sty dance hall and dwelling; cost, \$150; owner, Anna Benthowiske, 66 North 7th st; architect, Hy. M. Entlich, 29 Montague st. Plan No. 2763.

41ST ST, n s, 100 w 7th av, exterior and interior alterations to 3-sty dwelling; cost, \$150; owner, Susan Guo, 342 52d st; architect, Jos. Hartung, 548 2d st. Plan No. 2806.

41ST ST, n s, 100 w 7th av, plumbing to 3-sty dwelling; cost, \$125; owner, Susan Guo, 342 52d st. 27th 252d st; architect, Jos. Hartung, 548 2d st. Plan No. 2807.

47TH ST, s s, 250 e 12th av, extension to 3-sty dwelling; cost, \$150; owner, Wm. Wasser-strone, 1224 47th st; architect, Saml Goldstein, 1168 45th st. Plan No. 2817.

1168 45th st. Plan No. 2817.
65TH ST. n s. 120 w 8th av. exterior alterations to 4-sty tenement; cost. \$200; owner, Demetria Eua. 65th st and 6th av; architect. W. H. Harrington, 5906 5th av. Plan No. 2878.
99TH ST. n s. 200 e 4th av. extension to 2-sty dwelling; cost. \$300; owner and architect, John McMillan, on premises. Plan No. 2789.
ALABAMA AV, s w cor Blake av, exterior and interior alterations to 4-sty tenement; cost. \$350; owner, Jacob Gordon, 15 Division st; architect, Max Muller, 115 Nassau st. Plan No. 2822.

BEOADWAY, e s, 36.3 s Hancock st. new electric sign; cost, \$200; owner, D. K. De Beixedon, 11 Broadway; architect, G. F. Montigroy, 173 Livingston st. Plan No. 2886.

BROADWAY, e s, 25 n Covert st, exterior alterations to 4-sty store and tenement; cost, \$350; owner, Otto Huber Bwy., 1 Bushwick pl; architect, Fred'k Jung, 314 Evergreen av. Plan No. 2792.

BROADWAY, n w cor Graham av, plumbing installed in cafe; cost. \$175; owners, United Merchants Realty Co., 44 West 18th st, N. Y.; architect, Joe Abrams, 166 West 99th st, N. Y. Plan No. 2835.

lan No. 2835.

CLASSON AV, e s. 225 s Flushing av, plumb-ng to 3-sty tenement; cost, \$100; owner. Mor-is Gold, 814 Myrtle av; architects, Glucroft Glucroft, 34 Graham av. Plan No. 2813.

CLARENDON RD, s e cor East 36th st, plumbing to saloon; cost, \$100; owner, S. Liebmanns Sons Bwg. Co., — Forrest st; architect, Fred Sess, 59 Beaver st. Plan No. 2811.

CONEY ISLAND AV, w s, 310 s Av T, extension to 3-sty store & dwelling; cost, \$500; owner, Peter H Henckle, on premises; architect, Michael Foley, 2247 Homecrest av. Plan No. 2810.

No. 2810.

DEKALB AV, s w cor Louis av, extension to 5-sty storage; cost, \$5,000; owner, Sam'l F. Taylor, on premises; architect, Alb't Ulrich, 371 Fulton st. Plan No. 2732.

DIVISION AV, s s, 127.10 e Bedford av, exterior and interior alterations to Sunday school; cost, \$10,000; owner, Christ Church, 481 Bedford av; architects, Voss & Lauritzen, 65 De Kalb av. Plan No. 2759.

Kalb av. Plan No. 2759.

FLATBUSH AV, e s, 369.10 n Hanson pl, exterior alterations to 2-sty store and dwelling cost, \$500; owner, Alex Campbell, 802 Fultost; architect, J. E. Hopkins, 37 East 28th st N. Y. Plan No. 2741.

FLATBUSH AV, w s, 89.8 s Caton av, exterio and interior alterations to three 4-sty store an tenements; cost, \$1,200; owners, Wm. & Henr Rubinshofl, 810 Flatbush av; architect, Chas Gens, 148 Washington av, Parkville. Plan No. 2845.

HEGEMAN AV, n s, 60 w Junius st, interior alterations to 3-sty dwelling; cost, \$100; owner, Annie Quilan, on premises; architect, L. Danancher, 7 Glenmore av. Plan No. 2747.

JAMAICA AV, s s, 116 w Richmond st, interior alterations to 4-sty storage; cost, \$300; owners and architects, Robert Numbring Co., 696 Jamaica av. Plan No. 2851.

LENT AV a s 50 s North 11th st, exterior

oze Jamaica av. Plan No. 2851.

KENT AV, e s, 50 s North 11th st, exterior alterations to 4-sty tenement; cost, \$300; owner, Roman Pizbylski, 47 Kent av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2853.

MARCY AV, w s, 75 n Lafayette av, exterior alterations and plumbing to 3-sty dwelling; cost, \$500; owner, Augusta Pape, 642 Lafayette av; architect, T. Goldstone, 49 Graham av. Plan No. 2797.

No. 2797.

MARCY AV, s e cor South 5th st. interior alterations to synagogue; cost, \$4,000; owner, Louis Gordon, 159 Marcy av; architect, Sterling Arch. Co., 13 Park Row, N. Y. Plan No. 2890.

MYRTLE AV, n e cor Pearl st, exterior and interior alterations to 4-sty store and tenement; cost, \$600; owner, John J. Healy, 159 Prospect av; architect, T. Goldstone, 49 Graham av. Plan No. 2767.

NEPTUNE AV, s e cor Cortland st, exterior alterations to 2-sty dwelling; cost, \$250; owner, Dr. P. I. Nash, on premises; architect, Wm. Creamer, East 19th st and Neck rd. Plan No. 2742.

REID AV, s s. 126 n Lexington av, plumbing to 4-sty tenement; cost, \$300; owner, Henriette Feldblum, 394 Bainbridge st; architect, Ph. Shapiro, 1054 DeKalb av. Plan No. 2865.

RIDGEWOOD AV, s s, 25.2 e Hale st, extension to 3-sty dwelling; cost, \$800; owner, Josephine A Gunser, 321A Barbey st; architect, L. F. Schillinger, 167 Van Siclen st. Plan No. 2821.

2821.

ROCKAWAY AV, e s, 116.8 s Sutter av, exterior alterations to 4-sty store and tenement; cost, \$300; owner, Morris Manoches, 1472 Wyse av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 2826.

SEA BREEZE AV, n s, 95 e West 3d st, extension to 3-sty dwelling; cost, \$600; owner, Louis Stauch, Bowery, Coney Island; architect, Richard Marzan, 2818 West 6th st. Plan No. 2808.

SHERIDAN AV, e s, 200 n McKinley av, exterior and interior alterations to 3-sty dwelling; cost. \$800; owner, Eva Forbell. 393 Grand st; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 2823.

tic av. Plan No. 2825.

SNEDEKER AV, e s, 290 n Hegeman av, ex-terior and interior alterations to 3-sty dwelling; cost, \$200; owner, Morris Fine, 635 Snedeker av; architect. L. Danancher, 7 Glenmore av. Plan No. 2748.

Plan No. 2748.

STUYVESANT AV. n e cor Quincy st, interior alterations to 3-sty dwelling; cost, \$300; cwner, Chas. Alden, 794 Gates av; architect. Hy Loeffler, Jr., 804 Jefferson av. Plan No. 2788.

SURF AV. n w cor West 30th st, new sky sign; cost, \$300; cwner. Peter Beetz, on premises; architect. Rob't Gerlinger, 229 West 42d st. Plan No. 2754.

SURF AV, n e cor West 12th st, exterior alterations to Amusement Device; cost, \$400; owner and architect, R. C. Barrie, 275 Classon av. Plan No. 2743.

SURF AV. s. 8.315 w 35th st. plumbing to

SURF AV, s s, 315 w 35th st. plumbing to 3-sty hotel; cost, \$225; owner, Wm. Rea, 189 Montague st; architect, John Rosenthal, 6948 3d av. Plan No. 2831.

3d av. Plan No. 2831.

SURF AV. s w cor Henderson's Walk, new tank on roof of theatre; cost, \$500; owner. F. B. Henderson on premises; architect, Rich'd Marzari, 2818 West 6th st. Plan No. 2874.

SUTTER AV. n s. 25 w Watkins st, exterior and interior alterations to 4-sty store and tenent; cost, \$300; owner, Louis Asofsky, 321 Sutter av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2769.

TOMPKINS AV. e s. 80 n Floyd st, exterior alterations to 3-sty dwelling; cost, \$250; owner, Hebrew National School, 360 Knickerbocker av; architect, Lew Keon, 9 Debevoise st. Plan No. 2757.

VANDERBILT AV. e s. 102 - Co.

architect, Lew Keon, 9 Debevoise st. Plan No. 2757.

VANDERBILT AV. e s, 193 n Green av, interior alterations to 2-sty garage and dwelling; cost, \$200; owner, Mrs. O. K. Eldridge, 366 Clinton av; architect, J. B. Ells, 47 West 34th st, N. Y. Plan No. 2773.

WILLOUGHBY AV, n s, 125 w St Edwards st, exterior alterations to shop; cost, \$2,000; owner, Anna Stevens, 86 Sterling pl; architect, Gust Seaberg, 407 Douglass st. Plan No. 2798.

3D AV, e s, 50 n 54th st, sky sign to 2-sty store and dwelling; cost, \$200; owner, Morris Fisher; architect, H. E. Spicer, 31 Boerum st. Plan No. 2735.

3D AV, e s. 20 s 46th st, extension to 3-sty dwelling; cost, \$1,600; owner, Hy Herzog, on premises; architect, Chris Bauer, 459 51st st. Plan No. 2728.

Plan No. 2728.

7TH AV, n e cor 43d st, extension to 3-sty store and dwelling; cost, \$400; owner, Ida Roland, 160 East 52d st, N. Y.; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 2852.

13TH AV, s w cor 39th st, exterior alterations to 3-sty store and dwelling; cost, \$200; owner, Sam'l Dworkowitz, 1268 38th st; architect, Sam'l Sass, 32 Union sq, N. Y. Plan No. 2777.

# Queens.

COLLEGE POINT.—3d av, 964, install new plumbing in dwelling; cost, \$20; owner, Philip Winkelstein, on premises. Plan No. 893.

COLLEGE POINT.—5th av, s e cor 20th st, install new piping for gas fixtures in dwelling; cost, \$15; owner, Thomas I. Smith, 321 13th st, College Point. Plan No. 894.

COLLEGE POINT.—16th st, w s, 100 n 7th av, erect new water closet compartments and install new plumbing in dwelling; cost, \$300; owner, Mrs. Bersheim, 18th st, College Point. Plan No. 903.

CORONA.—Poplar st, n s, 100 w National av, erect new foundation under dwelling; cost, \$300; owner, Thompson Bros., Grant st, Corona. Plan No. 906.

No. 906.

CORONA.—Lake st, n s, 225 w Sycamore av, erect new concrete block foundation and other repairs to dwelling; cost, \$600; owner, John Schell, 84 Roosevelt av, Corona. Plan No. 877.

CORONA.—Spruce st, n s, 325 w National av, erect new stone foundation under dwelling; cost, \$250; owner, Louis Goldfarb, 52 Prospect st, Corona. Plan No. 887.

CORONA.—Birch st, s s, 200 w Way av, erect new foundation under dwelling; cost, \$250; owner, Miss Bessie Lang, 44 Way av, Corona. Plan No. 885.

CORONA.—Poplar st, s w cor National av, erect new concrete foundation under dwelling; cost, \$300; owner, Mrs. C. Omeliah, 113 National av, Corona. Plan No. 886.

CORONA.—Randal av, w s, 200 s Washington pl, erect new foundation under dwelling; cost, \$400; owner, Carl Linskog, Poplar st, Corona. Plan No. 920.

CORONA.—Spruce st, n s, 325 w National av, erect new foundation under dwelling; cost, \$300; owner, Louis Goldfarb, 52 Spruce st, Corona. Plan No. 918.

EDGEMERE.—Sprayview and Grandview avs, install new elevator in club house; no cost given; owner, Edgemere Club, 1170 Broadway, N. Y. C. Plan No. 871.

ELMHURST.—Corona av, s s, 150 w Chicago av, interior alterations to dwelling; cost, \$750; owner, Adam Tisch, premises. Plan No. 879.

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Plans Filed-Alterations, Queens (Continued)

ELMHURST.—Chicago av, 1, enclose porch with glass, and other repairs to dwelling; cost, \$200; owner, J. P. Gering, premises. Plan No.

919.

EVERGREEN.—Summerfield st, s s, 125 e Wyckoff av, install new plumbing in dwelling; cost, \$80; owner, Emil Martin, Norman st and Wyckoff av, Brooklyn. Plan No. 921.

EVERGREEN.—Cooper av, s s, 175 w Irving av, repair dwelling after fire damage; cost, \$100; owner, Eugene Miller, 911 Broadway, Brooklyn. Plan No. 874.

Brooklyn. Plan No. 874.

EVERGREEN.—Decatur st, n s, 300 w Forest av, install new plumbing in dwelling; cost, \$65; owner, Fred Hummel, 2321 Decatur st, Evergreen. Plan No. 908.

FAR ROCKAWAY.—Grandview av, n s, 500 e Rue De St Felix, 1-sty frame extension, 35x3, on rear dwelling, tin roof; cost, \$300; owner, W. Caffery, premises. Plan No. 875.

Caffery, premises. Plan No. 875.

FAR ROCKAWAY.—Morton st, s e cor Broadway, interior alterations to dwelling and new plumbing; cost, \$200; owner, M. H. White, Far Rockaway. Plan No. 922.

FLUSHING.—Lawrence st, e s, 258, install new gas fixtures in dwelling; cost, \$10; owner, Louis C. Pozzoni, 258 Lawrence st, Flushing. Plan No. 924.

Plan No. 924.

FLUSHING.—Jamaica av, 26, install new plumbing in dwelling; cost, \$150; owner, Mrs.

V. Ludwig, Maple av, Flushing. Plan No. 834.

FLUSHING.—30th st, n s, — e State st, erect new veranda on dwelling; cost, \$500; owner, August C. Anger, premises; architect, Chas. Stegmayer, 168 East 91st st, N. Y. C. Plan No. 868.

No. 868.

FLUSHING.—Pine st, 22, raise roof and other repairs to dwelling; cost, \$300; owner, Antony Antonieli, on premises. Plan No. 914.

FLUSHING.—Broadway, s s, 250 e Main st, install plumbing in airdrome; cost, \$190; owner, Corson & Brown, Richmond Hill. Plan No. 907.

FLUSHING.—Jamaica av, s e cor Franklin pl, erect new veranda on dwelling; cost, \$300; owner, Frederick Smart, 132 Jamaica av, Flushing. Plan No. 915.

GLENDALE—Devo st. 21. erect new piazza

GLENDALE.—Devo st, 21, erect new piazza on dwelling; cost, \$50; owner, Chas. Zeller, on premises. Plan No. 896.

JAMAICA.—Harrison pl. 33, 1-sty frame extention, 20x12, on front 1-sty frame dwelling, tin roof, interior repairs; cost, \$500; owner, Paul C. Wolff, premises. Plan No. 925.

Paul C. Wolff, premises. Plan No. 925.

LONG ISLAND CITY.—3d av, e s. 125 s
Pierce av, 1-sty added to top 2-sty dwelling, tin
roof; cost, \$600; owner, John Campion, 145
William st, L. I. City; architect, A. H. Stines,
Jr., 132 4th st, L. I. City. Plan No. 926.

LONG ISLAND CITY.—1st st, e s, 250 s
Pierce av, install new plumbing in dwelling;
cost, \$300; owner, Geo. Albert, 202 Main st, L.
I. City. Plan No. 909.

I. City. Plan No. 909.

LONG ISLAND CITY.—Crescent st, 141, install new plumbing in store; cost, \$75; owner, Mandio & Cifiano, on premises. Plan No. 912.

LONG ISLAND CITY.—Washington av, n e cor Sherman st, install new plumbing in dwelling; cost, \$75; owner, Mrs. J. Helenke, on premises. Plan No. 891.

premises. Plan No. 891.

LONG ISLAND CITY.—5th av, e s, 200 n
Webster av, install new piping for gas fixtures
in dwelling; cost, \$25; owner, F. Vopart. on
premises. Plan No. 900.

LONG ISLAND CITY.—Sherman st, e s, 175
s Washington av, install new plumbing in dwelling; cost, \$125; owner, Miss Walsh, 82 Sherman
st, L. I. City. Plan No. 895.

st, L. I. City. Pian No. 826.

LONG ISLAND CITY.—Young st, s s, 150 e
Starr av, 3-sty frame extension, 10x25, on side
dwelling, tin roof; cost, \$500; owner, Mat. J.
Reilly, premises; architect, C. Bauer, 6 Bedford av, Brooklyn. Plan No. 899.

ford av, Brooklyn. Plan No. 899.

LONG ISLAND CITY.—Flushing av, 129, interior alterations to provide two rooms in store and dwelling; cost, \$35; owner, Louis Salerina, premises. Plan No. 892.

Dremises. Plan No. 892.

LONG ISLAND CITY.—Vernon av, w s, 25 s 4th av, install new pipes for gas fixtures in dwelling; cost. \$15; owner, Q. Sigleton, 57 Vernon av, L. I. C. Plan No. 901.

LONG ISLAND CITY.—Vernon av, 125, install new plumbing in dwelling; cost, \$150; owner, Estate of J. Gorden, 16 Main st, Flushing. Plan No. 904.

LONG ISLAND CITY.—8th st. 81, install new plumbing in dwelling; cost, \$75; owner, Mr. Deluca, premises. Plan No. 905.

Y. C. Plan No. 902.

LONG ISLAND CITY.—Marion st, n e cor Freeman av, install new plumbing in dwelling; cost, \$200; owner, Mr. Janiscki, 21 Marion st, L. I. City. Plan No. 872.

LONG ISLAND CITY.—4th st, 68, raise dwelling and erect new foundation; cost, \$250; owner, D. Serio, premises. Plan No. 865.

LONG ISLAND CITY.—Holron av, e s, 328 s L. I. R. R., install new elevator in factory; cost, \$4.708; owner, Nicholas Copper Co., premises. Plan No. 869.

ises. Plan No. 869.

LONG ISLAND CITY.—Holron av. e s, 328 s L. I. R. R., install new elevator in factory; cost, \$1.166; owner, Nicholas Copper Co., premises. Plan No. 870.

LONG ISLAND CITY.—Pidgeon st, n e cor Front st, cut new windows in shop; cost, \$500; owners, National Sugar Co., premises. Plan No. 876.

LONG ISLAND CITY.—Orchard st, e s, 225 s Jackson av, repair elevator shaft; cost, \$45; owners. West Disinfecting Co., premises. Plan No. 866.

LONG ISLAND CITY.—Albert st, s s, 99 e Winthrop av, 2-sty frame extension, 18x22, on rear factory, tin roof; cost, \$2,000; interior al-

terations; owners, Presto-Lite Co., premises; architect, H. S. Smith, Indianapolis, Ind. Plan No. 867.

LONG ISLAND CITY.—West av, 153, interior alterations to fire room; cost, \$1,200; owners, National Varnish Works, premises. Plan No.

LONG ISLAND CITY.—Crescent st, 141, in-all new piping for gas fixtures in dwelling; ost, §35; owner, E. Marchardt, premises. Plan

LONG ISLAND CITY.—8th av, 720, 1-sty frame extension, 12x13, on rear dwelling, tin roof; cost, \$175; owner, Mr. Kriels, premises. Plan No. 890.

Plan No. 890.

LONG ISLAND CITY.—5th av, w s, 115 s
Graham av, 1-sty frame extension, 9x17, on rear
dwelling, tar and gravel roof, new plumbing;
cost, \$200; owner, Adam Kohler, 227 5th av,
L. I. City; architect, Frank Sprosser, 211 12th
av, L. I. City. Plan No. 888.

JAMAICA.—West st, e s, 300 s Bandman av,
install piping for gas fixtures in dwelling; cost,
\$10; owner, Rev. J. Kopp, Rochester, N. Y.
Plan No. 878.

JAMAICA.—Fulton av, s e cor Van Wyok av,

JAMAICA.—Fulton av, s e cor Van Wyck av, install new plumbing in dwelling; cost, \$50; owner, Distler Realty Co., Fulton st, Jamaica. Plan No. 884.

owner, Distler Realty Co., Fulton st, Jamaica. Plan No. 884.

MASPETH.—Grand st, s s, s e cor Nagy st, new plumbing in 4-sty store and dwelling; cost, \$200; owner, Anna Doyle, 277 Gates av, Ridgewood. Plan No. 881.

RICHMOND HILL.—Greenwood av, w s, 417 n Jamaica av, erect new foundation under dwelling; cost, \$900; owner, H. E. Wade, Lincoln av, Richmond Hill. Plan No. 883.

RICHMOND HILL CIRCLE.—Remington av, s, 600 s Stover pl, 1½-sty frame extension, 14x20, on front dwelling, shingle roof; cost, \$200; owner, John Maier, Bergen Landing rd, Richmond Hill Circle. Plan No. 889.

RICHMOND HILL.—Stoothoff av, 163, install new plumbing in dwelling; cost, \$250; owner, Helen Ludwig, premises. Plan No. 911.

RICHMOND HILL.—Jamaica av, s s, 80 e Briggs av, install new plumbing in dwelling; cost, \$80; owner, Daniel Goldner, Long Beach, L. I. Plan Nos. 929-930, 2 buildings.

RICHMOND HILL.—Myrtle av, n s, cor Jamaica av, install new plumbing in dwelling; cost, \$90; owner, J. Waldier, premises. Plan No. 928.

RICHMOND—Greene av, s s, 100 e Onderdork av 1 sty formers.

No. 928.

RIDGEWOOD.—Greene av, s s, 100 e Onderdonk av, 1-sty frame extension, 20x3, on rear 3-sty dwelling and store, tin roof; cost, \$300; owner, Alex. Marx, 1862 Greene av, Ridgewood; architect, Henry Brucker, 160 Prospect av East, Williamsburgh. Plan No. 873.

ROCKAWAY BEACH.—Walcott av, w s, 125 no Boulevard, cut new doorways and windows in dwelling; cost, \$40; owner, Geo. Guperkarl, premises. Plan No. 913.

ROCKAWAY BEACH.—Walcott av, c s, 175.

ROCKAWAY BEACH.—Walcott av. e s. 175 n Boulevard, 2-ft. extension added to side of storage shed: cost. \$40: owner, Antonia Reveria, premises. Plan No. 898.

premises. Plan No. 898.

ROCKAWAY BEACH.—Grove av. e s. 500 s
Boulevard, install new plumbing in dwelling;
cost. \$50; owner, M. Resnik. 476 Boulevard,
Rockaway Beach. Plan No. 927.

SOUTH OZONE PARK.—Rockaway boulevard,
s e cor Pressberger av. erect new store front;
cost. \$200; owner, L. B. Neier, premises. Plan
No. 897.

WHITESTONE.—18th st. s s, 100 n Bays av. install pipes for gas fixtures in dwellir cost. \$10; owner, Richard Mohl, premises. P. Nos. 916-917.

WOODSIDE.—1st st, w s, 150 n Woodside av, rect new foundation under dwelling; cost, \$400; wner. Pat'k Doran, 5th st, Woodside. Plan to. 923.

WOODSIDE.—Woodside av, n s, 400 e 5th st, erect new foundation under dwelling and install new plumbing; cost. \$700; owner. John Schaupp, Woodside av, Woodside; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 910.

# Richmond.

AMBOY RD, s s, 200 e Sparrott av, Pleasant Plains; alterations to frame dwelling; cost. \$100; owner, Frank A. Hoag, Pleasant Plains; builder, Frank A. Hoag, Pleasant Plains. Plan

No. 171.

BROAD ST, 170, cor Varien av. Stapleton, alterations to brick bakery; cost, \$200; owner R. Olsen, Stapleton; builder, R. Olsen, Stapleton. Plan No. 177.

DAVIS AV. w s. 670 s Livingston pl. West New Brighton, alterations to frame dwelling; cost, \$1.500; owner, J. Harry Tiernan, Tompkinsville; architect, Otto Loeffler, Stapleton. Plan No. 181.

GROVE AV. p. s. 52. Part Richmond, an additional contents of the state of the

GROVE AV. n s. 52. Port Richmond, an addition to frame store and dwelling; cost. \$50; owner. Mr. Peiteski. Port Richmond; builder, C. E. Gale, Port Richmond. Plan No. 167.

JEWITT AV, w s. 280 s Main av, West Brighton, a porch to frame dwelling; 'ost, \$260: owner, M. Camren. West Brighton; build-er H. Hermenson, West Brighton. Plan No.

JEWITT AV, 231-33, Port Richmond, alterations to frame dwelling; owner and builder Vincento Paternosti, Port Richmond, Plan No. 173.

LAFARGE AV. n s. 200 n Lafarge pl. Port Richmond, alterations to frung dwelling; cost. \$500; owner, Frank Dimino, Port Richmond; builder J. J. Spencer, Port Richmond, Plan No. 176.

MORNINGSTAR RD w s. 50 n Ennis st. Elm Park. alterations to frame saloon; cost. \$400; owner, Eckstein Brewing Co.. West New Bright on; architect and builder, F. H. Skerritt, Port Richmond. Plan No. 179.

MONROE AV, e s, 400 s Ennis st, Elm Park, 2-sty extension to frame dwelling; cost, \$400; owner, Miss Long, Port Richmond; builder, C. H. Chamberlain, Port Richmond, Plan No. 170.

RAYWAY, e s, 100 s Depew av, Tottenville, alterations to frame bungalow; cost, \$80; owner, D. W. Ellison, Tottenville; builder, D. W. Ellison, Tottenville; builder, D. W. Ellison, Tottenville, Plan No. 175.

RICHMOND TERRACE, 286, Mariner's Harbor, new store to frame store; cost, \$150; owner, H. Levitt, Mariner's Harbor; builder, David Lynch, Port Richmond. Plan No. 166.

RHINE AV, w s, 30 s Steuben st, Concord, 1-sty extension to frame laundry; cost, \$150; owners, Henyings & Tyler, 138 Manhattan st, N. Y. C.; builders, August Steinert & Co., Concord. Plan No. 168.

SHORE RD, w s, 100 n Richmond Valley rd, Richmond Valley, alterations to frame dwelling; cost, \$100; owner, Mary C Hillard; builder, G. Dissosway. Plan No. 174.

TARGEE ST, w s, 200 s Broad st, Stapleton, alterations to frame dwelling; cost, \$150; owner, C. Williams, Stapleton; builder, Wm. Mahr, Stapleton. Plan No. 78.

WYMAN AV, s s, 500 n Seaside boulevard, Great Kills, new stairs and partitions to frame

Stapleton. Plan No. 78.

WYMAN AV, s s, 500 n Seaside boulevard,
Great Kills, new stairs and partitions to frame
bungalow; cost, \$170; owner, Mr. Colton, Great
Kills; builder, R. Mitchell, 114 West 14th st,
N. Y. C. Plan No. 169.

7TH ST, w s, 100 s Midland av, Grant City, alterations to frame bungalow; cost, \$250; owner, Mr. Dion, Grant City; builder, Thos. W. Biddle, Grant City. Plan No. 180.

### NEW JERSEY NEWS.

# Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending May 17.

counties for the week ending May 17.

NEWARK.—Davis Bender, 844 South 18th st. one 3-sty frame, \$7,000; Frank M. Miller, 133 Fairmount av. one 3-sty frame, \$7,000; Jowzi Snogens, 196 Oliver st. one 3-sty frame, \$5,000; Morris Berry, 299 Nörfolk st. one 3-sty frame alteration, \$400; Francis Fruzinski, 71 Pierce st. one 3-sty frame, \$8,000; Morris Lubetsky, 313 South 19th st. one 3-sty frame, \$6,000; Henry Sofman, 400-402 Washington st. one 3-sty frame alteration, \$300; Theodore M. Hindenlang, 337 Waverly av. one 3-sty frame alteration, \$500; Patrick Keelan, 110-112 Tyler st. two 3-sty frame, \$12,000; Patrick Keelan, 300 and 329 Oliver st. two 3-sty frame, \$12,000; Patrick Keelan, 303-365-369-371-373-375 & 377 East Kinney st, eight 3-sty frame, \$38,000.

JERSEY CITY.—Antonio Orrico, 226 Wayne

365-369-371-373-375 & 377 East Kinney st, eight 3-sty frame, \$48,000.

JERSEY CITY.—Antonio Orrico, 226 Wayne st, one 4-sty frame alteration, \$200; Otto H. Albanesius, s e cor Boulevard & Fairview av, one 5-sty brick, \$150,000; Michael Clarke, 153 15th st, one 3-sty frame alteration, \$400.

IRVINGTON.—Theodore Noll, 200 Cottage st, one 3-sty frame, \$5,000; Joseph Ens, 1348 Springfield av, one 3-sty frame, \$9,000; Joseph Konigsberg, 347 16th av, one 3-sty frame, \$7,000.

\$7,000.

CLIFTON.—Jacob Kuchinsky, s e cor Central av & Kulick st, one 2-sty frame, \$5,000.

WOODCLIFFE.—Pasquale Battifarand, n e cor Hudson av & 28th st, one 3-sty frame, \$7,000.

EAST ORANGE.—John H. McKeon, 81 & 83 North 14th st, two 3-sty frame, \$14,000; the Bedford Co., s w cor Clinton & Harvard sts, one 4-sty brick, \$32,000.

TOWN OF UNION.—August Barkhausen, n s Blum st, 215 w of Bergenline av, one 3-sty brick, \$9,000.

WEST NEW YORK.—Wm Peter Brewing Co.,

brick, \$3,000.

WEST NEW YORK.—Wm Peter Brewing Co., 675-677 & 679 Park av, three 3-sty frame alteration, \$6,000; William Ensminger, 413 16th st. one 3-sty brick, \$8,000; William Griesbach, 447 17th st. one 2-sty brick, \$7,000; Henry Leer, n e cor 16th st & Hudson av, one 4-sty brick, \$20,000. \$20,000

BAYONNE.—Hyman Schilling, 573 Boulevard, ne 3-sty frame, \$6,000.

NORTH BERGEN.—Nicholas Bisaccia, s s Angelique st. 75 w of Boulevard, eight 3-sty brick, \$64,000.

WEST ORANGE.—Henry Robrecht, 5 & 9 Central av, two 3-sty frame, \$15,000.

APARTMENTS, FLATS AND TENEMENTS.
PATERSON, N. J.—Arthur C. Clement has purchased property on the south side of Broadway, 165 ft. east of Washington st. The building will be remodeled throughout with apartments and stores.

HOBOKEN, N. J.—It is reported that a syldicate of prominent business men will buy thome of the late Chas. F. Mattlage at 414 Husson st for the purpose of erecting a modern it sty apartment house. No further information available.

# CHURCHES.

CHURCHES.

NEWARK, N. J.—Frank F. Ward, of this city, has prepared plans for a 3-sty building for Sunday school and church purposes for the 5th Av. Presbyterian Church to be erected at 293-295 Park av, to cost \$22,000.

NEW BRUNSWICK, N. J.—St. Peter's Church has acquired additional property in Highland Park for a chapel, to cost \$25,000. J. A. O'Grady is in charge.

LAKEWOOD, N. J.—Prof. E. J. Nelson has purchased a plot on 3d st and will soon start the erection of a new residence to cost about \$5,000.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Monks & Johnson, 7 Water st, Boston, Mass., are preparing plans for a 5-sty reinforced concrete factory, 65x400 ft, to be erected on Sussex av, First st and Morris Canal, for Whitehead & Hoag, 161 Washington st, button manufacturers. B. S. Whitehead, president. Cost, about \$300,000.

DUMONT, N. J.—It is rumored that a factory building for the manufacture of cameras is to be erected on the old Peter Duris property near Mason av. The names of the parties interested are withheld.

NEWARK, N. J.—Ground will soon be broken for the new building for the White Motor Car Co. at 33-35 William st. The building is to be 3-sty, 50x100 ft., cost about \$85,000. A. H. Thompson, of this city, has prepared plans.

WEEHAWKEN HEIGHTS, N. J.—Chas. Fall, 14th and Washington sts, Hoboken N. J., is preparing plans for a 2-sty brick and steel manufacturing building. 60x85 ft, to be erected in Maple st, to cost \$9,000.

LAKE HOPATCONG, N. J.—The Mountain Ice Co., Newark and Hudson sts, Hoboken, N. J., is taking bids for a concrete, steel and frame ice plant, 132x252 ft, to be erected here, to cost \$40,000. A. D. Chidsey Eastern, Pa., is engineer.

WESTFIELD, N. J.—E. M. Collins, Westfield, N. J., is preparing plans for a 3-sty brick and steel storage house to be erected on Central av, for O'Donnell Bros, owner. Cost about \$15,000.

NEW DURHAM, N. J.—The Peerless Pottery Co., of Philadelphia, has been looking over grounds for the erection of a big pottery plant here. Options on several acres of land near the West Shore Railroad have been secured. The Peerless officials state that 2,000 men will be employed.

### HALLS AND CLUBS.

VINELAND, N. J.—The Vineland Trust Co. will start work at once on a 3-sty club and office building, 24x100 ft. The Vineland Country Club will have its new headquarters in the building. Work is expected to be completed by October.

RIDGEFIELD PARK, N. J.—The Ridgefield Park Boat Club contemplates improvements to its clubhouse. The present building on Hackensack rd will either be improved or a new building erected.

HOSPITALS AND ASYLUMS.
HACKENSACK, N. J.—The Committee of the
Board of Freeholders will select a site for a
tuberculosis hospital. The site and cost of the
building together will be about \$185,000.

MUNICIPAL WORK.

HAWTHORNE, N. J.—The Borough of Hawthorne has secured an option on a piece of property for the proposed site of the pumping station and reservoir. Arthur Rhodes is commissioned with the second statement of the second statement of the second sec

EAST ORANGE, N. J.—Engineer W. D. Willigerod, City Hall, East Orange, has prepared plans for the erection of the Halstead Valley sewer drain, estimated cost, \$260,000. Contracts will not be let before June.

# PUBLIC BUILDINGS.

PUBLIC BUILDINGS.

LYNDHURST, N. J.—The matter of a town hall site and the erection of a new building will probably be taken up at once by the township committee.

ORANGE, N. J.—Plans for the new armory to be erected in North Center st have been received by Wm. A. Lord, Mayor, from the State Architect at Trenton. Work will probably be started early in June. Estimated cost about \$100,000.

# Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

AMSTERDAM, N. Y.—Excavating is under way for a 4-sty brick store and apartment house, 40x74 ft, at the northwest corner of Pulling and East Main sts for Barney Pains, Reid st, owner. William T. Savage, 138 East Main st, is architect. Cost about \$25,000.

# CHURCHES

GREELEY, N. Y.—A movement is on foot at Greeley, Pike County, N. Y., for the erection of a German church. A committee has been appointed consisting of Th. Zinemeister, president: August Anschuetz, vice-president: George Honold, treasurer, and William Markert, secretary.

POUGHKEEPSIE, N. Y.—The First Reform Church congregation will either repair its present edifice or erect an entirely new building. The majority of the members favor selling the property at Main and Washington sts and erect a more modern building. Address the pastor for further particulars.

further particulars.

BARKER, N. Y.—Albert Post, 435 Brisbane Building, Buffalo, is preparing plans for a brick church, 40x116 ft, for St. Patrick's Congregation, Rev. Father Thomas Malloy, Barker, owner. Cost, \$25,000. Owner and architect will soon call for bids on general contract.

UTICA, N. Y.—The congregation of the Centenary M. E. Church will erect a new edifice. Rev. M. D. Sill is pastor.

