

NEW YORK, SEPTEMBER 20, 1913

OWNERS' OBJECTIONS TO BUILDING CODE

Cannot See the Need of Fire Towers For Office Buildings and Hotels — Reduction of Wood Trim Would Stop Construction of 12-Story Apartments.

THE objections which the Allied Real Estate Interests have raised to the amended building code that is now the subject of revision by the Building Committee of the Board of Aldermen for the most part break into new ground. Special importance attaches to the objections also because they express the views of the parties most directly affected by the new regulations, namely, the owners and builders.

From the brief which President Allan Robinson of the Allied Interests has submitted to Chairman Herbst of the committee it is learned that the opinion is held that the requirement in the amended code for tower stairways in office buildings and hotels is unnecessary. The floor spaces in such buildings are divided into so many small units by fireproof partitions that the spread of flames and smoke is prevented; and, besides, the number of persons usually occupying a given area in any building of either type is less than half the number to be found occupying a similar amount of space in a loft or factory building.

While it is not denied that tower stairways may be necessary for manufacturing buildings, it is said to be obvious that they should not be required for office buildings and hotels. The Herbst code specifies that "every building" more than one hundred feet in height shall have a tower stairway.

Required Number of Exits.

The number and width of stairways required in a building is to be determined from the number of persons occupying a floor computed on the basis of each full twenty-two inches of stairway, excepting that in any building where a system of automatic sprinklers is installed the number and width of stairways may be computed upon the basis of twenty-one persons for each twenty-two inches of width of stairway; and excepting that when horizontal exits are provided the number and width of required stairways for floor areas above the first floor may be diminished to a certain point on the basis of fifty persons for each twenty-two inches of width of horizontal exit.

The argument made against fire towers being demanded for office buildings and hotels, and outlined above, is also held by the Allied Interests to be applicable against this requirement for stairway widths. While the basis of computation might be on the safe side for factories, it would be absurd to make the same regulation apply to hotels and office buildings.

"It will further be noted that no allowance is made for elevators as exits. The popular agitation regarding fire exits and stairs has been brought about by conflagration and disasters in factories and industrial buildings, but no

fatalities due to fires in office buildings or hotels have occurred in buildings where the standard of the building has been up to or approximately near the present requirements of the code as to fireproofing.

"The higher average intelligence of the occupants of office buildings and hotels should be considered as against that of the occupants of manufacturing buildings and factories.

"The chief cause of disasters in factories has been due to panic and to the fact that the passages and spaces are obstructed or locked, whereas in hotels and offices halls and corridors are well defined and are always kept clear.

Elevators Should Be Considered.

"Elevators in these buildings should be considered as means of exit, particularly in view of the proposed amendment to the code, permitting not more than two elevators in one shaft. The testimony of fire-fighters has been that the majority of people escape from fireproof buildings by means of the elevators, and that the stairs are used only as the last resort and after most of the occupants of the building have fled.

"We have made some investigation along the line of the number of occupants in office buildings and find as follows: The average space per occupant in general offices is about 100 square feet, and in a number of cases even as low as 75 square feet per occupant without undue congestion. Mr. R. P. Bolton quotes a table in his book on elevators: Stock Brokers' Exchange firms, of 1 to 100 square feet; shipping, railroad and draughtsmen, 1 to 105; lawyers and small offices, 1 to 110; city departments, public offices and insurance offices, 1 to 115; banks and large corporations, 1 to 120; real estate and general business, 1 to 125.

"If the proposed clauses above mentioned should become law the effect would be ruinous to office buildings and hotels.

"We suggest that Sections 18 and 19 be amended by differentiating office buildings and hotels, that the number of stairways and their width for such buildings be based on entirely different figures from that of factories and other manufacturing buildings, and that elevators where not more than two in a shaft and are separated from stairways by fireproof partitions and doors, be considered in part at least as means of exits.

Fire Areas and Fire Walls.

"We further suggest that office buildings and hotels be divided into fire zones or areas of 7,500 square feet each, divided by fire walls; that openings in fire walls shall be equipped with automatic closing fire doors, and that one stairway be required for each zone area.

"This, we believe, would give fire protection to the occupants of hotels and office buildings greatly superior to anything proposed, and yet would not confiscate rentable space, and would require only a reasonable number of stairways in a building. The number of stairways in a building of great height, such as the Woolworth Building, might possibly have to be increased. This should be considered by your committee, but the general principle of fire zones with vertical stops makes a building fireproof and panic-proof and should be incorporated in the code. At the present time the new Factory Law requires just such vertical stops and fire zones in factory buildings."

Under the amended code no woodwork or other combustible material may be used in the construction of any fireproof building when it exceeds one hundred feet in height. The Allied Interests advise that this section (103) be changed to read as follows:

"No material which is combustible when finally installed shall be used in constructing any fireproof building, except that when the height of the building does not exceed 150 feet, wooden floors and their sleepers, and the grounds, bucks, nailing blocks, doors, window-frames and sashes with their jambs, trim and casings, kitchen and pantry dressers, shelving, wardrobes, ice boxes, floor base and wainscot and all wall moulding of non-fireproof material may be permitted, except that the total aggregate vertical section of wooden wainscot, chair rail and wood cornice shall not be greater than one-quarter the height of the room in which it is installed."

Will Increase Costs Excessively.

The reasons assigned for the proposed change are that the new code as drawn will increase the cost of buildings beyond all proportion to the benefits to be derived therefrom:

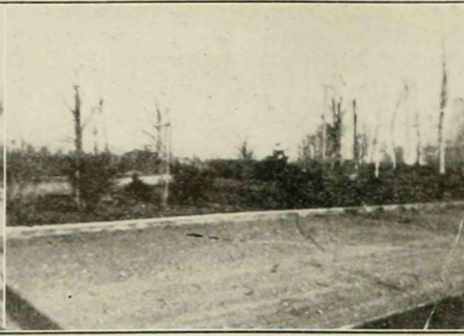
"As under the Tenement House Law a building may be erected to a height only one and one-half times the width of the street; the excess cost involved in building over 100 feet high would mean that very few, if any, twelve-story buildings would be built on avenues and corners, but that the owners would, instead, choose side street lots where they could build nine-story buildings to a height of 90 feet and come under the less stringent provisions.

"We believe it very desirable to have avenues and corners improved with buildings of this size rather than side streets, and any legislation tending to retard the improvement of avenue and corner lots would inevitably have the effect of reducing market values and in time assessed valuations throughout the city.

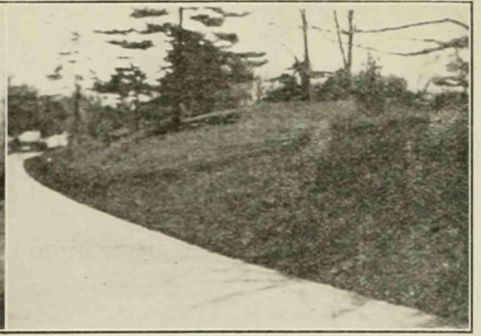
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WITHIN AN HOUR OF CITY HALL.



A GOOD BEGINNING.



READY AND WAITING FOR HOUSES.

NO VACANT LOT EYESORES IN GARDEN CITIES

Residential Parks Insure Pleasant Surroundings For Owners—How "Garden Cities" Can Best Be Laid Out—Development Companies Most Effective.

By R. T. McNAUGHTON.

WANTED.—By a man of moderate means, a comfortable seven-room cottage having all modern conveniences, on a quarter acre of land, with parklike surroundings and within easy walk of stores, school and churches, and not far from places where employment may be had.

WHETHER the above advertisement actually appeared in a city paper, it undoubtedly voices a wish of a large percentage of the human family in New York City to-day, varying only in the size and quality of the residence desired, and the owner's conception of how elegant and convenient a parklike residence suburb should be.

Granted that the condition of domestic life at the present day is on a much higher plane than ever before in the world's history and that the common comforts of every man's home are now such as only royalty could afford a few generations ago, yet the environment of most suburban homes leaves much to be desired. We are apparently reconciled to and regard as inevitable a distressing condition, which seems to grow out of the fact that neither civic laws nor public sentiment requires the owners of vacant plots of ground to improve their appearance in any way.

How strange that a people who demand so much of beauty and elegance in their public buildings, parks, boulevards, churches, theaters—all places for their infrequent and holiday enjoyment, are yet so careless about the surroundings and appearance of their homes where their daily life is passed and their children reared. One would think that if either must be neglected, the first and greatest care ought to be for the beauty of the home life. Without as well as within. Yet, however handsomely furnished, most men seem content to locate their homes on streets which make no pretense to beauty or even fitness for travel, and in the midst of vacant plots whose owners neglect them utterly, making no attempt to beautify them nor even to keep them free from noxious weeds, tin cans and rubbish.

So accustomed have we become to this state of things that some people are even inclined to belittle the value of

a thoroughly well improved and parklike street, or a well-kept and artistically planted lawn. In fact, the usual method in large cities of building up the streets with rows of cheap brick and wooden houses close to the sidewalk does not admit of a lawn at all, and people get the idea that it is necessary in congested city life to put up with these eyesores of ragged, dirty lots among their otherwise comfortable homes.