# FACTORIES AND WAREHOUSES

FACTORIES AND WAREHOUSES.
FREDONIA, N. Y.—The Puritan Food Products Co., care of Cudahy Packing Co., 111 West Monroe st, Chicago, Ill., is having plans prepared for a reinforced concrete factory, for the manufacture of grape juice.

PEEKSKILL, N. Y.—The Standard Oil Co., of 26 Broadway, N. Y. C., will erect a 3-sty factory addition to its plant here at a cost of \$30,000.

HOOSICK FALLS, N. Y.—The Specialty Insulation Manufacturing Co., Inc., of this city, manufacturers of electric insulation, will erect

a new plant. C. Batcholts, of this city, and M. Casey and W. P. Wood, of Pittsfield, Mass., are the incorporators.

ALBANY, N. Y.—The American Tobacco Co. will erect a 4-sty factory at Arch st and Trinity pl, this city, to cost \$\$0,000. The general contract has been awarded to W. S. Hamil Co., of Troy.

BATAVIA, N. Y.—The Westerhoff Bros. & Napier Co., silk manufacturers of this city have secured an option on property suitable for the building of a large silk plant, to cost \$65,000.

the building of a large silk plant, to cost \$65,000. CLAYTON, N. Y.—Negotiations have been closed for the removal of the Watertown Motor Co. to Clayton. A 3-sty semi-block building will be erected as soon as a site is determined upon. A. C. Bakewell, Jr., is president.

MALONE, N. Y.—The mills of the Brooklyn Cooperage Co., of St. Regis Falls, were destroyed by fire with a loss of \$20,000. Plans for rebuilding have not been determined.

HALLS AND CLUBS.

POUGHKEEPSIE, N. Y.—The Church of the Nativity contemplates the erection of a club-house for the members of the church. A committee has been appointed to look into the matter. Rev. Father Keuhenen is pastor.

HALLS AND CLUBS.

LITTLE FALLS N. The Mesenie Ledges.

LITTLE FALLS, N. Y.—The Masonic Lodges, this city and vicinity, contemplate building temple. Particulars of plans and location ave not been decided.

SCHENECTADY, N. Y.—A group of close friends and admirers of the late John Bigelow. author, are collecting funds for the erection of a memorial hall in his honor at Union College, this city. Wayne D. Heydecker, secretary of the committee is in charge of subscriptions.

HOTELS.

ONEIDA, N. Y.—It is reported that the Sachems Hotel committee contemplates the erection of a new hotel to cost \$100,000. Nothing definite has been determined.

### SCHOOLS AND COLLEGES

SCHENECTADY, N. Y.—St. Mary's Church at Eastern av and Irving st contemplate the erection of a new school to cost in the neighborhood of \$82,000. Address chairman of the building committee.

MISCELLANEOUS.

KINGSTON, N. Y.—The car and locomotive repair shops of the West Shore R. R. at this point, which were recently destroyed by fire, will be rebuilt at once.

### Government Work.

POCATELLO, IDAHO.—Sealed proposals will be received until 3 p. m., May 28, for the construction, complete (including plumbing gas p'ning, heating apparatus, electric conduit and wiring, and lighting fixtures), of the United States post office and court house at Pocatello, Idaho. The building is 3-stys and basement, with a ground area of approximately 4,500 sq. ft.; fireproof construction, stone and brick facing, tin roof. O. Wenderoth, Wash., D. C., Supervising Architect.

WINSTON-SALEM, N. C.—Sealed proposals

Supervising Architect.

WINSTON-SALEM, N. C.—Sealed proposals will be received until June 2 for the extension (including plumbling, gas piping, heating apparatus, electric conduits and wiring, and approaches) of the Unted States post office at Winston-Salem, N. C. The extension is 2-stys and basement, and has a ground area of approximately 14,150 sq. ft.; fireproof construction; stone facing and metal roof. Certain buildings now on the site will be required to be removed and separate proposals for the purchase and removal of these buildings must be submitted with the proposals for the extension of the post office building. O. Wenderoth, Washington, D. C., supervising architect.

# BRICKMAKERS' NEXT MOVE.

(Continued from page 1093.)

(Continued from page 1093.)
more expeditious proceeding than that which
your honor has suggested, and only call the
attention of counsel for the defendants to the
fact that, with every disposition to accommodate them and be courteous, we may be called
at any time to insist upon rather prompt procedure."

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History of the Prosecution.

In June, 1911, the Greater New York Erick Company was organized with John B. Rose, president; A. E. Aldrich, vice-president; Frank DeNoyelles, secretary, and Robert Main. treasurer. It began with a capitalization of \$100,000 and had as stockholders about 70 per cent. of the total output of the North River brick making district, ranging from Yonkers to Mechanicsville. It established offices at 103 Park avenue where the Rose Brick Company had previously moved from offices formerly maintained in the old wholesale brick market in West Fifty-second street. Soon after it began to do business on July 1, 1911, about 80 contracting mason builders in this city, laid before the then Attorney General of the state. Thomas N. Carmody, at Albany. a complaint charging that the Greater New York Brick Company was a combination in restraint of trade, and asking him to proceed against the company under the Donnelly anti-monopoly law.

The Attorney General. after holding several hearings, stated that the petitioners would not present any evidence to sustain their claim that the brick company was operating under a combination agreement and he dismissed the case. The complainants felt that a change of venue was desirable to the success of their case and so the matter was withdrawn and on January 27, 1912, a complaint was made by Francis M. Weeks president of the D. C. Weeks Company, of this city, building contractors, who submitted a written statement to Assistant District Attorney William A. DeFord alleging that a combination in restraint of trade in the brick market was operating in this city and insisted unon criminal action being entertained by the District Attorney's office.

The District Attorney refused to entertain the first statement and on February 12 of that year Mr. Weeks filed a supplemental statement which was delivered to Mr. De Ford by John DeWitt Warner, of the firm of Warner, Wells & Korb, in which the following complaint was made:

"First, That the manufacturers of brick named in the complaint constitute nearly all the manufacturers of brick used in building and that the brick are manufactured at various places along the Hudson River.

"Second, That the manufacturers named in the complaint have and have had for some time past control of at least 90 per cent, of the supply of Hudson River brick available.

"Third, That the manufacturers named in the complaint have caused to be organized in this city at a uniform price.

"Fourth, That the above-named company was organized on June 19 last and that on the 15th of November it advanced the price of brick 25 cents per thousand above the price of the month before."

organized on June 19 last and that on the 15th of November it advanced the price of brick 25 cents per thousand above the price of the month before."

The Greater New York Brick Company, previously, in a statement from its counsel, Mr. Patterson, defined the object of the Greater New York Brick Company to be as follows:

"The movement, which has been underway for some time and has resulted in the formation of the company known as the 'Greater New York Brick Company,' need not disturb or cause the apprehension of any of the building interests, whether they be dealers in building materials or consumers of the same.

"The Greater New York Brick Company is a corporation formed for the purpose of economical handling and disposal of the product of the various Hudson River brick manufacturers. Under practices heretofore obtaining, there has been no stability in the market for North River brick and the manufacturers have under the conditions which have ordinarily prevailed, realized that the business was being conducted in a most extravagant and expensive, not to say, disastrous manner.

"The object of the new company will be to standardize the methods of marketing their product. It will be possible under the management of a well organized company to practice many economies, beneficial, not only to the manufacturer, but to the dealer and consumer as well.

"It is the aim of this company to methodize the conduct of the business and give more stability and uniformity to prices."

Hearings have been held frequently before Magistrate Freschi and more than fifty witnesses have been examined in ex parte proceedings by Assistant District Attorney Ellison, who succeeded Mr. DeFord in this matter. During the last eight weeks Magistrate Freschi has been ill and for that reason the decision in the former proceedings was delayed.

During the conduct of the investigation the market has been seriously manipulated in favor of so called "Foreign brick," brick that comes from New Jersey and Connecticut with the result that prices for t

tions of demand, but rather by some arbitrary dictum.

The Greater New York Brick Company, on the other hand, has maintained that the prices it quotes are based upon the higher cost of manufacture incidental to the higher wage scale ruling upon the yards, the scarcity of labor which makes overtime a larger item among their workmen than ever before, the higher cost of fuel, the necessity of purchasing tempering material which formerly was to be found on the overlay of the banks and because construction conditions in this market were such today that buying in season was largely from a hand to mouth order and therefore the demurrage and delay to barges here in the market was such as to compel the maintenance of a larger fleet. It holds that the prices it quotes are justified by new conditions as shown by the fact that the manufacturers came out whole last year for the first time in more than a decade.

# LIGHT DEMAND FOR BRICK. New Method of Presenting Brick Statistics in Record and Guide.

THE general demand for common brick in the Metropolitan district continues moderate. Cargo movements last week were 47 as against a normal 60.
Official transactions for North River common brick during the week with records covering the corresponding week follow:

1913,	
Left Over, May 12—25. Arrived.	Sold.
Monday 13	6
Tuesday 2	6
Wednesday 9	8
Thursday 10	9
Friday 11	14
Saturday 10	4
Total	47
	The same of the same of

Condition of market, unsettled. Prices, Hudson River, \$6.87½ to \$7.25. Raritan River, \$6.87½ to \$7.25. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), \$8.25. Left over, May 19—33.

	Left Over,	May 11-	-19. rived. Sold.
Monday			
Tuesday			
Wednesday			4 7
Thursday			
Friday			6 3
Saturday			0 1
Total			38 49

Condition of market, firm. Prices, Hudson River, \$6.50 to \$7. Raritans, \$6.75. Left over. May 18—8.

# Classified List of Advertisers

Boilers H. B. Smith Co., 39 East Houston st.

Carter, Black & Ayers, 1182 Broadway.
Empire Brick & Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave.
Hay Walker Brick Co., 1133 Broadway.
Houghtaling & Wittpenn, 44 East 23d st.
Kreischer Brick Mfg. Co., 119 E. 23d st.
Pfotenhauer-Nesbit Co., 1133 Broadway.
Sayre & Fisher Co., 261 Broadway.

### Building Material (Masons')

Builders Brick & Supply Co., Inc., 172d st. & West Farms rd.
Candee, Smith & Howland Co., Foot E. 26th. Kane Co., J. P., 103 Park ave.
Peck Co., N. & W. J., 103 Park ave.

Building Reports

Dodge Co., F. W., 11 East 24th st.

C. Sandhop, 771 Lexington av.

Ment
Alsen's Am. Por. Cement Wks., 45 Bway.
Atlas Portland Cement Co., 30 Broad st.
Consolidated Rosendale Cement Co., 50
Church st.
King & Co., J. B., 17 State st.
Lawrence Cement Co., The, 1 Broadway.
Thelle, E., 99 John st.
Vulcanite Port. Cement Co., 5th Ave. Bldg.

Harrison & Meyer, 1182 Broadway. Taylor, Ronald, 520 East 20th st.

Concrete Construction (Reinforced)
Turner Construction Co., 11 Broadway.

Contractors' Bonds Ritch-Hughes Co., 1123 Broadway.

### Contractors (General)

Guldwell-Wingate Co., 381 4th ave.
Fuller Co., G. A., 111 Broadway.
Guldone, A. L., & Co., 131-133 East 23d st.
Steen Co., Thos. J., 30 Church st.
Whitney Co., The, 1 Liberty st.

Consulting Engineers
Charles E. Knox, 101 Park Avenue.

# Cornices and Skylights

Hayes, Geo., 71 8th ave.

# Cypress

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

# Doors and Sashes

Macaulay, C. R., 18th st. & 5th ave., Bklyn. Weisberg-Baer Co., Astoria, L. I. City.

# Dumb Waiters

Murtaugh Elevator Co., 237 E. 41st st.

Electrical Contractors
Brussel, D. G., 39 W. 38th st.

# Electrical Service

N. Y. Edison Co., 55 Duane st.

# Elevators (Passenger and Freight)

Burwak Elevator Co., 216 Fulton st. Murtaugh Elevator Co., 237 East 41st st. Otts Elevator Co., 26th st. and 11th ave. Welsh Machine Works, 276 West st.

Fire Extinguishers
The Safety Fire Extinguisher Co., 291 7th ave.

Fireproofing

Eastern F. P. Sash, Door & Cornice Co., 169

Cook st., Brooklyn.

Maurer & Son, H., 420 East 23d st.

Rapp Construction Co., 600 W. 116th st.

Werbelovsky, J. H., 93 Meserole st., Bklyn.

# Granite

Woodbury Granite Co., Hardwick, Vt.

House Mover and Shorer, Vorndran's Sons, C., 412 E. 147th st.

Ritch-Hughes Co., 1123 Broadway.

### Interior Woodwork

Empire City-Gerard Co., 40 E. 22d st.

Iron Grille Work
Bataille & Co., A., 587 Hudson st.

### Iron Work (Arch. and Struc.)

Grand Central Iron Works, 212 E. 52d st. Grant & Ruhling Co., Inc., 373 4th ave. Hecla Iron Works, N. 10th st., Brooklyn. Norton Co., Alfred E., 105 W. 40th st. Perlman Iron Works, 1735 West Farms rd Schwenn, Wm., 822 Lexington ave., Bklyn Wells Arch. Iron Co., River ave. & E. 151st.

### Lime

Farnam Cheshire Lime Co., 39 Cortlandt st.

### Lumber

Finch & Co., Chas. H., Coney Island avs. & Avs. H., Brooklyn. Johnson Bros., 45 Classon ave., Brooklyn. Orr Co., J. C., India st. & East River, Bklyn.

### Marble

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

# Metal Bars for Store Fronts Werbelovsky, J. H., 93 Meserole st., Bklyn.

# Metal Ceilings

Berger Mfg. Co., 11th ave. & 22d st. Garry Iron & Steel Co., 521-523 W. 23d st. Northrop, Coburn & Dodge Co., 40 Cherry st.

### Metal and Metal Covered Work

Manhattan Fireproof Door Co., Winfield, L. I. Pomeroy Co., Inc., S. H., 30 East 42d st. Westergren, Inc., M. F., 213 East 144th st.

# Mortgages

Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Bagle Savings & Loan Co., 186 Remsen st.,
Brooklyn.
Lawyers' Mortgage Co., 59 Liberty st.
McMahon. J. T., 188 Montague st., Bklyn.
McVickar, Gaillard Realty Co., 42 B'way.
N. Y. Real Estate Security Co., 42 Bway.

Childs & Co., C. M., 99 John st. Lucas & Co., John, 521 Washington st. Toch Bros., \$20 5th ave.

# Painting

Oliver, W. H., 57 Fifth ave.

Plaster King & Co., J. B., 17 State st.

# Pumps (Electric)

George & Co., E., 194 Front st.

H. B. Smith Co., 39 East Houston st.

# Real Estate (Manhattan and The Bronx)

eal Estate (Manhattan and The Bronx)
American Real Estate Co., 537 5th ave.
Ames & Co., 26 W. 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 W. 23d st.
Armstrong, J., 1984 3d ave.
Axelrod Co., W. & I., Inc., 547 W. 110th st.
Balley, F. S., 162 E. 23d st.
Bechmann, A. G., 1055 S. Boulevard.
Boylan, J. J., 402 W. 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co., J. R., 105 W. 40th st.
Brown, Inc., W. E. & W. I., 3422 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Cokeley, W. A., 1325 Fort Schuyler rd.
Cole, M. H., 500 5th ave.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 W. 23d st.
Davies, J. C., 149th st. and 3d ave.
Day, J. P., 31 Nassau st.
De Selding Bros., 128 Broadway.
De Walltearss & Hull, 135 Broadway.
Dike, O. D. & H. V., 220 West 42d st.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. F., 45 William st.
Eckerson, J. C. R., 35 W. 30th st.
Elliman & Co., D. L., 421 Madison ave.
Elly & Co., M. S., 21 Liberty st.
Finegan, A., 35 Nassau st.
Fischer, J. A., 890 6th ave.
Fitzsimons, T. P., 751 6th ave.
Fox & Co., F., 14 W. 40th st.
Frost, Palmer & Co., 1133 Broadway.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave. & 123d s.
Hartt, Chas., 58 E. 8th st
Kennelly, B. L., 156 Broadway.
Kirwan, J. P., 138 W. 42d st.
Lummis, B. R., 25 W. 33d st.
McLaughlin, T. F., 1238 3d ave.

McNally, G. V., 47 W. 34th st.

Manning, E. A., 489 5th ave.

Noyes Co., C. F., 92 William st.

O'Donohue, L. V., 25 W. 42d st.

Ogden & Clarkson, 17 W. 30th st.

O'Hara Bros., Webster ave. & 200th st.

Palmer, E. D., 179 Columbus ave.

Payton, Jr., P. A., 67 W. 134th st.

Pease & Elliman, 340 Madison ave.

Polak, E., 149th st. and 3d ave.

Polak, E., 149th st. and 3d ave.

Polak, E., 192 Bowery.

Porter & Co., 159 W. 125th st.

Price, George, 138th st. and 3d ave.

Royal, Jno. M., 21 West 134th st.

Ruland & Whiting Co., 5 Beekman st.

Schindler & Liebler, 1361 3d ave.

Schnuck, A. J. C., 47 W. 34th st.

Schrag, L., 142 W. 23d st.

Sheeran, Jas. A., 1250 Lexington ave.

Simmons, E. de Forest, 2 E. 58th st.

Smith, F. E., 3 Madison ave.

Smyth & Sons, B., 149 Broadway.

Steinmertz, J. A., 1009 E. 180th st.

Tucker, Speyers & Co., 435 5th ave.

Tyng, Jr., & Co., 41 Union Square West.

Ullman, C. L., 3221 White Plains ave.

Varian, Wilbur L., 2777 Webster ave.

Weill Co., H. M., 264 West 34th st.

Wells' Sons, J. N., 191 9th ave.

Whiting & Co., W. H., 41 Park Row.

Zittel & Sons, F., Broadway & 79th st.

### (Brooklyn)

Bergen & Son, J. D. H., 63 Lafayette ave.
Brumley, James L., 189 Montague st.
Bulkley & Horton Co., Myrtle & Clinton avea.
Cederstrom, Sig., 201 Montague st.
Chauncey Real Estate Co., 187 Montague st.
Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave.
Davenport Real Estate Co., Fulton st., cor
So Oxford.
Henry, John E., 1251, Podford. Davenport Real Estate Co., Fulton st., cor So Oxford.

Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Lewis, Harry M., 189 Montague st.
Morrisey. Wm. G., 189 Montague st.
Porter, David, 189 Montague st.
Pyle Co., H. C., 201 Montague st.
Rae Co., Wm. P., 180 Montague st.
Rae Co., Wm. P., 180 Montague st.
Smith, Clarence B., 1424 Fulton st.
Smith, Wm. H., 189 Montague st.
Tyler, Frank H., 1183 Fulton st.
Vaughan, Leonard N., 909 Fulton st.
Welsch, S., 207 Montague st.

### (Queens)

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

Real Estate Operators

Alliance Realty Co., 165 Broadway.
City Investing Co., 165 Broadway.
Cohen, Elias A., 198 Broadway.
Lewine, F. & I., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 68 William st.

Anderson-Tully Co., Memphis, Tennessee.
Carrier Lumber & Mfg. Co., Sardis, Miss.
Himmelberger-Harrison Lumber Co., Cape
Girardeau, Mo.
Lamb-Fish Lumber Co., Charleston, Miss.
Luehrmann Hardwood Lumber Co., Chas. F.
St. Louis, Mo.
Paepcke-Leicht Lumber Co., Chicago, Ill.

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

# Skylights

Superior Cornice & Skylight Works, 214 E. 127th st.

Johnson, E. J., 38 Park Row.

Stone Renovating
Fordham Stone Renovating Co., 413 E. 34th. st. Terra Cotta

Atlantic Terra Cotta Co., 1170 Broadway. New Jersey Terra Cotta Co., 149 Broadway. Title Insurance

Lawyers' Title Ins. & Trust Co., 160 Bway. New York Title Insurance Co., 135 Broad-way. Title Guarantee & Trust Co., 176 Broadway. United States Title Guaranty Co., 32 Court St., Brooklyn.

# Trucking

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

Santo Electric Appliance Co., Inc., 168 Mad-ison ave.

# Vault Lights

Berger Mfg. Co., 11th ave. & 22d st. Brooklyn Vault Light Co., 270 Monitor st., Brocklyn,

# RECORDS SECTION

of the

REAL ESTATE BUILDERS AND

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. 2358

New York, May 24, 1913

PRICE 20 CENTS

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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and inferest of the grantor is conveyance and the right it is an inferest of the grantor is conveyance and the right it is an inferest of the grantor is conveyant and the right it is an inferest of the grantor is conveyant on it is a conveyant of the grantor only, in which he whereby the estate conveyad may be impediately estate conveyad the property of the estate conveyad the property estate in the serial will estate the property in these lists are, in all cases, taken from mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to make of them by the Department of Public Works.

The second date is the date of edge of them by the Department of Public Works.

The second date is the date of edge of the work of the same, only one is given. When the date is the date of this again. The second date is the date of the same year the year follows the second date is the date of the same. When both dates are in the same year the year follows the second date is the date of the same and the second date is the date of the same and the second figures representing both lot and building. Letter P before second figures representing both lot and building. Letter P before second figures representing both lot and building. Letter P before second figures representing both lot and building. Letter P before second figures representing both lot and side is attrictly followed.

A \$20,000-\$30,000 indicates the second figures representing both lot and building. Letter P before second figures representing both lot and side is attrictly followed.

A \$20,000-\$30 sub—subject.

strs—stores.

stn—stone.

st—street.
TS—Torrens System.
T &c—taxes, etc.

tnts—tenements.

w—west.

y—years.
O C & 100—other consideration and \$100.

# CONVEYANCES.

Conveyances

### Borough of Manhattan.

We print the names and addresses the owner exactly as recorded, both ar however, verified and where name or address is found to be incorrect or fictition the correction is printed in brackets in mediately following the part of name address of which it is a correction.

Conveyances marked with an \* are bein investigated and if found incorrect wibe shown in a later issue. are bein

MAY 16, 17, 19, 20, 21 & 22.

MAY 16, 17, 19, 20, 21 & 22.

Allen st, 173 (2:416-19), ws, 50 s Stanton, 25x88, 3-sty fr bk ft tnt & strs & 5-sty bk rear tnt; Anthony M Menkel, ref to Louise M Lee, [138 Washington], Hartford, Conn; FORECLOS May14; May19; May20'13; A\$18,000-23,000.

Attorney st, 98 (2:343-10), es, 125 s Rivington, 25x72, with strip on e, 25x3, 5-sty bk tnt & strs; A\$15,500-25,000; also 1ST AV, 154 (2:437-4), es, 69.2 n 9th, 23,1x100, 5-sty bk tnt & strs; A\$20,000-27,000; Clara Borak to Moses Kinzler, 126 E 93; 1-3 pt; AT; AL; Mar11; May16'13.

O C & 100 Batavia st, 14, see New Chambers, 71-3.

AT; AL; Maril; Maylo 13.

Batavia st, 14, see New Chambers, 71-3.

Baxter st, 79 (1:199-1), es, 100.7 n Bayard, 24.9x100, 5-sty bk tht & strs & 5-sty bk rear tht; Geo F Patton to Margt F Patton both at 26 [24] Hawthorne, Bklyn; AT; Oct15'10; Mayl 913; A\$18,500-25,000. nom

Oct15'10; May1913; A\$18,500-25,000. nom

Bedford st, 72, see Bedford, 74.

Bedford st, 74 (2:587), sec Commerce (Nos 30-2), 21x50x20.10x50; also BEDFORD ST, 72 (2:587-this & above 10t 7), es, 21 s Commerce, 23.8x50.5x30.2x50, 6-sty bk tnt & strs; Jas A Foley, ref, to Wm Hassey, at Rutland, Vt [care Robt C Birkhahn, 15 William] m;tg \$33,000; FORE-CLOSED & drawn May20; May22'13; A\$20,000-47,000.

Beekman st, 45 (1:93-28), sws, abt 70 e William, 23.8x109.7x23.1x103.5, ses, 5-sty stn loft & str bldg; Stephen Caplin to Union Card & Paper Co, a corpn, 45 Beekman; mtg \$45,000; May9; May19'13; A\$41,-000-56,000.

Broome st, 112 (2:337-68), ns, 25 e Wi lett, 25x87.6, 5-sty bk tnt & strs; Ev Kleimer to Rose Offenberger, 61 Marks pl; AL; Sept26'12; May21'13; A\$16 500-31,000. O C & 1

500-31,000. O C & 100
Chrystie st, 189 (2:426-33), ws, 175 n
Rivington, 25x100, 5-sty bk tnt & sts; Julius B Fox to Clara Klingenstein, 102 E
79; mtg \$30,000; Mar25; May16'13; A20,00030,000. O C & 100

Church st, es, 63.6 s Vesey, see Fulton, s, 14.1 e Church.

Commerce st, 30-2, see Bedford, 74

Crosby st, 11 (1:233-3), es, abt 160 Grand, 25x100, 6-sty bk tnt & strs & 6 sty bk rear tnt; Aberdeen Realty Co t Inverness Realty Co, a corpn, 49 Wall mtg \$21,000; May20; May21'13; A\$23,000 30,000.

Fletcher st, sec Front, see Front,

Fretcher st, see Front, see Front, 159.

Front st, 159 (1:72-10), nec Maiden la (No 51), 51.10 to sws Fletcher x41.8x50.6 to nes Maiden la x41.9, 4-sty bk loft & str bldg; Wm S & J E Marshall & Constance B, his wife, to Eliz M Marshall, 122 South, Morristown, NJ; 1-20 pt; AL; Apr 19; May21'13; A\$50,000-58,000. 1,500

Front st, see Fletcher, see Front, 159.

Fulton st, 92 (1:77-22), ss, abt 125 w Gold, 25.10x79.10x29x79.10; 5-sty bk loft & str bldg, 1 & 2-sty ext; Stanley A Cohen to Mabel L Costello, Sharon, Conn & Car-rie C Jones, Hackensack, NJ, exrs & Geo H Jones; QC; May19; May20'13; A\$60,000-nom

65,000. nom

Fulton st (1:87), ns, the cl of one tunnel begins 14.1 e Church, runs ne on curve—to ss Vesey at pt 147.5 e Church; also CHURCH ST (1:87), es, the cl of other tunnel begins 63.6 s Vesey, runs ne on curve—to ss Vesey at pt 59.4 e Church; a permanent & perpetual right, easement & right-of-way for two tunnels, each 20.6 in exterior diameter for subway construction; Rector, &c, of Trinity Church to City NY; B&S; May16; May19'13. 129,405

Hudson st. 169-75 (1:219-22), ws. 33.1 s

Hudson st, 169-75 (1:219-22), ws, 33.1 s Vestry, 92x100, 2-7-sty bk loft & str bldgs; Paul C Uhlig to Jno A Roebling's Sons Co of NY, a corpn, 117 Liberty; mtg \$135,000; May17; May19'13; A\$88,000-170,000.

May17; May19'13; A\$88,000-170,000,

James st, 93 (1:111-36), ws, abt 50 s
Batavia, 25x118 to New Chambers (No
81), except pt for New Chambers, 6-sty
bk tnt & strs; Archibald C M I Stewart
to Washington H Taylor at [140 Barry
av], Mamaroneck, NY; mtg \$37,000; May
12'09; May21'13; A\$15,000-37,000.

Ludlow st, 14 (1:297-4), oc C & 100
Ludlow st, 14 (1:297-4), es, 124.3 n
Canal, 32.4x87.4x32.4x86.10, 5-sty b ktnt &
strs & 5-sty bk rear tnt; Broadway Savgs
Instn to Frank C Rose, 507 W 139; CaG;
May21'13; A\$30,000-45,000. O C & 100

Maiden Ia, 51, see Front, 159

May21'13; A\$30,000-45,000. O C & 100

Maiden Ia, 51, see Front, 159.

Maiden Ia, 130-4, see Water, 152.

Mercer st. 79 (2.485-29), ws, 201.4 n

Broome, 24.10x—x24.9x100, 6-sty bk 1oft
& str bldg; Lewis Friedman to Convent
Park Constn Co, a corpn, 198 Bway; B&S;
May6; May22'13; A\$22,000-32,000.

Monroe st or Rutgers pl, 25 (1:270-13),
ns, 26.6 w Clinton, 26x120, 4-sty bk tnt &
2-sty ext; Sarah & Lena Michelson to
Davis Michelson, 64 W 114; AL; May9;
May16'13; A\$22,500-27,500. O C & 100

Mulberry st, 163 (2:471-21), ws, 100.4 n

May16'13; A\$22,500-27,500. O C & 100

Mulberry st, 163 (2:471-21), ws, 100.4 n

Grand, 25x98.4x24.11x102.11, 6-sty bk tnt &

strs; Jno H Rogan, ref, to David Zukerbrod, 14 Lewis; FORECLOS Apr15; May16'13; A\$19,500-42,000. 35,700

New Chambers st, 71-3 (1:111-61-62), begins Batavia (No 14), ns, 133.1 w James, runs n62.6xw26xs2.7xw25.11xs19.3 to New Chambers xse54.11 to Batavia, xe14.6 to beg, 2-4-sty bk tnts & strs; Theresa Poggi to Angela Poggi, 650 51st, Bklyn; mtg \$15,000; May16; May19'13; A\$16,000-22,500.

New Chambers st. 71-3 (1:111-61-62), gins Batavia (No 14), ns. 133.1 w Jan runs n62.6xw26cs2.7xw25.11xs19.3 to N Chambers xse54.11 to Batavia xe14.6 beg, 2-4-sty bk tnts & strs; Abr Stern to Theresa Poggi, 650 51st, Bklyn; FOF CLOS Apr22; May16; May17'13; A\$16.0 22,500.

New Chambers st, 81, see James, 93.

Pitt st, 7 (2:341-57), ws, 100 n Gra 25x100, 5-sty bk tnt & strs; Phoenix graham, ref, to Frank J Dupignac [Orienta Pt], Mamaroneck, NY, as c mittee Fredk Duhrkop; FORECLOS 30; May20'13; A\$17,000-23,500.

30; May20'13; A\$17,000-23,500. 27,300

Prince st. 177 (2:517-40), ns. 100 e Sullivan, 25x95.6, 6-sty bk loft & str bldg; Arthur M Silber to Brown-Weiss Realties a corpn, 63 Park row; mtg \$15,600 &AL; May19; May20'13; A\$17,000-31,000. O C & 100

O C & 100 Stanton st, 310 (2:330-74), ns, 75 e Lewis, 22x75, 3-sty fr bk ft tnt, 2-sty bk ext; Lena Boerick to Wm L Greenfogel, 639 E 169; mtg \$11,500; May8; May17'13; A\$11,500-14,-000.

State st, 3 (1:9-3), ns, abt 55 w White-hall, 27x100.3x25.11x100.3, 3-sty bk home; also LOT adj lot on State st, formerly owned by Henry Overing, begins at nwc land conveyed by Bronson to Overing by deed recorded Feb11, 1799, runs n30xe13.8 xs30xw11.9 to beg; Henry C Overing to Gertrude A Vanderbeck, 149 W 126; May 19'13; A\$75,000-78,000. O C & 100

State st, 3; also lot as above, same prop; Gertrude A Vanderbeck to South Ferry Realty Co Inc, a corpn, 115 Bway; mtg \$65,000; May19'13. O C & 100

\$65,000; May19'13. O C & 100

Washington st, 32 (1:15-19-21 & 28), ws, 75 s Morris, runs nw 179 to es West (Nos 18, 19 & 20) xs78.7xe89.6xn52.7xe86 to Washington xn25 to beg, 5-sty bk tht & strs, 5-sty bk loft & str bldg & 2 3-sty bk thts & strs; Jas A Hennessy to Whitehall Realty Co, a corpn, 200 Bway; confirmation deed; mtg \$100,000; Apr26; May22'13; A\$125,000-139,500. O C & 100

Water st, 152 (1:30,266) swy Majdan la

A\$125,000-139,500.

Water st, 152 (1:39-26), swc Maiden la
(Nos 130-4), 21.6x62x21.3x62, 6-sty bk loft
& str bldg; Robt Cockcroft et al to Edw
A Haman, 334 E 17; B&S; May13; May20
(13; A\$30,000-38,000.

A Hannan, 334 E 17; B&S; May13; May20
'13; A\$30,000-38,000.

West st, 18-20, see Washington, 32.

William st, 130 (1:77-16), es, 105.5 s Fulton, runs s24.8xe161.1xn24.11xw— to beg; fee; also all title to a lease affecting the following parcel, beg at nec of above premises, runs n25xw39.10xs25.2 to ss of an alleyway xe39.10 to beg, with use of said alley, 4-sty stn loft & str bldg & 5-sty bk rear loft bldg; Mabel L Costello & ano, EXTRX &c Geo H Jones to Stanley A Cohen, 63 W 73; May19; May20"13; A \$90,000-95,000.

William st, 130 (1:77-16), es, 105.5 s Fulton, 24.8x161.1x24.11x— along alley to beg; fee; also all R, T & I to lease affecting the following: lot begins nec of above runs n25xw39.10xsw25.2 to ss of alley bet premises hereinbefore described & premises adj on n xe39.10 to beg, with rights to alley, &c, 4-sty stn loft & str bldg & 5-sty bk rear loft bldg; Stanley A Cohen, 63 W 73 as EXRS & TRSTES Solomon L Cohen; mtg \$80,000; May19; May20"13; A\$90,000-95,000.

William st, 259 on map 257-9 (1:119-40), ns 763 a New Chambers 35x64 &x36x55 2.

mon L Conen, mag v. 135,000

William st, 259 on map 257-9 (1:119-40), ns, 76.3 e New Chambers, 35x64.6x36x65.2, 7-sty bk loft & str bldg; Archibald C M I Stewart to Washington H Taylor at [140 Barry av], Mamaroneck, NY; mtg \$37,500; Aug4'11; May21'13; A\$25,000-65,000.

OC & 100

1ST st, 39 E (2:442-15), ss, abt 170 e
2 av, 25.3x81.7x25x78.7, es, 5-sty bk tnt &
strs; Dorothy Millman & Max Spivak to
Annie Millman, 207 2 av & Lena Spivak,
205 2 av; AL; Apr1; May16'13; A\$19,00028,000.

8,000.
2D st, 89-91 E, see 1 av, sec 2d.
9TH st, 612 E (2:391-13), ss, 193 e Av, 20x93.11, 4-sty bk tnt & strs & 3-sty k rear stable; Alfred Steckler Jr ref to toses Gross, 2 Av D; mtg \$12,000; FORELOS May14; May15; May16'13; A\$14,000-7,000.

107,000.

107H st, 66 W (2:573-9), ss, 103.4 e 6 av, 25.1x92.3, 5-sty bk tnt; Wm A Boeckel, ref, to Wilson Marshall at Bridgeport, Conn; mtg \$33,000; FORECLOS May8; May21'13; A\$21,000-37,000.

10TH st, 68 W (2:573-8), ss, 78.1 e 6 av, runs s46.1xe0.5xs46.1xe24.10xn92.3 to st xw 25.3 to beg, 5-sty bk tnt; Wm A Boeckel, ref, to Wilson Marshall at Bridgeport, Conn; mtg \$33,000; FORECLOS May8; 21'13; A\$21,000-37,000.

11TH st. 38 W (2:574-25), ss. 485.6 e 6 av. 21.8x94.10, 3-sty & b bk dwg, 2-sty ext. Edwin Thorn & ano TRSTES Leavitt J Hunt & ano to Oreste Unit, 78 W 11; B&S. & CaG; May13; May19'13; A\$17,500-21,500.

12TH st, 707 E (2:382-56), ns, 110.3 Av C, 23.10x103.3, 5-sty bk tnt & st Harris Koplik to Babette Wachsman, I W 117; ½ pt; mtg \$17,100; May19; May '13; A\$8,000-16,500.