We are entitled to as much pleasure through our eyes as we are from the other senses. One would rather forego any other physical comfort than to be deprived of vision; and since it is the source of so much pleasure, offenses to the eye ought not to be tolerated.

The Vacant Lot Eyesore.

I argue, therefore, that the category of public nuisances which no individual has the right to inflict on suffering humanity ought to include such eyesores as the vacant lot usually is, and that no man or development company ought to lay out a residence suburb unless he is willing to provide not only for the convenience of the prospective residents as to transportation, good walks and roads, lights, mail and telephone service, and such modern conveniences, but also to make the place positively beautiful by a well designed scheme of landscape improvement. Streets should be planned with as much thought and care as the buildings, and all public ground not needed for actual traffic should be supplied with the adornments and conveniences of the parks.

Public demand and sentiment—the only force that really ever accomplishes re-

forms—is calling much louder than formerly for such improvements, and the developers find that it pays to cater to the public taste in this respect.

Residential real estate can no more be put up in slovenly packages than can any article of merchandise.

We are fortunate in these days that city development is being taken in hand to such an extent by the big developers, for they are not apt to undertake the improvement of large areas without careful planning and forethought, and are in position to make suitable restrictions so that the further development by individual purchasers shall be conducted along similar lines for the welfare of the whole community.

Practical Suggestions.

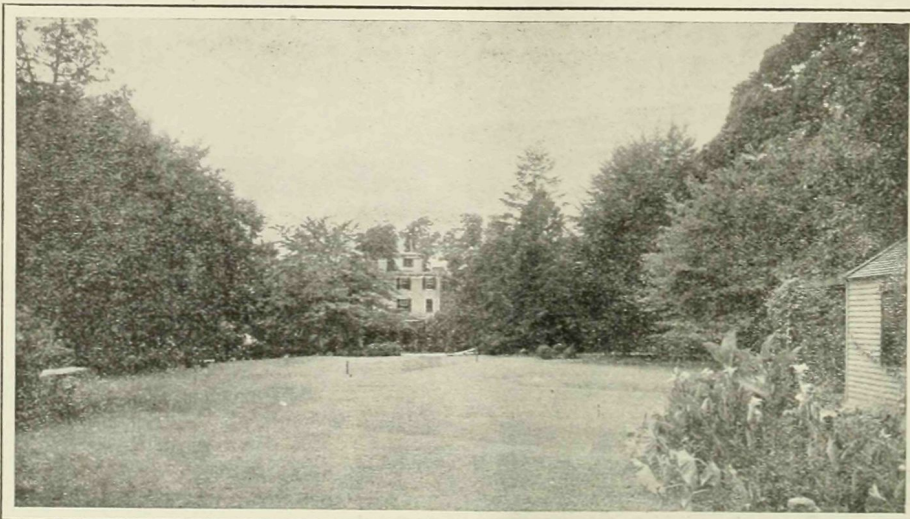
Having called attention to this need of improvement in existing conditions, let me make some suggestions.

The plan of any construction precedes the execution. In the building of a city, it is first constructed on paper in the engineer's offices, and after the plan is adopted, it is difficult to make changes. Here is the source of the excellent results often attained, and here also vital defects originate.

Beautify Public Squares.

Let it be remembered that the places to be most used and enjoyed are the streets and public squares, used daily, by all the people. Next in importance are the city parks and suburban resorts, visited occasionally. Therefore, for pleasure and comfort the daily avenues of travel ought to be beautified in every way consistent with their use as highways. Also economy will be served whenever the city can decorate with grass plots, trees, shrubbery, statues, fountains, public toilets, etc., the streets and squares which it already owns, so that they will take the place to some extent of large park areas which must be purchased and improved at great expense.

Then as to the direction, width and contour of streets. It is easy to lay out a city on the gridiron plan. Any draftsman who can draw a straight line, can



"OF COURSE THERE IS A CERTAIN PLEASURE FOR A MAN TO GO TO THE SUBURBS AND BUY A PLOT WHICH PLEASES HIM AND DEVELOP IT FROM THE GROUND UP."

plat sixty foot streets 200 feet apart, and avenues intersecting them at right angles every 800 feet; and this plan can be transferred to the ground providing it is level with almost equal facility, but such a plan, however suitable, let us say to Flatbush, is quite out of the character for the rolling or even hilly land of The Bronx, Richmond and the north part of Queens boroughs in New York City.

Curve the Streets.

Whether we consider the streets as to the facility offered for ease of travel over them, or for economy of construction and repair, or as to providing house sites with the minimum of grading and the utmost suitability of location—from any of these view points it is far better to curve the streets around among the hills, than to cut straight through them.

It may cost a trifle more for engineering and a little more to construct sidewalks and curbs, than where they are straight, but the cost of grading and of road construction and repair are much less, and the resultant effect in using the

same advantages, better supplied all ready for their use, by those who make a business of it.

The Man Next Door.

Of course there is a certain pleasure for a man to go to the suburbs or the country and buy a plot of land which pleases him, and develop it "from the ground up" in a manner which suits his taste and purse, and erect buildings which represent his ideals in home life, but in that case he must not expect that the farmer who sold him his site will be bound to use or sell the adjoining land for similar residences, or indeed with any restrictions at all, and he may find that in the future his pleasant home will be surrounded with all sorts of undesirable things.

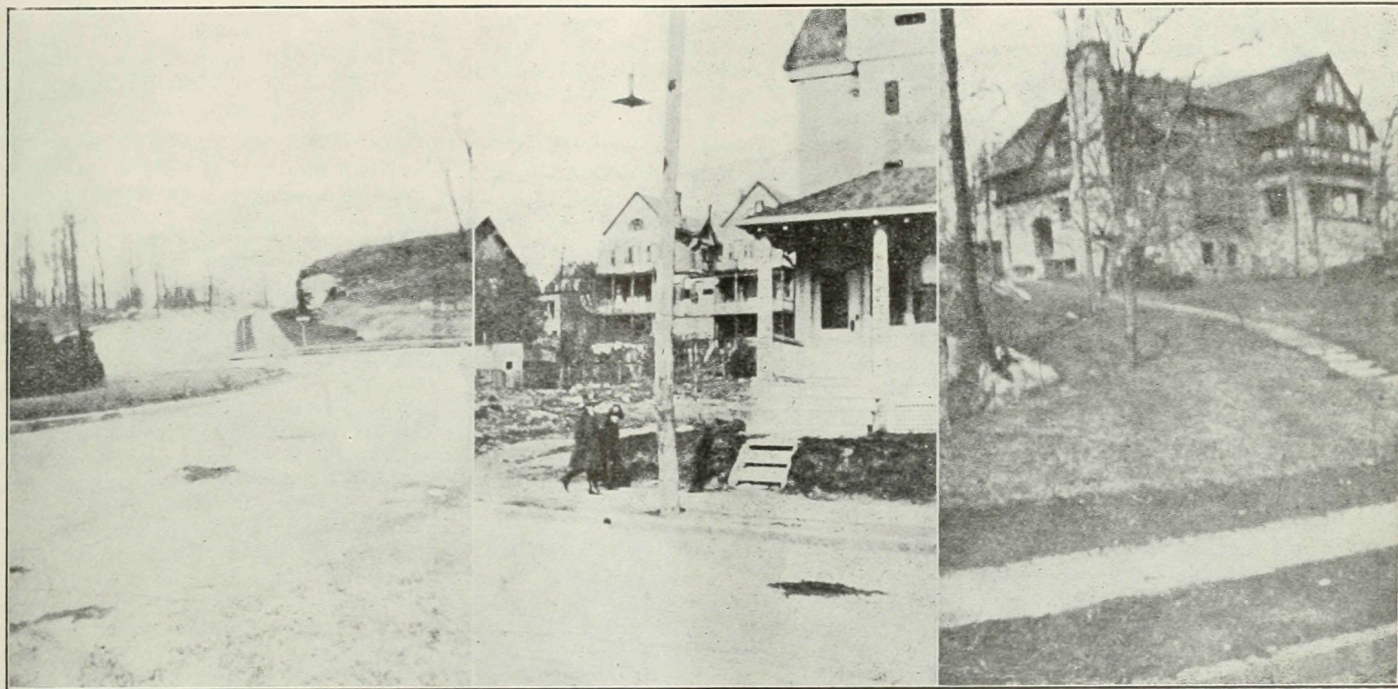
The "garden city" mode of living is ideally correct and will be increasingly popular, but it must be remembered that its construction down to the point where it is ready for use by the householder involves as much genius in planning, systematic cooperation of professional skill, and expenditure of time and money

nuity, effort and good taste which furnishes our dwelling rooms in elegance, and clothes our bodies in graceful and artistic garments, contrive to provide beautiful surroundings for our houses?

And I reply that there is no good reason why our residence streets may not present the appearance of the avenues of a park lined with pretty homes, if only we will demand it. One great modern factor that is making this possible is electric transportation, which is constantly pushing out the accessible suburbs of every large city. Another factor is the telephone, which transacts so much of our business nowadays. Still another is the improving mail service, which will continue to improve, so that the former necessity that men should be physically near together to do business, is becoming less urgent.

Supplanting Old Methods.

Another condition which makes the garden city seem possible is the existence and agency of the large development companies who are supplanting to such an extent the old method of lot sales and



A CURVED STREET.

NON-RESIDENT OWNERS DON'T CARE.

NEGLECTED GROUNDS.

street and in the comfort of those living on it, is infinitely more satisfactory.

Whatever plan seems wisest, if the city authorities have passed on its adoption, the next question is how and by whom it shall be carried into effect, and it seems to me that suburban improvement by large well equipped developers is the most practical way for the individual to secure the benefits which come from co-operation.

This Is Not a Practical Way.

The plan which is sometimes proposed for a company of men to associate together and "save for themselves the profits of the real estate speculator," by purchasing a plot of a few acres and improving and dividing it between them for their residence, is not practical and defeats its own purpose if they desire the facilities mentioned; for if they simply make the purchase and divide up, leaving each one to improve for himself, they fail to get proper coordinate development, and the assurance of improvements throughout the whole tract. Or, if they do employ one of their own number or an outside contractor to build roads, sidewalks, plant trees, shrubbery, flowers and lawns, put in water, lighting and sewerage, they will find that they have assumed much responsibility and annoyance, and will in the end expend fully as much or more for what they get, than they would pay for the

as any other huge undertaking, and can only be properly accomplished under one plan and management.

Selecting the Site.

The selection of a proper site for a garden city suburb is highly important, and should possess the qualities of high healthy location, good soil, somewhat rolling ground, and good transportation to the larger city to which it is tributary. Every one appreciates the beauty of the country, yet all deplore the loneliness of the isolated farmer, and similarly we see the advantages of city and social life, but regret that it must be accompanied by such congestion, with its attendant noise and other evils.

A Golden Mean Is Feasible.

While these extremes must always exist to some extent, the golden mean is desirable and feasible, and it is evident that a large percentage of city workers might live in suburban villages, and in some degree their means of livelihood might also be transferred there, for many manufacturers and merchants would find themselves better off in these days of rapid electric transportation, if located under proper conditions in the suburbs instead of the centers of population.

Why, oh, why is it reserved for the few of great wealth to have their abodes in a park? Why cannot the same inge-

house construction. Let them ascertain that people want to live in less congested conditions, and that there is a market for their wares, and there will spring up here and there in the remoter parts of the city new residential tracts, comprising several hundred acres, planned from the beginning with the skill of the engineer, the landscape gardener and architect, and providing a model residential town with not only rapid transit to transport its occupants to the central borough but, what is of equal or greater importance, also providing stores, schools, churches, amusements, gardens and even factories to induce them to live a sane and simple life away from it.

Central Station Current for Brooklyn Post Office.

The Edison Electric Illuminating Company of Brooklyn has contracted with the U. S. Government to furnish light, heat and power for the Brooklyn Post Office, in which an isolated plant has been operated. The building is equipped with two 50-kilowatt and one 75-kilowatt generators, direct-connected to standard upright automatic engines, and two 12-inch by 20-inch duplex steam-driven air compressors, and one 14-inch by 18-inch duplex air compressor.

This is the first post office in the United States to abandon a private plant in favor of central station service.

REAL ESTATE BROKERS AT ROCHESTER

Doings at Three Conventions—Coming to New York City Next Year—W. H. Moffitt Chosen President.

Rochester.—This city has this week been the mecca of real estate agents and brokers. Three organizations held conventions, namely, the Real Estate Association of the State of New York, the Farm Brokers' Association of the State of New York, and the Associated Official Examiners of Titles in the State of New York.

The first of the three conventions was the quarterly meeting of the Farm Brokers' Association, which convened at the Powers Hotel, Tuesday afternoon. President W. Jay Russell, of Ogdensburg, called the meeting to order, with about thirty members present.

Chairman O. C. Wolcott, of Rochester, for the committee on arbitration, reported that no disputes had arisen between members or between members and their clients.

W. H. Hazard, of Salamanca, chairman of the press committee, reported on the various activities of the association in its work for advertising the high quality of New York farms and the special opportunities for agriculturists in this State. The committee reported that it is considering several projects for work in connection with the State Department of Agriculture, which is anxious to overcome the old impression that New York is a State of abandoned farms.

Charles C. Grein, of Buffalo, chairman of the committee on legislation, called attention to the law now in effect which makes illegal the sale of real estate by the use of puzzles and other schemes which lead ignorant investors to believe that they are getting something for nothing, although the cash investment required of farmers is more than the value of the property sold. The speaker advocated the enactment of laws which are in effect a modification of the "Blue Sky" laws of Kansas and other Western States, and which confine operations to persons and methods of business that have been proved by a public commission.

L. D. Woodworth, of Rochester, chairman of the committee on special advertising, urged the members to lay a foundation for the extensive publicity through general periodicals which is being made at the expense of the association, by letting the public know that their offices are the local organs of the association. The speaker was of the opinion that some of the offices were not taking full advantage of the large resources of an organization which has restricted its membership so closely.

Owing to the four meetings per year which the association is holding in various parts of the State, the members are becoming better acquainted with each other's listings, and the co-operation extended in exchanging business has attained much purpose.

At four o'clock the members started on an inspection trip through Irondequoit, Greece and the towns in the western part of the county, and they covered about sixty miles before returning to their hotels for dinner at seven o'clock.

The Real Estate Association of the State of New York opened its tenth annual convention Wednesday morning in

the Powers Hotel, at which President Charles F. Garfield of Rochester presided. In the afternoon the Associated Official Examiners of Title in the State of New York convened for a two-day session also, and on Wednesday evening at 6:30 o'clock the real estate men and the official examiners met jointly at a dinner. The two associations took a trip in autos about the city Thursday afternoon, visiting Oak Hill Country Club and remaining for luncheon and inspecting the Industrial Exhibition.

Topics at the Banquet.

President Garfield was toastmaster at the dinner on Wednesday evening and called upon several members, who gave reports and read papers. Edward N. Breitung of Marquette discussed "Farm Credits." Roland B. Woodward, secretary of the Chamber of Commerce, spoke on "Real Estate Interests." Allen Robinson of New York City had "The Real Estate Owner as a Citizen" as the title of his talk, and Joseph P. Day, of New York also, spoke on "Real Estate as a Quick Asset."

The Wednesday afternoon session opened with an address of welcome by Mayor Hiram H. Edgerton, and the program included reports on the progress of the association. Secretary L. D. Woodworth of Rochester and B. F. Fellows of Syracuse reported, as did William H. Emery of Rochester, who gave a ten-minute talk on "Membership and Local Organization." D. E. French of Auburn spoke on "Finance and Audit."

Will Meet Here Next Year.

Following the committee reports at the final session on Thursday morning, presented by C. C. Grein of Buffalo, George A. Coleman of Poughkeepsie, Fred N. Van Patten of Syracuse, J. H. Fort of Oneida, W. T. Atwater of Buffalo, L. D. Woodworth of Rochester, F. M. Parke of Buffalo and W. J. Russell of Ogdensburg, the election of officers for the ensuing year was held. The meeting was attended by nearly all of the 179 members of the associations. New York City was selected for the place of the eleventh annual convention next year.

Moffitt Chosen President.

Officers were elected as follows: President, William H. Moffitt of New York; vice-presidents, first, T. J. Overture of Buffalo, second, M. B. Burns of Ithaca, third, L. B. Woodworth of Rochester; secretary, Joseph A. Moore of Islip, L. I.; treasurer, E. C. Clark of Utica. The executive committee was named by the retiring president as follows: Messrs. Hart of Syracuse, Felleck of Binghamton, and Russell of Ogdensburg.

Sales of Tax Liens.

The sale of the liens for unpaid taxes, assessments and water rents for the Borough of Manhattan, as to liens remaining unsold at the termination of the sale of September 4, 1913, has been continued to Thursday, October 9, at two P. M., pursuant to Section 1028 of the Greater New York Charter, and will be continued at that time in the Aldermanic Chamber, City Hall.

The sale of the liens for unpaid taxes, assessments and water rents for the Borough of the Bronx, as to liens remaining unsold at the termination of the sale of December 16, 1912, January 6, January 27, February 17, March 10, March 31, April 21, May 12, June 9, June 23, July 7, July 21, August 18 and August 25, 1913, has been continued to Monday, September 22, at two P. M., on the fourth floor of the Bergen Building, corner of Arthur and Tremont avenues, Borough of the Bronx.

The sale of the liens for unpaid taxes, assessments and water rents for the Borough of Queens, Second Ward, as to liens remaining unsold at the termination of the sales of October 29, November 19, December 10 and 31, 1912, January 21, February 11, March 4, March 25, April 15, May 6, May 27, June 17, July 22 and August 25, 1913, has been continued to Monday, September 29, at ten A. M., in the Arrears Office, third floor, Municipal Building, Court House Square, Long Island City.

TRADE PRESS CONVENTION.

Still in Session at the Astor, in the Interest of General Business Promotion.