13; A\$8,000-16,500. O C & 100

12TH st, 707 E; Babette Wachsman to

Max Koplik, 1065 2 av; ½ pt; mtg \$17,100

& AL; May20; May21'13. O C & 100

15TH st, 314 E (3:921-56), ss, 167 e 2 av,

26x103.3, 4-sty stn tnt; Sol Reiner to

Franklyn Square Realty Co, a corpn, 98

Manhattan av, Bklyn; mtg \$26,750 & AL;

May13; May17'13; A\$18,000-28,000. nom

15TH st, 314 E; Patk Kenney to same; & correction deed; May 9; May17'13.

nom 15TH st, 314 E; Franklyn Square Realty Co to Wm S Barker, at [59 Elm] Mont-clair, NJ; mtg \$24,000; May16; May17'13.

16TH st, 31 W (3:818-18), ns, 575 w 5 av, 25x92, 4-sty & b bk dwg; Adelaide D Myers to Jno Fitzgerald, 319 W 112; AL; May 19'13; A\$40,000-44,000. O C & 100

19'13; A\$40,000-44,000. O C & 100

19TH st, 241 E (3:900-25), nes, 116.6 nw
2 av, 16.6x92; 4-sty bk dwg; Maria L Van
Tine to Allicia Spence at Cedarhurst, LI,
Harry J Gogin, — Broadway, Far Rockaway, LI, & Jennie A Kelly, 80 Seneca,
Far Rockaway, LI, 1-5 pt; AL; May10;
May20'13; A\$10,000-13,000.

19TH st, 241 E; Maria Cook to same,
1-5 pt; AL; May9; May20'13.

2,000

19TH st, 241 E; Alicia Spence et al to
Auguste Crouzet, 304 E 30; all of; mtg
\$5,000 & AL; May20'13. O C & 100

\$5,000 & AL; May20'13. O C & 100

27TH st, 519 W (3:699-22), ns, 250 w 10

Auguste Crouzet, 304 E 30; all of; mtg \$5,000 & AL; May20'13. O C & 100

27TH st, 519 W (3:699-22), ns, 250 w 10
av, 25x98.9, 5-sty bk tnt; Bertha M Ryan to Edw Fisher at Trenton, NJ; mtg \$18,000; May16'13; A\$9,000-22,000. O C & 100

28TH st W (3:804), ns, 223.10 e 7 av, strip 0.4x98.9; Twenty-Fifth Constn Co. et al to Gross Realty Co, 268 West; QC; May8; May20'13.

28TH st, 332 W (3:751-61), ss, 425 e 9 av, 25x98.9, 4-sty & b bk dwg; Peter Malone & Kath G his wife to Mary J Denany, 126 W 63; B&S & CaG; mtg \$13,500; May20; May21'13; A\$12,500-18,500.

28TH st, 332 W; Mary J Denany to Peter Malone & Kath G, his wife, as tenants in common, 332 W 28; B&S & CaG; mtg \$13,500; May20; May21'13, O C & 100
28TH st, 500-2 W, see 10 av, 309A.
30TH st, 301 E, see 2 av, 542.
31ST st, 208 E (3:311-59), ss, 470 w 2 av, 20x98.9 3-sty & b bk dwg; Eliz C Wellbrock to Ellsworth R Skidmore, 46 Clinton av [Jamaica, LI]; May16; May22 13; A\$9,600-11,500.

32D st, 32 W (3:833-62), ss, 276.10 Bway, 25x98.9, 6-sty bk loft & str bld Geo S Metcalfe to Lyman M Bass, 1 Oakland pl, Buffalo, NY; % pt; mtg \$6, 000 & AL; May20; May21'13; A\$100,00 135,000.

34TH st, 417 E (3:366-7), ns, 149.6 e 1 av, 25.6x98.9, 4-sty bk tnt & strs; Central Brewing Co of NY to Jones Woods Realty Corpn, 535 E 68; B&S; May5; May16'13; A\$18,500-24,500.

A\$15,500-24,500.

40TH st, 108 W (3:815-38), ss, 150 W 6
20, 25x98.9, 5-sty bk tnt; Caroline M
Eager to Edw W Browning, 110 W 72;
AL; May17; May20'13; A\$65,000-73,000.

O C & 100

42D st, 400-6 W, see 9 av, 577-81. 42D st, 400-6 W, see 9 av, 577-81.

42D st, 414 W (4:1051-40), ss, 175 w 9 av, 24.9x98.9, 5-sty stn tnt & strs; Peter Malone & Kath G, his wife to Mary J Denany, 136 W 63; B&S & CaG; May20; May21'13; A\$17,000-32,000. O C & 100 42D st, 414 W; Mary J Denany to Peter Malone & Kath G his wife as tenants in common, 332 W 28; B&S & CaG; May20; May21'13. O C & 100

44TH st, W, sec 9 av, see 9 av, 618-20.

45TH st, 200-2 E, see 3 av, 719.

46TH st, 13 W (5:1262-28), ns, 207.2
5 av, 21.5x100.5, 5-sty stn tnt & str, 1-st ext; Pavonia Realty Co to Arthur Bris bane, 46 W 46; mtg \$70,000; May15; Ma 22'13; A\$74,000-81,000.

OC & 10

22'13; A\$74,000-81,000. O C & 100

46TH st, 71 W (5:1262-5), ns, 90.6 e 6
av, 18.3x100.5, 4-sty stn tnt & str; Philip
A Fitzpatrick to Geo M Fitzpatrick, 254
W 76; AT; B&S; mtg \$15,000 & AL; May
16; May21'13; A\$45,000-50,000. O C & 100

46TH st, 73-7 W, see 6 av, 81' & 818.

47TH st, 5 E (5:1283-7), ns, 150 e 5 av,
25x100.5, 4-sty & b stn dwg; Henry W
Hayden, TRSTE for Kath Hayden will
Harriet Hayden, to Henry G Trevor, 28 E
52, ½ pt; AL; May14; May20'13; A\$113,000120,000. 29,250

47TH st, 5 E; Henry W Hayden et al to same; ¾ pts; AL; May14; May20'13. 87,750

48TH st W (4:1000), ss, 275 e 7 av, strip 0.3x100.4; Jno F Quackenbush et al, heirs &c Martha Carpentier, to Eduoard & Felicie Foullon, 156 W 48; QC; May12; May22'13.

50TH st, 127-127B E, see Lex av, sec 51.

50TH st, 121-1218 E, see Lex av, sec 5
50TH st, 253 W, see 8 av, 830.
50TH st, 322 E (5:1343-11), ns, 255
2 av, 20x76.8x20x76.4, 3-sty & b stn dwg
Saml Hauser to Jno G McTigue, 324 E 5
mtg \$8,000 & AL; May21; May22'13; A\$7
000-10,000.
51ST st E, sec Lex av, see Lex av, se
51.

57TH st, 331 E (5:1350-16), ns, 260 w 1 av 20x100.4, 3-sty & b stn dwg; Jos H Gibbons et al heirs &c Mary A & Jno F Gibbons to Jno F Gibbons, 331 E 57; mtg \$9,000; Apr28; May16'13; A\$10,000-13,500.

57TH st, 451 E (5:1369-19), ns, 129.5 w Av A, 16x100.4, 3-sty & b stn dwg; Abr Gussow to August Chronik, 451 E 57; mtg \$7,000; May15; May16'13; A\$6,750-O C & 100

57TH st, 541 W (4:1086-13), ns, 475 v 10 av, 25.1x100.5, 5-sty bk tnt; Jas F Don nelly ref to Sara C Hadden, 155 E 5: EXTRX Alex Hadden; FORECLOS May1 May16'13; A\$11,000-15,500.

May 24, 1913

15,90 58TH st, 425 (E. (5:1370-11), ns, 322.1 ° Av A, 18x100.4, 3-sty & b stn dwg; Helen Garde to N Y Orthopaedic Dispensary of Hospital, a corpn, 126 (E. 59; mtg. \$8,00 May22'13; A\$6,500-9,000. ° C. & 10

tay2213, A\$0,500-3,000.

58TH st, 427 E (5:1370-12), ns, 303.11

v A, 18.1x100.4, 3-sty & b stn dwg; Abose to N Y Orthopaedic Dispensary cospital, a corpn, 126 E 59; mtg \$8,021

(ay22'13; A\$6,500-9,000.

O C & 16

May22/13; A\$5,500-3,000.

58TH st, 331 W, see 59th, 316-24 W.

59TH st, 420 E (5:1370-37), ss, 268.6 e
1 av, 37.11x100.4, 4-sty bk tnt & strs;
Adelheid Kreielsheimer to N Y Orthopaedic Dispensary & Hospital, a corpn,
126 E 59; mtg \$13,000 & AL; May22'13;
A\$15,500-23,000.

O C & 100

A\$15,500-23,000. O C & 100

59TH st, 316-24 W (4:1049-46-49), ss, st fr e 9 av, 100x100.5, 3 3-sty fr & 2 5-sty stn tnts & strs: A\$134,500-152,500; also f8TH ST, 331 W (4:1049-16), ns, 396.5 w 8 av, 21.5x100.5, 4-sty stn tnt & strs; A\$21,-000-26,500; Eugene S Benjamin et al to Wm Randolph Hearst, 340 W 86; mtg \$220,-000 & A L; Apr16; May16'13. O C & 100

60TH st, 115 E (5:1395-7), ns, 140 e Park Wm Whitman to Malcolm D Whitman at Burlingame, Cal [876 5 av, NY]; May9; May 21'13; A\$30,000-48,000.

61ST st 202 E (5:1415-44½), ss, 70 e 3

O C & 100
61ST st, 141 W (4:1133-16), ns, 416.8 w
Col av, 20.10x100.5, 4-sty & b stn dwg;
N Y Home for Destitute Crippled Chlidren, a corpn, 141 W 61 to Children's Aid
Soc, a corpn, 105 E 22; B&S; May8; May
17'13; A\$10,000-15,500.
6STH st, 170 E, see 3 av, 1164.
71ST st, 443 E, see Av A, 1333.
72D st, 152 W (4:1143-54), ss, 260 e
Ams av, 20x102.2, 4-sty & b stn dwg, 2-sty
ext; Ella H Remsen et al to Robt S Clark
at Cooperstown, NY; mtg \$25,000; May7;
May16'13; A\$48,000-60,000. O C & 100
73D st, 403 E (5:1468-4½), ns, 87 e 1 av,

73D st, 403 E (5:1468-4½), ns, 87 e 1 av 26x77.2, 5-sty bk tnt & strs; Jno Joscht t Frank Krulish & Anna his wife, 69 Kell; av, B of Q [Woodbury, B of Q] tenant by entirety; mtg \$15,000; Apr29; May19'13 A\$7,000-18,000.

O C & 16 73D st, 503-5 E (5:1485-5), ns, 98 e Av 2 1.6x102.2, 6-sty bk tnt & strs; Phoeni graham, ref to Shetland Co, a corpn, 4 ourt, Bklyn; FORECLOS, May8; May1 3; A\$10,000-38,600.

73D st, 507 E (5:1485-7), ns, 135.6 e Av A, 7.6x102.2, 6-sty bk tnt; Phoenix Ingramm ref to Shetland Co, a corpn, 44 Court, klyn; FORECLOS, May8; May19'13; A 0,000-38,000.

73D st, 509 E (5:1485-8), ns, 173 e Av A 7.6x102.2, 6-sty bk tnt; Phoenix Ingra am ref to Shetland Co, a corpn, 44 Cour sklyn; FORECLOS Apr25; May19'13; A\$10, 00-38,000.

73D st. 511-3 E (5:1485-10), ns, 210.6 v A, 37.6x102.2, 6-sty bk tnt; Phoenix In raham ref to Shetland Co, a corpn, 4 ourt, Bklyn; FORECLOS Apr25; May!; 3; A\$19,000-38,000.

79TH st, 116 E (5:1413-66), ss, 15 Park av, 18x102.2, 4-sty & b stn d Frances Cohn to Hamilton Holding C corpn, 149 Bway; mtg \$30,000; May20: 1 21'13; A\$21,500-33,000. O C &

79TH st, 158-60 E (5:1413-48½-49), ss, 90 e Lex av, 40x102.2, 2-4-sty & b stn tnts; Chas M Gay et al to Birchwood Realty Co, a corpn, 156 Bway; B&S; mtg \$37,000; May 13; May17'13; A\$28,000-44,000. O C & 100

79TH st, 100 W (4:1150-34), swc Col as (100 390-6), 18.6x76.8, 5-sty & b stn dw; 1-sty ext; Caroline S Stetler to Marie Wolfe; 550 W 42; AL; May19; May20'1: A\$37,000-45,000.

nom r9TH st. 138 W (4:1150-48), ss. 372 w ol av, 20x102.2, 4-sty & b stn dwg; Wm E Bergmann to Gertrude A Vanderbeck, 9 W 126; mtg \$20,000; May13; May16'13; \$18,000-30,000.

79TH st, 138-44 W (4:1150-48-50), s 372 w Col av, 78x102.2, 1 4 & 3 3-sty & stn dwgs; Gertrude A Vanderbeck t Brixton Realty Corpn, a corpn, 808 Wes End av; mtg \$109,000; May15; May16'1: A\$70,000-99,000.

A\$70,000-99,000.

SOTH st, 171 W (4:1211-4½), ns, 80
Ams av, 19.6x102.2, 5-sty bk tnt; Archibald C M I Stewart to Washington 1
Taylor at [140 Barry av], Mamaroneck, 1
Y; mtg \$18,000; Jan14; May21'13; A\$12,506
22,000.

O C & 10

22,000.

SIST st, 44 E (5:1492-45), ss, 200 w Par av, 19x102.2, with all title to strip adj ce, —x—, 5-sty & b bk dwg; Julia G Waller to Alliance Realty Co, a corpn, 1 Bway; B&S; May20'13; A \$23,000-45,000.

O C & 1

S5TH st, 123 E (5:1514-13), ns, 101.2 w
Lex av, 17x102.2, 4-sty stn tnt; Congregation Kehilath Jeshurun a corpn, to Yorkville Jewish Religious School, a corpn,
117 E 85; mtg \$14,000; May19; May20'13;
A Exempt-exempt.

O C & 100

S5TH st, 125 E (5:1514-13½), ns, 84.2 w
Lex av, 17x100.5, 4-sty stn tnt; Jacob
Hecht to Yorkville Jewish Religious
School, a corpn, 117 E 85; mtg \$13,000;
May 15; May20'13; A\$10,500-15,000.

O C & 100

S6TH st, 103-9 E (5:1515-4½-7), ns, 55 e Park av, 100x100.8, 4 4-sty stn tnts; Alli-ance Realty Co to State Constn Co, 101 Park av; mtg \$114,000; May20'13; A\$89,000-118,000. O C & 100

87TH st, 308 W (4:1248-38½), ss, 150 w West End av, 17x100.8, 3-sty & b stn dwg; Gertrude & Florence H Dreyfous to Baird Mayer, 520 W 162d; B&S; May15; May19'13; A\$12,500-21,000.

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no StTH st, 308 W; Baird Mayer to Coa alty Co, a corpn, 149 Bway; mtg \$20,00 ay19'13; O C & 10

May19'13; O C & 100
SSTH st, 259 W (4:1236-7), ns, 154 w
Bway, 18x100.8, 3-sty & b stn dwg; Gertrude A Vanderbeek to Harris Mandelbaum, 12 W 86 [12 W 87]; mtg \$33,200;
May15; May16'13; A\$12,000-20,000.

90TH st, 104 E (5:1518-68), ss, 82.2 e Park
av, 25x100.8x29x100.8, 4-sty stn tnt; Saul
Hotchner to Edw Korminsky, 104 E 90;
½3 of ½ pt; mtg \$8,000; May12; May19'13;
A\$17,500-26,000.

90TH st, 104 E, Edw Korminsky to

90TH st, 104 E: Edw Korminsky Henry Korminsky, 104 E 90; ½ of ½ AT; mtg \$8,000 on whole; May13; Ma 13. O C & I,

95TH st, 220 E (5:1540-37), ss, 273. 2 av, 25x100.8, 5-sty bk tnt; Saml C I riman, ref, to Chas G Moller, 290 Mad Christopher Moller, 621 5 av, & Jno Mer, 44 E 72 TRSTES Peter Moller; FO CLOS May14; May16; May21'13; A\$9. (7.000.

17,000.

99TH st, 260 W (7:1870-60), ss, 100 e
West End av, 25x100.11, 5-sty bk tnt;
Franklin Brooks, ref, to Oscar Kress &
Marion B, his wife, 467 Ft Washington av,
joint tenants; mtg \$29,000; FORECLOS
May16; May20; May21'13; A\$20,000-32,000.

33,000 100TH st, 307-9 E (6:1672-7), ns, 140 e 2 av, 40x100.11, 6-sty bk tnt & strs; Law-yers Mtg Co to Chas Farrand, 2248 7 av; B&S; May15; May21'13; A\$9,500-37,000. O C & 100

100TH st, 307-9 E (6:1672-7), ns, 140 e 2 av, 40x100.11, 6-sty bk tnt & strs; Chas Farrand to Jos L Pascal, 2248 7 av; mtg \$35,500; May21'13; A\$9,500-37,000.

O C & 100

O C & 100

100TH st, 311 E (6:1672-9), ns, 180 e 2
av, 40x100.11, 6-sty bk tnt & strs; Lawyers Mtg Co to M H Park Co Inc, 28 East
Bway; B&S; May15; May21'13; A\$9,500-37,000. O C & 100

101ST st, 56 E (6:1606-46), ss, 150 e Mad
av, 20x100.11, 5-sty bk tnt & str; Fredk L
C Keating, ref, to Margt T Wescott, at
Highland Mills, NY; FORECLOS May8;
May19; May20'13; A\$8,000-14,500. 15,000

102D st E, nec Lex av, see Lex av,
1621-3.

102D st, 100 E, see Park av, 1353.

102D st, 100 E, see Park av, 1353.

103D st, 108-10 E (6:1630-70), ss, 39.4 e
Park av, 40x100.11; 6-sty bk tnt & strs;
Golde & Cohen, a corpn, to Saul Abraham,
231 W 141; mtg \$41,875; May19; May20'13;
\$4\$18,500-46,000.

103D st, 139-41 E (6:1631-13-13'½), ns,
294 e Park av, 32x100.11, 2-3-sty & b bk &
stn dwgs; Sadie Realty Co to Saml Klepner, 222 E 10; mtg \$11,000; Apr14; May19
'13; \$14,000-15,000.

O C & 100

111TH st, 111-15 W, see 111th, 119 W.

111TH st, 119 W (7:1821-19), ns, 426 e
7 av, 14x100.11, 4 & 5-sty & b bk dwg;
A\$7,200-14,000; also 111TH ST, 111-15 W
(7:1821-20\frac{1}{2}-21\frac{1}{2}), ns, 455 e 7 av, 45x100.11,
3-4 & 5-sty & b bk dwgs; David Sears to
Land Map Realty Corpn, 206 Bway; B&S
& CaG; AL; Apr14; May19'13; A\$25.20045,000. O C & 100

112TH st, 210-4 E (6:1661-42), ss, 155 3 av, 40.6x100.11, 6-sty bk tnt & str: Isaac Holtzberg to Jacob Holtzberg, 23 W 111; AL; May19; May22'13; A\$12,50 40,500. O C & 10

0,509. O C & 100

112TH st. 19-21 W (6:1596-24), ns, 295 w
av 50x100, 6-sty bk tnt; Max J Klein
t al to Saml Rappaport, 70 Lenox av;
ttg \$55.000 & AL; Apr29; May16'13; A
30,000-65,000. O C & 100

113TH st, 105-9 E (6:1641-3), ns, Park av, 42.8x100.11, 6-sty bk tnt & Saml Cohen to Acadia Realty Co, a cc 25 W 21; AT; AL; May15; May22'1: \$19,500-48,500.

113TH st, 355 E (6:1685-24½), ns, 75 w 1 av, 25x75, 5-sty bk tnt & strs; Augus-tus Sbarboro to Jno Sbarboro, Neck rd, nr Coney Island, Bklyn; May21; May22'13; A\$7,500-15,000.

nr Coney Island, Brlyn, May21, May21, May21, A\$7,500-15,000.

113TH st, 77 W (6:1597-8½), ns, 158
Lenox av, 17x100.11, 3-sty & b bk dw,
Aaron D Thompson Jr to Harry R Merce
Newark, NJ [116 Nassau]; AL; May20; May21'13; A\$9,500-11,500.

114TH st, 94-6 E, see 117th, 18-24 W.

115TH st, 101 W, see Lenox av, 103-9.

116TH st, 66 E (6:1621-44), ss, 170

Park av, 20x100.11, 5-sty bk tnt & st

Julie B Brettell to Wm L Brettell, 2's

5 av; B&S & CaG; mtg \$12,000; May

May16'13; A\$13,000-17.500.

fay16'13; A\$13,000-17.500. nom
117TH st, 18-24 W (6:1600-46-47), ss, 225
v 5 av, 70x100.11, 2 6-sty bk tnts & strs;
4 pt; A\$39,000-95,000; also 114TH ST, 94-6
7 (6:1641-71), sec Park av (Nos 1585-7),
4.10x100.11, 6-sty bk tnt & strs; 1-6 pt;
\$21,000-50,000; Geo Cohn et al EXRS &c
manuel Cohn to Rose Cohn individ 295
tms av; mtg \$130,000 on whole; Apr9;
Lay16'13. 5.500

May16'13. 5.500
May16'13. 5.500
May16'13. 18TH st. 209-11 E (6:1783-7), ns. 137.
e 3 av. 37.6x100.10, 6-sty bk tnt & strs
Anna Weinstein & ano to Manhattan Hold
ing Co. a corpn, 89-91 Delancev; mtr \$34,
000; Mar25; May19'13; A\$13\_500-39.500.
O C & 10

119TH st, 327 E (6;1796-13½), ns, 285 e av, 20x100.10, 4-sty bk tnt; Jacob Herchthal to Adella Diamond, 128 W 118; AC; AL; Augl'12; May21'13; A\$6,500-9,500.

O C & 100

119TH st, 116 W (7:1903-43½), ss, 235 w Lenox av, 18x100.11, 3-sty & b stn dwg; Mary A Thornton to Irene N Colord, 199 Lenox av; mtg \$14.000 & AL; May20; May22'13; A\$10,000-16,000.

119TH st W, nec Ams av, see Ams av,

120TH st, 239 E (6:1785-18), ns, 160 w 2 av, 25x100.11, 5-sty bk tnt & strs; War-ren Leslie, ref, to Nicola Capozzolo, 239 E 120; FORECLOSED Mar3; May15; May 22'13; A\$10,000-18,000.

121ST st, 163, on map 161 W, see 7 av, 2021.

121.

1218T st, 419 W (7:1963-39), ns, 125 ms av, 37.6x100.10, 5-sty bk tnt; Japle & Werner Constn Co to Janpole ferner Holding Co, a corpn, 206 Bwa L; May16; May21'13; A\$26,000-47,000.

O C & 1

122D st. 174 E (6:1770-43), ss. 150 w av, 26x75.1, 5-sty bk tnt; Geo W Bret-ell et al heirs &c Geo Brettell to Wm I. rettell, 2051 5 av; B&S & CaG; mtg \$14,-00; May15; May 16'13; A\$9 500-17,500. nom

10; Maylə; May 16'13; A\$9 500-17,500, nom 122D st, 174 E (6:1770-43), ss, 150 w 3 v, 26x75.1, 5-sty bk tnt; mtg \$14,000; A 9,500-17,500; also 134TH ST, 241 W (7:440-15'\)2), ns, 360 e 8 av, 15x99.11, 3-sty bk dwg; Geo W Brettell EXR Geo Bretell to Geo W Brettell, 29 Meadow la, New ochelle, NY [184 E 123]; Julie B Brettell, 5 av; Wm L Brettell, 2051 5 av & has F Brettell, 73 E 127; May15; Mayl6 3; A\$5,400-6,500.

13; A\$5,400-6,500. nom

123D st, 182-4 E (6:1771-41), ss, 100 w
3 av, 28x100.11, 2 3-sty bk tnts & strs;
mtg \$10,000; A\$12.500-13,000; also 126TH
ST, 60 W (6:1723-60), ss, 285 e Lenox av,
16.8x99.11, 3-sty & b stn dwg; mtg \$6,000;
Julie B Brettell to Geo W Brettell, 29
Meadow la at New Rochelle, NY [184 E
123]; B&S & CaG; May15; May16'13; A
\$10,000-14,000.

124TH st, 232-4 E (6:1788-35-36), ss, 360
e 3 av, 40x100.11, 2 3-sty & b stn dwgs;
Jos Rowan, ref to Monroe J Fischer, 2814
W 2, Coney Island, NY; FORECLOS Sept
25'12; May6; May20'13; A\$16,500-22.000.

124TH st, 534 on map 532-4 W (7:1978-53), ss, 225 e Bway, 50x100.11, 6-sty bk tnt; Brown-Weiss Realties to Arthur M Silber, 4 Orchard pl, New Rochelle, NY [18 Bway]; mtg \$59,000 & AL; May20'13; A \$29,000-76,000. OC & 100 Inch 125TH st, 332 E (6:1801-35), ss, 375 e 2 av, runs e25.6xs100xw0.6xs33 to cl old Church rd xsw30.2xn150 to beg, 6-sty bk tnt & strs; Broadway Savgs Instn to Frank C Rose, 507 W 139; CaG; May21'13; A\$12.000-37,000. OC & 100 Inch 125TH st, 551 W (7:1980-5), ns, 75 e

13; A\$12,000-37,000.

125TH st. 551 W (7:1980-5), ns, 75 e
Bway, 25x99.11, 5-sty bk tnt & strs;
Broadway Savgs Instn to Frank C Rose,
507 W 139; CaG; May21'13; A\$15,000-24,000.

O C & 100

126TH st, 60 W, see 123d, 182-4 E.

127TH st, 611-7 W (7:1995-10), ns, 192.8

128 Bway, runs n150xw94.7xnw6.1xs152.8 to st xe100 to beg, 6-sty bk tnt; Faultless Constn Co to Shenk Realty & Constn Co, a corpn, 62 W 107; mtg \$210,000 & AL; May12; May20'13; A\$75,000-250,000.

O C & 100

O C & 100

12STH st, 8 E (6:1752-67), ss, 130 e 5
av, 20x99.11, 3-sty & b stn dwg; Martha
St J Downey to Eliza E Knights, 8 E 128;
mt \$15,000 & AL; Apr10; May21'13; A\$9,500-14,000.

128TH st, 252 E, see 2 av, 2499.

128TH st, 255 W (7:1934-11), ns, 258 e 8 av, 15x99.11, 3-sty & b stn dwg; Jno H Judge, ref to Marie H Burt at Milford, Conn; FORECLOS May2; May20'13; A \$6,-500-8,500.

129TH st, 132 E, see Lex av, 2134-44.

131ST st, 126 W (7:1915-46), ss, 430 e
7 av, 20x99.11, 3-sty & b stn dwg; Mary
Burns to Alpha Physical Culture Club a
corpn, 79 W 134; mtg \$7,350; May16'13; A
\$8,000-12.500.

O C & 10

\$8,000-12.500. O C & 100

132D st, 2 E, see 5 av, 2159.

132D st, 268 W (7:1937-57½), ss, 166.8
e 8 av, 16.8x99.11, 3-sty & b stn dwg;
Margt Rosendale to Junius J Pittman,
2341 Andrews av, & Harry Cahn, 2540
Grand av; mtg \$8,500; May19; May22'13;
A\$6,000-9,000. O C & 100

A\$6,000-9,000. O C & 100
133D st, 601 W, see Bway, 3301-21.
134TH st, 15-7 E (6:1759-11-12), ns, 250
e 5 av, 50x99.11, 2 4-sty bk tnts & strs;
American Mtg & Holding Co to Jennie
Munson, 160 Albany av, Bklyn; mtg \$17,500; May15; May20'13; A\$12,000-22,500.
exch

134TH st, 241 W (7:1940-15½), ns, 360 e 8 av 15x99.11, 4-sty & b bk dwg; Geo W Brettell et al heirs &c Geo Brettell to Julie B Brettell, 2051 5 av; B&S & CaG; May15; May16'13; A\$5,400-6,500.

May15; May16'13; A\$5,400-5,500.

134TH st, 241 W, see 122d, 174 E.

134TH st, 600 W, see Bway, 3301-21.

135TH st, 308 W (7:1959-21), ss, 125 w
av, 25x99:11, 5-sty bk tnt; Howe Realty
Co to Jacob Starkman, 158 E 106; AL;
May16; May19'13; A\$10,000-22,000.

O C & 100

O C & 100

135TH st, 512 W (7:1988-46), ss, 329.2 w

Ams av, 45.10x99.11, 6-sty bk tnt; Hudson

Realty Co to Sellwell Realty Co, a corpn,
30 E 42; mtg \$53,000; May14; May19'13; A

\$24,500-58,000.

O C & 100

\$24,500-58,000.

136TH st, 246 W (7:1941-53), ss, 285.10 e 8 av, 16.8x99.11, 3-sty & b bk dwg; Carrie Block to Jas S Roberts, 306 W 138; mtg \$8,000; May19; May20'13 A\$6,700-10,000.

O C & 100

137TH st, 118-20 W (7:1921-44), ss, 233.4 w Lenox av, 41.8x99.11, 5-sty bk tnt; N Taylor Phillips ref to Metropolitan Life Ins Co, a corpn, 1 Mad av; FORECLOS May15; May19'13; A\$18,500-41,000. 28,000 137TH st, 202 W (7:1942-38), ss, 100 w 7 av, 18x99.11, 3-sty & b stn dwg; Bertha, wife & Hy S Sohn to Germania Life Ins Co, 50 Union sq; CaG; AL; Apr30; May20 '13; A\$7,200-14,500. 12,000

Co, 50 Union sq; CaG; AL; Apr30; May20
13; A\$7,200-14,500.

144TH st, 164 W, see 7 av, 2477-9.

145TH st, 239-53 W (7:2031-5), ns, 100 e
8 av, 205x99.11, 4-6-sty bk tnts & strs; Central Bidg Impt & Investment Co to Robt S
Stedman, 313 48th, Bklyn; mtg \$232,500;
May16; May17'13; A\$116,000-272,000.

145TH st, 601 W, see Bway, 3541.

146TH st, 265 W (7:2032-9), ns, 200 e
8 av, 25x99.11, 5-sty bk tnt; A\$9,000-21,000; also 146TH ST, 267 W (7:2032-8), ns, 175 e 8 av, 25x99.10, 5-sty bk tnt; A\$9,175 e 8 av, 25x99.10, 5-sty bk tnt; A\$9,000-21,000; also 146TH ST, 267 W (7:2032-8), ns, 150 e 8 av, 25x99.11, 5-sty bk tnt; A\$9,000-21,000; also 146TH ST, 271 W (7:2032-6), ns, 125 e 8 av, 25x99.11, 5-sty bk tnt; A\$9,000-21,000; also 146TH ST, 271 W (7:2032-5), ns, 100 e 8 av, 25x99.11, 5-sty bk tnt; A\$9,000-21,000; also 146TH ST, 273
W (7:2032-5), ns, 100 e 8 av, 25x99.11, 5-sty bk tnt; Leoppid B Rosenberg to Pond Realty Corpn, 32 Liebrty; mtg \$16,000; May20; May22'13; A\$9,000-21,000.

0 C & 100

146TH st, 269-73 W, see 146th, 265 W.

146TH st, 269-73 W, see 146th, 265 W.
148TH st, 300 W, see 8 av, 2785.
151ST st W (7:2066-13), ns, 300 e Ams av, 25x99.11; vacant; Jno E Stark to Robt Hopper, 448 E 48; B&S; mtg \$3,750 & AL: Mav21; May22'13; A\$9,500-9,500. nom

158TH st, 491 W, see St Nicholas av, 961. 159TH st W, swe St Nicholas av, see Nicholas av, 961.

160TH st, 547-9 W (8:2119-66), ns. 144.2 e Bway, 44.2x99.11, 5-sty bk tnt; Hamilton Holding Co to Frances Cohn, 116 E 79; mtg \$38,000; May20; May21'13; A\$20,-000-48,000.

178TH st W, swe Northern av, see North-n av, swe 178.

178TH st, 534 W, see Audubon av, sec 178th.

W 113; mtg \$25,00-\$

9,500-\$

181ST st, 728-36 W (8:2176-115 & 119),
ss, 140.5 e Ft Washington av, 200x129.3x
201x150, 2 6-sty bk thts; Debenture Corpn
of NY to Bway-Ft Washington Corpn, 334
5 av; AL; May19; May22'13; A\$102,000210,000.

181ST st, 728-36, on map 716-28 W (8:-2176-115 & 119), ss, 140.5 e Fort Washington av, 200x129,3x201x150, 2-6-sty bk tnts; Ambrose Realty Co to Debenture Corpn of NY, 334 5 av; mtg \$347,000 & AL; May15; May16'13; A\$102,000-310,000. O C & 100

187TH st W, nwc Ams av, see Ams av,

188TH st W, swc Ams av, see Ams av,

swc 188. Av A, 262 (3:974-2), es, 23 n 16th, 23x 67.4, 4-sty bk tnt & strs; Wm Klein, ref to Chas Komp, 262 Av A, PARTITION Apr16; May19; May20'13; A\$9,500-12,000. 17,050

Av A, 1333 (5:1466-21), nwc 71st (No 443), 29.4x75, 5-sty bk tnt & strs; Chas W Knoche to Central Bwg Co of NY, a corpn 535 E 68; mtg \$17,000; Feb27; May16'13. A\$12,000-21,000.

Av A. 1333; Central Bwg Co of NY to Jones Woods Realty Corpn, 535 E 68; B&S May5; May16'13.

Av B, 219 (2:396-3), es. 49.9 n 13th, 22x 88, 5-sty bk tnt & str; Wm Klein ref to Anna Klinger, 263 Jefferson av. Bklyn; Chas Klinger, 325 Cooper av, Glendale, LI & Jeannette Schmidt, 21 Bleecker, Bklyn; PARTITION Apr16; May19'13; A \$12,000-17,000.

Av D, 24 (2:357-55), ses, 48 n 3d, 16x75 4-sty bk tnt & strs; Henry Krauss to Paulina Krauss, his wife, 24 Av D; mtg \$11,000; May15; May16'13; A\$8,500-12,500.

Amsterdam av, 110 (4:1156-34), ws, 50 s 65th, 25.5x100, 1-sty fr str; Jno Hardy to Henry Ederle, 108 Ams av; May8; May20 '13; A\$15,000-15,500. O C & 100

Amsterdam av. 1201 (7:1962-38), nec 119th, 80.11x150. 10-sty bk tht & strs; Oak-lawn Corpn to Ralpaul Realty Co. a corpn, 105 Hudson; mtg \$412.500 & AL; May15: May16'13; A\$120,000-525,000. O C & 100

May16'13; A\$120,000-525,000. O C & 100

Amsterdam av (8:2159-16), swc 188th, 94.9x100, vacant: A\$40,000-40,000; also AMSTERDAM AV, 2560 (8:2159-23), nwc 187th (No 501), 94.9x100, 1-sty fr bldg & vacant; Napoleon Construction Co to Janpole & Werner Constn Co, a corpn, 206 Eway; AL; May2; May19'13; A\$41.000-41, 000. O C & 100

Audubon av (8:2132-29), sec 178th (No 534), 41.10x100, 5-sty bk tnt & strs; Abr Holtzberg et al to Jacob Holtzberg, 233-5 W 111; AT; mtg \$54,500; Apr16; May22'13; A\$29,000-68,000. C & 100

Bowery, 119 (1:304-13), es. 100.2 s Grand

Bowery. 119 (1:304-13), es. 100.2 s Grand 24.10x103.2x25x102.11 3-sty fr bk ft tnt & strs, 1-sty ext; Lewis J Conlan ref to Callahan Estate, a corpn, 135 Bway; FORE-CLOS May13; May15; May20'13; A\$30.00-

32,000.