A convention of inspiring and elevating character for men having to do with the trade press is still in session at this writing at the Hotel Astor. It is the Federation of Trade Press Associations of the United States that is there assembled, and its theme is business promotion through trade press efficiency. A program of singular merit had been prepared, one which brought to the platform in set speeches, or to the floor in earnest debate, some of the foremost publishers and advertising authorities of the country. Horace M. Swetland, publisher of The Automobile and other papers, was the presiding officer.

There was an editorial symposium on Thursday, led by the editor of the Iron Age, Mr. Findley, and participated in by Mr. Baker of the Engineering News, Mr. McQuiston of the Westinghouse companies, Mr. Gress of the American Printer, and others, who discussed questions of a highly interesting nature to newspaperdom.

On Friday afternoon there was a mass meeting, to which admission was by ticket, in order not to overcrowd the hall; and on this occasion addresses were made by Dr. Talcott Williams of Columbia University, Frank A. Parsons of the New York School of Fine and Applied Arts, William M. Ingersoll of the Advertising Men's League, Richard H. Waldo, president of the Quoin Club, and Prof. Walter Dill Scott of Northwestern University.

A circulation symposium and an advertising symposium were other features of a unique and very instructive convention which was attended by many manufacturers and sales managers of this and other cities because of their interest in the general movement for business promotion through trade press efficiency. On Friday evening there was a banquet in the north ballroom of the Hotel Astor.

They Want a New Station.

Members of the Jamaica Citizens' Association appeared before Commissioners Eustis and Williams at the Public Service Commission office in an effort to have the Long Island Railroad construct another station in Jamaica. The spot selected by the Jamaica people is on South street on the Old Southern or Rockaway division of the road. John J. Bliss is president of the association.

AN EXPERT ON REAL ESTATE ASSESSMENTS

J. H. Ehrehart Argues Before the State Board of Equalization That Realty Here Is Taxed on Only 85 Per Cent. of Its Value — Gross Undervaluation in Up-State Cities.

AN INTERESTING discussion arose at a hearing held on Thursday of this week in Albany by the State Board of Equalization. It turned upon the question whether or not real estate in New York City, as well as in other cities of the State, is under-assessed for the purpose of taxation. Mr. J. H. Ehrehart, representing several corporations which pay large sums in special franchise taxes, argued that real estate in this city is assessed at not more than 85 per cent. of market value, while President Lawson Purdy, of the New York City Tax Department, contended that the assessments here stand at 100 per cent., in accordance with law.

Mr. Ehrehart's aim, of course, is to bring about a reduction in the tax levied upon his clients. He may do this either by convincing the State Board of Equalization that the special franchise assessments are above market value, or by proving that the real estate assessments are below market value. He has chosen the latter alternative. If he succeeds, the board will reduce the special franchise assessments in each tax community to a parity with the under-valued real estate assessments found to exist there.

A table submitted by Mr. Ehrehart to the board is printed below. It represents an immense amount of research, and was supported by a mass of detail

in the way of records of appraisals and sales. Mr. Ehrehart has examined the unpublished mortgage appraisals filed by insurance companies, title companies, savings banks and other lending institutions with the State Insurance and Banking Departments, in addition to using the published records of sales, mortgages and other transactions accessible in well equipped real estate offices.

His conclusions are, therefore, worthy of serious attention. To disprove them it is necessary to challenge the validity of the use he makes of official records. For example, how far are the mortgage appraisals of savings banks and insurance companies to be accepted as indications of market value, compared with foreclosure sales, executors' sales and other similar public transactions? Mr. Ehrehart shows his good faith by asking the real estate exchanges throughout the State to test his figures with a view to arriving at the nearest possible approach to market value assessments.

The Record and Guide would urge the real estate exchanges of the State to act upon Mr. Ehrehart's suggestion for two important reasons: In the first place, the exchanges would thereby perform a valuable public service which no other groups of citizens would be equally well fitted to undertake. The average investor, whose support is needed by the real estate market, is generally not the

man who is benefited by inequalities in assessments. Each exchange should work out a consensus of opinion among its own members as to what the local market values are for the purpose of taxation, and should see that the assessment rolls are free from inequalities due to incompetence or graft. Less money would then have to be spent at Albany in equalizing State assessments of the different tax communities.

In the second place, such a study of the local real estate assessments would tend to develop appraising into a science. At present it is exceptional to find any two appraisers agreeing as to the value of a piece of real estate. The principles underlying values are numerous and complex, and brokers have not worked out any generally accepted scheme for applying them in concrete cases. For example, some brokers, in valuing improved real estate, make allowance for a sinking fund, which perhaps the majority do not. It is desirable on many accounts that some fairly uniform practice should be developed in the business of appraising.

Just now we have only one further comment to make on Mr. Ehrehart's table, which is that the tax comparison between cities in New York State and in other States is not valid, because of important differences in the tax laws.

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COMPARISON OF AREAS AND TAX VALUES IN THE CITIES OF NEW YORK STATE.

Cities	Area in Acres.	Total Real Estate Assessment	Personal Assessment	Special Franchise Assessment	Area in Sq. Ft. per Inhabitant.	Real Estate Assessment per Inhabitant.	Personal Assessment per Inhabitant.	Special Franchise Assessment per Inhabitant.	Population.	Percent- age of Assess- ment.	Full Value per Inhabitant.	
New York	209,218	\$7,861,898,890	\$342,963,540	\$454,464,600	1,831	\$1,575	\$70	\$91	4,978,000	85	\$1,855	
Manhattan Borough	14,038	5,035,484,413	281,467,122	305,316,400	254	2,094	117	127	2,405,000	...	...
Brooklyn	49,680	1,674,742,429	48,753,985	103,975,100	1,266	976	29	61	1,710,000	...	...
Bronx	26,017	616,521,378	4,595,198	25,611,100	2,411	1,312	9.74	54	470,000	...	...
Queens	82,883	456,750,539	6,396,750	16,891,500	11,837	1,498	23	55	305,000	...	...
Richmond	36,600	78,399,151	1,750,485	2,650,500	18,117	891	20	30	88,000	...	...
Buffalo	26,983	318,491,205	6,905,000	26,007,700	2,671	724	15	59	440,000	66	1,100	
Rochester	14,000	179,530,785	7,922,000	16,802,300	2,643	781	34	73	230,000	71	1,100	
Syracuse	11,083	131,947,052	5,045,053	8,013,000	3,400	929	36	56	142,000	82	1,120	
Albany	10,667	90,723,565	5,112,650	7,679,650	4,330	894	50	76	101,500	85	1,050	
Yonkers	7,016	89,041,417	2,862,100	3,325,650	3,568	1,033	33	39	86,200	81	1,275	
Utica	7,424	39,597,009	4,973,450	3,851,850	4,146	500	64	49	78,000	63	800	
Troy	7,308	56,665,219	2,375,321	4,850,300	3,567	736	31	63	77,000	90	820	
Schenectady	5,081	51,057,142	2,698,850	2,863,400	2,951	681	36	38	75,000	78	875	
Binghamton	5,711	30,081,719	1,578,250	1,556,800	5,026	608	32	31	49,500	81	750	
Elmira	22,775	21,007,722	1,616,650	1,650,150	26,455	560	43	44	37,500	75	750	
Auburn	5,070	20,293,696	840,553	968,600	6,221	573	24	27	35,500	77	745	
Amsterdam	1,437	12,803,110	363,700	503,350	1,180	384	11	15	33,300	60	640	
Jamestown	4,364	15,573,621	481,050	779,800	5,761	472	15	24	33,000	67	705	
Mt. Vernon	...	38,131,893	74,485	2,143,875	...	1,159	...	2.27	65	32,900	85	1,360
Niagara Falls	6,970	32,074,945	329,000	2,008,700	9,256	107	10	64	32,800	65	1,500	
New Rochelle	12,885	37,556,801	371,135	2,096,175	4,226	1,185	12	66	31,700	85	1,395	
Poughkeepsie	1,725	21,570,765	921,650	1,614,150	2,591	744	32	56	29,000	62	910	
Newburgh	2,307	11,413,377	539,800	653,325	3,564	405	19	23	28,200	80	680	
Watertown	3,237	14,530,055	1,205,600	636,600	5,090	525	44	23	27,700	68	775	
Kingston	4,377	11,867,335	326,700	754,375	7,277	452	13	29	26,200	70	650	
Cohoes	2,600	12,193,956	426,450	674,800	4,548	490	16	26	24,900	82	600	
Oswego	5,088	11,017,824	1,429,258	875,650	9,391	471	61	33	23,400	75	630	
Gloversville	2,694	7,884,275	453,775	487,900	5,588	378	22	23	21,000	57	660	
Rome	2,368	8,374,933	28,800	540,800	5,429	343	...	1.33	19,000	50	685	
Lockport	5,052	10,360,822	78,500	834,350	12,035	566	...	4.29	18,300	64	890	
Dunkirk	3,270	8,977,132	111,830	670,015	7,784	491	...	6.11	18,300	70	700	
Ogdensburg	...	5,324,220	714,050	231,000	...	321	43	14	16,600	60	540	
Glens Falls	2,745	6,097,200	192,500	410,100	7,568	386	12	26	15,800	55	700	
Middletown	2,200	6,588,017	260,900	308,225	6,183	425	17	20	15,500	61	700	
Lackawanna	4,691	6,595,428	250	522,700	13,183	426	...	0.16	15,500	61	700	
Watervliet	931	5,425,547	55,000	729,975	2,668	357	...	3.62	15,200	67	535	
Ithaca	2,940	9,126,460	764,950	581,400	8,547	604	51	39	15,100	80	755	
Olean	...	6,622,265	1,990,479	455,150	...	441	133	30	15,000	70	630	
Corning	1,792	9,658,260	450,000	477,750	5,459	675	31	33	14,300	85	795	
Hornell	1,536	6,317,605	315,250	373,500	4,779	451	22	27	14,000	70	645	
Geneva	3,400	809,171	913,700	417,800	11,480	601	71	32	12,900	67	900	
Little Falls	1,345	4,635,185	98,800	297,100	4,650	367	8	24	12,600	53	690	
North Tonawanda	5,760	8,454,845	358,600	725,200	20,073	676	29	58	12,500	61	1,110	
Cortland	2,590	8,307,198	131,350	268,600	15,275	698	11	23	11,900	78	900	
Plattsburgh	3,000	3,421,647	106,800	126,300	11,170	292	...	9.13	11,700	45	650	
Hudson	...	4,912,102	470,907	199,029	...	420	40	16	11,700	65	650	
Fulton	1,200	5,296,147	93,070	171,700	4,752	481	...	8.45	11,000	69	700	
Rensselaer	1,303	5,599,560	...	1,027,950	5,160	509	...	93	11,000	73	700	
Johnstown	2,200	3,710,011	166,950	258,850	9,127	353	16	25	10,500	63	560	
Oneonta	2,589	5,160,926	144,800	367,800	11,278	516	14	37	10,000	78	660	
Port Jervis	1,700	2,122,760	15,450	290,400	7,714	221	...	1.61	9,600	42	530	
Tonawanda	1,981	4,580,870	29,300	431,900	10,152	539	...	3.45	8,500	54	1,000	
Canandaigua	2,800	4,381,750	174,202	231,830	16,700	600	24	33	7,300	61	985	
Boston, Mass.	30,080	1,186,432,200	295,347,514	...	1,820	1,648	...	...	720,000	90	1,830
Newark, N. J.	15,040	303,667,111	80,197,071	...	1,790	830	...	...	366,000	82	1,065
Cincinnati, O.	44,608	375,065,860	150,761,090	...	4,882	943	...	...	398,000	80	1,180
Providence, R. I.	11,680	199,193,440	113,870,420	...	2,231	874	...	...	228,000	80	1,095
Cleveland, O.	23,152	620,510,450	280,202,075	...	2,319	1,032	...	...	601,000	83	1,245

FOLLOW THE AUCTIONS.

How Young Men With Small Capital Can Make Money in City Real Estate.

The Record and Guide has asked me a question that has been thrown at me in so many ways that I am going to answer it definitely and completely right here—"Is it true that investing in New York City real estate has become impossible for a man of ordinary means and must he really seek opportunities elsewhere?"

The answer is "Positively no!"

Time and again I have gone on auction stands and sold property right in New York City at prices so far below their value that the buyers were bound to make money.

An auction sale is usually a matter of necessity—the owners must sell for some important reason, and they will take prices that they would not accept at private sale.

I am going to illustrate the possibilities of real estate investment by two examples:

There was a clever young fellow at the Morris Park auction sale who bought a choice plot and resold it before he took title—for a profit. That was only one of several such instances.

At a sale I recently held at Terrace Garden I sold a number of little farms at Rosedale, L. I., right in New York City. A young electrician named A. Greenblatt bought two little farms at \$325 each. Three days after the auction sale my own men sold the rest of the plots that were left right near Greenblatt for \$400 each and sold them at the rate of twenty on a single Saturday afternoon. To my own knowledge Greenblatt was offered \$100 profit before he took title, and his sole investment at the time was 10 per cent. of the auction price, or \$65. He refused to take the \$100 offered, and I believe he made a sensible decision.

JOSEPH P. DAY.

The Fourth Avenue Subway.

"Putting the Fourth avenue subway in operation as far as 46th street at this time would be like trying to use a hall bedroom on the second floor of a house before the first floor was built," says Travis H. Whitney, secretary of the Public Service Commission. "The subway is completed as far as that point, but since the adoption of the dual system plan, which included the 38th street cut, it has been found that the entire station at 38th street would have to be reconstructed. There are engineering difficulties in this work which make it impossible to carry out while trains are in operation. If trains were to be run to the end of the present line at 46th street we could not make the connection with the Bensonhurst-Coney Island line without discontinuing service for about fifteen or eighteen months. If the people in South Brooklyn insist on immediate operation they will hold up all the rest of the system."

B. R. T. To Build 38th Street Line.

The 38th street subway-elevated line, which will connect the Fourth avenue subway with the West End, Sea Beach and Culver lines, will be constructed by the Brooklyn Rapid Transit Company for the city at last. The Public Service Commission this week authorized the New York Municipal Railroad Company, the B. R. T. subsidiary, to execute contracts. A feature of the agreement reached is that the company itself will undertake the work and be directly responsible for all the conditions imposed, one of which is that the work must be completed within eighteen months from the date the contracts are signed. The company is empowered un-

der the agreement to sublet the construction work, but there will be no chance of pushing responsibility on small contractors.

This 38th street line is regarded as one of the most important links in the Brooklyn railway system as planned. It will begin underground, below the Fourth avenue subway, at Fourth avenue, and will run above ground to Tenth avenue.

At Ninth avenue there will be a transfer station, where passengers change for the West End and Sea Beach lines and the Culver line, which run through New Utrecht and Tenth avenues, respectively, and which will be elevated when the details of the rapid transit scheme are worked out. While no official estimate of the cost of this 38th street connecting line is given, Commissioner Williams says it will cost several millions of dollars.

Cemetery Corporations Assailed.

Representatives of twelve civic organizations, whose members own property in the vicinity of cemeteries in the Borough of Queens, met Monday night at the Second Ward Democratic Club, Maspeth, and appointed a committee with a view to obtaining legislation to compel the cemetery corporations to bear a just share of the burden of assessments for improvements.

"Cemeteries were originally exempted from taxation," said Harry S. O'Neil, of Jamaica, "because in years gone by they were real charitable organizations. But they have now developed into nothing but pure money-making propositions. In the old days the idea of the cemetery corporation paying dividends was never taken into consideration. It is almost beyond conception what income some of them yield to stockholders."

"There are many people who do not understand the latitude enjoyed by the cemetery corporations. In none of them is an outright deed ever given. At an order from the governing boards every body in the cemeteries could be ordered removed, and the corporations sell the property, as they did a number of years ago in a cemetery on the corner of Hudson and Leroy streets, Manhattan."

Bronx Post Office Site.

The last \$60,000 of the appropriation of \$285,000 for the purchase of site for a post office in the Bronx has been voted by Congress. The site provided for by the appropriation covers twenty city blocks on Mott avenue, between 149th and 150th streets. Congressman Goulden has favored this site because of its proximity to the site proposed for the terminal of the New York Central at 149th street and Mott avenue, which will make the transfer of mails from the trains to the post office easy. In the same neighborhood it has also been proposed to erect a new borough hall.

PRESENT OPPORTUNITIES.

R. M. Hurd Says This Is a Good Time for Small Capitalists to Invest.

Richard M. Hurd, president of the Lawyers' Mortgage Company, says the present is a good time for persons with small capital to make investments in real estate.

Mr. Hurd had been asked what opportunities New York City real estate still held for young men of small means. His answer was in part:

"While the centrally located properties are in such large units that they cannot be purchased by men of moderate means, unless they co-operate in a corporation, there are many small properties which can be bought with a small cash payment. During such a period of dull times as we are now having many owners are forced for one reason or another to lose their properties, and the mortgagees who foreclose are usually willing to sell the property at the amount of the mortgage, plus the cost of foreclosure. This means that many good properties can be bought for about 75 per cent. of what they were formerly appraised at.

"If we stop to consider that New York increases in population at the rate of about 150,000 per annum and that the newcomers must be housed and provided with business quarters, it will be seen that there is a solid underlying basis for New York City real estate which cannot disappear. It is true that utilities and land values shift and that many buildings have to be made over for new uses; but it is highly probable that there is a legitimate field for active young men who will put some study on the matter of real estate opportunities, the management of properties, income possibilities, etc., to make very satisfactory profits during the next few years."

Eastern Parkway Extension.

In the latest plan for the extension of Eastern Parkway through Cypress Hills and Mount Carmel cemeteries the city has provided for a considerable expenditure of funds in order to meet the views of the cemetery directors. The road sweeps in broad curves through the cemeteries and is carried across in places on ornamental bridges and viaducts in order to permit the cemetery roads to pass beneath it and thus prevent any interference with funerals by the speeding automobile traffic.