Broadway (7:1875-18), nec 103d, 59.7x
3.11 to cl old Bloomingdale rd x73.3x37.5
1-stv fr strs: Adelaide Jones et al EXRS
&c Morgan Jones to Mavfield Constn Co.
a corpn. 50 Church; AL; May15: May17'13;
A\$40,000-40,000.

Broadway, 3153, see Broadway, 3155.

Broadway, 3155 (7:1993-86), ws. 161.8 s
127th. 41.7x100, 6-sty bk tnt & strs; A\$42.000-65,000; also BROADWAY, 3153 (7:1993-

83), ws, 203.3 s 127th, 41.7x100, 6-sty bk
tnt & strs; A\$42,000-65,000; Chas I De
Bevoise et al EXRS, heirs &c Isaac C De
Bevoise to Cornelius S DeBevoise, 1261
Bergen, Bklyn; 1-3 pt; Helen M Downes,
1268 Pacific, Bklyn, 1-3 pt & an int of \$21,100 & Magdalene D Hinman, 1261 Bergen,
1261 Bergen,
1262 Bergen, 1263 Bergen,
1263 Bergen, 1264 Bergen,
1264 Bergen,
1264 Bergen,
1265 B

AL; Apr7; May2013. nom
Broadway, 3301-21 (7:2000-29-36), swc
134th (No 600), runs w100xs99.11xw25xs
99.11 to ns 133d (No 601), xe125 to Bway
xn199.10 to beg, 5 6-sty bk tnts & strs;
Danl G Griffin to Ralpaul Realty Co, a
corpn, 105 Hudson; mtg \$199,000 & AL;
May12; May16'13; A\$159,500-363,000.

O C & 100

O C & 100

Broadway, 3301-21; Ralpaul Realty Co
to Oaklawn Corpn, 27 Wm; mtg \$199,000 &
AL; May15; May16'13. O C & 100

Broadway, 3541 (7:2092-26), nwc 145th
(No 601), 99.11x150, bk tnt being erected;
Realty Holding Co to Louis Pierro, 234
Thompson; B&S; mtg \$240,000; May20;
May21'13; A\$180,000-\$—. nom

Columbus av, 390-6, see 79th, 100 W.

Lenox av. 163-9 (7:1825-29), nwc 115th (No 101), 100.11x100, 6-sty bk tnt & strs; Meyer A Bernheimer to Sigmund Wechsler: 104 W 115, 1-3 pt; AL; May20'13; A s125,000-240,000.

Lenox av. 438 (6:1729-70½), es. 33.8 s
132d. 16.7x85, 3-stv & b stn dwg; Thos
Thedford TRSTE Eliza Morris to Herman
Jacobius, 255 7 av; B&S & CaG; mtg \$10,750; May19'13; A\$11,000-12,000, 12,000

750; May19'13; A\$11,000-12,000,

Lexington av, 559, see Lex av, sec 51.

Lexington av (5:1305-pt Lt 50), sec 51st,
50.5x100, pt 2 & 3-sty bk hospital; \$-\$-also LEXINGTON AV, 559 (5:1305-pt Lt
50), nec 50th (Nos 127-127B), runs e47.3x
n73.10xe23.5 & 32.8xn8.3xw100 to av xs100.5
to beg, 4 & 5-sty bk hospital; A\$-Gertrude A Vanderbeck to Akron Bldg
Co, a corpn, 505 5 av; mtg \$125,000; May
14; May16'13.

Lexington av 1821-3 (6:1630.21) nec

Lexington av. 1621-3 (6:1630-21), nec 102d, 55x47.6, 2 5-sty bk tnts, strs on correctentral Bwg Co of NY to Jones Woods Realty Corpn, 535 E 68; B&S; May5; May 16'13; A\$17,500-34,500.

16'13; A\$17,500-34,500. nom Lexington av, 2134-44 (6:1777-56), swc 129th (No 133), 99.11x25, 6-sty bk tnt & strs; Max Marx to M M Realty Co, a corpn, [care Max Marx], 128 Bway; mtg \$41,500; Apr12; May17'13; A\$18,000-42,000 O C & 100

Madison av, 1889 (6:1748-3), es, 60.11 n 122d, 20x100, 3-sty & b stn dwg; Jennie Wolf to Urban Securities Co, 165 Bway; mtg \$15,000; Apr29; May20'13; A\$13,500-17,500. O C & 100

Madison av. 1998 (6:1752-17), ws. 40.2 n 127th, 20x35, 4-sty bk dwg; Geo P Messer-vy to Thekla Livingston, 564 W 160; B&S; AL; May12; May16'13; A\$6,000-8,000. O C & 100

Madison av. 2004 (6:1752-54), ws, 99.11 n 127th, 19.11x60, 4-stv & b bk dwg; Alex T Mason ref to Jas Phillips, Jr. 2 Rector; Brace Hayden, at San Francisco, Cal, & Sevilla B Doudge, 41 W 49, TRSTES Jas R Doudge, decd; Mar3; May17'13; A\$9,000-12,-

000.

Northern av (8:2177-pt Lt 300), swc
178th, 125x105, 2-sty fr stable & vacant;
Wm B Sommerville to Jacob Hertzberg,
223 W 121; AL; May14; May16'13; A\$—

O C & 100

Northern nv (8:2177), swc 178th. same prop: Jacob Hertzberg to David Zipkin, 22 Mt Morris Park W; mtg \$21,500; May16: 13;

'13; nom
Park av. 1353 (6:1629-72), sec 102d (No
100), 75x27. 5-sty bk tht & strs: Louis
Harris et al to Benj J Weil. 21 E 82: mtg
\$25,000; May15; May16'13; A\$12.500-23,000.
O C & 100

Park av, 1585-7, see 117th, 18-24 W.

Park Row. 122 (1:159-52), ns. 197.5 e
Duane, 24.4x107.6x24 6x106.7, 4-sty bk tnt
& strs; Archibald C M I Stewart to Washington H Taylor at [140 Barry av], Mamaroneck, NY: mts \$40,000; Janl'10; May
21'13; A\$41,000-44,000. O C & 100

aroneck, Nr. 21'13; A\$41,000-44,000. O C & 100

Park Row. 124-8 (1:159-51), ns, 222.3 e

Duane, 25x108.7x25x107.6, 3-sty fr bk

ft tnt & strs. 1-sty ext; Archibald C M I

Stewart to Washington H Taylor at [140

Barry avl, Mamaroneck, NY; mtg \$30,000;

Feb5'08; May21'13; A\$41,000-43,000.
O C & 100

Pleasant av, 314 (6:1715-50), es. 50.5 s 117th, 22x98, 2 & 3-sty bk loft & str bldg; Walter B-Caughlan, ref, to Arnold H. El-ck at Willsborough. Essex Co, NY: FORE-CLOSED & drawn & filed May21'13; A\$8.-000-15,000.

St Nicholas av. 961 (8:2108-83), nwc
158th (No 491), 203.3 to ss 159th xn41.1x
199.10 to ns 158th x78.5, 6-sty bk tnt; Abr
Puth to Chas J Butterly, 127 Covert,
Bklvn: mtg \$200,000 & AL; Mav22'13; A
95,000-238,000. O C & 1,000

St Nicholas av, swc 159th, see St Nich-olas av, 961.

West End av. 678 (4:1240-61), sec 93d. runs e36xs26.5xe20xs15xw9.8xn5.2xnw4.9xw 10.11xn5.9xw32 to avxn26.5 to beg. 5-sty & b hk dwg; Leah De S Mendes to Raymond D Mendes. 678 West End av: mtg \$19,000; May19; May20'13; A\$27,000-35,000.

May19; May20'13; A\$27,000-35,000. nom West End av. 678; Ravmond D Mendes to David De S Mendes, 678 West End av; mtg \$19,000; May19; May20'13. nom West End av, 787 (7:1888-20), ws. 73 n 98th, 18x80, 3-sty & b stn dwg; Jos L Rosenbaum to Beni M Kremer. 35 W 119: 2-5 nts; mtg \$20,000; May10; May21'13; A \$15,000-21,000.

\$15,000-21,000.

18T av, 14 (2:429-2), es. 24.6 n 1st. 32.6 x70. 5-sty bk tnt & strs: Rav V Kirshbaum to Marks Kirshbaum. 113 E 91: mtg \$15,-000 & AL; May20; May21'13; A\$27.000-39.-000 C & 100

1ST av (2:429-9), sec 2d (Nos 89-91), runs s 44xe75xn22xw1xn22 to 2 st x w 74 to beg, 6-sty bk tnt & strs; Alfred M Lazarowitz to Alex A Mayper, 600 W 169 as TRSTE, 1-3 pt; QC; AL; May14; May20 '13; A\$48,000-85,000.

May 24, 1913

as TRSTE. 1-3 pt. 42.

13; A\$48,000-85,000.

1ST av, 154, see Attorney, 98.

1ST av, 156 (2:437-5), es, 67.4 s 10th, runs e90xs1.11xe10xs23.1xw100 to av xn25 to beg, 6-sty bk tnt & strs; Fanni or Fenni Heller to Max Heller, 14 E 120 [24 E 120]; AL; May1; May21'13; A\$22,000-42,000.

OC & 100

1ST av, 1501 (5:1453-25), ws, 129.1 s 79th, 29.1x94.6x20.9x93.9, 4-sty stn tnt & strs; Adelaide Erstling to Jacob Kraus, 1500 1 av & Abr Rosenberg, 412 E 79; mtg \$12,000; May20; May21'13; A\$12,500-21,000. O C & 100

2D av, 542 (3:936-1), nec 30th (No 301), 20x60, 4-sty bk tnt & strs; Chas W Knoche to Central Bwg Co of NY, a corpn, 535 E 68; mtg \$20,000; Apr1; May16'13; A\$12 000-21,000.

2D av, 542 (3:936-1), nec 30th (No 301), 20x60, 4-sty bk tnt & str; Central Bwg Co of NY to Jones Woods Realty Corpn, 535 E 68; B&S; May5; May16'13; A\$12,000-21,-

2D av, 1032 (5:1347-4), es, 100.5 s 55th, 20 x64, 4-sty stn tnt & str; Gabriel Lang to Sol Kaminer, 1047 2 av; mtg \$12,000 & AL; May1; May19'13; A\$9,000-13,000. O C & 100

2D av, 2237 (6:1664-26), ws, 48.6 s 115th, 26.6x80, 5-sty bk tnt & strs; Dora Haft to Nathan W Herbst, 785 Hewitt pl; mtg \$17000; Apr10; Apr28'13; A\$9,500-17,500. Corrects error in issue May3, when number was 2227.

2D av. 2308 (6:1795-4), es. 80 n 118th, 20.11x80, 3-sty bk tnt & str; Johanna Wills nee Freyberg to Louisa H Freyberg, 287 E 162; 1-5 pt; AL; May19; May20'13; A \$7,500-10,000.

2D av. 2387 (6:1787-23), ws, 71.10 n 122d, runs w87.6xn29.1xe7.6xn0.11xe80 to av xs30 to beg, 4-sty bk tnt & strs; New England Holding Co to Adolph Fischer, 12 W 101; mtg \$21.000 & AL; May1; May19'13; A\$11,-000-19,500.

2D nv. 2499 (6:1792-28), swc 128th (No 252), 24.11x75 5-sty bk tnt & strs; Central Bwg Co of NY to Jones Woods Realty Corpn. 535 E 68; B&S; May5; May16'13; A\$13,000-23,000.

3D av. 719 (5:1318-48), sec 45th (Nos 200-2), 25.1x80, 3-sty bk tnt & str; Central Bwg Co of NY to Jones Woods Realty Corpn, 535 E 68; B&S; May5; May16'13; A \$28,000-37,000.

3D av, 1156-62 (5:1402-36-39), ws, 25.5 s 68th, 100x100, 4-5-sty bk this & strs; Danl L Korn et al to Sol & Alex Herzog, 944 Park av & Henry C Glaser, 2309 Creston av EXRS Rosa Herzog; mtg \$120,000; May16; May19'13; A\$84,000-150,000. O C & 100

3D av. 1164 (5:1402-40), swc 68th (No 170), 25.5x100, 2-sty bk tnt & str; Saml S Koenig, ref, to Farmers & Mfgrs Natl Bank of Poughkeepsie, NY, a corpn; FORECLOS Apr24; May15; May22'13; A \$32,000-36,000.

\$32,000-36,000.

3D av. 1164; Farmers & Mfgrs Natl
Bank of Poughkeepsie, NY to Jos W
Hatch, 517 W 149; May22; May22\*13.

16,999.60

3D av, 1447 (5:1527-46½), es. 42 s 826, 20x70, 4-sty stn tnt & str: David Steigerwald to Rae Marcus, 503 E 180; mtg \$22,-000; May17; May20'13 A\$13,000-19,000, nom 3D av, 1571-7 (5:1534-2-4 & 50), es, 75.8 s 89th, runs e75xse24.6xsw82.6xw62.7 to av xn 100 to beg, 45-sty bk tnts & strs; Augustus B Gray & ano EXRS &c Jno H Gray to J Oscar Delamater at La Grange, Dutchess Co, NY; May15; May16'13; A\$74,000-104,-104,000

5TH av, 2159 (6:1756-69), sec 132d (No 2), 25x99, 5-sty bk tnt & str, 1-sty ext; Maurice B Ripin et al to Kean & Green-berg, Inc. a corpn. 204 Manhattan av; mtg \$36,000 & AL; May16'13; A\$21,000-38,000. O C & 100

O C & 100
6TH av, S14 & S18 (5:1262-1 & 3 & 1½
& 1¼), nec 46th (Nos 73-7), runs n24.9xe
50.10xn25.11xw— to es 6 av (No 818), xn—
to ns No 818 6 av xe90.6xs— to ns 46th x
w90.6 to beg, 3-sty & b stn dwg, 2 4-sty
stn tnts & strs & 5-sty bk tnt & strs;
Grace M Fitzpatrick to Philip A Fitzpatrick at Glen Cove, LI: AT: B&S; mtg \$9,500 & AL; May16; May21'13; A\$153.000174.000.

7TH av, 2021 (7:1906-1), nec 121st (No

7TH av. 2021 (7:1906-1), nec 121st (No 163 on map 161), 25.11x92, 5-sty bk tnt & str; Max Beck to Edw B Corey, nec Frank-lin & Meadow avs. Far Rockaway. Li: mtg \$50,000; May15; May16'13; A\$32,000-51,000.

7TH av. 2477-9 (7:2012-61), sec 144th (No 164), 42.11x100, 5-sty bk tnt & strs; Denis O'L Cohalan. ref to Cornelia C Chapin, 57 E 64: FORECLOS May16; May17; May19'13: A\$40,000-77,000.

7TH av, 2528 (7:2032-32), ws, 80.7 n 146th. 19.3x100, 5-sty bk tnt & strs; So-phia M Hayes to Geo W Short. 128 W 123; ntg \$17.000 & AL; May16; May22'13; A \$12,000-19,000.

\$12,000-19,000.

STH av. 187 (3:743-pt lots 42 & 43, nws, 76.9 n 19th. 26.9x100, the land only; Casimir de R Moore to Laura M Moore, 960 Park av. a life interest, & thereafter to Wm S Moore, at Redlands. Cal; Barrington Moore, 1817 H st [cor Garden & Elizabeth], Washington, DC, & Benj Moore, 960 Park av, NY; AT; sub to lease; Apr14; May20'13; A\$ \$ \_\_\_\$ nom

May20'13; A\$ — \$ — nom

STH nv, 205 (3:744-40), nws, abt 75s 21st,
25x100, the land only, 5-sty bk tnt & strs;
Laura M Moore widow et al to Casimir
deR Moore, 109 E 38; AT: sub to lease;
Apr14; May20'13; A\$18,000-36,000.

STH av, 830 (4:1022-1), nec 50th (No 253), 25.6x70, 4-sty bk tnt & str, 1-sty ext; Central Bwg Co of NY to Jones Woods Realty Corpn, 535 E 68; B&S; May5; May 16'13; A\$44,000-49,000.

STH av, 2547, see 8 av, 2555.

STH av, 2553, see 8 av, 2555.

STH av, 2555 (7:1960-50), ws, 25 s 137th, 25x85, 5-sty bk tnt & strs; A\$15,500-24,000; also 8TH AV, 2553 (7:1960-49), ws, 50 s 137th, 25x85; 5-sty bk tnt & strs; A\$15,500-24,000; also 8TH AV, 2547 (7:1960-40), ws, 124.10 s 137th, 25x85; 5-sty bk tnt & strs; A\$15,500-40,000; also 8TH AV, 2547 (7:1960-40), ws, 124.10 s 137th, 25x85; 5-sty bk tnt & strs A\$15,500-24,000; kenton Realty Co to Levine & Kempner, Inc, a corpn, 135 Bway; mtg \$5,880 & AL; May15; May17'13; A\$s,—STH av, 2785 (7:2045-56), swc 148th (No 300), 25x75, 5-sty bk tnt & strs; Central Brewing Co of NY to Jones Woods Realty Corpn, 535 E 68; B&S; May5; May16'13; A\$15,000-29,000.

STH av, 2917 (7:2047-32), ws, 74.11 n

Corpn, 535 E 68; B&S; Mays; May1613; A\$15,000-29,000.

STH av, 2917 (7:2047-32), ws, 74.11 n 154th, 25x100, 6-sty bk tnt & strs; Herbt Fischer to Geo J Buttschardt, 961 Gates av, Bklyn; mtg \$25,000 & AL; Apr15; May 17'13; A\$10,000-29,000.

17'13; A\$10,000-29,000. nom

9TH av, 577-81 (4:1051-35-36¾), swc 42d
(Nos 400-6), runs sw59xnw80xsw19,9xnw20
xnc78.9 to sws 42d xse100 to beg, 3-4 & 33-sty bk tnts & strs; Mary L Moran to Jas
A Farley, 416 Mad av, 3-28 pts; AL; May
14; May16'13; A\$104,000-115,000. O C & 100

9TH av, 618-20 (4:1034-62-61), sec 44th,
40.2x100, 2 3- & 1 2-sty bk tnts & strs;
Central Bwg Co of NY to Jones Woods
Realty Corpn, 535 E 68; B&S; May5; May
16'13; A\$44,000-53,500. es. 49.11 s 216th 50v

9TH av (8:2196-6), es, 49.11 s 216th, 509 100, vacant; Maurice W Halpin to Pau Halpin, both at [Bay View av], Freeport LI, [& 154 Nassau, NY]; correction deed mtg \$5,800 & AL; May15; May17'13; A\$8, 000-8,000.

LI, [& 154 Nassau, NY]; correction deed; mtg \$5,800 & AL; May15; May17'13; A\$\$,-000-8,000. nom
9TH av (8:2196), same prop; Ensign Realty Co to Eliphalet L Davis, 249 W 22; AL; May16; May17'13. O C & 100
9TH av (8:2196); same prop; Eliphalet L Davis to Minnie Alsberg, 86 W 119; mtg \$5,000 & AL; May16; May17'13. O C & 100
10TH av, 374 (3:729-4), es, 74 ne 31, 24.8x 100, 4-sty bk tnt & strs; Carrie Kissling et al heirs &c Anthony W Miller to Gabriel & Louis Herman, both at 408 E 135; AL; May12; May19'13; A\$12,000-16,000.

10TH av, 309A (3:699-37), swc 28th (Nos 500-2), 24.8x100, 2 4-sty bk tnts & strs; Lucy Spiro to Diedrich Werfelman, 1424 Caton av, Eklyn; mtg \$30,000 & AL; May 14; May22'13; A\$18,000-28,000. O C & 100
Bulkhend on N R (1:57), begins 250 w from es West at ss Pier 16 (old 25), N R, opposite foot Barclay & runs n from ssaid pier along bulkhead 137 ft; also BULKHEAD on N R (1:57-128 & 130), begins 250 w from es West at ns Pier 18 (old 28) NR opposite foot Murray & runs s from ns said pier along bulkhead 156 ft with rights of wharfage, cranage &c; Wm G Renwick et al EXRS &c Wm R Renvick to Louise R Brown, 498 West End av; 251-72,000 int being a 1-20 pt of A R T & Is a Bulkhead &c; same prop; same to Helen R Brown, 498 West End av; 251-72,000 int

Bulkhead &c; same prop; same to Helen to Brown, 498 West End av; 251-72,000 inteing on 1-20 pt of A R T & I, sub as bove; May1; May22'13.

Bulkhead on N R, &c; same prop Wm C Renwick et al EXRS &c Wm R Renwick to A Edwin Schaff, 5th & Lawrence, Bayside, LI, 251-72,000 int, being an undivided 1-20 part of all R, T & I, sub to leases & AL; May1; May20'13.

# MISCELLANEOUS CONVEYANCES.

# Borough of Manhattan.

Broad st, 45; the business; power of atty; Edw Gross to Jeanette Gentzlinger both at 622 W 113; Octl'12; May17'13.

Jefferson st, 48 (1:271); asn rents; Lena Henderson to Frank Gens, 201 W 121; AT; May14; May19'13.

Wall st, 29 (1:26-10), sws, abt 90 e Broad, runs w31.11xxw57.9xxe19.8xxw14.6x se11.4xne71.10 to beg, pt 6-sty stn office bldg; also INTERIOR LOT, begins 57.9 sw Wall, runs sw9.1xxe17.6xne3.1xnw16.10 to beg; A\$470,000-480,000; also WALL ST, 33 on map 31-3 (1:26-11), ss, abt 115 e Broad, runs e42xxw19xw49xne-xw-xn71.10 to beg; A\$900,000-970,000; also STRIP adj above parcel on east, 0.8x106.7; re judgt; Irving L Ernst et al TRSTES in bank-ruptcy Dudley T Humphrey et al to Mechanics & Metals Natl Bank, 50 Wall; Apr 29; May19'13.

Wall st, 33 on map 31-3, see Wall, 29.

29; May19'13.

Wall st, 33 on map 31-3, see Wall, 29.

25TH st, 159-63 W (miscl); power of atty to act as agent; Marguerite D Hellman to Midwest Realty Co, or Henry Hellman; Aug9'12; May22'13.

46TH st, 61-73 W (5:1262); agmt releasing covenants of restrictions; Jno J Boyd, 45 Rynda rd, South Orange, NJ, et al, with Helenita Realty Co, a corpn, 505 av; May3; May22'13.

25D st 142-7 E (5:1208) ps, 11710 a Lex

5 av; May3; May22'13.

53D st, 143-7 E (5:1308), ns, 117.10 e Lex av, 53.6x100.5; asn rents to secure \$3.600; P J Groll Constn Co, 143 E 53 to Estates Mtg Securities Co, a corpn, 160 Bway; May16; May19'13.

May16; May19'13. nom 100TH st. 14-16 W (7:1835); asn rents to extent of \$400; Harriet Cohen et al to Chas Schimmer, 509 W 170; May19'13. nom 106TH st. 301 E (6:1678); court order cancelling license or permission to use above as fire exit from 2074 2 av, &c; Chas Alessi et al plffs, agt Providina Bottini, deft; May16; May22'13.

115TH st. 109-11 W (7:1825-26-27), ns. 100 w Lenox av, 50x100.11, 2-5-sty bk tnts; A\$32,000-52,000; also WILLIS AV, 378 (9:-2288), es, 25 n 143d, 25x90.6, 5-sty bk tnt

& strs; re dower; Esther H Sniffen to Frank D Sniffen [care Christian Herald 2530 Bway]; May13; May19'13. non

Frank D Sniffen [care Christian Herald, 2530 Bway]; May13; May19'13. nom 127TH st, 611-7 W (7:1995); certf as to cancellation of asn rents, agmts, &c Abel King & Isaac Schorsch to Faultless Constn Co, a corpn, 54 Lafayette & Israel Lippman, 102 W 118; May13; May20'13. nom 137TH st, 128 W (7:1921); power of atty; Fhilip Friedman to Isaac Friedman, 500 W 176; Dec30'11; May16'13.

Riverside dr (8:2178), ws, at sl land conveyed by Flint et al to Gordon by deed recorded Oct22'91, runs n— to ws of a new st (not opened) xne on curve 1147.8 xw— to Hudson River xs—xe— to beg, except land taken by Hudson River R R, also releasing all rights to land under water; re mtg; Union Dime Savgs Bank to Vermont Hygeia Ice Co, a corpn, 301 Dyckman; QC; May21; May22'13. nom 3D av, 1571-7 (5:1534-2-4 & 50), es, 75.8

3D av, 1571-7 (5:1534-2-4 & 50), es, 75.8 s 89th, runs e75xse24.6xsw82.6xw62.7 to av xn100 to beg, 4 5-sty bk tnts & strs; re-mig; Emigrant Industrial Savings Bank to Jno Oscar Delamater at La Grange, Dutchess Co, NY; QC; May15; May16'13; \$74,000-104,000. 73,206

5TH av, 1489 (6:1746-72), es, 63.2 s 120th, 7.8x100; re-asn rents; Walter A Lowrie to manuel Weinraub, 336 Dumont av, klyn; Apr24; May20'13; A\$29,000-54,000.

7TH av (4:1025), ws, 100.3 s 54th, a strip, 0.1x100; re mtg; NY Life Ins Co, a corpn to Adlon Constn Co, Inc, a corpn to Adlon Constn Co, Inc, a corpn 812 Bway; QC; May16; May17'13. nom STH av, 2672 (7:2028); re-asn rents; Porter & Co to Jennie A Rosenberg at Aberdeen Hotel, St Paul, Minn; May15; mom

Certified copy (miscl) of order confirming referee's report passing account &c & discharging TRSTE &c in matter of Paul F Travers, as TRSTE Adeline Travers, to Wm J Van Pelt et al, EXRS same; Mar21; Mav22'13.

Two petitions of Gertrude E Baldwin for appointment of a sub TRSTE in place & stead of David McClure, decd, & court order appointing The Farmers Loan & Trust Co, a corpn, as such TRSTE under will of Georgiana Everett, decd (miscl); Nov23'12; May22'13.

Power of atty (PA); Esther Vogel to aml Vogel; May15; May19'13.

Saml Vogel; May15; May19'13.

Power of atty (Miscel); Emily F Forbes Paris, France to Theo A Swan at Oyster Bay, LI; Aug1'01; May19'13.

Power of atty (miscl); Jeanne, wife Alexis Bousquet to Oscar L Gubelman at West Orange, N J; May2; May16'13.

Renunciation. (Miscl) of Theobald J Dengler of Rochambeau av & Gun Hill rd as EXR, TRSTE & GDN under last will &c of Adam Dengler, decd; Feb8; May19'13.

Resignation (miscl) of Wm J Van Pelt as TRSTE of Adeline Travers & appoint-ment of Paul F Travers, of Mamaroneck, NY, as TRSTE in his place & stead; July 12'06; May22'13.

# WILLS.

# Borough of Manhattan.

Greene st, 103-5 (2:500-26), ws, 175.9 s Prince, 37.6x100, 5-sty bk loft & str bldg; A\$37,000-57,000; also 87TH ST, 31 W (4:-1201-17), ns, 389 e Col av, 20x100.8, 4-sty stn ft dwg; A\$15,000-32,000; Isaac B Klein-ert Est, Victor Grunzberg EXR, 31 W 87; attys, Guggenheimer, Untermyer & Mar-shall, 37 Wall. Will filed May14'13.

6TH st E, swc 2 av, see 2 av, 101.

6TH st E, swc 2 av, see 2 av, 101.

11TH st, 207-9 W, see 37th, 18 W.

37TH st, 18 W (3:838-61), ss, 288.9 W
av, 19.6x98.9, 4-sty bk dwg & str; A\$76,
500-91,000; also 56TH ST, 133 E (5:1311
14½), ns, 74 w Lex av, 16x5.05, 3-sty bl
dwg; A\$11,000-14,000; also 11TH ST, 207W (2:614-64-65), ns, 79 W Greenwich av
41x80.2, 2-2½-sty bk dwgs; A\$17,000-20,
000; also LEXINGTON AV, 682 (5:1311
15½), ws, 33.1 n 56th, 16.8x58, 3-sty bl
dwg; A\$11,500-14,500; Louise C McCreer;
Est, Ramsey Hoguet EXR, 29 Washington
sq; atty, Jas J Cosgrove, 52 William, Wil
filed May16'13.

56TH st, 133 E, see 37th, 18 W

87TH st, 31 W, see Greene, 103-5.

87TH st, 47 W (4:1201-10½), ns, 209
Col av, 20x100.8, 4-sty & b stn ft dws
Samson Fried Est; Helen Fried, EXTR:
47 W 87; atty, Theo Long, 140 Nassau;
\$15,500-35,000. Will filed May23'13.

124TH st, 438 W (7:1964-56), ss, 200 e Ams av, 25x100.11, 5-sty bk tnt; Johanna Cohen Est, Ludwig W Wilson EXR, 1970 83d, Bklyn; atty. Wm Godnick, 31 Nas-sau; A\$15,000-25,000. Will filed May19'13.

sau; A\$15,000-25,000. Will filed May19'13.

146TH st, 417 W (7:2061-25), ns, 187.6
w St Nicholas av, 12.6x99.11, 4-sty & b
kdwg; ½ int; A\$5,500-9,000; also LEXINGTON AV, 165 (3:886-28), es, 43.10 n
30th, 21.11x100, 3-sty & b stn ft dwg; pt
int; A\$24,000-28,000; Mary L D Burchard
Est, Chas Burchard, EXR, 417 W 146; atty, Russell D Burchard, 31 Nassau. Will
filed May23'13.

May 3 13.

22STH st, 170 W (13:3402-317), ss, 51 e
Adrain av, 30x96.4, 2½-sty bk & fr dwg;
Patk Byrne Est, Jno F Byrne, EXR, 170
W 228; atty, Jas T Hallman, 35 Nassau; A
\$4,200-6,800. Will filed May 21'13.

Amsterdam av, 1982-4 (8:2117-39-40), w ,24.11 n 158th, 50x100, 2 3-sty bk tnts & rs; Peter Diehl Est, Marie Diehl, EX-RX, 1984 Ams av; atty, Edw Herrmann, 1 Bway; A\$36,000-41,000. Will filed May

Lexington av, 165, see 146th st, 417 W.

Lexington av, 682, see 37th, 18 W.

2D av, 101 (2:461-28), swc 6th (Nos 238-40), 24.3x105, 2-5-sty bk this & strs; ½ int; Wm Rosenthal Est, Hugo Rosenthal EXR, 60 W 75; atty, Saml Brand, 44-8 Cedar; A \$36,000-56,000. Will filed May16'13.

9TH av, 191 (3:719-42), ws, 93 s 22d, runs s23xw87xn8.6xw13xn35.1xe26xs21xe74 to beg, 4-sty bk thi & str; pt int; Wm J Wells Est, Carrie H Wells, EXTRX, 250 W 88; atty, Jas MacGregor Smith, 32 Nassau; A\$14,000-20,000. Will filed May 20'13.

### CONVEYANCES.

# Borough of the Bronx.

Borough of the Bronx.

Adams pl, 2226 (11:3071), es, 165.10 n
182d, 33.4x100, 5-sty bk tnt; Jno Mueller
et al to Jno W Dick, 2110 Chatterton av;
mtg \$24,000; May16; May19713. O C & 100

Beck st, 560 (10:2684), sec Prospect av
(No 604), 96x105.6x139.5x30, 5-sty bk tnt &
strs; Martin Pletscher Constn Co to Susanna Beck, 310 Summit av, West Hoboken, NJ; AL; May20; May21713.

Birch st (\*), ws, 225 s Chester av, 25x
100; Melrose Realty Co to Domenico
Troia, 337 W 39; mtg \$325; Sept8710; May
20713.

Beech ct (\*), sws, abt 323.11 nw 152d,
29x64.5x25x79.3; Hudson P Rose Co to Wm
K Rose, 455 Ft Wash av; May17713. nom

Bush st (11:2813), ns, 100 w Anthony
av, 100x99.1x100x105.1, vacant; Mary L
Walter et al to Frank A Schorer, 2241
Tiebout av; May 10; May20713. O C & 100

Bush st, 201 (11:2813), ns, 200 w Anthony av, 50x98.1 to Grand blvd & Concourse x50x99.1, except part for Grand
blvd & Concourse, 2-sty fr dwg; Lillian
A Bahr (by gdn) to Frank A Schorer,
2241 Tiebout av; 1-10 pt; AT; B&S; May19;
May20713.

Bush st, 201; Edw J Winterbauer et al
heirs Philippina Winterbauer to same;

Bush st, 201; Edw J Winterbauer et birs Philippina Winterbauer to san pr19; May20'13.

Carroll pl (\*), ws, 124.4 s Washington av, 25x75; Vito Corrado to Maria V Parrillo, 2419 Dorsey; ½ pt; mtg \$5,000 & AL; May8; May20'13.

Charlotte st, 1519 (11:2966), ws, 34 170th, 40x100, 5-sty bk tnt; Fleischm Realty Co Inc to Williston Realty Co a corpn, 30 E 42; mtg \$21,000 & AL; 17; May19'13. Forster pl, swe Bway, see Bway,

Whalen.

Fox st, (10:2722), es, 150 s Barretto, 87.6x105, vacant; Henry Morgenthau Co to 173d St Impt Co, Inc, a corpn, 220 Bway; B&S; Apr15; May21'13.

B&S; Apr15; May21'13.

B&S; Aprl5; May21'13.

Home st, 721, see Jackson av, 1160.

Irvine st (10:2761), swc Garrison; (Nos 1112-6), 49.4x50x21.4x57.4, 1-sty 1 strs; Nathan Burkan, ref, to Fredk Meer at Drackenburg, Germany; mtg \$1000; FORECLOS May15; May16; May17'12.9

Kelly st, 1038 (10:2716), es, 171.3 n 165th, 19.8x100, 3-sty bk dwg; Lizzie & Eliz Bermingham to Franc Geiger, 1038 Kelly; mtg \$9,500; May15; May16'13,

Madison st (\*), ws, 275 n Morris Park iv, 50x100, with right of way over 50 ft strip to ns Morris Park av; Mary M Black to Wm Werth of Ardsley, NY; mtg \$6,500 nom

Poe pl, cl, 315.9 s 194th, see Briggs av, 2594.

Public pl. sec Tremont av or 177th, see Tremont av or 177th E, sec Public pl. Saw Mill la, sec Williamsbridge rd, sec Williamsbridge rd, sec Saw Mill la.

Sheil st (\*), ss, 138.1 e Barnes av (4 av), 368.100; Mellissa Von Gerichten to Raffaele Taglianetto, 430 W 209; mtg \$21,-000; May19; May20'13. OC & 100 Simpson st, 985 (10:2724), ws, 312.8 n 163d, 42x109.1x42x109.7, 5-sty bk tnt; Jaeger Bros Realty Co to Sarah Hirsch, 792 av & Pauline Fox, 314 E 50; mtg \$35,000 & AL; May19; May20'13. OC & 100 Simpson st, 988 (10:2725), es, 460 n 163d, 40x107.6, 5-sty bk tnt; Herman Frankenthal to Jno S Lubs at Tarrytown, NY; mtg \$27,500 & AL; May15; May16'13. OC & 100 Simpson st, 989 (10:2724), ws, 354.8 n

\$27,500 & AL; May15; May16'13. O C & 100

Simpson st, 989 (10:2724), ws, 354.8 n
163d. 42x108.8x42x109.7, 5-sty bk tnt;
Jaeger Bros Realty Co to Sarah Hirsch,
792 2 av & Pauline Fox, 314 E 50; mtg
355,000 & AL; May19; May20'13. O C & 100

Storrow st (\*), swe Benedict av, runs s
59.5 to ns Public pl xw on curve —xn95.11
to ss Benedict avxe149.2 to beg; Sivel
Realty Co to Jesse W Ehrich, 393 West
End av; 1-6 pt; mtg \$18,460 & AL; Feb6
'11; May21'13.