As soon as the Board of Estimate approves, the road can be placed on the city map, and the next step will be the appointment of condemnation commissioners to determine the price which the cemetery corporations are to receive for their land.

—The Board of Estimate has taken an option on the land necessary for the proposed East River Park.



COMMUNITY BUILDING FOR THE HUNT'S POINT SECTION.

An unusual type of building, intended as a center of social life. Contains a theatre, lodge and assembly rooms, a restaurant and a number of shops. It stands at the corner of Southern Boulevard and 163d street and was erected by James F. Meehan.

BUILDING MANAGEMENT

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

FINANCING LARGE BUILDINGS.

Various Plans Explained—Real Estate Bonds in Small Denominations.*

By S. S. THORPE.

IF you have money of your own to buy what you please, that is the ideal way to handle real estate; but where you have not, the following methods may be suggested:

In the first place, we must know and have in mind that there are three prominent factors in the handling of money matters and commodities. I would say that they are all of about the same importance. The first one is the opportunity, the second is the capacity or ability to manage, direct and bring things to pass, and the third is the money to help the operation. The opportunity alone is of no value, and a man's ability is of no value unless he has an opportunity, and the money itself is of no use if you do not have either of the other two, viz., the ability or the opportunity. So, having these three things in mind, real estate transactions can be managed if these three things are brought together.

A good real estate man who is wide awake and studies the situation knows when he has an opportunity. He should study the situation carefully with reference to the growth of the city, or to some special improvement or advantage that will help a situation, such as a new depot, a railroad, a park or a manufacturing industry; all of these help to create opportunities.

Presenting an opportunity and submitting a plan or scheme for development, showing how it is to be handled, the class of tenant to be secured, and how a demand can be created, implies not only the opportunity but also the ability and capacity. With these things in hand real estate men can appeal to men who have money but who very often do not have the capacity, time or opportunity to use it.

Plans Must Fit the Premises.

To finance larger buildings there are many plans; plans to fit the properties and to fit the situation. Quite a common method is to submit an application for a loan to some of the life insurance or trust companies, giving the value of your land and the probable cost of the building, and securing a building loan for from 50 per cent. to 60 per cent. of the actual value of the land and building. Larger loans than this can be obtained in Eastern cities. These funds will be used during the construction of the building.

The balance of the amount, say 40 per cent., must be furnished by the owner of the property. The owner is often assisted by the contractor or material men carrying part of the 40 per cent., or the owner frequently issues a second mortgage bond which he sells to the best advantage that he can or uses as part payment to the contractor and material men. No one should attempt to build buildings without knowing where the money is coming from to carry him through with the proposition. The time is past when you can borrow money

from any reputable concern for the value of the land and building, and then some more; and it only means disaster to the man and the city to attempt such an operation.

In our American cities it should be possible to take a first-class business property, improve it, and show rentals and an income that would justify a bond issue for from 75 per cent. to 80 per cent. of the actual value. These bonds could be issued in small denominations and sold to the people of that city, to mature annually over a period of years. This would give small holders an opportunity to invest and be secured by the city's best property. It also ought to be possible and practicable to bond a property for the full cost in a series of bonds maturing during a period of twenty years and give the purchaser of such bonds shares of common stock which would represent the equity in the property, and the operating company to be rewarded according to the enhancement and the success of the property to the same extent as the bondholder.

This plan not only gives a small holder an interest-bearing security of a city's best property, but the opportunity for a profit in the increased value of the property. He would be proud to be a part owner of a business property and a booster for it and its tenants, the control remaining in the operating company whose only profit would be made on the equity. The so-called "unit" ownership plan which gives a small holder or investor a fraction of the "fee" of a property has been offered in a limited way, but its final working out has not as yet been determined—as to how successful it will be.

Investment in Real Estate Bonds.

It might be well for this association to agitate in our different States the securing of laws that would allow savings banks, trust companies, trust funds and estates to invest in real estate bonds secured on improved properties for a large percentage of the actual value. It might be easily argued that real estate bonds of this kind would be safer and more profitable for small investors than other channels that are open for small means.

Another thing, it would be safer in financing large properties to be able to issue bonds extending over a period of from one to twenty years than to be at the mercy of the insurance companies who do not commonly loan for a period longer than five years, making it necessary to renew at short intervals at some expense. Short-time loans can be called during a tight money market and do harm to a really good property and its owners.

How One Building Was Financed.

The writer knows of a very large office building just now being constructed and financed as follows: A first mortgage of 50 per cent. to an insurance company and of a second mortgage bond issue of 50 per cent. This second mortgage bond issue is guaranteed by a railroad and bank and matures over a period of twenty years. This building fully expects to pay all of the carrying charges and second mortgage bonds from the earnings of the property and it no doubt will do so.

It is an interesting fact to note that

a business property rented for a term of twenty years to pay 6 per cent. on the actual value of the land and 8 per cent. on actual cost of the building, net of all taxes and insurance, will pay itself out and leave the building free and fully paid for, besides paying 5 per cent. annually on its cost. That is, receiving 8 per cent. on the cost of a building and paying 5 per cent. on its cost allows 3 per cent. per annum for a twenty-year lease, or 60 per cent. of its cost. This 60 per cent. as it is paid in is again put out at 5 per cent. during the twenty years and will give 40 per cent. more, or the full 100 per cent. of the original cost of a building.

If a real estate agent can show the opportunity and has the ability to manage and direct the policy of a property, securing a tenant or tenants to occupy the property, it should be possible to finance a building on such a showing by an issue of first mortgage bonds and stock, or by a mortgage and a preferred and a common stock, with a lease as additional security.

I would like to see our esteemed attorney, Col. Nathan William MacChesney, prepare a law for our different exchanges to consider, with a view of asking the different States to adopt, that would allow banks, trust companies, trustees and estates to invest in real estate bonds on improved property such as outlined above.

QUESTIONS and ANSWERS

A Heat Unit.

I read with interest your definition of B.T.U. in a recent issue of the Record and Guide. Will you define for me the term "heat unit"? What is the heating power of hard coal, coke, soft coal, wood and crude petroleum?

Answer—(1) Briefly stated, a heat unit is the amount of heat required to raise the temperature of one pound of water one degree Fahrenheit. (2) Anthracite coal has a theoretical heating power of 14,200 heat units per pound of combustible. With ten per cent. ash and non-combustible matter, one pound has a heating power of about 13,000 heat units. The smaller the coal the greater the percentage of ash, sixteen per cent. or more being not uncommon with the smaller sizes. Coke, like anthracite coal, consists almost entirely of carbon and has about the same heating power.

Good bituminous (soft) coal has a heating power of about 13,000 to 14,000 heat units per pound of combustible. About two and a half pounds of dry wood have the same heating power as a pound of coal. Taking a fair average, 25,000 cubic feet of natural gas, or 40,000 cubic feet of illuminating gas are equivalent in heating power to a ton of coal. A cubic foot of ordinary illuminating gas has a heating power ranging, as a rule, from 600 to 700 heat units. The heating power of one pound of crude petroleum is about 21,000 heat units, the refined oil, or kerosene, having a heating power in round numbers of 27,000 to 28,000 heat units.

*From a paper read at the National Convention of Real Estate Boards at Winnipeg. Mr. Thorpe is a real estate operator at Minneapolis.

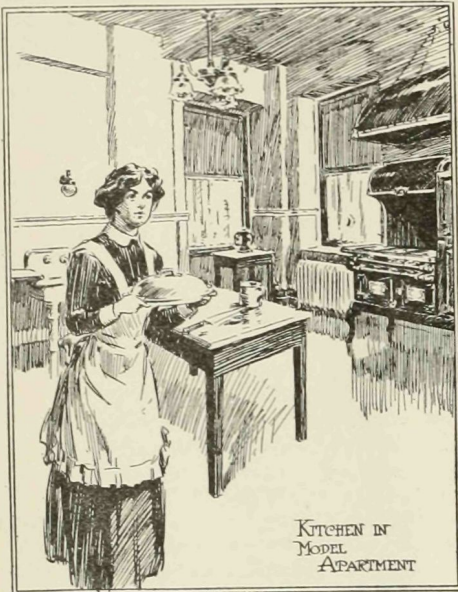
USEFUL APPLIANCES

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.

MODERN COMFORTS FROM GAS BURNING DEVICES.

THE number and variety of appliances and ways in which gas can now be made to serve even those of moderate means in the home, office, factory and laboratory is the startling revelation accorded to those who visit the display formally opened this week by the Consolidated Gas Company in the 42d Street Building.

In the model apartment an architect or prospective builder can in half an hour absorb more ideas for pleasing his future clients and tenants than he prob-



ably could obtain in any other way in the same time. He would be shown, for instance, how rooms may be illuminated by gas by the mere pressing of a wall button, or he may learn of the latest way of sterilizing drinking water for use in factories or public places through the agency of gas.

He can discover in five minutes the secret of proper lighting effects with reference to various color tones of decoration in living, reception and dining rooms or in the office or factory. He can see at a glance the relative lighting values of the different types of gas-burning illuminants. He can note the actual working of the instantaneous hot water heater or how gas may be brought right down to the dining table to serve in lieu of the alcohol heater or chafing dish. He can see and operate the new shampoo attachment for lavatories or the new system of generating steam for house heating by gas.

In the general display rooms he also will note the improvements that have been made in gas-burning ranges, auxiliary heaters and laundry equipment for hotels, clubs and apartment houses, and he can watch the actual operation of the new pantry plate and food warmer that sets in out of the way where the linen drawers usually are to be found.

And all this has purposely been located in the heart of the new architectural and building equipment zone in 42d street and Madison avenue.

Gas Duplicates Daylight.

ONE of the startling novelties of the display is a model showing how daylight may be duplicated by gas-burning appliances. It shows just how the much-talked-of color-matching room in Stern Brothers' new store is operated. Examination shows it to be accomplished

by high-powered Ives burners, the rays from which are projected through glass disks which absorb all the tone-destroying properties in the ordinary artificial light, leaving only a single sterile colorless ray by which even the most delicate shades can be matched exactly as reliably as by daylight. Science for ages has been striving to perfect artificial daylight, and to those who are at all interested in artificial illumination this exhibit alone is worth a visit to the display.

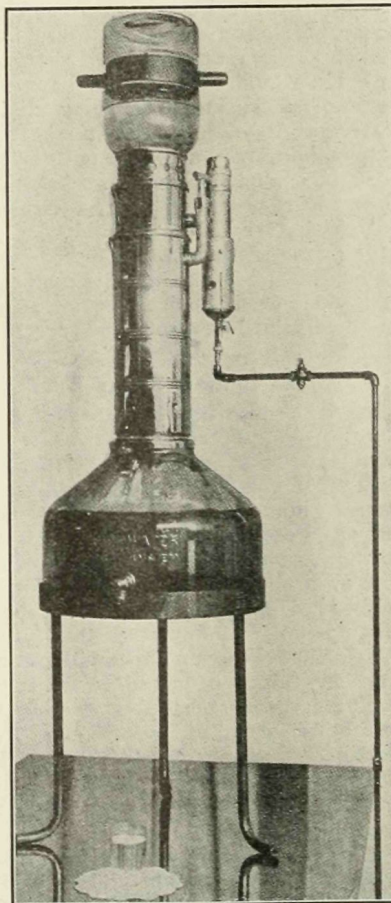
Push-Button Gas Lighting.

ANOTHER novelty that interests the layman, if not the architect and prospective builder, is the system of gas lighting by means of the push buttons installed by the Cassidy & Son Manufacturing Company of 133 West 23d street. This system has been carefully tested in the gas laboratories maintained by the Consolidated Gas Company and has been found to be absolutely reliable. It can be installed in any building.

The Gas Water Sterilizer.

PUBLIC health is purchasable; without in natural limitations a community can determine its own death rate, says Commissioner Lederle of the Department of Health of this city, and in a booklet recently issued by the United States Geological Survey the statement is made that "typhoid fever is the most common of all water-borne diseases in this country."

It therefore is apparent that the field of a water sterilizer is vast, and especially is this so in a city like New York, where the water supply originates at



THE GAS WATER STERILIZER IS INSURANCE AGAINST TYPHOID.

great distances from the point of consumption. Such a menace is constantly at hand, and since as great attention is being given to preventive measures as to curative nowadays, this appliance in the display rooms attracted a great deal of attention from architects having clients interested in hotel, factory and apartment house erection. This device is illustrated, and it is indispensable alike in public institutions, hospitals, office buildings, workshops, stores, colleges, schools, clubs, restaurants and private

houses. It is operated by gas-generated heat, and its cost of maintenance is very light.

A Gas Garbage Destroyer.

THE model kitchen as shown in this display reveals many gas appliances that strongly appeal to the householder. In fact, at the formal reception on Tuesday, the several hundred visitors, among them many architects and prospective builders, spent most of their time in the kitchen and bathroom examining and operating the different new things in equipments for these two important parts of the house.

The garbage incinerator fired by gas, odorless in its operation, utilizing little space and consuming approximately twenty-five cents' worth of gas in a month for a family of five persons, tested and approved after exhaustive laboratory experiments, vied with the soap-saving pantry plate and food warmer, instantaneous heater and gas ironing devices for chief attention in the culinary department. The incinerator fitted into an inconspicuous corner of the kitchen, but it was eagerly sought out. The visitors found that it consisted of a hopper with a tight-fitting cover, into which the garbage is placed. When the hopper is full, the gas is lighted and in a few seconds the waste matter is entirely consumed.

A Pantry Plate Heater.

GAS plays an important part in another vital department of the model apartment, home or club, by its employment in the capacity of a plate and food warmer in the butler's pantry. This does not consist merely of a gas burner placed on the top of the table where it can easily be disturbed by the waitress or butler, but it consists of a well insulated cabinet installed where usually the linen drawers are located into which the plates for an entire meal may be warmed or food kept hot by a gas jet that may be minutely adjusted to conform to the requirements of any article of food. Meat, that usually is spoiled when warmed over or kept hot after it is "done," does not suffer in the least when placed in this gas-heated cabinet, because the jet may be regulated to produce any desired intensity of heat.

The Instantaneous Water Heater.

RUUD is a name that has come to mean instantaneous hot water, and those who visited the display rooms are keenly desirous of seeing just how this important bit of household equipment operated. Time and again the faucet in the nearby sink was turned on and as often exclamations of surprise followed when it was seen that hot water was procured from absolutely cold street main supply in a second.

A Lavatory Shampoo Device.

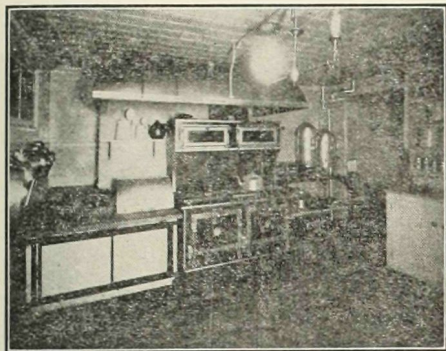
THE bathroom, equipped with Mott plumbing fixtures, contains a device that made a marked appeal to every



woman who visited the apartment. It consisted of a lavatory with a bowl of special shape, over which, in addition to the usual faucets, was a miniature shower bath for shampooing purposes. There also was one of the latest combined shower and needle baths and a silent flushing closet.

Gas for Steam Heat.

GAS can now be used in every department of building equipment. The display shows how it can be used in the kitchen, the library, the reception room, the kitchen and the bathroom; but the exhibit that positively proves that it can



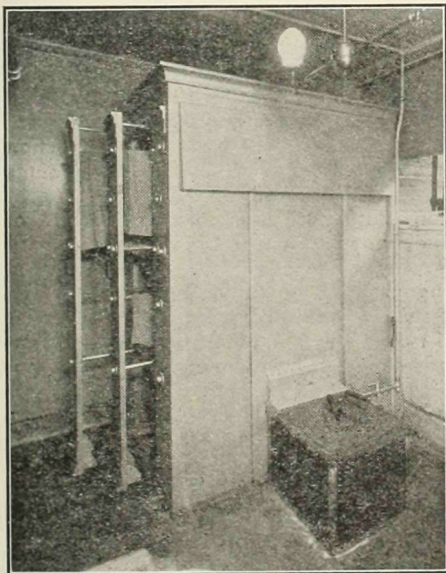
A MODEL GAS EQUIPPED KITCHEN.

serve the whole house is that of the gas boiler that generates steam for heating, made by the William Kane Manufacturing Company. It is a three-horsepower boiler that offers a wonderful solution to the coal, ash and heat problems that suburban as well as urban dwellers constantly complain of.

The accompanying illustrations show the gas equipment of the House of Consolation at 228 East 21st street. A Kane gas boiler is used for steam heating the building; a Ruud hot-water heater and a clothes dryer and iron heater are also operated by gas.

Carrara Glass Table Tops.

ANOTHER feature which Mr. H. B. McLean had in mind in laying out the exhibition was the close relationship that existed in every department between the decoration and model lighting arrangements. In the kitchen, for instance, he discarded the marble-topped



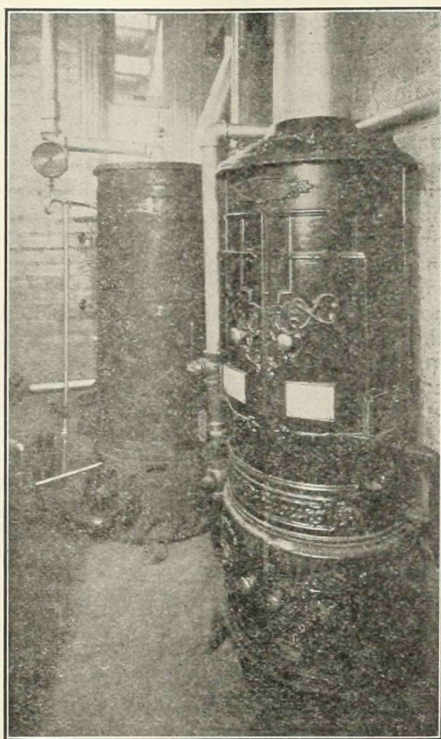
CLOTHES DRIED AND IRONS HEATED BY GAS.

pastry and cutting tables for the new Carrara glass that the Pittsburgh Plate Glass Company has been introducing; first, because it absorbed less natural and artificial light, thus giving a better vision of the work being done on the tables, but because it absorbed no greases, and therefore was non-staining. He lined the walls with a dull finish tile for the same reason.