Whalen st, nwe Bway, see Bway, nwe Whalen st, nwc Bway, see Bway, nwc

Whalen.

185TH st, 371 E (9:2298), ns, 206.6 w
Willis av, 25x100, 5-sty bk tnt & strs;
Egidio Pellettieri et al to Louis & Saml
Strum at Hartford, Conn; mtg \$21,500,
nom
May10; May16'12.

135TH st, 447 on map 449 E (9:2280), ns, 475 e Willis av, 25x100, 5-sty bk tnt; Otto J Martens to Maria Martens, 915 Prospect av; mtg \$12,000; Apr24; May20

'13.

135TH st, 587 E (10:2548), ns, 191.8 e St
Anns av, 16.8x100, 2-sty & b bk dwg
Gertrude Schopp to Eliz Laux, 2110 Mapes
av; mtg \$1,000; May20; May21'13. nom

av; mtg \$1,000; May20; May21'13. nom
135TH st, 587 E; Eliz Laux to Harry
Schopp & Gertrude H his wife, 587 E 135;
mtg \$1,000; May20; May21'13. nom
136TH st, 677-85 E (10:2565), ns, 99.4
w So bivd, 100x105, 1 & 2-sty fr shop;
Jos Buellesbach to Buellesbach Constn
Co, 518 Wales av; mtg \$16,000; May21;
May22'13. O C & 100

140TH st, 492-4 E (9:2284), ss, 816.8 e Willis av, 33.4x100, 2 2-sty & b bk dwgs; Mary C Mahony to Cath R Meincke, 475 E 140; mtg \$10,800 & AL; May19; May20 O C & 100

Conveyances

13. O C & 100

141ST st, 486 E (9:2285), ss, 821.6 e
Willis av, 37.6x100, 5-sty bk tnt; Hugo
Helburn to Ester Brown, 2320 Westchester av; mtg \$28,000 &AL; May14; May16'13.

142D st, 432 E (9:2286), ss. 305 e Willis
av, old line, 15x100, 2-sty & b bk dwg;
Edw M O'Gorman to Thos Dalton, 430 E
142; mtg \$3,500; May21; May22'13. nom
143D st, 381-5 E (9:2306), ns, 450.3 e
Alex av, 56.3x100, 3 2-sty & b fr dwgs;
Chas Laue to Steinmetz Constn Co, a
corpn, 1416 Glover; mtg \$14,000 & AL;
May22'13.

O C & 100

143D st, 493 E, see Brook av, 387-9.

148TH st, 368 E (9:2327), ss, 121.5 w v, runs s83.7xw0.4xs30xw25xn112.11 to e25 to beg, 7-sty stn loft & str ble feo W Markey Jr to Bronx Publishing ne, a corpn, 368 E 148; mtg \$48,000 & ; May15; May19'13.

151ST st, 750 E, see Concord av, see

154TH st, 386 E (9:2400), ss, 125 w Melrose av, 25x100, 2-sty & b fr dwg; Fridolin Weber to Genoveva Dieda, 386 E 154; mtg \$5,000; May16; May17'13.

mtg \$5,000; May16; May1713. nom
154TH st. 386 E; Genoveva Dieda to
Harry Cahn, 2540 Grand av; mtg \$5,000;
May16; May17'13. O C & 100
160TH st. 831-9 E, see Prospect av, 841-5.

164TH st, S64 E (10:2690), ss, 83.11 w Stebbins av, 19x73.6, 3-sty bk dwg; Jacob Cohen Constn Co to Carl Jaffe, 886 Beck mtg \$6,500 & AL; May15; May16'13.

O C & 100

165TH st, 585 E (10:2622), ns, 113.8 e
Boston rd, runs n8xne43.3xe13xsw42.9xs8
to st xw16 to beg, 2-sty & b fr dwg;
Susan K Griffin to Susan T Baker, 585 E

165; AL; May5; May19'13. O C & 100

165TH st, 780 E, see Tinton av, 1006.

166TH st E, swe College av, see College , swc 166th.

168TH st E, nec Union av, see Uinon av, ee 168th.

169TH st, 760 E, see Tinton av, 1247-9.
170TH st, 671 E, see Crotona av, 1400-8.
170TH st, 815 E (11:2963), ns, 39.9 w
Bristow, runs w 16.4xn86.9xne19.9xs88x
still s 7 to beg, 3-sty fr tnt; Rose Lopard
to Meyer Bunsick, 698 E 138; mtg \$5.500;
May15; May16'13.

O C & 100

May15; May16'13. O C & 100

170TH st, S15 E (11:2963), ns, 39.9 w
Bristow, runs w 16.4xn85.9xne19.9xs88x
again s7 to beg, 3-sty fr tnt; Hattie Seligsberger to Rose Lopard, 883 Trinity av;
QC & correction deed; mtg \$5,500; May14;
May16'13. O C & 100

171ST st, 547 E (11:2928), ns, 213.1 e 3
av, runs n144.7xe12.2xs20.2xe6.10xs120.10 to
st xw18.11 to beg, 3-sty fr tnt; Wm Britz
et al to Auguste Britz, 547 E 171; ½ pt;
½ of mtg \$7,000; May17; May19'13.
O C & 100

175TH st, 731 E, see Clinton av, 1810.

175TH st E. nec Eastern blvd, see Pugs-y av, sec 175th.

175TH st E, see & swc Pugsley av, see 1gsley av, sec 175.

Pugsley av, sec 175.

175TH st E. swe Pugsley av, see Pugsley av, sec 175.

177TH st, 17 W (11:2862), nec Davidson av (No 1990), 31.11x78.11x30x90, 4-sty bk dwg; Gertrude Siebold to Jos P Fox, 4411 6 av, Bklyn; mtg \$13,750; May20; May21'13.

179TH st, 817-25 E, see Southern blvd,

180TH st, 641-59 E, see Belmont 2101.

180TH st, 641-59 E, see Belmont av, 21011.

187TH st E (11:3090), ns, 115 w Beaumont av (Jackson av), runs w45 to Crescent av xne60xe— to pt 115 w Beaumont av xs50 to beg; also LOT begins 50 n 187th & 111.9 w Beaumont av, runs n25 to ses Crescent av xsw— to pt 50n 187th xel6.1 to beg, vacant; Anna Solling to Nista Constn Co Inc, a corpn, 2434 Cambreling av; mtg \$3,082; May17; May19'13.

OC & 100

187TH st E (11:3090), ns, 115 w Beaumont av, runs w45 to Crescent av xne60x e—xs50 to beg, vacant; Louise D Biederman et al to Anna Solling, 151 6 av; QC; May7; May19'13,

187TH st, 768 E (11:3114), ss, 60.2 e
Prospect av, 34.3x70, 4-sty bk tnt; Nicholas Gagliotti to Eliz B Graham, 248 Audubon av; mtg \$15,000; May21: May22'13.

O C & 100

18STH st, 518 E, see Bathgate av, 2423.

188TH st, 518 E, see Bathgate av, 2423.

189TH St. See Washington av, 2423.
189TH St E, see Washington av, see Washington av, see 189th.
201ST st. 241 E (12:3307), nec Valentine av, 50x100, 2-sty fr dwg; Mary L Eimer to Annita Realty Co, 341 E 146; AL; May 21; May 22'13.

OC & 100

2018T st, 270 E (12:3298), swc Briggs av 35x100, 2-sty fr dwg; Anton Landgrebe to Ella M Murphy, 2986 Briggs av; mtg \$12.-000; Dec3'12; May21'13. O C & 100

214TH st E (Jerome) (\*), ns, 300 Maple, 25x125; Central Brewing Co of Y to Jones Woods Realty Corpn, 535 68; B&S; May5; May16'13.

8; B&S; May, May, 18, 100 e Bronx-215TH st E (1st) (\*), ns, 100 e Bronx-vood av (5th av), 25x100; Antonio To-laro to Anna Russo, 462 W 49; mtg \$400; Aay20'13.

May20'13. O C & 1
223D st E (\*), ns, 125 w Laconia a
223109.6; Giovanni Fiorini to Paul Ra
minello, 370 Morris av; AL; May21; M
22'13. O C & 1

226TH st E (\*), ss, 171.8 e Bronxwood av, 50x109; Michl Romeo to Lena Romeo, 752 E 226; ½ R T & I; mtg \$1.000 & AL; May20; May22'13.

228TH st E (14th) (\*), ns, 100 e Paulding av (6 av), 55x114, Wakefield; J Henry Reiher to Wm Gundlach, 3700 3 av; May 20; May 2113.

230TH st W, nec Heath av, see Heath

av, 3000.

233D st E (\*), nes, 93.3 nw Bronxwood av, 50x100; Jos Egan, Sr to Trinity Chapel Home, a corpn, 224 W 24; May16'13. 5,600

233d st E (\*), nes, 168.3 nw Bronxwood av, 114.9 to ses Bussing av x103.6x88x100; Bertha Lauer to Trinity Chapel Home, a corpn, 224 W 24; May16'13.

233D st E (\*), nes, 143.3 nw Bronxwood av, 25x100; Michl McConnell to Trinity Chapel Home, a corpn, 224 W 24; May16'13.

233D st E (\*), ss, 205 e Bronxwood (5th av), 50x64; Gustav A Schwenk to Hupfel's Sons, a corpn, 842 St Ann's mtg \$3,500; May15; May22'13. O C &

mtg \$3,500; May15; May2213. 0 6 & 160 239TH st E (\*), swc Carpenter av, 100x 100; Smith Williamson to Leodegar Sie-bert, 574 74th, Bklyn; May10; May21'13. O C & 100

Arthur av. 2137-41 (11:3063), ws. n 181st, 37.6x94.6x37.6x94.8, 5-sty bk & strs; Elsie Realty Co to Geo H W schen, Jr, 77 W 95; 1-3 pt; AT; AL; May May 20'13.

May20'13.

Andrews av. 2338 (11:3218), es, abt 205

S Fordham rd, 25x100, 2-sty fr dwg; Eliz

McBride to Jas McBride Co, a corpn, 240

E 139; mtg \$6,500; May12; May20'13.

O C & 100

Arthur av, 3502-4 (11:3078), es, 123.11 s
Fordham rd (Pelham av), 50x79.3x50x79,
except pt for av, 4-sty bk tnt & strs;
except pt for av, 4-sty bk tnt & strs;
except pt for av, 4-sty bk tnt & strs;
except pt for av, 4-sty bk tnt & strs;
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except pt for av, 4-sty bk tnt & strs;
except pt for a

O C & 100

Ash av (\*), ns, 1,260.4 w Corsa la, 25x
100; Edw R Rayher, ref to Jas A Clynes,
202 16th, Jersey City, NJ; FORECLOS May
6; May15; May19'13.

Bathgate av, 2423 (11:3057), swc 188th
(No 518), 89,4x32, 5-sty bk tnt & strs;
Pauline Haebler to Lillian Stimelsky, 90
E Bway; mtg \$34,250; Apr8; May22'13.

O C & 100

Belmont av, 2101 (11:3081), nwc 180th

O C & 16

Belmont av, 2101 (11:3081), nwc 180t
(Nos 641-59) 70.8x160.3 to es Hughes a
(No2100), x46.11x160.2, 2 1-sty bk strs
Kovacs Constn Co to Balmar Realty Cc
a corpn, 505 5 av; mtg \$48,000 & AL; Ma
19; May20'13.

19; May20'13. O C & 100

Belmont av, 2139-41 (11:3082), ws, 78.7

n 181st, 35.11x85x35.11x84.7, 2 2-sty fr
dwgs; Rebecca Miterstein to Hermine B
Burkhard, 2350 Myrtle av; BofQ; mtg \$8,500 &AL; Dec21'10; May16'13. O C & 100

Belmont av, 2377 (11:3074), ws, abt 75
n 186th, 25x87.6, 4-sty bk tnt; Walter J
Egan to May R Hughes, 3675 Bway; mtg
\$12,000 &AL; May20; May22'13. nom

Belmont av, 2418 (11:3075), es, 120 187th, 50x100, 5-sty bk tnt; Alida Am bile & Teresa Lauritano to A & L Real & Constn Co, Inc, a corpn, 38 Park Ro AL; May15; May21'13.

Benedict av, swe Storrow, see Storrow, ve Benedict av.

Bogart av, swe Brady av, see Brady av, ve Bogart av.

Brady av (\*), swc Bogart av, 25x100; Morris Park Estates to Eliza M Page, 1710 15th, N W Washington, DC; AL; Apr24; May21'13.

Briggs av. 2594 (12:3293), es, 315.9 s 194th, 20x92.9 to cl Poe pl x19.4x91.2, 2-sty bk dwg; Ida Wallin to Ada E Woods, 2404 Grand av; AT; QC; AL; Jan18; May20'13.

Briggs av (12:3295), es, 121.6 s 198th, 25.1x—, vacant; Jas W Hyde, ref to Peter S O'Hara, 2873 Webster av; FORECLOS Apr22; May21'13.

Briggs av, swc 201, see 201st, 270 E.

Bronxdale av (\*), nec Matthews av, 31.11x98.2x25x78.4; Max C Gareis to Belmont Exchange, Inc, a corpn, 527 5 av; AL; May5; May16'13.

Bronxwood av (5th av) (\*), ws, 128 sv 233d (19th), 25x abt 125x—x—; Martin & Keogh to Annie Watson, at Spring Valley NY; AL; May6; May20'13.

Broadway, swe Forster pl, see Bway, n c Whalen.

wc Whalen.

Broadway (13:3423), nwc Whalen, 200 to Forster pl, x100, vacant; Jno Whalen, TRSTE for benefit creditors of Chas J Schmitt to Isaiah N Wheeler, 60 W 51; Mar17; re-recorded from Mar18; May19

'13, 2,850

Brook av, 387-9 (9:2288), nwc 143d (No 493), 50x90, 1 & 2-sty fr stable; Robt Wyder to Silk Finishing Co of America Inc, 137 Mad av; mtg \$8,000 & AL; May1; May 19'13. O C & 100

Bussing av, ses, abt 168.3 nw Bronx-ood av, see 233d st E, nes, 168.3 nw ronxwood av.

Carpenter av, swe 239th, see 239th E, vc Carpenter av.

Chatterton av. ss, 154.9 e Zerega av, see Ludlow av, ns, 105 e Olmstead av.
Clay av, 1232 (9:2427), es, 74.9 n 168th, 40.3x80, 5-sty bk tnt; Bernard Levy to Minnie Hagner, 1234 Brook av; mtg \$25,000 &AL; May15; May16'13.

O C & 100

Clay av, 1357 (11:2782), ws, 664 n 169th, 25x80.2x25x79.1, 2 & 3-sty fr dwg; Aug F Ruhe & Emma his wife to Henry C Schaefer, 763 Courtlandt av; AL; May17; May 21'13

Clay av, 1357; Henry C Schaefer to Emma Ruhe, 1357 Clay av; AL; May17; May21'13.

May21'13, nom Clinton av, 1810 (11:2949), nec 175th (No 731), 19.4x90.2x19x90.2, 4-sty bk tnt; Inter-City Land & Securities Co to Jno F Stodder, 509 W 110; mtg \$16,000; May12; May20'13. O C & 100

College av (9:2437), ws, 102.11 s 166th, 54x89.11, 5-sty bk tnt; Wenigmann Construction to to Theo Roehrs, 165 E 176; mtg \$40,000 & AL; May15; May17'13.

College av (9:2437), ws, 48.11 s 166th, 54 x89.11, 5-sty bk tnt; Wenigmann Constn Co to Theo Roehrs, 165 E 176; mtg \$40,-000 & AL; May15; May17'13. O C & 100

0 & AL; May15; May1713. 0 C & College av (9:2437), swc 166th, 48.11x 9.11x48.11x90, 5-sty bk tnt; Wenigmann onstn Co to Theo Rochrs, 165 E 176; atg \$45,000 & AL; May15; May1713. 0 C & 100.

Concord av (10:2642), sec 151st 750), 173.7x94, vacant; Wm Rau to Kov Constn Co, a corpn, 293 Alex av; mtg \$ 500; May14; May20'13. O C &

Constr Co, a cerps, 2500; May14; May20'13. O C & 100 Creston av, 2009 (11:2807 & 2708), ws, 99.10 n 179th, runs w65.4xn0.2xw34.8xn18.10 xe100 to av xs19 to beg, 2-sty fr dwg; Jennie E. Teichman to Geo A Woods, 3073 Hull av; mtg \$7,000; May15; May20'13. O C & 100

Creston av, 2398 (11:3165), es, 324
184th, 25x95, 2-sty fr dwg; Sarah F Ke
to Lena Flomer, 2398 Creston av; B
May12; May22'13.

Crescent av, nec 187th, see 187th st E, n 115 w Beaumont av. Crescent av, ses, 50 n 187th, see 187th E, ns, 115 w Beaumont av.

st E, ns, 115 w Beaumont av.

Crotona av, 1400-8 (11:2937), nec 170 (No 671), 52.2x100x84.11x108.7, 2-sty dwg & vacant; Robt F Wagner, ref, Andw Wissemann, 119 Smith, Bklyn; m \$12,000; FORECLOS May20; May22'13.

Crotona av, 2163 (11:3083), ws, 129.6 182d, 25.1x100, 2-sty fr dwg & str; Jno Dowling to Vincent Gilroy, 108 W 11 May16; May19'13.

May16; May19'13.

Davidson av, 1913 (11:2862), ws, 125
Tth, 25x101.4x25.11x94.6, 4-sty bk dw
Lawyers Mtg Co to D Kern Einfurer, 6
McDonough, Bklyn; B&S; May15; May
13. O C & 1

Davidson av, 1990, see 177th, Eastern blvd, nec 175th, see Pugsley av, ec 175th.

Elton av, 810 (9:2380), ses, 52 n 158 50x100, 5-sty bk tnt; Frank Connelly GDN to Mary A Walters, Yonkers, NY; T; Apr26; May17'13.

Garrison av, 1112-6, see Irvine, swc

Grand blvd & Concourse, nec Bush, see ash, 201.

Heath av, 3000 (12:3256), nec 230th, 75x 100x74.8x104.2; vacant; Sigmund Ernst to Geo Rosendale, at Long Beach, LI; mtg \$5,950 & AL; Apr21; May22'13. O C & 100 Hughes av, 2100, see Belmont av, 2101.

Hughes av, 2100, see Belmont av, 2101.

Independence av (13:3410), old es, at sl land Jas C Sidney, at Spuyten Duyvil, runs se298 to ws land Isaac G Johnson xsw120.3x again sw98 to ns Palisade av xw— to ns Johnson av xnw, w & sw on curve & along Johnson & Independence avs — to ns Palisade av xw on curve— to es Independence av xn— to beg, with all RT&I as follows: PALISADE AV, ns, 80 w from es land now of Mary J Scovill, runs w along n boundary line of an old rd formerly Independence or Johnson av— to ns Palisade av xe— to beg, being that pt of old rd as lies n of present line of Palisade av; Kate, wife Isaac A Stewart, to Mary J Scoville, at Volusia, Florida; AT QC; May15; May22'13. nom Jackson av, 1160 (10:2652), nec Home (No 721), 100x40, 5-sty bk tnt; Minnie Alsberg to Ensign Realty Co, a corpn, 55 Liberty; mtg \$33,000; May13; May17'13.

O C & 100

Jerome av, 1758-60 (11:2850), es, 50 n

Jerome av. 1756-60 (11:2850), es. 50 n 175th, 90x100, 2-5-sty bk thts; Max S Levine ref to Purchase Holding Corpn at Purchase, NY; mtg \$65,000; FORECLOS Apr30; May20; May21'13. 16,000 Katonah av. 4323 (12:3378), ws. 25 s 238th, 25x85, 2-sty fr dwg; Kath Le Brun to Jno A Doran; 1788 Ams av; mtg \$6,150 & AL; Mar10; May16'13. non Ludlow av. (6th st) (2) ps. 105 a Ole

& AL; Mar10; May16'13.

Ludlow av (6th st) (\*), ns, 105 e Olmstead av (Av D), 100x108; also CHATTEER, TON AV (\*), ss, 154.9 e Zerega av (Av A) & 140.4 e Olmstead av, 25x108, Unionport, except part for Chatterton av; Jno W Dick to Jno Mueller, 65 Walnut, Newark, NJ & Chas Klumpp, 3198 3 av; mtg \$6,500; May14; May20'13.

Maclay av mas at the St.

May14; May20'13.

Maclay av, nws at nes St Peters av, see St Peters av, nes at nws Maclay av.

Marmion av (11:3107), ws, 388.10 n Tremont av (177th st), 66.1x150.2, vacant; Wm C E Bergmann to Jos Diamond Constn Co, a corpn, 1139 Wyatt; May10; May19'13.

O C & 100

Matthews av, nec Bronxdale av, see Bronxdale av, nec Matthews av.

Morris av, 631-3 (9:2441), ws, 58.10 s
152d, 58.10x100, 5-sty bk tnt & strs; Colby
M Chester, ref, to Henry Elias Brewing
Co, a corpn, 403 E 54; mtg \$45,000; FORECLOS Feb28; May16; May17'13. 1,000

North Chestnut dr (\*), ns, abt 361 ne on curve from nes So Oak dr, 28x96.9x28x 96.6; Eliz Williams to Isabella H Bissell, 1386 Brook av; mtg \$4,000; May19; May 20'13. O C & 100

Parker av (\*), es. 25 n St Raymondav, 25 x100, except pt for Parker av; Letha, wife Jno E Hallet, to Geo Barthold, 2443 Jerome av; May19; May21'13. O C & 100 Parker av (\*), ss. 125 w Rose pl. 25x100 x24x100, except pt for Parker st; Lorenzo Badami to Liboria Lima, 225 E 107; 1-3 pt; May12; May16'13.

Parker av (\*), same prop; Angelo Gag-liano to Bennarda Bendivegna, 221 E 107; 2-3 pt; May12; May16'13. nom

Prospect av, 601 (10:2674), ws, 255 1 150th, 20x100, 4-sty bk tnt; Emma A Fried-mann to Rose Russell, 601 Prospect av B&S; Jan27'12; May20'13.

B&S; Jan2712; May20'13. nom

Prospect av, 604, see Beck, 560.

Prospect av, 748 (10:2688), es, 65 n 156th, 20x80, 2-sty bk dwg; Benj L Schaeffer to pect av; AL; May14; May16'13. nom

Prospect av, 841-5 (10:2677), nwc 160th (831-9), 77.2x125, 1-sty bk strs; Utility Realty Co to Sykes Realty Corpn, 30 E 42; nom 885; May16'13. nom 2007.

Prospect av. 2073 (11:3094), ws. 84 n Oakland pl, 19.9x100x22.9x100, 2-sty fr dwg Jos Zeller to Chas Kuhn, 410 E 153; mtg \$5,000; May19; May20'13. O C & 100

Pugsley av (\*), sec 175th, 125x100; also PUGSLEY AV (\*), swc 175th, 25x100x—x 45; also EASTERN BLVD, nec 175th, 110x—; Matthew W Del Gaudio to Rebecca Del Gaudio, 1812 Gleason av; May16; May 17'13.

17'13.

St Peters av (\*), nes at nws Maclay a: 25x99.8x25x100; Philip A Moore to Sara Trainor, 478 E 145; AL; May17; May19'1 O C & 10

Sedgwick av (9:2541), ws, 400 s 171st, 25x95, vacant; Jos Levy to Edw R Poerschke, 225 Pelham rd, New Rochelle, NY; mtg \$900; May20; May21'13. O C & 100

mtg \$900; May20; May21'13. O C & 16

Seton av (\*), ws, 400 s Randall av, 25
100; Anna K Adams to Jno Humer, 61 St
ton av; mtg \$2,000; May15; May16'13.

South Chestnut dr (\*), ss, 25.3 e 8
Oak dr, runs s98x—35xn97.5 to st xe35
beg; Eliz B Graham to Nicholas Gagl
otti, 768 E 187; mtg \$5,000; May21; Ma
22'13. O C & 16

22'13. O C & 100

176th, runs w 116.7xn53.6xw51.3xn51xe
105.10 to Southern blvd xs122.1 to beg,
vacant; Geo Daiker to P J Dwyer Bldg
Co Inc, a corpn, 906 E 176; May15; May
19'13. O C & 100

Co Inc, a corpn, 906 E 176; May15; May 19'13.

Southern blvd, 2031-5 (11:3108), nwc 179th (Nos 817-25), runs n62.6xw29xn0.8x w120.2xs63 to 179th xe149.1 to beg, 3 5-sty bk tnts, strs on cor; Leo Co, a corpn, to Jno P Leo, 765 St Nicholas av; B&S; mtg \$75,000; May12; May19'13.

Southern blvd (11:3108), ws, 62.6 n 179th, runs w29xn0.8xw120.2xn66.1xe149.3 to ws Southern blvd xs66.9 to beg, vacant; Jno P Leo to Leo Co, a corpn, 770 St Nicholas av; B&S; AL; May12; May19'13.

Tinton av, S87 (10:2658), ws, 453.10 n 160th (Denman pl), 25x134, 3-sty fr tnt & str; Chas Hlawatsch to Gustav Reger, 87 Tinton av; QC; May22'13.

Tinton av, 1006 /10:2669), sec 165th (No 780), 190x25, 4-sty bk tnt & strs; Julie B Brettell to Chas F Brettell, 73 E 127; B&S & CaG; mtg \$18,000; May15; May16'13.

Tinton av, 1247-9 (10:2663), swc 169th

Tinton av, 1247-9 (10:2663), swc 169th (No 760), runs w21.3xs70.3xe59.8 to av x n80.2 to beg, 5-sty bk tnt & strs; Mary A Burroughs to Anna M Marks, 515 E 82; mtg \$34,000 & AL; May15; May1713.

O C & 100

Tremont av or 177th st E (\*), Sec Pub-

O C & 100
Tremont av or 177th st E (\*), sec Public pl, runs e112.7xsw149.6xw29.1xne80.10x
nw107.7 to es Public pl xne45.8 to beg;
Sivel Realty Co to Jesse W Ehrich, 393
West End av; 1-6 pt; mtg \$11,500; May11
10; May21'13.

"10; May21"13.

Trinity av, 971-3 (10:2632), ws, 27 s
164th, 73x100, 2-5-sty bk tnts; BrownWeiss Realties, a corpn, 63 Park Row to
Edw E Clapp, East Orange, NJ; mtg \$31,000; May20; May21"13.

Union av (10:2682), nec 168th, runs n
166.5xe160xs40xw60xs126.5 to ns 168th xw
100 to beg, vacant; Edw D Dowling, ref,
to Jenny A Carew at Norwich, Conn;
FORECLOS May14; May16"13.

Valentine av, 2186-8 (11:3144), es, 172.9

Valentine av, 2186-8 (11:3144), es, 172.9
181st, 40x117.6x40x118, 2 3-sty bk dwgs;
dw Goldschmidt to Emma L Zinckgraf,
0 E 158; B&S; mtg \$13,000; May20; May

Valentine av, nec 201st, see 201st, 241 E.

Washington av, 976-8 (9:2368), es, 50 s
164th, 50x101, 5-sty bk tnt & strs; Annita
Realty Co to Mary L Eimer, 190 Riverside dr; mtg \$40,000 & AL; May21; May
22'13.

O C & 100

22'13. O C & 100

Webster av (11:3143-3144), ws, abt 3108

s Kingsbridge rd, 250x395.9x250x399.9; vacant; Theo Roehrs to Wenigmann Constn Co, 2013 Grand blvd & concourse; mtg \$16,000; May14; May17'13. O C & 100

Webster av (11:3030), es, 220 s 183d, 48x 90, vacant; Geo A Woods to Jennie E Teichman, 147 Morton pl; mtg \$5,000; May 15; May20'13. O C & 100

15; May20'13. O C & 100

Westchester av (10:2655), ns, 306.2 ne
Tinton av, runs w81xn25xe25xn25xe101.5
to Westchester av xsw67.7 to beg, 2-sty
bk bldg & str; Rose F Deutz to Pauline
Lahm, 238 W 106; ½ pt; mtg \$30,000; Apr
17; May22'13. nom

nam, 238 W 106; ½ pt; mtg \$30,000; Apr 17; May22'13.

Westchester av (\*), nws, land owned by party 1st pt; also ZEREGA AV (\*), es, land owned by party 2d pt; agmt that boundary line bet above begins 98.3 e Zerega av at pt 100 n Westchester av, runs n 125 to pt 98.5 e Zerega av & 225 n Westchester av; Jnb J Paulsen, 221 Echo pl with Bronx Co Constn Co, a corpn, 2720 3 av; Jan20; May16'13.

Wheeler av (\*), ws, 110 n Westchester av, 40x100; mtg \$27,000; also WHEELER AV (\*), ws, 150 n Westchester av, 40x100; mtg \$27,000; also WHEELER AV (\*), ws, 150 n Westchester av, 40x100; mtg \$27,000; also WHEELER AV (\*), ws, 150 n Westchester av, 40x100; mtg \$27,000; also WHEELER AV (\*), ws, 150 n Westchester av, 40x100; mtg \$27,000; Mercury Realty Co to Beatrice Brower, 300 Central Park W; Apr10; May20'13.

Wheeler av. ws, 150, 190 & 230 n West-chester av, see Wheeler av, ws, 110 n Westchester av.

White Plains rd or av (\*), es, 68.9 s av, 56.8x70.10x51.4x66.3; Central Bwg Co 'NY to Jones Woods Realty Corpn, 535 68; B&S; May5; May16'13. nom

Willis av, 126 (9:2278), es, 50 n 133d or Southern blvd, 25x80, 5 sty bk tnt & strs; Ottilie Gscheidle to Cypress Realty Co, a corpn, 261 Bway; mtg \$16,500 & AL; May 14; May16'13.

Willis av, 378, see 115th st, 109-11 W, anhattan.

Manhattan.

Williamsbridge rd (\*), see Saw Mill la, runs se800.7xe2,464.6xnw975 to lane xw—to beg, contains about 40 acres, Westchester, except one city block 200x600 or abt 4½ acres & marked A on map annexed to deed recorded June25, 1900, the sws of said blk being about 1,000 ne from nes of Wmsbridge rd; also except land in roadbed of N Y, W & Boston R R; Robt S Stedman et al'to Central Building Impt & Investment Co, a corpn, 149 Church; B& S & CaG; Apr26; May17'13. O C & 100 Zerega av, 1706 (\*), es, 60 n Maclay av, 19.11x76.2x20x77.1; Henry Osterholt to Hans Weissmann, 328 E 87; AL; May14; May16'13. O C & 100 Interior strlp (10:2620), begins 125 w

Interior strip (10:2620), begins 125 w Eagle av, & 200 s 163d, runs w5xs25xe5xn 25 to beg; Eliz M Cochrane et al to An-thony Cuneo, 871 Forrest av; QC; Mar18; May21:13.

Plot (\*), begins 100 n Rose pl & 160 Grace av, runs 49xe98.6xsw48.9 to be Francesca P, wife Vincenzo Verro, to Cilia A Reder, 760 E 182; QC; May19; Ma 20'13.

Plot (\*) begins 590 e White Plains rd at point 820 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Emilie Weyrauch, widow to Michl J McDonald, 901 Elton av; mtg \$3,000 & AL; May15; May16'13.

# MISCELLANEOUS CONVEYANCES.

### Borough of the Bronx.

Birch st (\*), ws, 225 s Chester av, 25x 100; re mtg; Joe M Klein to Domenico Troia, 770 10 av; May19; May20'13. 325

Birch st (\*), ws, 200 s Chester av, 25x 100; re mtg; Joe M Klein to Pasquale D'Agente, 104 Greenpoint av, Bklyn; May 10, May20'13.

Kappock st (13:3407), es, at cl Nether-land, runs n— to land of Livingston xs on curve 71.11xs again — to cl of said av xn— to beg, being land in bed of Nether-land av; Edgehill Terraces Co to Agnes G Livingston on Arlington av, Spuyten Duyvil; B&S; May15; May21'13. nom

Saw Mill la, sec Williamsbridge rd, see Williamsbridge rd, see Saw Mill la.

Tiffany st, 1088 (10:2717), es, 39.3 s 167th, runs e94.4xs16&25xw100 to st xn40 to beg, vacant; re-mtg; NY Mtg & Security Co to Wm H Weiher Bldg Co, a corpn, 968 E 167; QC; May15; May16'13.

16,000

Tiffany st (10:2717), sec 167th, 79.3x74.8; re agmt & certf that bldg loan agmt for \$58,000 filed in County Clerk's office Aug 23'12, has been performed; Bronx Investment Co, a corpn, 100 Bway, to Wm H Weiher Bldg Co, a corpn, 968 E 167; May 15; May16'13.

167TH st E, sec Tiffany, see Tiffany, c 167th.

176TH st E, nwc So blvd, see So blvd, vc 176th.

217TH st E (\*), ss, 375 w Paulding av, 225x109; re mtg; Geo G Ailinger to Giustino Materiale, 2419-21 Hoffman; May12; May17'13.

217TH st E (3d) (\*). sws, 425 nw Paulding av, (6th av), 25x109; re mtg; Geo G. Allinger to Francesca Catania, 236 E 107; May21'13.

217TH st E (3d) (\*), sws, 450 nw Paulding av (6th av), 25x109; re mtg; Geo C Ailinger to Lorenza Morvillo, 339 E 106 May12; May21'13.

223D st E (\*), ns, 125 w Laconia av, 25x 9.6; re mtg; Edw McK Whiting, GDN Jno S Wilson, to Giovanni Fiorini, 262 142; QC; Jan18'12; May22'13.

Barnes av (\*), old ws, 95 n Morris Park av, runs w5 to new ws xn25xe5xs25 to beg, land in bed of av; re mtg; Regent Realty Co to City NY; QC; Feb8; May19

Barnes av (\*), old ws, 120 n Morris Park av, runs w5 to new wsxn25xe5xs25 to beg, land in bed of av; re mtg; Regent Realty Co to City NY; QC; Feb8; May19'13.

Barnes av (\*), old ws, 295 n Morris Park av, runs w5 to new ws xn25xe5xs25 to beg, land in bed of av; re mtg; Regent Realty Co to City NY; QC; Feb3; May19 '13.

Barnes av (\*), cl, 95 n Morris Park av, runs w25xn50xe25xs50 to beg, land in bed of av; Regent Realty Co to Albt B Gunnison, 1813 Barnes av; QC; Feb8; May19'13.

Barnes av (\*), cl, 95 n Morris Park av, runs w30xn50xe30xs50 to beg, land in bed of av; deed of cession; Albert B Gunni-son to City NY; B&S; Feb8; May19'13.

Barnes av (\*), cl, 295 n Morris Park av, runs w25xn25xe25xs25 to beg, land in bed of av; Regent Realty Co to Paulina Schneider, 1831 Barnes av; QC; Feb3; May 1973.

Barnes av (\*), ws, 295 n Morris Park av, runs e30 to cl av xn25xw30xs25 to beg, land in bed of av; deed of cession; Paul-ina Schneider to City NY; B&S; Feb3; May 19'13.

Boston Post rd (\*), ns, at swc land David Smith, runs sw along rd to land Jno Givan & also runs to land of Staples, contains 10 862-1000 acres, West-chester; declaration &c as to sale of int in trust deed for \$500; Jno W Russell to Michl J Kelly; ½ of ½ pt; Apr5'09; May 22'13.

Bogart av, swc Brady av, see Brady av, we Bogart av.

Brady av (\*), swc Bogart av, 25x100; re mtg; N Y Trust Co to Morris Park Es-tates, a corpn, 25 Broad; QC; Apr24; May 21'13.

Brady av (\*); same prop; re mtg; Van Nest Land & Impt Co to Fidelity Devel-opment Co, a corpn, 5 Nassau; QC; Apr 23; May21'13.

s; May21'13.

Evergreen av (\*), es, 144 n Westchest v, 40x100; re-mtg; NY Trust Co to Pe ealty Corpn, 1029 E 163d; QC; May1 [ay20'13.

Newton av (13:3421), land lying in bed of st in front of lots 6 & 7, blk 2 map (No 1658), deed of cession; Herman A Wehmann to City NY; May8; May1913.

Newton av (13:3421), same prop; re mts; Herman Goetz to same; Jan2; May19'13. nom

Southern blvd (11:2959), nwc 176th, 57.10x116.7x50.6x145.5, owned by party 1st pt; also SOUTHERN BLVD (11:2959), ws, adj above on n, owned by party 2d pt; party wall agmt; Louis E Bates with P J Dwyer Bldg Co, Inc, a corpn, 906 E 176; May17; May20'13.

Southern blvd (11:3108), ws, 62.6 n 179th, strip, 0.8x29; re mtg; Germania Life Ins Co to Leo Co, 770 St Nicholas av; May12; May19'13.

nom Valentine av (12:3300), es, 104.8 n 194th, 4x71.7x40x67.5; agmt as to encroachent of south wall; Jno J Tully Co with ty Mort Co, 15 Wall; May16; May19'13.

City Mort Co, 15 Wall; May16; May19'13.

Valentine av (11:3144), es, 192.8 n 181st, a strip 0.1x117.9; re mtg; Annie Kimberly to Edw Goldschmidt, 307 W 76; QC; May21; May22'13.

Wallace av (\*), es, 320 n Morris Park av, runs n25xw25 to cl of av xs25xe25 to beg, being land in bed of av; Regent Realty Co to Frank Villosio, 1832 Wallace av; QC; Jan31; May19'13.

Wallace av (\*), es, 320 n Morris Park av, runs e5xn25xw30 to cl of av xs25xe25 to beg, land in bed of av; deed of cession; Frank Villosio to City NY; Jan31; May19'13.

May19'13.

Wallace av (\*), es, 270 n Morris Park av, runs n25xw25 to el of av xs25xe25 to beg, land in bed of av; Regent Realty Co to Alice Malahan, 1828 Wallace av; Q C; Feb17; May19'13.

Wallace av (\*), es, 270 n Morris Park av, runs e5xn25xw30 to cl of av xs25xe25 to beg, land in bed of av; deed of cession; Alice Malahan to City NY; Feb17; May19

Wallace av (\*), ws, 195 n Morris Park av, runs w5xn25xe30 to cl av xs25xw25 to beg, land in bed of av; deed of cession; Wilhelm Dufer to City NY; Jan31; May 1913

Wallace av (\*), ws, 195 n Morris Pa av, runs n25xe25xs25xw25 to beg, land bed of av; Regent Realty Co to Wm I fer, 1825 Wallace av; QC; Jan31; Ma

3. nom
Wallace av (\*), ws, 170 n Morris Park
v, runs n25xe25xs25xw25; land in bed of
v; Regent Realty Co to Jno & Anthony
latto, 1819 Wallace av; QC; Feb3; May19

Wallace av (\*), ws, 170 n Morris Park av, runs w5xn25xe30 to cl Wallace av xs 25xw25 to beg, land in bed of av; deed of cession; Jno Gatto et al to City NY; B &S; Feb3; May19'13. O C & 100

&S; Feb3; May19'13.

Wallace av (\*), ws, 170 n Morris Park av, runs w5 to ws Wallace av as on final map xn25xe5xs25, land in bed of av; re mtg; Regent Realty Co to City NY; QC; Feb3; May19'13.

Wallace av (\*), old es, 270 n Morris Park av, runs e5 to new es of av xn25xw5 xs25 to beg, land in bed of av; re mtg; Regent Realty Co to City NY; QC; Feb 17; May19'13.

Wallace av (\*) old ws 195 n Morris

Wallace av (\*), old ws, 195 n Morris Park av, runs w5 to new ws xn25xe5xs25 to beg; re mtg; Regent Realty Co to City NY; QC; Jan31; May19'13.

Washington av (11:3058), sec 189th, runs s155.11 x e 123 x n 30.3xw12.2xn5xw 6.10 xn118.7 to ss 189th xw103.11 to beg, vacant; re mtg; Title Guar & Trust Co to Glengariff Constn Co, 991 E 167; Mar27; May19'13.

Glengariff Constn Co, 991 E 167; Mar27;
May19'13.

Wheeler av (\*), ws, 110 n Westchester av, 160x100; re-mtg; American Real Estate Co to Mercury Realty Co, a corpn, 600 Prospect av; QC; Apr14; May20'13. nom Williamsbridge rd (\*), sec Saw Mill 1a, runs se800.7xe2,464.6xnw975 to lane xw—to beg, contains 40 acres (except part, see deed even date herewith); re judgt; Chas C Worthington to Central Building Impt & Investment Co, a corpn, 149 Church; May1; May17'13. nom

Interior lot (11:2958), 119 n 175th, midway bet Mohegan av & Vineyard pl & along an interior court; agmt as to retaining wall &c; Louisa H Schultz, 1899 Bathgate av with McEvoy & Koester Constn Co, a corpn, 906 E 176; May12; May20'13. nom

# LEASES

# Borough of Manhattan

MAY 16, 17, 19, 20, 21 & 22.

<sup>1</sup>Broome st, 362-6 (2:479); asn Ls; Giovanni Malgieri to Jos E Zomnir, 331 E 34 & ano; May17; May19'13.

Clinton st, S0-2 (2:348); cancellation of Ls; Mayer & Schneider Amusement Co to Martin J & Gustav Grossman, 3219 3 av, TRSTES &c Martin Grossman Estate; AT; May21; May22'13.

"Church st (1:61), ws, bet Dey & Cortlandt, two spaces on mezzanine fl of Cortlandt bldg; Hudson & Manhattan R R Co to the NY Fleischman Stores, a corpn, 500 5 av; space A for 10yf May1'13 & space B for 7yf May1'16; May19'13. \$2,500 for 1st 3 yrs & thereafter 6,000 to 7,500

<sup>1</sup>Delancey st, 6 (2:425); basement str; Sol D Berler to Jos Glassman, 327 Adams, Bklyn; 2yf May1; May19'13. 420 <sup>1</sup>Duane st, 80 (1:154); ground fl, b & rear loft 2d fl; Francis Higgins to Lazarus Rothstein, 149 3 av, Bklyn; from May15 '13 to May1'18; May19'13. 3,200

\*\*IESSEX St, 156; also STANTON ST, 12 (2:354); cor str & pt b; Jos Peribinder ano to Isidore Berger, 2 Clinton; 3yf Ma 1'13; 3yren at \$1,680 & \$1,740; May20'15

<sup>1</sup>Houston st, 208 E, & 1st st, 101 E (2:-428); 2d, 3d, 4th & 5th flrs; Louis Minsky to Gustav Hackauf, 208 E Houston; 5yf May1; May22'13.

<sup>1</sup>Houston st, 308 E (2:384); front & rear bldgs, except str & b; Emil Adler & ano to Lezer Senzer, 805-7 E 5; 3yf May1; May22'13.

"Houston st, 329 E (2:345), agmt as to extension of Ls from May1'13 to Apr30'15, on same terms as Ls recorded Sept19'11; Rund Realty Co to Saml Scheuer & Sarah Teitelbaum, 329 E Houston; Mar1; May21

Monroe st, 247 (1:266); all; Meyer lel'to Aaron Burg, 135 Rivington; 5yf 12; May20'13.

Norfolk st, 80 (2:352); front bldg; Simon ohen to Max Saltzstein, 80 Norfolk; 5yf [ay1; May22'13. 2,400 & 3,000

May1; May22'13.

Rivington st, 260 (2:334); all; Abram Geiger to Wolf Franzblau, 260 Rivington; 5yf Dec28'11; May19'13; Int on mtg for \$25,000 at 5%, taxes, &c, & 1,200

<sup>1</sup>Rose st, 18-20, see William, 214-8.

<sup>1</sup>Rutgers st, 54 (1:255); all; Mary Schul man to Celia Rothman, 149 Mad av; 2 3-1. yf Febl'13; May2l'13.

3,73

1St Marks pl, 107½ (2:436); asn Ls; Jno Schenck to Anton Redling, 66 Av A; May 20'13.

20'13. nom

Stanton st, 121, see Essex, 156.

Union sq, 30 (3:871); str &c; Jno H
Hicks et al to Alfred B Marx, 212 E 15;
3yf May1; May19'13.

Washington st, 834 (2:644); all; Thos P
Lawless & ano to Fleming & Peters, Inc,
685 W 12; lyf May1'13; 4yrs ren; May20
13.

13. 1,800

Waverly pl, 130, see 6 av, 74.

William st, 214-S, & Rose st, 18-20 (1: 120); 1st fl; Metropolitan Realty Co to American News Co, 11 Park pl; 5 8-12yf Sept1'69; May22'13. 3,000

Iwilliam st, 214-8, & Rose st, 18-20; entire 14th fl & Rose st end of 12th fl; same to M Rusling Wood, 91 Sussex av, East Orange, NJ; 4yf May1; May22'13. 7,250

Iwilliam st, 214-8, & Rose st, 18-20; 1st fl; American News Co to same; 2 5-12yf Dec1'12; May22'13.

<sup>1</sup>1ST st, 101 E, see Houston, 208 E.

15TH st E, nec Av A, see Av A, 76. STH st E, nwc Av A, see Av A, nwc 8. 112TH st, 441-5 E (2:440); str No 3; Francesco Di Carlo to Antonina Alotta, 441 E 12; fr Mayl'12 to Apr30'16; May22 2'13.

112TH st, 709 E (2:382); sur Ls; Harris Koplik to Jos Isaac, 51 E 97; AL; May 22'13.

113TH st E, nwc Av B, see Av B, 216.

116TH st E, nec Av B, see Av B, 275.

117TH st, 148 W (3:792), ss, 160.6 e 7 av, 24.3x92; asn Ls; Fannie Greenberg to Geo Kirsten, 1013 Garden, Hoboken, NJ; mtg \$12,000 & AL; May20; May21'13.

119TH st, 53 W (3:821); all; Jno Stewart to Geo Groll, 213 E 18 & ano; from May 14'13 to May1'17; May19'13.

4,500

4.13 to May1717; May18713.

4.000

119TH sf, 344 W (3:742), all; Anna A togers to Otto Kampmier, 344 W 19; 5 f Octl'13; May17'13.

1,200 st, 351-3 E; also 1ST AV, 393 (3:-29); str, back room & b; Mary L Day et l to Hyman Rosenson, 195 Av B; 10yf Mar 1/3; May20'13.

1,200 to 1,800

<sup>12</sup>7TH st, 166 W (3:802); e str; Patk Mar in to Sam Cohen, 302 7 av; 3yf May1; May 9'13. 432 & 48

19'13.

12STH st, 3-5 E (3:858); str & b; Max
Raymond & ano to Manhattan Ribbon Co,
a corpn, 96 Prince; 57-12yf July1'13; May
21'13.

12STH st, 303 W (3:752); consent to asn
Ls; Marie M I de Courval to Wm H Archibeld, 433 W 23, & Jno F Baber, 6 W 24;
May10; May22'13.

12STH st, 303 W; asn Ls; Jno F Baber
to Wm H Archibeld, 433 W 23; AT; AL;
May10; May22'13.

139TH st, 334 E (3:944); sur Ls: Peter

May10; May22'13. nom
'139TH st, 334 E (3:944); sur Ls; Peter
McHale to Patk & Michl J McCauley, 336
E 39; Aug15'12; May16'13. nom
'142D st, 261-3 W, see 8 av, 660.

142D st W, swe Bway, see Bway, swc 42.

142D st W, see 10 av, see 10 av, 572-4.

143D st W, nee S av, see 8 av, nec 43.

146TH st, 24 W (5:1261); asn ls; Jno G Hynds to Therese Hynds, 24 W 46; Apr nom; May22'13.

2; May22'13. nom

'46TH st, 64 W (5:1261), leasehold; agmt
as to alterations, &c, & each of parties
to hold ½ int in premises; Sidney P Henshaw with Bertha Holland, 412 Suydam,
Bklyn; May12; May20'13. nom

<sup>1</sup>**46TH st, 106 W** (4:998); all; Edith Salinger to Max & Morris Kessler, 120 W 44 10yf Septi'13; May19'13. 1,800 to 2,300

46TH st. 218-20 W (4:1017); all; Kate issell to Thos S McLane, 47 E 80; 211-12 June1'13; May16'13.

bissell to Thos S McLane, 47 E 80; 2 11-12 yf June1'13; May16'13. 6,000

14STH st, 166 W (4:1000), all; Lottie S Fischer et al to Maurice Herrmann; 3y f June15'13; May17'13. 1,700

150TH st W, nwe 9 av, see 9 av, nwc 50.

151ST st W (4:1108), s ½ pier at foot W 51st, N R, with wharfage right &c; City of NY by Comr of Docks to Edw Coykendall at Kingston, NY EXR S D Coykendall; 10yf Aug10'13; May19'13. 4,730

153D st W, nwe 9 av, see 9 av, 801.

160TH st E (5:1474), ss, & E R pier at inner end, runs e130xn18xw135xs18 to beg, with rights to entire ss of pier; City NY to Bradley Impt Co, a corpn, 1 Mad av; 5yf Mar22; May16'13. 15,400

164TH st, 120 E (5:1398), ss, 210 w Lex av, 20x100.5; asn 1s; Aledo Realty Co to Helen Henderson, 120 E 64; Apr23; May 22'13. 185TH st E, sec 2 av, see 2 av, see 55

185TH st E, sec 2 av, see 2 av, sec 85.

185TH st E, swc Lex av, see Lex av, 1278.

189TH st, 103 E (5:1518); agmt canceling Ls; Edmund D Broderick, 1342 Lex av vith Bertha Roth, 103 E 89 ADMRX &c P farcus Roth; May15; May16'13. nom

190TH st E, nwc 3 av, see 3 av, 1604.

96TH st W, swe Bway, see Bway, swe

103D st, 102-10 E (6:1630); two bldgs; ll; Golde & Cohen to Bernhard Susser, 8 E 103; from June15'11 to Apr30'15; ay 20'13. 8,760

1103D st, 102-10 E (6:1630); sur Ls; Bernhard Susser to Golde & Cohen, a corpn, 223 Wooster; May8; May21'13. nom

103D st W, sec West End av, see West

End av, 878.

106TH st, 227 E (6:1656), asn Ls; Frank P Lore to Liborio Governali, 231 E 106; Aug15'12; May20'13.

106TH st, 227 E (6:1656); all; Benj J Weil to Frank B Lore, 1557 Fulton av; 5yf June'1'11; May20'13.

2000 & 2,100

111TH st, 222 E (6:1660), all; Frank Carullo to Candida Granito, 2071 1 av; 3 9-12yf May1; May17'13.

1,200

111TH st, 308-10 W (7:1846), ss, 185 e Manhattan av, 37.6x106.2; all; Faultless Constn Co to Jos Shenk, 62 W 107; 3yr May1; May20'13.

Tayl; May20'13.

1111TH st, 312-14 W (7:1846), ss, 185 w
av, 37.6x106.2; all; Faultless Constin Co
o Jos Shenk, 62 W 107; 3yf Mayl; May
5,000

1112TH st, 10 W (6:1595); all; Goodman Levy et al to Morris Gold; 3yf Aprl; May 20'13.

20'13.

1112TH st, 212 W (7:1827), 3-sty bs dwg; Alphonse Sterckx to David B Freundlich, 212 W 112; 4 4-12yf Junel'12; 2yren; May17'13.

1113TH st, 357 Æ (6:1685); str & b; Donato Bracco et al to Gaetano De Angelis, 357 E 113; 5yf May1; May22'13.

1113TH st, 79 W (6:1597); all; Jeannette E Downey to Morris Weiss, 22 Rutgers; 5yf May1; May19'13.

1114TH st, 188 10 E (6:1641); all; Bessel 114TH st, 188 10 E (6:1641); all; Bessel 114TH st, 188 10 E (6:1641); all; Bessel 114TH st, 188 10 E (6:1641); all; Bessel 21 all; Bessel 21 all; Bessel 22 all; Bessel 23 all; Bessel 24 all; Bessel 24 all; Bessel 25 all; Bessel 25

yf Mayl; Mayl9'13.

900

1147H st, 108-10 E (6:1641); all; Rosa
elenstein to Asher D Berkelhamer, 35 E
10; 4yf Decl'12; Mayl6'13.

4,500

1147H st, 351 E (6:1686); double str; Di
enedetto Realty Co to Frank Nigro, 351

114; 5yf Mayl; Mayl9'13.

720 & 840

1115TH st, 419 E (6:1709), w str; Michelino V Bove to Florigi Inversa, 419 E (15:1709), w str; Michelino V Bove to Florigi Inversa, 419 E 115; 3yf May1'12; May16'13.

1117TH st, 452 E (6:1710); sobrn of Ls to mtg for \$9,000; Harriet Cohen et al owners & Carmela Madonna lessee to Moses Cohen, 805 St Nicholas av; May12; May21'13.

<sup>1</sup>125**TH st, 371 W** (7:1952), str & b; Clara Kinsman to Jno Baumann, 377 W 125; 5yf May1; May20'13. 1,100 & 1,200

1148TH st W, sec Ams av, see Ams av,

1153D st W, swc 8 av, see 8 av, swc 153.
1172D st W, swc Ams av, see Ams av, sw 172d.

1818T st, 608 W, see St Nicholas av, swc

<sup>1</sup>Av A, 76 (2:401), nec 5th; all; Jos Burger to Wolf Kamerman, 421 E 6; from June15'13 to May1'17; with privilege of extension to May1'18; May20'13. 2,500

<sup>1</sup>Av A (2:436); nwc 8th; asn Ls; V Sudbrink to Ebling Brewing Co, 760 Anns av; Apr15; May21'13. <sup>1</sup>Av A (2:436), nwc 8th; asn Ls; Selig Falk to Wm Sudbrink, 760 St Anns av; AT Apr15; May21'13.

<sup>1</sup>Av B, 106 (2:402); n str & b; Edw Hani-an to Eugene Ruttkay, 106 Av A; 5yf Iayl; May20'13, 720

Av B; 5yf Janl'14; May16'13. 1,200

<sup>1</sup>Av B, 216 (2:407), nwc 13th; cor str &c; Ellen V Dollard to Saml Kampel, 88 Av B; 5yf Oct15'15; May19'13, 900 to 996 <sup>1</sup>Av B, 216 (2:407), nwc 13th; asn Saml Kampel to Wm Kampel, 347 I May16; May19'13.

1 Av B, 216: asn Ls; Wm Kampel to Max Goldstein, 337 E 69 & Henry Wohlstadter, 404 E 6; May16; May19'13. nom 1 Av B, 275 (3:984), nec 16th; cor str Selma Alexander to Hyman Rosenson, 199 Av B; 5yf Nov1'12; May22'13. 906

Av B; byl Noville, and 14:1134); s str & c; acobina Young to Jno Blume; 3yf Mayl: 840 & 900

Amsterdam av, 95 (4:1135), s str fl & not in rear of 93 Ams av; Wm H Gentzinger to Max Ravich, 95 Ams av; 5yf May1; 5yren; May17'13. 1,080 & 1,140

<sup>1</sup>Amsterdam av, 1775 (7:2062), sec 148th, str. 25x48 & pt b; Ludwig Ratz to Morris D Nelson, 1775 Ams av; 5yf; May1; May 17'13.

17/13. 2,000

1 Amsterdam av (8:2128), swc 172d, (No 500 W); asn Ls; Michl Cassidy to Daniel T Kelly, 501 W 172; May3; May17'13.

O C & 100

1 Bowery, 16S (2:478); asn Ls; Adolph Smith & ano to Lobel Theatre Co, Inc, 168
Bowery; May16; May19'13, nom

Bowery; May16; May19 13, nom

1Broadway, 308 (1:156), es, 25 n Duane;
all; Jno L Tonnele TRSTE Jno Tonnele,
decd, for Rebecca T Gay to Max Verschleiser, 663 Tinton av; 39-12yf May1'14; May
19'12

Broadway, 308; agmt as to renewal or extension of above Ls for 5 yrs on same terms; same to same; Feb7; May19'13.

<sup>1</sup>Broadway, 30S; same prop; all except small store room in b; Max Verschleiser to Max Bloch, 882 Jennings & ano; from Junei'13 to Febi'18, with rights to ren of 5 yrs as above; May19'13.

of 5 yrs as above; May19'13. 6,000

Brondway, 1465 (4:994), swc 42d, space in b, sub b & 7th fl; also agmt as to surrender & cancellation of Ls dated Oct8'12; Godair-Wimmer Bldg Co by its receiver Kenneth McEwen to Michaud Catering Co, Inc, a corpn, on premises; 17yf May1; May16'13.

Brondway (4:1243), swc 96th, s loft; Jesse W Ehrich et al to Boschen & Cleary, 2555 Bway; 5yf Oct1'12; May17'13. 2,400

Lexington av, 1278 (5:1514), swc 86th; str & b; Elias Gussaroff to Julius Grube, 933 2 av; 5yf July1'13; May16'13.

[Lexington av, 1753 (6:1636); 4-sty bldg;

Lex 660

3,600 & 3,600

W 184; 5yf May1; May21'13. 1,380 to 1,560

'Lexington av, 1829 (6:1641); asn Ls;
Albt Fensterer to Ebling Brewing Co, 760
St Anns av; Mar22; May21'13. nom

'Madison av, 1767 (6:1621); asn Ls; Jacob
M Strauss auctioneer to Jas D Freeman,
309 W 138; all R. T & 1 of Frank Rosett;
May1; May16'13. nom

'Madison av, 1767; asp Ls; Jac D Free

<sup>1</sup>Madison av, 1767; asn Ls; Jas D Fr man to Chas Kranz & ano, 1767 Mad AT; May5; May16'13.

<sup>1</sup>Madison av, 1767; asn Ls; Chas Kranz & no to Arthur Jost, 159 E 129; May9; May

ano to Arthur Jost, 188 2 16'13.

St Nicholas av (8:2162), swc 181st, (No 608); 1st fi; Gustavus L Lawrence to Elias A Cantor, 1900 Lex av; 4 4-12yf May15; 5,500.08 (7:1874), sec 103d; all; 2 (7:1874), sec 103d; all; 2 (7:1874), sec 103d; all; 2 (7:1874)

608); 18t H, 200 Lex av; 4 172
A Cantor, 1900 Lex av; 4 172
May22'13. 5,500.08
May22'13. 5,500.08

\*\*West End av, 878 (7:1874), sec 103d; all;
Lillian Sims to Moritz Eisner, 90 West; 3y
& 4½ mos f May15; May20'13. 4,800

\*\*11ST av, 393, see 23d, 351-3 E.

\*\*11ST av, 2241 (6:1687); basement; Vincenzo Manzione to Gennaro & Giovanna
Bruno; 2yf May1; May19'13. 360 & 420

\*\*12D av, 23-7 (2:457), ws, 33.4 n 1st, 50x
75; all; Lydia A Carll et al heirs &c Geo
W Edwards to Abr B Minsky, 224 E 15 &
ano; 21yf Junel'13; May19'13.

\*\*Taxes &c & 3,600 to 4,200

\*\*23-7 (2:457), ws, 33.4 n 1st, 50x
\*\*23-7 (2:457),

Taxes &c & 3,000 to 1,200 12D av, 23-7 (2:457), ws, 33.4 n 1st, 50x 75; asn ls; Abr B Minsky et al to Wm Rosenberg, 71 E 4; May8; May19'13. nom 12D av, 193-5 (2:468); all; Jos Hahn to Lottie Schechter, 57 2 av; 5yf Mar1; May 22'13.

22'13.

12D av, 920 (5:1341), str & b; Chas
Polifeme to Chas Stern, 138 E 48; 3yf May
1; May16'13.

564
(6:1682); str fl & b; Geo

1; May10 13.

12D av, 2146 (6:1682); str fl & b; Geo
Leinecker to Jno Preuss, 162 E 111; from
May19'13 to Apr30'16; 5y ren; May20'13.
1,200

1,200 av (5:1547), sec 85th; asn Ls; David Shaughnessy to Cornelius D O'Sullivan, 224 E 67; mtg \$—; May19'13. nom '3D av, 39 (2:465); asn Ls; Thos Lee to Jno Dunn, 433 W 46; mtg \$2,500; May21; May22'13. nom

Harry Golding, 20 W 120; 10y1 May1; May 19'13.

19'13.

16TH av. 74, & Waverly pl. 130 (2:552); asn Ls; Fredk Prax to Arthur Jost, 157 W 129th; May21; May22'13. nom

16TH av, 74, & Waverly pl. 130 (2:552); all; Saml A & Edw Goldschmidt, TRSTES Saml B H Judah, to Fredk Prax, on premises; 3yf May1'17; May22'13.

16TH av, 608 (3:837); 2d fl loft; Arnholt Realty Co to Geo Psarras, 608 6 av & ano; 4yf May1; May21'13.

17TH av, 719 (4:1000); asn Ls; Jno H Martin to Marion E Martin, 719 7 av; mtg \$7.092; May2; May22'13.

18TH av, 205 (3:744), nws, 25x100, the land; Casimir deR Moore to Laura M Moore, widow, 960 Park av; from Apr14

13 to May1'32; option of renewal; May 20'13.

18TH av, 660 (4:1014); also 42D ST, 261-

20'13. taxes &c & 1,220

18**TH av, 660** (4:1014); also 42D ST, 2613 W; ½ pt of above premises; Julia A
Treacy to Edmund Sens, Rye, NY; 15yf
May1; May19'13. 8,000 & 9,000

May1; May1913.

1STH av, 660; also 42D ST, 261-3 W, 20x
100; ½ pt; Richd S Treacy et al to Edmund Sens, at Rye, NY; 15yfMay1; May

18TH av (4:1015), nec 43d, front pt cellar, 14x5, with privilege of fruit stand in front; Edw Weissberger to Kalman Lefkowitz, 63 Av C; 5yf May1; May16'13.

<sup>1</sup>STH av (7:2046), swc 153d; str, b & adj basement; Margt C Daly to Edw H Terp, 300 W 153; 2yf Octl'15; May19'13. 1,800

19TH av (4:1060), nwc, 50th; str fl; Diedrich H Hamje & ano EXRS &c Jno Tietjen to Francis R Burns, 238 W 106; 5yf Mayl: May21'13.

19TH av, 801 (4:1063), nwc 53d; str &
pt b; Jno T Nagle to Harry Golding, 20 W
120; 410-12yf July1'13; May19'13.
1,500 & 1,800

1,500 & 1,800

110TH av, 572-4 (4:1051), sec 42d; all;
Sumner Gerard TRSTE Heyward Cutting
to Jno O'Reilly, 50 Cathedral pkwy; 10yf
May1; May19'13.

May1; May19'13'
taxes, &c, & net 5,200 & 5,500

Bulkhead, E R (5:1475), at ss 64th, runs
sw305 to pt 2.6 n from ss 63d, —x—;
also space behind bulkhead for grain elevator, malt house, scales, platform, &c;
City NY to American Malting Co, a corpn,
foot E 63; from June1'12 to Dec31'19; May
16'13.
3,371.75

Harlem River (8:2183), 359 ft of bulk head with a return of 80 ft at outer en of Sherman's Creek, with wharfage right &c; City NY to United Electric Light & Power Co, a corpn, 1170 Bway; 10yf Fe 1; May16'13.

### LEASES.

### Borough of the Bronx.

<sup>1</sup>Canal pl, nwc 138th, see 138th st E, nw Canal pl.

<sup>1</sup>13STH st E (9:2340), nwc Canal pl, pt tr fl, 20x50, also pt b, 20x25; Wm C & eeo A Reeber to Jno Schenck, 508 E 163; yf May1; May19'13. 1,290

5yf May1; May1915.

1149TH st, 691 E (10:2623), nec Trinity av; str fl, c & 2d fl; Eliza Miller to Bronx Seltzer Mfg Co, a corpn, 691 E 149; 5yf May1'13; 5yren at \$900; May16'13.

720 & 900

1189TH st E, see Hughes av, see Hughes v, sec 189.

av, sec 189.

<sup>1</sup>Arthur av, 2428 (11:3077), str & b; Antonita Penna to Wm Sudbrink, 760 St Anns av; 3yf May1; May21'13.

<sup>1</sup>Arthur av, 2428 (11:3077); asn Ls; Wm Sudbrink to Ebling Brewing Co, 760 St Anns av; May20; May21'13.

<sup>1</sup>Bronxdale av (\*), sws, 239 nw Muliner av, str, fl & pt c; asn ls; Lydia C Thorman & ano to Westchester County Brewing Co, Mt Vernon, NY; Sept12'12; May22'13.

ing Co, Mt Vernon, NY; Septiziz, Mayja '13. nom
'Cauldwell av, 712-26 (10:2628), 5 bldgs, all; Jonas Weil & ano to Jacob Wiegan, 206 W 148; 3yf Mayl; Mayl7'13, 14,500
'Hughes av (11:3076), sec 189; asn Ls; Wm Sudbrink to Ebling Brewing Co, 766 St Wm Sudbrink av; May20; May21'13, nom
'Hughes av (11:3076), sec 189th, str & front c; Durbar Realty Co to Wm Sudbrink, 760 St Anns av; 10yf July1'13; May 21'13. 1,020 & 1,200
'Prospect av, S78 (10:2690); s str & pt c; Walter Wilkens to Isaac Goldberg, 2 W 115; 5yf Aug1'12; May22'13.
'I,100 & 1,200
'St Anns av, 168 (10:2548); str; Adolph

1,100 & 1,200 1,200

H L Kuver to Hyman Blachinsky, 542-4

E 135; 3yf May1; May22'13.

Trinity av, nec 149th, see 149th, 691 E.

Washington av, 1570 (11:2912); cor str
& pt b; Julius Fowl to Wm S Reh &
Isidor Zaretsky, on premises; fr Sept l'11

to Apr30'16; May22'13.

Webster av, 1818-24 (11:2900), all; Prudence S Ketterer to Chas D Stillman, 702

St Marks av (?) Bklyn; 4yf May1; May

17'13.

Westchester av, 791 (10:2855), nws, 306.2

ne Tinton av, 26x81; all; Wm Oppenheim
agent to Abr Baumgart & Sarah Price,
both at 1022 Hoe av; 5yf Novl'12; re recorded from Marl8'13; May20'13.

Westchester av, 791; asn Ls; Abr Baumgart & Sarah Price to Bessie Zimet, 1122

Clinton av; Mar17'13.

Newstchester av, 791; asn Ls; Bessie

Westchester av, 791; asn Ls; Bessie

Westchester av. 791; asn Ls; Bessie Zimet to Jno Olt, 34 Convent av et al; May 19; May20'13.

Zimet to Jno Oit, 57 Convent to 19; May20'13.

19; May20'13.

1Willis av. 229 (9:2300); s str; Cath Jackson to Benj Schlenoff, 84 Delancey; 411-12 yf Junet'13; May16'13.

13D av, 3368 (10:2608); cancellation of Ls; Maurice Myers to Chas Jiran, 152 Union pl; May17; May20'13.

13D av, 4428; also 184TH ST, 563-5 E (11:3054); all; Jno Diming to Saml Besthoff, 563 E 184; 5yf May1'13; 5y ren; May16'13.

1,200

# MORTGAGES.

# Borough of Manhattan.

MAY 16, 17, 19, 20, 21 & 22

\*\*MAI 10, 11, 13, 20, 21 & 22.

\*\*mAllen st, 152 (2:416), es, 75 n Rivington, runs e22.4xs6.6xe21.9xn0.6xe43.5xn26.6x w 87.6 to st xs26.6 to beg; May19'13; due, &c as per bond; Louis Herman, 152 Allen, to Abr Schwarz, 165 E 64. 21,000

\*\*mAllen st, 152 (2:416), es, 75 n Rivington, —x—; sobrn agmt; May7; May20'13; Fanny Schwarz with Abr & Frida Schwarz, 165 E 64. nom

\*\*mAllen st, 156 (2:416), es, 75 n Rivington, —x—; sobrn agmt; May7; May20'13; Fredk D Weekes with same. nom

\*\*mBatavia st, 14 (1:111), ns, 133.1 w James, runs n62.6xw26xs2.7xw25.11xs19.3 to New

Chambers (Nos 71-3), xse54.11 to Batavia xe14.6 to beg; PM; May16; May17'13; 3y 5%; Theresa Poggi to B Aymar Sands, 58 W 48 et al trstes Saml S Sands. 15,000 mCannon st. 10 (2:326); ext of \$22,000 mtg to Nov29'16 at 5%; May7; May21'13; Maria S Heiser with Saml Werner, 316 y 94. hom mCharles st. 12 (2:621), ns, 162.1 e.Bleeck-er, 20x94.11x20x95; May19; May20'13; due, &c, as per bond; Silvestro Montresor to Title Guar & Trust Co. 7,500 mChrystie st, 135-7 (2:424), ws, 140 n Broome, 46.8x100; May16'13; 5y5% to May 16'15 & 4½% thereafter; Max Cohen, 35 W 110, to Emigrant Indust Savings Bank.

MClinton st, 36-8 (2:349); agmt as to share ownership in mtg; May21'13; Saml Schnaper with Leon Pizer. nom MClinton st, 99 (2:348), ws, 250.8 s Rivington, 25.4x100; ext of \$19.000 mtg to May13'18 at 5% & consolidation of \$5,000 mtg with said mtg for \$19,000, making one mtg for \$24,000; May13'18 May20'13; East River Savvs Instn with Emanuel Isaac, 1864 7 av. nom

mClinton st, 199-201, see East Bway, 219.
mDuane st, 14, see New Chambers, 2.
mEast Broadway, 219 (1:285), swc Clinton (Nos 199-201), 24x87.6; May21'13; 5y4½%;
Thos Shells to Citizens Savgs Bank, 56
Bowery. owery. 50,000 objects Broadway, 283 (1:287), ss, 228.9 e tontgomery, runs s75.4xe3.2xs5.3xe3.10xs 2xe10.3xn85.10 to East Bway xw20.5 to eg; May21'13; 5y4½%; Jno L Sheils to itizens Savgs Bank, 56 Bowery. 10,000 "Elizabeth st, 228 (2:507), es, abt 75: Prince, 20x93.1x23.3x95.1; pr mtg \$8,000 May14; May16'13; due, &c, as per bond Liborio Battaglia, Salvatore Spitaleri & Nicolo La Gattuta to Harry Lederman, 2.300

mExterior st, swc 72d, see 72d, 534-8 E.

mHamilton ter, 44 (7:2050), ws, 460 : 141st, 18x100; May19'13; due, &c, as pe bond; Grace T Abell to Harlem Saving Bank, 124 E 125.

"Henry st, 186 (1:276), ss, 245.4 w Clin ton, 25.4x100x25.3x100; May22'13; 5y4\% % Arthur M Mundt to German Savgs Bank 157 4 av. 25,000

"Ludlow st, 14 (1:297), es, 124.3 n Canal, 32.4x87.4x32.4x86.10; PM; May21'13; due Nov1'14; 5%; Frank C Rose to Bway Savings Instn of City NY, 5-7 Park pl. 51,000

"Maiden Ia, 130-4, see Water, 152.

"Mercer st, 79 (2:485), ws, 201.6 n froome, 24.6x100x25x100, with any gores n n or ws; May21; May22'13; due May '18, 5%; Convent Park Constn Co, a orpn, to Church of the Holy Communion, corpn, 328 6 av. , 24,000

corpn, 328 6 av. , 24,000 Mercer st, 79; certf as to above mtg; ay21; May22'13; same to same.

"Mulberry st, 163 (2:471), ws. 100.4 n Grand, 25x98.4x24.11x102.11; PM; May15; May16'13; 3y5%; David Zuckerbrod to NY Trust Co, 26 Broad. 28,000

Trust Co, 26 Broad.

"New Chambers st, 2, & Duane st, 1
(1:121); leasehold; agmt as to sale of lager beer, ales & porter brewed by part 2d pt; payment of \$125 per month for 1s
10 yrs & 100 per month for 2d 10 yrs
Apr30; May22'13; installs, —%; Berg Caf
& Hotel Co (Inc), a corpn, with Ober
meyer & Liebmann, a corpn, 59 Bremer
Bklyn.

"New Chambers st, 71-3, see Batavia, 14

"Norfolk st, S0 (2:352); sal Ls; May20

May22'13; demand, 6%; Max Saltzstein to Congress Brewing Co (Ltd), 169 Meserole Ridyn.

Bklyn. 1,300

"Ridge st, 54 (2:342); ext of two mtgs aggregating \$29,000 to Apr23'18 at % as per bond & certf as to payment of \$745 int on a/c of said mtgs; May16; May17'13; Jno McConaughy with whom it may corpern

'13; Jno McConaughy with whom it may concern.

"Rivington st, 70 (2:416); agmt that mig for \$3,500 & one for \$5,000 to be assigned by Isidor Leibowitz to Jacob Hauben shall be superior in lieu to any & all mortgages herein mentioned which the said Isidor Leibowitz may become the owner of by assignment to him or any other person on his behalf; May 15; May20'13; Michl Karp with Isidor Leibowitz & Jacob Hauben.

"Rivington st, 231 (2:338), swe Willett (Nos 73-5), 25x63; May7'13; 5y4½%; Adolf Jabloner to German Savings Bank, 157 4 av; corrects error in issue May10 when date was omitted.

"State st, 3 (1:9), ns, abt 55 w Whitehall.

when date was omitted. 20,000

"State st, 3 (1:9), ns, abt 55 w Whitehall,
27x100.3x25.11x100.3; also LOT adj lot on
State st, adj Hy Overing at nwc land conveyed by Isaac Bronson to Henry Overing by deed recorded Feb11, 1799 in L56,
c p 164, runs n abt 30xe13.8xx30xw11.9 to
beg; PM; May19'13; 5y5%; Gertrude A
Vanderbeck to Harry C Overing, 35 Lake
av, Yonkers, NY. 65,000

"Warren st, S9-91 (1:132), ss, 51 e Green-wich, 47x25; May14; May16'13; due, &c, as per bond; Jno J McBride, 1205 8 av, Bklyn, to Irving Savings Instn, 115 Cham-bers.

Willett st, 73-5, see Rivington, 231.

mWillett st, 73-5, see Rivington, 231.

mWilliam st, 130 (1:77), es, 105.5 s Fulton, runs s24.8xe161.1xne49.11xw39.10xsw
25.2 to ss of an alleyway xw123.3; all title to said alley, being known as No 130 & rear part of 132 William, & also all the residue of a term of 961 yrs from May1, 1842 in that part of premises which lies in rear of 132 William st; PM; May 19; May20'13; due, &c, as per bond; Stanley A Cohen to Title Guar & Trust Co.
80,000

m3D st, 279-83 E (2:373), ext of \$66,000 mtg to May8'16 at 5%; Apr3; May20'13; Henry De Forest Weekes & ano exrs Benigno S Suarez with Helen A Greene.

m4TH st, 256 E (2:386), 24.9x97; ext of \$1,000 mtg to Junel'14 at 6%; May17 '13; Jos Fishman with Leon Ackerman, nom

m11TH st, 38 W (2:574), ss, 485.6 e 6 av, 21.8x94.10; PM; May19'13; 3y5%; Oreste Unti, 78 W 11, to Leavitt J Hunt, 119 W 45, & ano trstes.

m12TH st, 701 E, see Av C, 198.

m12TH st, 701 E, see Av C, 150. m13TH st, 237 W (2:618), nes, 450 w 7, 25x103.3; May21'13; 3y4½%; Henry Gucker to Bowery Savgs Bank, 128 Bow-16,000

ery. 16,000

\*\*m19TH st, 241 E (3:900), nes, 116.6 nw 2
av, 16.6x92; PM; May20'13; 3y5%; Allicia
Spence, Harry J Gogin & Jennie A Kelly,
Far Rockaway, NY, to Jøs A Schneider,
114 West Saratoga, Baltimore, Md. 5,000

\*\*m20TH st, 162 W (3:795), sws, abt 75 e 7
av, 23x93 10; May21'13; 5y4'4%; Jøs Solomon to Bowery Savgs Bank, 128 Bowery.

15.000

15,000

m21ST st, 206-8 W (3:770), ss, 94.5 w 7
av. 47.3x102.3x50.4x101; May20'13; due, &c,
as per bond; Alvah H Doty to Union Dime
Savings Bank, 701 6 av. 27,000

m26TH st, 219 E (3:907), ns, 235 e 3 av,
25x98.9; May21'13; 3y4'½%; Henry Gucker
to Bowery Savgs Bank, 128 Bowery,
14,000

14,000 127TH st, 519 W (3:699), ns, 250 w 10 av, 25x98.9; pr mtg \$18,000; May16'13; due July 1'14, 6%; Edw Fisher, Trenton, NJ, to Bertha M Ryan, 507 W 186.

<sup>m</sup>2STH st, 17-21 W, see Bway, 1178. m22**TH** st, 17-2**I** W, see Bway, 1110.
m32**D** st, 22-4 W (3:833), ss, 325 w 5 av, 50x98.9; also 32D ST, 26 W (3:833), ss, 375 w 5 av, 25x98.9; pr mtg \$—; Apr21; May17'13; demand, 6%; Midwest Realty Co to Pacific Bank, 74-6 Mad av & ano.

22,500

m32D st, 22-4 W; also 32D ST, 26 W; certf as to above mtg; Apr21; May17:13; same to same.

m32D st, 26 W, see 32d st, 22-4 W.

m33D st, 151 E (3:889), ns, 148 e Lex av, 20x98.9; pr mtg \$15,000; May15; May16'13; 3y6%; Axel O Ihlseng to Magnus C Ihlseng, 552 E 18, Bklyn.

seng, \$52 E 18, Bklyn.

1,000

m35TH st, 131-7 W (3:811), ns, 350 e 7 av, 75x98.9; bldg loan; May21; May2213; due Marl'18, 6% until completion of bldg & 5½% thereafter; The McMorrow Engineering & Constn Co to Metropolitan Life Ins Co, 1 Mad av.

385,000

m35TH st, 131-7 W; certf as to above mtg; May21; May22'13; same to same.

m36TH st, 161 E (3:892), ns, 100 w 3 av, 20x88.9; May16'13; 3y5%; Mary M Raborg to Lawyers Mort Co, 59 Liberty 20,000

m37TH st, 114 E (3:892), ss, 160 w Lex av, 20x98.9; May8; May21'13; due &c as per bond; Norman Johnson to Title Guar & Trust Co.

m40TH st, 108 W (3:815) ss 150 w 6.00

Trust Co.

\*\*m40TH st, 108 W (3:815), ss, 150 W 6 av,
5x98.9; PM; May17; May20'13; 3y5°; Edw
V Browning to Caroline M Eager, 1090
40,000

m40TH st, 204 W (3:789); ext of \$10,000 mtg to Apr22'18 at 5%; May8; May22'13; Lawyers Mtg Co with Sundel Hyman.

m40TH st, 326 W (3:763), ss, 400 w 8 av, 25x98.9; May21'13; 3y5%; Arnold H Ellis, Willsborough, NY to NY Trust Co, 26 Broad.

Broad. 10,000

m43D st, 144-58 W, see Bway, 1482-90.

m45TH st, 126 E (5:1299), ss, 18.9 e Lex av, 18.9x70; May19; May21'13; due &c as per bond; Miami Minturn, Indianapolis, Ind to Title Guar & Trust Co. 7,000

m45TH st, 145 E (5:1300), ns, 200 w 3 av, 20010.5; May19'13; due, &c as per bond; Jno Conville to Jno F Maher, 2093 Tiebout av.

""46TH st, 45 W (5:1262), ns, 390 e 6 av, 20x1005; May21'13; due &c as per bond; Emily L Southack & Jno G Agar trstes under deed of trust to Title Guar & Trust Co.

m46TH st, 45 W; sobrn agmt; May21'13 no G Agar trste under deed of trust with

same.

m46TH st, 77 W, see 6 av, 814.

m47TH st, 5 E (5:1283), ns, 150 e 5 av, 25 xx100.5; PM; May20'13; 3y, % as per bond; Henry G Trevor, Southampton, LI, to Farmers Loan & Trust Co, 22 Wm. 80,000 m50TH st, 223 E (5:1324), ns, 245 e 3 av, 20x90; pr mtg \$3,500; May16; May17'13; due June16'13, 6%; Eliz Geoghegan to Henry de Forest Baldwin, 133 E 65. 1,000 m50TH st, 222 E (5:1243) ns, 255 e 2 av. <sup>m</sup>**50TH st, 323 E** (5:1343), ns, 255 e 2 av, 20x76.4x20x76.8; PM; May21; May22'13; 2y6%; Jno G McTigue, 324 E 50, to Saml Hauser, 323 E 50.

m53D st. 143-7 E (5:1308), ns. 117.10 e Lex av, 53.6x100.5; pr mtg \$92,500; May 16; May19'13; due Nov16'13, 6%; P J Groll Constn Co, 143 E 53, to Estates Mort Securities Co, 160 Bway. 3,600

m53D st, 143-7 E; certf as to above mtg; May16; May19'13; same to same.

May16; May19 15; Same to May16; May16 15; Same to State av, 49x100.5; ½ part; May16; May17'13; due, &c, as per bond; Kate Bohen to Augusta H Meyer, Freehold, NJ, & ano trstes for Augusta H Meyer will 7,100 Herman Bohlen.

m54TH st, 114-6 E; ½ pt; May16; May 17'13; due, &c, as per bond; Augusta H Meyer, Freehold, NJ to same. 17,000 m54TH st, 114-16 E (5:1308), ss, 165 e Park av, 49x100.5; May16'13; 3y5%; Augusta H Meyer, Freehold, NJ & Kate Bohlen to Emigrant Indus Savings Bank. 8,000

"55TH st W (4:1065), ns, 300 w 9 av, runs w200xn100.5xe125xn31.3xe75.7xs 122.2 to beg; bldg loan; May20'13; 1y6%; Isaac A Hopper Inc, a corpn, to Union Mort Co, 100 Bway.

"55TH st W (4:1065); same prop; certf as to above mtg; May19; May20'13; same to same.

"56TH st, 58 W (5:1271); ext of \$35,000 mtg to May1'16 at 4½%; May5; May16'13; Henry Burden with Philip D Kerrison.

m58TH st, 331 W, see 59th, 316-24 W.
m59TH st, 316-24 W (4:1049), ss, 375 e 9
av, 100x100.5; also 58TH st, 331 W (4:1049),
ns, 396.5 w 8 av, 21.5x100.5; pr mtg \$118,000; May14; May16'13; 3y6'%; Wm R
Hearst, 340 W 86 to Eugene S Benjamin,
1019 Mad av.
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m70TH st, 32 E (5:1384), ss, 125 e Mad
av, 25.6x100.5; May16'13; 3y, % as per
bond; Laura K Bayer to Farmers Loan
& Trust Co, 22 Wm.

m71ST st, 164 E (5:1405); ext of \$12,000
mfg to May14'16 at 4½%; May14; May19
'13; Title Guar & Trust Co with Henry
Hesse Jr, 164 E 71.

m72D \$1, 530-2 F (5:1423) \$2,408

Hesse Jr, 164 E 71.

m72D st, 530-2 E (5:1483), ss, 498 e Ay
A, runs s102.2xe50xm— to pt 76.6 s 72d xe
1xn14.6xw0.6xn62.1 to st xw50.6 to beg;
pr mtg \$33,000; Apr10; May20'13; 3y6%;
Five Thirty East Seventy-Second St Co,
60 Bway, to N Y Trust Co, 26 Broad.
3,000

m72D st, 530-2 E; certf as to above mtg; Apr30; May20'13; same to same.

m72D st, 534-8 E (5:1483), swc Exterior, 82x76.8x75.3x76.8; Oct23'11; May20'13; due Mar1'17, 5%; Five Thirty East Seventy-Second St Co to A H Marks, 249 W 121.
5,000

m72D st, 534-8 E; sobrn agmt; Oct13'11; May20'13; same & N Y Trust Co with nom

man, same.

m74TH st, 49 E (5:1388), ns, 240 e Mad av, 20x102.2; May16; May20'13; 5y4%; Jennie & Melville J Scholle to Albt W Scholle, 60,000

m76TH st. 305 W (4:1185), ns, 86 w West End av, 21x76.1; ext of \$25,000 mtg to June 21'16 at 434%; May14; May20'13; Cathinca B Guernsey with Rawson Underhill, 305 nom

m79TH st, 158-60 E (5:1413), ss, 90 Lex av, 40x102.2; PM; pr mtg \$40,000 May13; May17'13; due July3'15, 6% Birchwood Realty Co to Chas M Gay Wyckoff, NJ, & ano.

Wyckoff, NJ, & ano.

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\*\*SIST st, 161 E (5:1510), ns, 175 w 3 av, 224.8x102.2; May21; May22'13; due June1'18, 4½%; Geo H Koch to Henry Reckhart, 500 W 35.

mSIST st, 203-11 W (4:1229), ns, 100 w Ams av, 112.5x102.2; sobrn of mechanics lien for \$1,800 to mtg for \$7,500; May6; May19'13; Frank Morell Co, a corpn, with Jos A Seidman, 551 Mansfield pl, Bklyn.

m818T st, 203-11 W; sobrn of mechanics lien for \$2,044.85 to mtg for \$7,500; May 6; May19'13; Ideal Iron Works, a corpn

with same.

\*\*\*MS1ST st, 203-11 W (4:1229), ns, 100 w Ams av, 112.5x102.2; sobrn of mechanic's lien for \$8,046 to mtg for \$7,500; May6; May16' 13; Keystone Constn Co with Jos A Seidman, 551 Mansfield pl, Bklyn, NY. nom and the state of the

m818T st, 203-11 W; sobrn of mechanics lien for \$1,300 to mtg for \$7,500; May6; May16'13; Gurney Elevator Co with same.

ms5TH st, 313 E (5:1548), ns, 175 e 2 av, 25x102.2; pr mtg \$12,000; May20; May21'13; 3y6%; Louis Muller of B of Q, Ny to Yorkville Bank, 1511 3 av.

ms5TH st, 333-5 E (5:1548), ns, 325 e 2 av, 2 lots ea 25x102.2; 2 mtgs ea \$2,000; 2 pr mtgs \$12,500 ea; May20; May21'13; 3y6%; Louis Muller of B of Q, Ny to Yorkville Bank, 1511 3 av.

ms5TH st, 425 E (5:155)

#85**TH st, 425 E** (5:1565), ns, 294 e 1 av 25x102.2; pr mtg \$\_\_; May22'13; due Jar 1'15, 6%; Geo H Sussmann to Jos Weil 1449 E 84.

349 E 84. 1,000

"S6TH st, 103-9 E (5:1515), ns, 55 e Park av, 100x100.8; bldg loan; May20'13; due Aug20'14, 6%; State Constn Co to Hanover Mtg Co, 49 Wall. 500,000

over Mtg Co, 49 Wall.

"S6TH st, 103-9 E; certf as to above mtg;
May20'13; same to same.

"S7TH st, 308 W (4:1248), ss, 150 w West
End av, 17x100.8; PM; May15; May19'13;
due Aug1'14, 5%; Baird Mayer, 520 W
162, to Gertrude Dreyfous, 230 W 99.
20,000

m90TH st, 31 W (4.1204), ns, 344 w Central Park W, 20x100.8; May19; May21'13; due &c as per bond; Annie P wife of & Horace W Fish to Mutual Life Ins Co, 34 Nassau.

m918T st, 61 W (4:1205), ns, 107 e Col av, 18x100.8; pr mtg \$15,000; May15; May16'13; ly6%; Ida M Conklin, 61 W 91 to Thos J Caulfield, 162 W 96.

m97TH st, 220 E (6:1646); ext of \$12,500 mtg to Maril'18, 5%; May18; May19'13; Theo J Chabot with Angelo, Henry & Carmelo Pandolfo, 220 E 97.

m98TH st W, sec Riverside dr, see Riverside dr, 258.

m100TH st, 307-9 E (6:1672), ns, 140 e av, 40x100.11; PM; May15; May21'13; 5y59 Chas Farrand to Lawyers Mtg Co, 59 Lib

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rty.

\*\*\*number\*\*\*100TH st. 311 E (6:1672), ns, 180 e 2 av, 0x100.11; PM; May15; May21'13; 5y5%; I H Park Co Inc to Lawyers Mtg Co, 59 34,500

Liberty. 34,500

"100TH st, 14-6 W (7:1835), ss, 125 w
Central Park W, 40x100.11; also 100TH
ST, 22-4 W (7:1835), ss, 210 w Central
Park W, 40x100.11; also 101ST ST, 141 W
(7:1856), ns, 400 w Col av, 39.5x101x34.1x
100.11; also PLEASANT AV, 315-7 (6:1710)
swc 117th (Nos 452-6), 35.8x94; pr mtg
\$——; May9; May19'13; 3y6%; Harriet &
Sophie Cohen & Emma Jacobs to Moses
Cohen, 805 St Nicholas av. 9,000

"100TH st, 14-6 W (7:1835); ext of \$33,000 mtg to May12'18 at 5½%; May12; May
22'13; American Mtg Co with Harriet &
Sophie Cohen, 805 St Nicholas av, & Emma
Jacobs, 601 W 174.

"100TH st, 22-4 W (7:1835); ext of \$39,-

m100TH st, 22-4 W (7:1835); ext of \$39,-500 mtg to Apr15'16 at 5½%; May12; May 22'13; N Y Trust Co with Harriet & Sophie Cohen, 805 St Nicholas av, & Emma Jacobs, 601 W 174.

m100TH st, 22-4 W, see 100th, 14-16 W.
m101ST st, 141 W, see 100th, 14-16 W.
m102d st, 30S E (6:1673).ext of \$17,000
mtg to May25'16 at 5%; May15; May21'13;
Jno F & Jas A Brady with Arnold Brud-

ner. nom

"102D st, 308 E; ext of \$7,500 mtg to May
25'16 at 6%; May19; May21'13; Jas F
Brady with same. nom

"103D st, 108-10 E (6:1630); certf as to
payment of \$5,625 on account of mtg of
\$12,500; May14; May20'13; Zerlina Weingreen to Saul Abraham, 110 E 103.

103D st W, nec Bway, see Bway, nec

103d.

"109TH st, 24 E (6:1614), ss, 56.5 w Mad av, 31.11x100.11; May16'13; 5y5%; Moses S Diamond, 24 E 109 to Arnold Hague trste Geo W Robins, 1724 I st, Wash, DC. 23,000 "109TH st, 24 E; pr mtg \$23,000; May16'13; 2y6%; same to Clarence H Hernstein, 310 Convent av. 4,000 mtg to May22'18 at 5%; Mar26; May22'13; Lawyers Mtg Co with Sarah Bernstein. nom

mtg to Apr21'18 at 5½%; May5; May22'13; Lawyers Mtg Co with Abram Abrams.

milith st, 111-13 W (7:1821), ns, 485 e 7 av, 2 lots, ea 15x100.11, two mtgs, ea \$11,000; May19'13; due Junel'18, 5%; Land Map Realty Corpn to Saml E Kilner, 335 W 78 & ano trstes Fredk Billings, 22,000

milith st, 111-13 W; two certfs above mtgs; May19'13; same to same.
milith st, 115 W, see 111th, 119 W.

62 W 107. 1,500

"111TH st, 312-4 W; certf as to above mtg; May13; May20'13; same to same. —

"111TH st, 504-6 W (7:1882), ss, 125 w Ams av, 108.4x91.10; pr mtg \$ —; May 15; May16'13; due, &c, as per bond; Vista Holding Co Inc to Mary R Haines, 5 Philipse pl, Yonkers, NY. 40,000

mtg; May15; May16'13; same to

m112TH st, 19-21 W (6:1596), ns, 295 w 5 av, 50x100; PM; pr mtg \$50,000; May15; May16'13; 3y6%; Saml Rappaport, 70 Lenox av to Max J Klein, 22 Mt Morris Park West & ano.

ox av to Max J Klein, 22 Mt Morris Fark West & ano.

"113TH st, 156 E (6:1640), ss, 270 w 3 av, runs s8.11xw0.1xs92xw25.6xn100.11 to st xe25.6 to beg; ext of \$16,000 mtg to May20'18 at 5%; May15; May20'13; Metro-politan Savgs Bank with Louise Stolzen-berg, 1646 Av A.

""125 May 10'18; May 10'18

m113TH st, 357 E (6:1685); sal Ls; May12; May22'13; Gaetano De Angelis to Lion Brewery, 104 W 108.

trewery, 104 W 108.

1,300

114TH st, 351 E (6:1686); asn Ls by way f mtg as collateral security for payment f \$500; May16; May19'13; Frank Nigro Jacob Hoffman Brewing Co, 211-13 E

55.

\*\*nom

\*\*m14TH st, 13 W (6:1598); ext of \$14,000

mtg to Mayl'18 at 5%; Aprl2; May2'13;

Lawyers Mtg Co with Sarah Hyams. nom

\*\*m14TH st, 66 W (6:1597), ss, 241.8 e

Lenox av, 17.4x100.11; pr mtg \$---; May

1; May17'13; installs, 6%; Simon Grun to

Moritz Neuman, 114 W 120 1,000

\*\*m14TH st, 109 W (7:1824), ns, 193.6 w

Lenox av, 31.6x100.11; pr mtg \$25,000; May

15; May16'13; 3y6%; Benj Fishel, 109 W

114 to Alfred B Hano, 540 W 124. 4,000

\*\*m15TH st, 101-3 E (6:1643); ext of \$30,-000 mtg to Apr19'18 at 5%; Mayl; May

22'13; Lawyers Mtg Co with Tillie Finkelbaud.

baud. , nom \*\*\*n15TH st, 109-11 W (7:1825), ns, 100 w Lenox av, 50x100.11; also WILLIS AV, 378 (9:2288), ws, 25 n 143d, 25x90.6; May 13; May19'13; demand, 6%; Frank D Snif-fen, 2530 Bway to Paul Askenasy, 15 W 600

<sup>57</sup>. **\*\*116TH st, 1 W**, see 5 av, 1420. **\*\*117TH st, 452-6 E**, see 100th, 14-16 W. m118TH st, 401 W, see Morningside av or dr, 80. m118TH st, 405 W (7:1962); ext of \$75,-000 mtg to May11'18 at 5%; Apr28; May17'13; Lawyers Mort Co with Richd Eisig.

nom
"119TH st, 327 E (6:1796), ns, 285 e 2 av, 20x100.10; pr mtg \$9,000; Augl'12; May21
'13; due &c as per bond; Adella Diamond to Jacob Herschthal, 18 W 112. 2,250
"120TH st, 231 E (6:1785), ns, 241 w 2 av, —x—; ext of \$5,000 mtg to May19'16 at 5%; May19; May21'13; NY Title Ins Co with Salvation Army, a corpn, 120 W 14 nom

m120TH st, 239 E (6:1785), ns, 160 w 2 av, 25x100.11; PM; May15; May22'13; 5y 5%; Nicola Capozzolo to House of Mercy, NY, a corpn, — Bolton rd, Inwood, NY City.

14,000

120TH st, 239 E (6:1785), ns, 160 w 2 av, 25x100.11; pr mtg \$14,000; May12; May16

13; due &c as per bond; Nicola Capozzolo to Sadie Bernstein, 241 East Bway. 2,000 "122D st W. nec Manhattan av, see Man-attan av, 528-34.

m123D st W, see Manhattan av, see Manhattan av, 536-42.

m123D st, 240 W (7:1928), ext of \$6,500 mtg to June5'16, at 5%; May16; May21'13; Katie F Tucker with Bowery Savings Bank, 128 Bowery.

m124TH st 218-20 E (6:1788); ext of \$32,-000 mtg to Apr10'16 at 5½%; Apr7; May 22'13; Lawyers Mtg Co with See Em Holding Co.

moltong Co. nom
m125TH st, 332 E (6:1801), ss, 375 e 2 av,
runs e25.6xs100xw0.6xs33 to cl "old Church
rd" xsw30.2xw150 to beg; PM; May21'13;
due Nov1'14, 5%; Frank C Rose to Broadway Savings Instn of City of NY, 5-7
Park pl. 31,000

m125TH st, 551 W (7:1980), ns, 75 e Bway, 25x99.11; PM; May21'13; due Nov1'14, 5%; Frank C Rose to Broadway Savings Instruction of City of NY, 5-7 Park pl. 27,000

m127TH st, 611 W (7:1995); ext of \$35,000 mtg to May7'16 at 6%; May13; May20'13; Abel King & Isaac Schorsch with Ella Drohen, 218 W 104.

m128TH st, 246 E (6:1792); agmt as to share ownership in mtg; May16'13; Amer Mtg Co with Estates Mtg Securities Co.

129TH st, 132-4 on map 132 E, see Lex av

m129TH st, 27-9 W (6:1727), esto certf; May20; May21'13; Esther Surut, W 121 to whom it may concern.

m130TH st, 118 W (7:1914), ss, 200 w Lenox av, 25x99.11; May16'13; 5y5%; Joshua Iserson to D R Perry Heaton, 214 Cathedral pkway, committee F A S

Perry.

\*\*m131ST st, 126 W (7:1915), ss, 430 e 7 av, 20x99.11; PM; pr mtg \$6,600; May15; May 16'13; due Feb15'15, 6%; Alpha Physical Culture Club to Mary Burns, 112 W 63.

1,350

m131ST st, 259 W (7:1937), ns, 183.4 e 8 av 16.8x99.11; ext of \$6,500 mtg to May16'18 at 5%; May16'13; Metropolitan Savings Bank with Annie E Hartshorn, 259 W 131.

m131ST st, 603-5 W (7:1998), ns, 100 w Bway, 50x99.11; PM; pr mtg \$10,000; May 15; May16'13; 3y6%; Peter J Devine, 3099 Bway, to Sigismond Mankowski, Ft Lee, NJ.

m132D st W, sec 12 av, sec 12 av, sec 132d.

132d.

m139TH st W, see St Nicholas av, see Edgecombe av, swc 139th.,

m139TH st W, swc Edgecombe av, see Edgecombe av, swc 139th.

m143D st, 309 W (7:2044); ext of \$15,000 mtg to July9'16 at 5%; May14; May19'13; Margt D Bishop with Mary E Sipp, 56 W 130.

m145TH st, 304 W (7:2044), ss, 53.8 w 8 av, 25x99.11, all title to strip 0.2 wide adj above on west; May21'13; 3y5%; J Romaine Brown to Franklin Savings Bank, 656 8 av.

18,000

m149TH st, 416 W (7:2063), ss, 211.10 w
St Nicholas av, 20x59.11; May21'13; 5y
4½%; Thos Sheils to Citizens Savings
Bank, 56 Bowery. 12,500

m156TH st, 541 W (8:2115), ns, 457 w
Ams av, 39.3x99.11; pr mtg \$—; May22
'13; 2y6%; Moritz Safran, 3 E 27, to Adolf
Gluck, 244 Riverside dr. 5,000

m158TH st W (8:2134), ss, 324 w 12 av, 58.5x104.2x29.1x100; leasehold; bldg loan; May19; May20'13; due Augl'14, 6%; Flora E Hill to Jno Eichler Brewing Co, 3582 3

m160TH st, 547-9 W (8:2119), ns, 144.2 Bway, 44.2x99.11; PM; May20; May21'13 4y6%; Frances Cohn, 116 E 79, to Hatti Kallman, 911 Park av. 8,00

m172D st, 500 W (8:2128); sal Ls; May5; May17'13; demand, 6%; Danl T Kelly to Jacob Ruppert, a corpn, 1639 3 av. 4,492

Jacob Ruppert, a corpn, 1639 3 av. 4,492

m178TH st W, swc Northern av, see
Northern av, swc 178th.

mAv A, 262 (3:974), es, 23 n 16th, 23x67.4;
all title to any strips or gores adj; PM;
May19; May20'13; 35'5'; Chas Komp to N
Y Title Ins Co, 135 Bway. 10,000

mAv A, 262 (3:974), es, 23 n 16th, 23x67.3,
all title to any strips & gores adj; pr mtg
\$10,000; May19; May21'13; installs, 6%;
Chas Komp to Sol L Reiss, 9 W 91. 3,000

mAv A, 1559 (5:1562); ext of \$12,000 mtg
to May20'16 at 4%%; May19; May21'13;
Otto Hille with Alice F Bendit, 983 Park
av.

av.

<sup>m</sup>Av C, 198 (2:382), nec 12th (No 701), 26.9x62.6; Apr26; May22'13; 3y6%; Thos A Harris to E J Markey Co, 356 W 40. 1,501.10

mAmsterdam av, 110 (4:1156), ws, 50 s 65th, 25.5x100; PM; May8; May20'13; 5y 5%; Henry Ederle, 108 Ams av, to 100 bardy, 430 W 43.

5%; Henry Ederle, 108 Ams av, to Jno Hardy, 430 W 43. 20,000

"Broadway, 1178 (3:830), nec 28th (Nos 17-21), runs e100.8xn98.9xw25xs74xw85.1 to Bway xs26.6 to beg; May15; May22'13; 3 y4½%; Elias J Herrick to Seamen's Bank for Savgs in City NY, 76 Wall. 20,000

"Broadway, 1482-90 (4:995), sec 43d Nos 144-58), 104.3x165.9x100.5x193.9; leasehold; pr mtg \$500,000; May10; May21'13; due May10'29, 5%; 1482 Broadway Corpn to Columbia-Knickerbocker Trust Co, 60 Bway; trste gold bonds; amount advanced \$210,000; total amount 250,000

"Broadway (7:1875), nec 103d, runs e37.5 to cl Bloomingdale rd xn73.3xw13.11 to Cl Bway x59.7 to beg, all title to any strips or gores adj; PM; May15; May17'13; due &c as per bond; Mayfield Constn Co, 50 Church, to Adelaide Jones, 132 E 56 et al exrs &c Morgan Jones. 60,000

"Broadway, 3309-11 (7:2000), ws, 79.11 s 134th, runs w100xs20xw25xs20xe125xn40 to beg; ext of \$36,000 mtg to May29'14 at 5%; May29'11; May16'13; N Y Trust Co with Danl G Griffin, 563 St Marks av, Bklyn.

"Broadway, 3313-15 (7:2000), ws, 39.11 s

mBroadway, 3313-15 (7:2000), ws, 39.11 s
134th, 40x100; ext of \$35,000 mtg to May
29'14, at 5%; May29'11; May16'13; N Y
Trust Co with Danl G Griffin, 563 St
Marks av, Bklyn.

mBroadway (8:2170), nec Fairview av, 400x100x390.10x102; May15; May19'13; due &c as per bond; Jas A & Richd T Lynch to Jno O'Connor, 251 W 89. 9,000

<sup>™</sup>Edgecombe av (7:2048), swc 139th, 99.11 x94.6 to St Nicholas av x101.3 to 139th x 111.3; bldg loan; May21; May22'13; de-mand, 6%; Solow Constn Co to City Mtg Co, 15 Wall.

mEdgecombe av (7:2048); same prop; certf as to above mtg; May21; May22'13;

mEdgecombe av (7:2048); same prop; sobrn agmt; May21; May22'13; Sutherland Realty Co with same.

Realty Co with same. nom

"Fairview av, nec Bway, see Bway, nec
Fairview av.

"Lenox av, 438 (6:1729), es, 23.8 s 132d,
16.7x85; PM; May19'13; 5y5%; Herman
Jacobius, 255 7 av, to Thos Thedford,
Allenhurst, NJ, exr Eliza Morris. 10,750

"Lexington av, 2134-44 (6:1777), swc
129th (Nos 132-4 on map 132), 99.11x25;
ext of \$41,500 mtg to May1'16 at 5% &
consent & certf to same; May14; May17
'13; Adele Kneeland extrx &c Chas Kneeland with M M Realty Co, 128 Bway, nom

"Lexington av, 2134-44; ext of \$41,500
mtg to May1'16 at 5% & consent & certf
as to same; May14; May17'13; same with
same.

mMadison av, 1457 (6:1606), es, 75.11 n 100th, 25x80; given as additional security for payment of mtg of \$5,000 covering 2540 8 av; pr mtg \$17,000; May16; May20 '13; due June1'13, 6%; N & Z Realty Co, 46 W 116, to Harry L Rosen, 203 W 112.

mMadison av, 1457; certf as t ntg; May16; May20'13; same to

"Manhattan av, 528-34 (7:1949), nec 122d, 100,11x100; pr mtg \$\_\_\_\_; May16; May21; 3; 3y6%; Hancock Constn Co to Hattie L Meirowitz, 530 Manhattan av. 30,000 Manhattan av, 528-34; certf as to above itg; May16; May21'13; same to same.

mtg; May16; May21'13; same to same.

"Manhattan av, 536-42 (7:1949), sec 123d, 100.11x162.5 to ws St Nicholas av (Nos 249-55), x118.5 to 123d x100.3; pr mtg' \$—; May16; May21'13; 3y6%; Hancock Constn co to Hattie L Meirowitz, 530 Manhattan av.

av. 50,000

"Manhattan av, 536-42 & St Nicholas av, 249-55 (7:1949); certf as to above mtg; May16; May21'13; same to same.

"Morningside av or dr, S0 (7:1962), nwc 118th (No 401), 100.11x90; ext of \$150,000 mtg to May11'18 at 5½%; Apr16; May17'13; Lawyers Mort Co with S Levy Realty nom

Co. nom mNorthern av (8:2177), swe 178th, 125x105; PM; May14; May16'13; 5y4½%; Jacob Hertzberg, 223 W 121 to Wm B Sommerville at Depot la & Northern av. 21,500 mPark av, 920 (5:1492), nwc 80th (No 77), 82.2x20.6; May20; May22'13; due &c as per bond; Rachel, wife of Sigismund Levy, 77 E 80, to Milton J Bach, 1239 Mad av.

av. 1239 Mad 10,000 Park av, 1207 (5:1523); ext of \$16,000 mtg to May7'16 at 4% %; May15; May22'13; Christine G Openhym et al, trstes Adolphe Openhym, with Mortimer & Harry G Rouse, 1207 Park av, trstes Callman Rouse.

Rouse,

mPark av, 1332-4 (6:1606), ws, 25.11 s
101st, 50x80; pr mtg \$36,500; May22'13;
due &c as per bond; Golde & Cohen, a
corpn, 223 Wooster, to W K Bond Emerson, Rye, NY.

mPark av, 1332-4; certf as to above mtg;
May22'13; same to same.

nom
mPleasant av, 314 (6:1715), es, 50.5 s
117th, 22x98; May21'13; 3y5%; Arnold H
Ellis, Willsborough, NY, to N Y Trust Co,
26 Broad.

mPleasant av, 315-17, see 100th 14-6 W

mPleasant av, 315-17, see 100th, 14-6 W "Riverside dr. 258 (7:1887), see 98th, 101.7 x98.3x100.11x108.6; ext of \$470,000 mfg to May1'18 at 5%; May17; May20'13; Julius Fleischmann with Metropolitan Life Ins Co, 1 Mad av.

mSt Nicholas av, 249-55, see Manhattan

av, 536-42.

"St Nicholas av, sec 139th, see Edgecombe av, swc 139th.

"West Brondway, 414 (2:502), ws, 100 n
Spring, 25x69,4x25x69.2; May15; May21'13;
7y4½%; Elam H Fuller, Bklyn, to Alida

G wife Eburn F Haight, 220 Hooper, Bk

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lyn. 7,000

"West Broadway, 414; pr mtg \$7,000;
May5; May21'13; 5y4½%; same to Eburn
F Haight, 220 Hooper, Bklyn. 5,000

"West Broadway, 484 (2:516), ws, 48.10

s Houston, 24.5x73.10x24.5x74; all title to any strips & gores adj; pr mtg \$14,000;
May21'13; 3y5%; Chas R Ruegger, Wood-ridge, NJ, to De Witt C Romaine, 473
Hudson. 60.(8x122) 68.50.5 g. 6th.

Hudson. 4,000

"1ST av, 92 (2:433), es, 69.6 s 6th, 27.6x
100; leasehold; Decl1'12; May20'13; due, &c, as per bond; Jacob Kramer to Mary G Palmer, 609 Bainbridge, Bklyn. 2,200

"2D av, 193-5 (2:468); ext of \$100,000 mtg to Oct21'16 at 5%; Apr2; May22'13; Trstes of Columbia University with Jno Hahn. nom

m2D av, 733 (3:920); ext of \$11,000 mtg to June 24'16 at 5½%; May9; May22'13; Lawyers Mtg Co with Wolf Baumgarten.

m2D av, 819 (5:1317), ws, 38.6 s 44th, 18.6x 77; May16'13; 1y5%; Sami Howe, 249 Gates av, Bklyn to Emigrant Indust Savings Bank. 8,000

av, Briyn to Emigrant Mutust Savings Bank.

\*\*2D av, 1032 (5:1347), es, 100.5 s 55th, 20 x64; PM; pr mtg \$10,000; May1; May19'13; 396%; Sol Kaminer, 1407 2 av to Gabriel Lang, 420 Riverside dr.

\*\*200 av, 2146 (6:1682), str ls; PM; May 19; May20'13; installs, 6%; Jno Preuss, 162 E 111, to Geo Leinecker, 160 E 111.

\*\*m3D av, 1156-62 (5:1402), ws, 25.5 s 68th, 100x100; pr mtg \$---; May14; May19'13; due, &c, as per bond; Sol & Alex Herzog & Henry C Glaser indiv & as exrs Rosa Herzog & Bella Glaser & Mendel Herzog to Danl L Korn, 944 Park av & ano. 12,250

3D av, 1571 (5:1534), es, 150.8 s 89th, 25x 62.7x26.2x70.5; PM; May15; May16'13; 3y 5%; J Oscar Delamater, Le Grange, NY, to Emigrant Indust Savings Bank. 18,000

Emigrant Indust Savings 2618,000; May15; m3D av. 1571; PM; pr mtg \$18,000; May15; May16'13; 5y6%; same to Augustus B Gray, 17 W 84 & ano, exrs Jno H Gray. 4,000

m3D av. 1573 (5:1534), es, 125.8 s 89th, 25x70.5x26.2x78.3; PM; May15; May16'13; 5y5%; J Oscar Delamater, Le Grange, NY, to Emigrant Indust Savings Bank, 51

thambers.

##3D av, 1573; PM; pr mtg \$18,000; May15;
##31D av, 1573; PM; pr mtg \$18,000; May15;
##3216'13; 556%; same to Augustus B
##321 aray, 17 W 84 & ano, exrs Jno H Gray.
4,000

m3D av, 1575 (5:1534), es, 100.8 s 89th, 25x78.3x26.2x86.1; PM; May15; May16'13; 5y5%; J Oscar Delamater, Le Grange, NY, to Emigrant Indust Savings Bank. 18,000 m3D av, 1575; PM; pr mtg \$18,000; May15; May16'13; 5y6%; same to Augustus B Gray, 17 W 84. & ano exrs Jno H Gray. 4,000

m3D av, 1577 (5:1534), es, 75.8 s 89th rus e75xse24.6xsw3.10xw86.1 to av xn2 to beg; PM; May15; May16'13; 5y5%; Oscar Delamater of Le Grange NY to Emigrant Indust Savings Bank, 51 Chambers

m3D av, 1577; PM; pr mtg \$18,000; May15; May16'13; 5y6%; same to Augustus B Gray, 17 W 84 & ano, exrs Jno H Gray, 4,000

m3D av, 1592 (5:1518); ext of mtg for \$5,000 to Jan2'16, 6%; Jan2; May19'13; Lillie Cohen, 444 E 141, extrx &c Saml J Cohen, with Carrie Cohen, 444 E 141. nom m5TH av, 1420 (6:1600), nwc 116th (No 1), 100.11x34.6; May16'13; due &c as per bond; Dietrich W Wehrenberg to Title Guar & 37,000

m6TH av. 28 (2:543), es. 74.1 s 4th, 20.1x 76.3x20.1x77.7; Apr17; May21'13; 4y6%; Augusta Marks to Esperanto Mort Co, 37 Liberty.

Augusta Marks to Esperanto Mort Co, 37
Liberty.

"6TH av, 450-2 (3:829), es, 49.4 n 27th, runs e100xn40xw22xs0.6xw68 to av xs39.6 to beg; May15; May20'13; 5y5%; Max Radt to Reuben Leslie Maynard, 46 E 41 & ano trstes for B A Thompson.

"6TH av, 450-2 (3:829); sobrn Egmt; May14; May21'13; Max Radt & Max Kobre with Reuben L Maynard, 46 E 41st & ano trstes for B A Thompson.

"6TH av, 814 (5:1262), nec 46th (No 77), 24.9x50.10; May16; May21'13; 3y5%; Philip A Fitzpatrick, Glen Cove, LI, to Ino H Hindley, 131 W 75.

"7TH av, 828-30 (4:1025), ws, 50.2 n 53d, 50.4x100; bldg loan; May12; May17'13; demand, 6%; Adlon Constn Co Inc a corpn, to City Mort Co, 15 Wall.

"7TH av, 828-30; certf as to above mtg; May16; May17'13; same to same.

"7TH av, 2427-9 (7:2010); ext of \$40,000 mtg to May5'18 at 5½%; May6; May19'13; Lawyers Mort Co with Jno Goldfarb, nom

mSTH av, 2917 (7:2047), ws, 74.11 n 154th, 25x100; PM; Apr28; May17'13; 2y6%; Geo Buttschardt, Bklyn, to Herbt Fischer, 61 W 159. 3,000

3,000 w 109. 3,000 m9TH av (8:2196), es, 49.11 s 216th, 50x 100; PM; May16; May17'13; 3y6%; Eliphatet L Davis to Park Mortgage Co, 41 Park Row.

m10TH av, 374 (3:72), es, 74 ne 31st, 24.8x100; PM; May12; May19'13; 4y6%; Gabriel & Louis Herman to Carrie Kissling et al, White Plains, NY. 16,000

m12TH av (7:1998), sec 132d, 99.11x100; pr mtg \$47.500; May12; May22'13; due Feb 1'16, 5%; Homer R Gillies to Jas McWal-ters & Son, 2434 Bway. 18,500

"Land at Baldwin Harbor, LI (miscl); certf as to mtg for \$1,400; May16; May20 13; Baldwin Harbor Realty Co to Mary

# MORTGAGES.

### Borough of the Bronx.

mAdams pl, 2230 (11:3071), es, 125 s 183d, 25x100; May16'13; due &c as per bond; Peter Comandini to Title Guar & Trust Co. 3,500

mAldus st (10:2743), nwc Hoe av, 42x106; sobrn agmt; May16; May17'13; American Real Estate Co with City Mtg Co, 15 Wall.

mBronx Park S, swe Honeywell av, see Honeywell av, swe Bronx Park S.

Honeywell av, swc Bronx Park S.

"Bush st, nee Grand blvd & concourse, see Grand blvd & concourse, nec Bush.

"Bush st (11:2813), ns, 100 e Grand blvd & concourse, 44x105.1x14.9x103; PM; May 19; May 20'13; due &c as per bond; Frank A Schorer, 2241 Tiebout av to Excelsior Mtg Co, 507 E Tremont av.

"Chisholm st, 1338 (11:2972), es, 75 s Jennings, runs s40xe100xn20xw25xn20xw75 to beg; May 17; May 19'13; due &c as per bond; Benj R Graham to Title Guar & Trust Co. 2,500

mDawson st, S20 (10:2702), asn rents secure payment of \$1,300; May19; May13; Max Reinitz to Abr L Kass, 226 SBklyn.

Bklyn.

mDawson st (10:2702), es, 106 n Longwood av, 50x100; pr mtg \$43,000; May19; May20'13; due Aug 21'13; 6%; Max & Hannah Reinitz, 820 Dawson to Abr L Kass, 226 S 9, Bklyn.

nDisbrow pl (\*), es, 54.11 sw from sw boundary line of city Mt Vernon, 50x145.6 to ws 228th x61.8x108.11; Apr28; May19'13; due May8'16; 6%; Jas T Penfield of Mt Vernon, NY to Rector &c of St Johns Episcopal Church, Tuckahoe, NY; at Underhill, Yonkers, NY.

mFox st (10:2722), es, 150 s Barretto, two lots, each 43.9x105; two mtgs, each \$36,-000; two pr mtgs, \$— each; May21'13; due, &c, as per bond; 173d St Impt Co Inc, a corpn, to Manhattan Mort Co. 72,000

mFox st (10:2722), same prop; two certfs

Fox st (10:2722), same prop; two certfs as to above mtgs; May21'13; same to same.

mFox st (10:2722), same prop; two PM mtgs, each \$6,000; two pr mtgs \$36,000 each; Apr15; May21'13; 3y6%; same to Henry Morgenthau Co, 30 E 42. 12,000 mGarden st (11:3099), ss. 303.7 e Crotona av. 50x100; bldg loan; May16'13; 1y6%; 182d & Garden St Co Inc to City Real Estate Co, 176 Bway.

"Garden st (11:3099), ss. 44.10 w Prospect av. 50x200 to 182d; certf as to two mtgs for \$30,000 each; May10; May16'13; 182d & Garden St Co Inc to City Real Estate Co, 176 Bway.

"Simpson et/ 087 (10:3754)

"Simpson st,' 985 (10:2724), ws, 312.8 n 163d, 42x109.1x42x109.7; PM; pr mtg \$35,-000; May19; May20'13; 3y6%; Sarah Hirsch & Pauline Fox to Jaeger Bros Realty Co. 87 Nassau. 6,000

to Herman Frankenthal, 12 W 60. 3,000 mSimpson st, 989 (10:2724), ws, 354.8 n 163d, 42x108.8x42x109.1; PM; pr mtg \$35,-000; May19; May20'13; 3y6%; Sarah Hirsch & Pauline Fox to Jaeger Bros Realty Co, 87 Nassau.

"Simpson st, nec 167th, see 167th E, nec

mTiffany st (10:2717), es, at ses 167th, runs s 39.3xe94.4xnw69.10 to 167th xsw74.8 to beg; pr mtg \$42,000; May15; May16'13; 3y6%; Wm H Weiner Bldg Co to Morris M Sinske, 108 W 142. 6,000 mTiffany st (10:2717); same prop; certf as to above mtg; May14; May16'13; same to same.

Tiffany st (10:2717), same prop; ext of \$42,000 mtg to May15'18 at 5½%; May15; May16'13; NY Mtg & Security Co with Wm H Weiher Bldg Co, 968 E 167. nom

Wm H Weiner Bing Co, 968 E 167. nom
"Tiffany st (10:2717), es, 39.3 s 167th, runs
e94.4xs16xs25xw100 to st xn40 to beg;
May15; May16'13; 5y5%; Wm H Weiher
Bldg Co to M Louise Church, 38 av,
Bklyn, NY. 28,000

Tiffany st, (10:2717); same prop; certf as above mtg; May15; May16'13; same to same.

same.

"Tiffany st (10:2717), es, at ses 167
runs s39.2xe94.4xnw69.10 to st xsw 74.8
beg; participation agmt; May15; May17'
N Y Mtg & Security Co with Kate
Kellaher, 467 E 159.

M Y Mig C Melaher, 467 E 159. nom Melaher, 467 E 159. nom mi36TH st E (10:2565), ns, 99.4 w So blvd, 2 lots, ea 50x105, 2 mtgs, ea \$37,000; 2 pr mtgs \$— ea; May21; May22'13; due &c as per bond; Buellesbach Constn Co (Inc) to Manhattan Mtg Co 200 Bway. 74,000

m136TH st E (10:2565); same prop; 2 certfs as to above mtgs; May21; May22 13; same to same.

'13; same to same.

"136TH st E (10:2565), ns, 99.4 w So blvd,
100x105; sobrn agmt; May21; May22'13;
Jos Buellesbach with Manhattan Mtg Co,
200 Bway.

"142D st, 432 E (9:2286), ss, 305 e Willis
av, old line, 15x100; PM; pr mtg \$3,000;
May21; May22'13; 2y6%; Thos Dalton, 430
E 142, to Edw M O'Gorman, 198 Alexander
av 500

E 142, to how an av.

av.

m143D st E (9:2306), ns, 450.3 e Alex av,
56.3x100, except pt taken for 143d; PM;
pr mtg \$14,000; May22'13; due &c as per
bond; Steinmetz Constn Co to Chas Laue,
152 8 av, Bklyn.

288 E (9:2327), ss, 121.5 w 3 bond; steinmetz Constn Co to Chas Laue,

152 8 av, Bklyn.

148TH st. 368 E (9:2327), ss. 121.5 w 3

av, runs s83.7xw0.4xs30xw25xn112.11 to st

xe25 to beg; pr mts \$ \_\_\_; May19'13; 2y

6%; Bronx Publishing Co, 368 E 148 to

Lincoln Mtg Co, 100 Bway.

148TH st, 368 E; certf as to above mtg;

May16; May19'13; same to same.

m160TH st E. nwc Prospect av, see Pros-ect av, nwc 160th. pect av, nwc 160th. "166TH st E, see Forest av, see Forest av,

1072-84.

m167TH st E (10:2728), nec Simpson, 25x
90; pr mtg \$---; May21'13; due, &c as
per bond; Kaplan Bldg o Inc to Manhattan Mort Co, 200 Eway. 28,000
m167TH st E (10:2722), same prop; certf
as to above mtg; May21'13; same to same.

"167TH st E, ses. at es Tiffany, see Tif-any, es, at ses 167th.

any, es, at ses 167th.

"1718T st E (11:2928), ns, 213.1 e 3 av,
uns n 144.7xe12.2xx25.2xe6.10xx120.10 to st
cw18.11 to beg; pr mtg—; May15; May
6'13; due July1'18, 5%; Auguste & Wm
Britz & Fred A Thompson to Augusta
Schork, 259 Windsor pl, Bklyn & ano,
extrx &c Rosa Mason.

2.000

m178TH st, 400 E (11:3027), ss, 99.11 Webster av, 20x100; May21'13; 3y5%; Ge A McKee & Jos A Moore to Jno H Blanke 1424 Rosedale av. 4,50

misoth st E, nwc Belmont av, see Belmont av, nwc 180th.

misoth st E, nec Hughes av, see Belmont av, nwc 180th.

misoth st E, nec Hughes av, see Belmont av, nwc 180th.

misoth st E, swc Valentine av, see Valentine av, swc 181st.

misoth st E, swc Valentine av, see Ryer av, nwc 182d.

misoth st E (11:3099), ns, 321.4 e Crotona av, 50x100; bldg loan; May16'13; 1y6%; 182d & Garden St Co Inc to City Real Estate Co, '76 Bway.

misoth st E (11:3099), ns, 115 w Beaumont av, runs wt

Estate Co, 76 Bway. 30,000

m187TH st E 700). ns, 115 w Beaumont av, runs wr 4 av xne60xe
— to pt 115 w Beaumont av, runs n25 to ses Circ 11 av xsw
— to pt 50 n 187th. w Beaumont av, runs n25 to ses Circ 11 av xsw
— to pt 50 n 187th xe16.1 to beg; May17; May19'13; due Aug1'13; 5½%; Nista Constn Co, Inc, to Anna Solling, 151 6 av, 3,082

m187TH st, 768 E (11:3114), ss, 60.2 e Prospect av, 34.3x70; PM; pr mtg \$15.000; May21; May22'13; 3y5%; Eliz B Graham, 248 Audubon av, to Nicholas Gagliotti, 768 E 187. 3,250

m188TH st, 210 E (11:3152), ss, 145.4 w Valentine av, 22.8x93.4; May19; May20'13; due &c as per bond; Jos P McRickard, Bayside, LI to Chas E Nessle, 2304 Grand av. 5,500

m188TH st, 210 E: pr mtg \$5.500; May19;

av. 5,500 **\*\*\*ISSTH st, 210 E**; pr mtg \$5,500; May19; May20'13; 1y6%; same to Saml A Archi-bald, 2741 Boulevard, Jersey City, NJ. 1,200

bald, 2741 Boulevard, Jersey City, NJ. 1,200

m203D st E. sec Timpson av, see Timpson
av, sec 203d.

m206TH st E (12:3312), ss, 239.11 w Mosholu Pkway S, 50x120; May21'13; 3y5½%;
Mandel Constn Co to Georgia E Hobbs,
609 E Colfax av, Denver, Colo.

m206TH st E (12:3312), same prop; certf
as to above mtg; May21'13; same to same.

m215TH st E (1st) (\*), nes, 100 se Bronxwood av (5th), 25x100: Apr21; May20'13; installs, 6%; Antonio Todaro, 462 W 49, to Salvatore Todaro, 456 W 42. 400 m217TH st E (\*), sws, 375 nw Paulding av, 25x109; May18: May16'13; 3y6%; Luigi De Paola, 190 Lincoln av to Geo G Ailinger, 731 Union av, Cranford, NJ. 300 m224TH st E (10th) (\*), ns, 180 w Bronxwood av, 25x114, Wakefield; pr mtg \$ mar11; May21'13; due as per bond, 6%; Cath J Sylvester, 863 E 224 to Peter Kozban, 811 E 226.

an, 811 E 226. 22STH st E, see Disbrow pl, es, 54.11 sw com sw boundary line of city Mt Vernon.

from sw boundary line of city Mt Vernon.

m230TH st W, nec Heath av, see Heath
av, nec 230th.

m233D st (19th), (\*), ss, 205 e Bronxwood av (5 av), 50x64; May14; May19'13;
3y6%; Gustav A Schwenk to Jos Corbett,
908 Cauldwell av.

m235TH st E (12:3376), ns, 335 w Katonah
av, 2 lots, ea 25x100, 2 mtgs, ea \$4,500;
May21; May22'13; due &c as per bond;
Carmine Zullo 2452 Hughes av, to North
Side Mtg Corpn, 391 E 149.

m230TH st E (\*), swc Carpenter av, 100x

Side Mtg Corpn, 391 E 149. 9,000

m239TH st E (\*), swc Carpenter av, 100x
100; PM; May15; May21'13; due July1'16,
6%; Leodegar Siebert, Bklyn, to Smith
Williamson, White Plains, NY. 2,500

mArthur av, 2143 (11:3063); ext of \$4,500

mtg to May6'16 at 5½%; May16; May19'13;
Emilie M Barth with Geo R Schroder, nom

mAsh av (\*), ns, 1260.4 w Corsa la, 25x100;
May15; May19'13; 3y5½%; Jas A Clynes,
Jersey City, NJ to Michl F Sweeney, Pottstown, Pa.

town, Pa. 3,250

mAqueduct av (11:3211), es, 762.6 s 183d,
37.6x96.7x37.6x98: May12: May16'13: due
Aug29'16, 5%: Andw L Barrett to Adelaide
Benedict, gdn Eliz A Benedict at Katonah,
NY

NY. 2,000

\*\*Beach av (\*), es, 150 s Lacombe av, 25x
100; May19; May22'13; 3y5½%; Annie
Dillon, Larchmont, N Y, to Michl canly,
1445 Doris. 3,500

Dillon, Larchmont, N Y, to Michl Canly, 3,500 mBelmont av (11:3081), nwc 180th, 70.8x 160.3 to es Hughes av x46.11x160.2; ext of \$8,000 mtg to May18'15 at 6%; May17; May 20'13; Greenwich Bank of City NY with Kovacs Constn Co, 293 Alexander av. nom mBrook av, 373, see Brook av, 375.

mBrook av, 373, see Brook av, 375.

mBrook av, 375 (9:2287) ws, 25 s 143d, 25x 90; also BROOK AV, 373 (9:2287), ws, 50 s 143d, 25x90; pr mtg —; Apr21; May16'13; installs, 6%; Wn A Weber, 300 E 75 to Herman F Weber, 170 W 97.

1,300 mBurke av (\*), ns, 200 e Wallace av, 50x 70.7x irreg; sobrn agmt; May20; May22'13; Grace E & Michl J Mack & Cath C Hill with Ellen A Halsted, 174 Prospect pl, Eklyn.

mBurke av (\*), ns, 200 e Wallace av, 50x mBurke av

pl, Bklyn.

"Burke av (\*), ns, 200 e Wallace av, 50x
63x—x70.8; May21: May22'13; due May1
16, 6%; Michl J Mack, on Barnes av, nr
Burke av, to Ellen A Halsted, 174 Prospect pl, Bklyn.

"Carpenter av, swe 239th, see 239th E, s
wc Carpenter av.

"Chatterton av (7th st) (\*). ss, 154.9 e
Olmstead av (Av D); also 140.4 e Olmstead
av, 25x108; except pt for Chatterton av;

PM; pr mtg \$4,500; May14; May20'13; 2y 6%; Jno Mueller, 65 Walnut, Newark, NJ, & Chas Klumpf, 3198 3 av to Jno W Dick, 2110 Chatterton av.

2110 Chatterton av.

\*\*MCrescent av. nec 187th, see 187th E, ns, 115 w Beaumont av.

\*\*MDavidson av. (11:2862), ws, 125 n 177th, 25x101.4x25.11x94.6; PM; May15; May22'13; due Junel'18, 5%; D Kern Einfurer, Bklyn, to Lawyers Mtg Co, 59 Liberty.

\*\*R500\*\* R500\*\* R500\*\*

\*\*MEdgewater rd (10:2762), ws, 200 n Seneca av, 25x100: May19'13; 3y6%; Lawrence Davis, 370 Hudson av, Bklyn to Pilade Bertieri, 16 Victoria rd, London, 1,000

Eng.

"Edgewater rd (10:2762), ws, 150 n Seneca av, 50x100; May19'13; 3y6%; Lawrence Davis, 370 Hudson av, Bklyn to Agnes G W Bertieri, 16 Victoria rd, London, Eng. 1,500

"Evergreen av (\*), es, 144 n Westchester av, 40x100; bldg loan; May15; May20 ('13; demand; 6%; Pew Realty Corpn to NY Trust Co, 26 Broad.

Trust Co, 26 Broad.

"Evergreen av (\*), es, same prop; sobrn agmt; May19; May20'13; American Real Estate Co with same.

"Fairfax av (\*), es, 100 s Waterbury av, 67.11x100x44.5x102.9; May21; May22'13; due &c as per bond; Jas J McDonough & Katie A McDonough to Annie A Ward, 548 Brook av.

260

"Forest av, 1072-84 (10:2660), sec 166th, 150x102.7; pr mtg \$140,500; May19'13; due &c as per bond; David Amolsky to Jos Hyman, 542 9th.

"Grand blyd & concourse (11:2813), es, 1.6 n Bush, 51.6x100; PM; May19; May 0'13; due July1'16; 6%; Frank A Schorer, 241 Tiebout av to Albin Wiegner, 146 E

86.

mGrand blvd & concourse (11:2813), nec Bush (No 201), 51.6x100; PM; May19; May 20'13; due July1'16; 6%; Frank A Schorer, 2241 Tiebout av to Herman Rudiger, Valley Stream, LI.

mHeath av (12:3256), nec 230th, 75x100x 74.8x104.2; PM; pr mtg \$5,950; May21; May 22'13; due &c as per bond; Geo Rosendale to Sigmund Ernst, 281 Edgecombe av 725

T252

"Honeywell av (11:3124), swc Bronx Park
S, 100.1x78.10x100x64.7; May16'13; 1y5½%;
Jacob Cohen Constn Co, 141 Bway to Martense B Story, 107 E 19, Bklyn. 18,000

"Honeywell av (11:3124), same prop; certf s to above mtg; May16'13; same to same.

"Hoe av, nwc Aldus, see Aldus, nwc Hoe

av. mHughes av, nec 180th, see Belmont av, nwc 180th.

mKatonah av, 4323 (12:3378); declaration that party 2d part holds an interest of \$250 in mtg for \$2,500 & said interest is subject to interest of \$2.050 held by party 1st part; Feb17; May16'13; Jas F Ackerman, 843 Carroll, Bklyn to C N Shurman Investing Co, 43 Exch pl.

"Katonah av, 4232; asp. of all B I & T in

mKatonah av, 4323; asn of all R, I & T in above declaration; May15; May16'13; C N Shurman Investing Co to Jno A Doran, 1788 Ams av.

mLa Fontaine av (11,2068)

"Maclay av " (11:3068), es, 90.7 s
179th, 24x100; pr mtg \$—; May9; May16;
'13; 1y6%; Margt & Saml Turnbull to Grace L Horton, 2881 Bway. 350

'13; 1y6%; Margt & Canh Grace L Horton, 2881 Bway. 350 "Maclay av, nws, at nes St Peters av, see St Peters av, nes, at nws Maclay av.

"Macombs rd (11:2865), es, 47.11 s Grand av, runs se39.2xne153xse181.7 to nws Fea-therbed la xse on curve 70 & 88.1 & 60 to es Featherbed la & es Macombs rd xn54.5x — on curve 53.8xne along rd, 114 to beg; pr mtg \$13,000; May21'13; 1y5½%; Phebe L Robinson at Macombs rd & Featherbed la, to Jno E O'Brien, 535 W 152. 1,800 "Marmion av (11:2953), ws, 140 s 176th, 50 x146; May16; May19'13; 1y6%; P J Dwyer Bldg Co, Inc to City Real Estate Co, 176 Bway. (11:2953) same prop; certf

"Marmion av (11:2953), same prop; ce s to above mtg; May16; May19'13; same

same.

"Marmion av (11:3107), ws, 388.10 n Tremont av (177th), 66.1x150.2; PM; May10; May19'13; due Nov10'14; 5%; Jos Diamond Constn Co, 1139 Wyatt to Jum C E Bergmann, 138 W 79.

"Morris av (11:3172), es, 97 n 183d, 18.9 m Norris av (11:3172), es, 97 n 183d, 18.9 to 5%; May15, May16'13; Steinmetz Constn Co with Ester Brown. nom

metz Constn Co with Ester Brown. nom mNorth Chestnut dr (\*), ns, abt 361 ne on curve from nes So Oak dr, 28x96.9x28x 96.6; PM: pr mtg \$4,000; May19; May20'13; 3y5½%; Isabella H Bissell to Eliz Williams, 3314 Hickory. 1,000 mParker av (\*), es, 102.9 s Glebe av, 75x 100; May17: May19'13; due &c as per bond; Monica T Flanagan, 364 W 116 to Wm Beaman, 477 St Anns av. 2,000 mParker av (\*), es, 25 n St Raymond av, 25x100, except pt for Parker; PM; May 20; May21'13; 3y6%; Geo Barthold, 2443 Jerome av, to Letha Hallet, 736 E 220.

mProspect av (10:2677), nwc 160th, 77.2x 125; certf as to mtg for \$135,000; May12; May16'73; Utility Realty Co to Title Guar & Trust Co.

\*\*Trust Co.

\*\*Trust Co.

\*\*\*Trust Co.

\*\*\*Mailroad av (\*), nwc St Agnes av, 125x
100; except pt conveyed to Harlem Rayle'13;
200; except pt conveyed to Harlem Rayle'13;
200; Agnesia Rayle'13;
200; Agnesia Rayle'14;
200; Agnesia Rayle'14;
200; Agnesia Rayle'15;
200; Agnesia Rayle'16;
200; Agnesia

E 167. "Ryer av (11:3158), nwc 182d, 97.8x99! May20; May21'13; 3y5½%; Alex Wilson t Carrie Stix Weiss on Haven av, bet 179t

\*\*MSt Ann's av, 529 (9:2275), nws, 83.4 ne 148th, 16.8x99.4; May20; May21'13; due July1'16, 5½%; Anna Marie Roland, Scarsdale, NY, to Wm Loudon, Jr, 272 Manhattan av.

mSt Agnes av, nwc Railrond av, see Railroad av, nwc St Agnes av.

mSt Peters av (\*), nes at nws Maclay av, 25x99.8x25x100; PM; May17; May19'13; due &c as per bond; Sarah Trainor to Philip A Moore, 1700 St Peters av. 6,000

May 24, 1913

Moore, 1700 St Peters av.

mSedgwick av (12:3253), nws, 50 sw
Perot, 75x99; May21; May22'13; 2y5%;
Maria L Johnson, widow, at Walden, NY,
to Emily A McIntyre, 303 W 74.
5,000

mSeton av (\*), ws, 400 s Randal av, 25x
100; PM; May15; May16'13; 5y6%; Jno
Humer to Anna K Adams, 2056 Ryer av.
2,000

mSouthern blvd (10:2742), es, 270.5 s Aldus; two lots each 42x150; ext of two mtgs for \$43,000 each; May15; May16'13; City Mtg Co with Oval Constn Co Inc, 830 Westchester av.

mSouthern blvd (10:'2742); same prop; two sobrn agmts; May15; May16'13; American Real Estate Co with City Mtg G.

"Southern blvd (11:2959), ws, 57.10 n 176th runs w116.7xn53.6xw51.3xn51xe105.10 to ws Southern blvd, xs122.1 to beg; PM; pr mtg \$78,000; May15; May19'13; 3y5'%; P J Dwyer Bldg Co, Inc to Geo Daiker, 703 Genesee Utica, NY.

er Bldg Co, Inc to Geo Dalker, 703 Genesee Utica, NY.

"Southern blvd (11:3108), ws, 62.6 n 179th, runs w29xn0.8xw120.2xn66.1xe149.3 to Southern blvd xs66.9 to beg; May19'13; due &c as per bond; Leo Co to Germania Life Ins Co, 50 Union sq. 40,000 mSouthern blvd (11:3108), same prop; certf as to above mtg; May14; May19'13; same to same.

"Stebbins av (10:2693), nws, 90.4 sw Home, 17.11x68.6x18.1x70.11; ext of \$3,000 mtg to Nov1'15 at 5%; Feb15; May20'13; Margt J Becker with Helen L Gifford, 1169 Stebbins av. Margt J Stebbins

Margt J Becker with Helen L Gifford, 1169
Stebbins av. nom
"Story av (3d st) (\*), ss, 275 e Olmstead
av (Av D), 50x103, Unionport; given as
additional collateral security to asn of
mtg; pr mtg \$4,000; May19; May20'13; due
&c as per note; Wm F Angus to Chas A
Christman, 20 St Nicholas av. Note 2,500
"Sylvan av (13:3421), es, 132.4 s 256th,
50x100; Apr30; May22'13; installs, 6%;
Philip Fitz, 307 W 126, to Yonkers B & L
Assn at Yonkers, NY.

"Tiebout av, ws, 172.8 n 181st, see Val-

Assn at Yonkers, NY.

"Tiebout av, ws, 172.8 n 181st, see Valentine av, es, 172.8 n 181st.

"Timpson av (\*), see 203d, 34.9 to road to Westchester x221.3 to Post av x128.5 to 203d x100, except part for 205th; May16; May17:13; due, &c, as per bond; Francis J & Peter A Kuerzi to Wm Beaman, 477 St Ann's av.

"Trinity av, 971-3 (10:2632), ws, 27 s

St Ann's av. 3,000

"Trinity av, 971-3 (10:2632), ws, 27 s
164th, two lots, each 36.6x100; two estoppel certfs; May20; May21'13; Abr & Louis
Davis to whom it may concern.

Tunion av. 690 (10:2675), es, 331.3 n 152d, 18.9x95; May22'13; due &c as per bond; Harry C Arthur to Title Guar & Trust Co.

Harry C Arthur to Title Guar & Trust
Co. 6,000

"Valentine av (11:3149-3144), swc 181st,
runs s 139.9xw101.5xn50.1xe50xn100 to st
xe54.1 to beg; supplemental to PM mtg
recorded Feb17'13; pr mtg \$\infty\$\text{—}; May13;
May16'13; due &c as per mtg recorded
Feb17'13; Tobruk Constn Co to Rosa Altieri, 1956 Crotona Pkway. 13,000

"Valentine av (11:3144), es, 172.8 n 181st,
20x117.9 to Tiebout av x20x118; ext of
\$6,500 mtg to May15'18 at 5%; May21;
May22'13; Annie Kimberly, Bklyn, with
Edw Goldschmidt, 307 W 76. nom
"Valentine av (11:3144), es, 172.8 n 181st,
20.1x117.9 to ws Tiebout av x20.1x118;
agmt that lien of mtg for \$6,500 be extended so as to cover above described
premises; May21; May22'13; Edw Goldschmidt, 307 W 76, with Annie Kimberly,
137 Hicks, Bklyn.

"Valentine av (11:3144), es, 192.8 n 181st,
20.1x117.6x20.1x117.9; ext of \$6,500 mtg to
May15'18 at 5%; May21; May22'13; Annie
Kimberly, Bklyn, with Edw Goldschmidt,
307 W 76.

"Valentine av, 2102 (11:3144); ext of \$3,-

307 W 76. nom "Valentine av, 2102 (11:3144); ext of \$3.-000 mtg to May17'18 at 5%; Apr28; May17 '13; Lawyers Mtg Co with Adolph & Minna

Kaulmann.

mVerio av (12:3395), es, 174.1 s 234th,
50x100; pr mtg \$1.000; Dec31'09; 4yrs or
demand; 6%; J K Haslam at Lewiston,
Me, to Saml T Turpin, NY; May20'13, 700

mWendover av, 540 (11:2928); ext of \$33,000 mtg to Sept17'17 at 5%; Apr30; May
22'13; Lawyers Mtg Co with Cunard Realnom

mWestchester av (\*), nws. 65 ne Glover, lots together in size 60x67.9x60x67.11; stoppel certfs; May9; May19'13; Chas W H Arnold to Title Guar & Trust Co, 176

3 lots together estoppel certfs; May9; May1913; Ch. H Arnold to Title Guar & Trust Co, 176 Bway.

"Wheeler av (\*), ws, 110 n Westchester av, 40x100; pr mtg \$22,000; Apr10; May 20'13; 3y6%; Mercury Realty Co to American Real Estate Co, 527 5 av. 5,000

"Wheeler av (\*), ws, 150 n Westchester av, 40x100; pr mtg \$21,500; Apr10; May 20'13; 3y6%; Mercury Realty Co to American Real Estate Co, 527 5 av. 5,500

"Wheeler av (\*), ws, 190 n Westchester av, two lots ea 40x100; two mtgs ea \$7,000; two pr mtgs \$20,000 ea; Apr10; May20'13; 3y6%; Mercury Realty Co to American Real Estate Co, 527 5 av. 14,000

"Wheeler av (\*), ws, 110 n Westchester av, 160x100; certf as to 4 mtgs aggregating \$24,500; Apr10; May20'13; Mercury Realty Co to American Real Estate Co.

mWillis av, 378, see 110th, 100-11 m, 200-11 h, 200-11 h, 200-11 av, 4431-5 (11:3048), certf as to payment of \$1,000 on alc of 2 mtgs for \$3,200 each; May16:13; Valentine Constn Co to Saml Bettman, 1950 Wash av.

mPlot (\*) begins 590 e White Plains rd at point 820 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; PM; pr mtg \$3,000; May15; May 16'13; due Nov15'20, 5½% Michl J McDonald to Emilie Weyrauch, 1883 Wallace av. 1,500