The contrast, naturally, was very great when the guest was taken into the reception room done in light yellow, which gave an ideal lighting effect with comparatively little lighting power. In the library heavy dark hangings were employed, and the absorptive power of decorations of dark hue upon lighting arrangements was shown in the use of six instead of one light.

The Gas Coffee Warmer.

IN PASSING into the Colonial dining room it was planned that not only should another idea of proper lighting be gained, but that the further use of gas in light auxiliary service should be demonstrated. In the first instance the dome over the table was equipped with a system of frosted glass, so that the rays falling upon the white cover should not project a glare into the eyes of the diners, and, secondly, that gas may be employed to even better purpose than



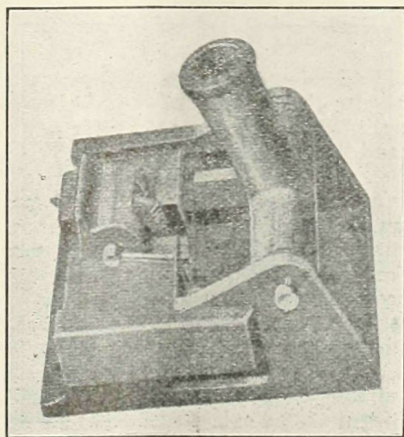
THE GAS HEATING, STEAM AND HOT-WATER GENERATORS WORKING SIDE BY SIDE.

alcohol for use in heating coffee in percolators or urns or for utilizing gas for chafing dishes.

The illustrations are published by courtesy of Robert E. Livingston, publicity manager for the Consolidated Gas Company.

Saves Digging in Pipe Laying.

IT is no longer always necessary to dig trenches to lay pipe for short distances. The newest method is to drive them through the ground by the use of a special jack manufactured by the Middleton Manufacturing Company, of Middleton, Wis. Pipe cannot be forced



THE GAS PIPE DRIVER.

through solid rock, but in ordinary soil a gas or water pipe can be driven with this implement 25 to 75 feet an hour. The jack can be placed in the cellar of a building or the opening in the street and the pipe can be forced into the building without the necessity of breaking up the pavement or disturbing traffic. It does away entirely with the expense of tunneling. Its use in the great development operations in the suburbs, as well as in the crowded thoroughfares of New York, should effect a saving in plumbing cost.

Pen Lifter for Recording Instruments.

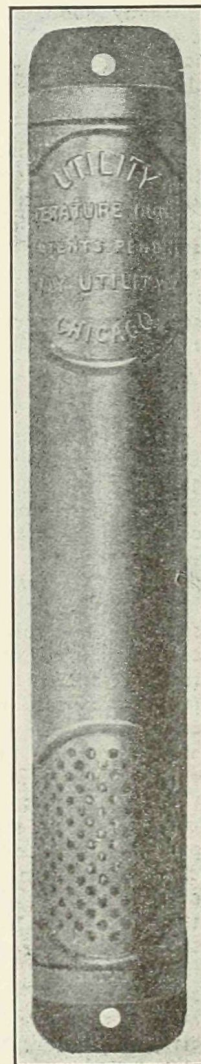
THE Industrial Instrument Company, of Foxboro, Mass., is putting on the market an attachment to its improved recorders, consisting of a German silver strip, mounted on a special holder, inserted under a screw-head which holds the chart disk. A slight pressure on a small lever brings the strip up against the pen arm and lifts the pen from the chart. Friction holds it in the raised position, thus giving the operator free use of both hands for removing the used chart and supplying a new one.

When the door is closed, the pen arm is automatically released and the pen returns to its marking position on the chart. This automatic feature makes it impossible for the operator to forget and leave the instrument out of service. The device eliminates the necessity of handling the pen arm with the possibility of disturbing the adjustment, due to a slip or accidental strain. It also prevents accidents commonly resulting in spreading ink where it does not belong and is not desired.

Utilizing Human Heat.

THIS is the rather startling idea being introduced by a Chicago company, of which James H. Denton, of 1328 Broadway, is the eastern manager. In a word, it commercializes the fact that a person radiates about 400 heat units per hour. In a room containing 325 people enough heat is generated to save one pound of anthracite coal burning to 10 per cent. ash and non-combustible matter in the heating equipment below.

The idea is to install an electric thermometer control, illustrated herewith, which as the animal heat in the room increases, the demands upon the furnace or boiler decreases, thus saving fuel. The idea was first tried out in passenger street cars and worked well. The device cuts off the heating current the moment the heat reaches a predetermined temperature and automatically restores it when the temperature falls below a given point. It involves no upkeep expense and is sensitive to within one degree of temperature change. It is fool proof and is unaffected by vibrations. It is especially applicable where electric heating systems are employed.



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The Currency bill, as well as the Tariff measure, promises to be out of the way soon, and after that business men will probably be able to get a better perspective of natural resources of the country.

The greatest increases in the registration of public school pupils this year are in the Bronx and in Brooklyn. The increase in the former borough is 7,296, and in the latter 11,367. The Manhattan schools have only 3,544 more names registered than a year ago. The total school registration for the city is about 1,000,000, including 200,000 children attending parochial and private schools.

Here is a characteristic letter from Borough President Cyrus C. Miller, dated at Greensboro, Vermont: "It was very good of you to publish my article on the Constitutional amendments. Please accept my thanks. I have prepared a second article. * * * Perhaps you do not wish to give so much space to the subject as to publish the second article, but if you do it has some features not in the first." The amendments provide for excess condemnation and authorize the Supreme Court to fix compensations in condemnation proceedings. The Record and Guide favors the amendments, and so, we believe, do most of its readers; and most of us have probably been converted by Mr. Miller's clear and vigorous reasoning. We may publish this article, which he calls the second, but which is really the twenty-second if our count is right. However, if we do, it will be mainly to have it serve as a reminder to voters. But how many city officials, particularly officials declining renominations, are there who spend their vacations in promoting measures of public interest?

The Mayor's Office Under Mr. Gaynor.

The Bureau of Municipal Research has performed a most valuable work in calling attention to certain specific reforms which the late Mayor Gaynor was trying out in relation to the conduct of his own office. It enumerates eight undertakings, all along the right lines, to which the late Mayor was committed. In the case of the Police Department a much better method was being devised and put into practice of handling complaints, and a plan was being considered for organizing a training school for probationary policemen. In the case of the Health Department a very much improved method was being worked out for the inspection of the city's food supply. The Department of Water Supply, Gas and Electricity was being completely reorganized in the interest of greater economy and efficiency.

A plan was being developed for making the Mayor's office in a real sense the central business office of the city. The different departments of the city are like the different corps in a large army. They need an independent local organization, coupled with a strong central organization. The Mayor was for the first time organizing an expert staff which would keep him in touch with the various activities of the Board of Estimate and of the departments under his own control. Mr. Gaynor was also making an attempt to improve the existing system of budget-making. His purpose was to combine the estimates of the various departments so that he could present to the Board of Estimate a coherent administrative budgetary program in the place of merely miscellaneous and disconnected departmental estimates. Standard forms were being established for the administrative reports of the various departments in order that the Mayor might be kept well informed of the essential details of departmental business and the public have presented to it periodically a comprehensive account of departmental policy and achievement. Upon the Mayor's own initiative a pension plan was being devised which would enable the city to retire on an equitable basis many classes of city employees for which no such provision was now being made.

The late Mr. Gaynor possessed such a striking and aggressive personality and is figured so largely in the public mind as the writer of many very entertaining and vituperative letters that his keen and intelligent interest in the details and methods of administration has never been sufficiently appreciated. Yet, throughout his term he was very much alive to the necessity and to the best means of making his office more useful and efficient as an institution—of building up an organization which would survive any individual occupant of the office and serve as an indispensable instrument to any future incumbent who really wished to serve the people of New York intelligently.

Certain Aspects of Skyscraper Production.

The fundamental reasons for a restriction in the height of buildings have rarely been so well stated as in a memorandum which the architect, Mr. Thomas Hastings, has submitted to the Heights of Buildings Advisory Commission. He points out that in the past American architects have made the mistake of basing their opposition to the unrestricted skyscraper chiefly on aesthetic grounds, whereas the really salient reasons, which made lack of restriction undesirable, were sanitary and equitable. He urges with a great deal of force that a rule that cannot be made universal should not be permitted to

prevail. It is obvious that if the whole of New York City or the whole of Manhattan Island were to be covered by tall buildings a wholly insufferable situation would be created. The resulting congestion and the lack of light and air would be intolerable.

Skyscrapers, consequently, are permissible only on the assumption that they are erected on a restricted area; and this underlying consideration has already had its grave practical results. In proportion as skyscrapers became more numerous and more lofty their owners were obliged to purchase adjoining property in order to protect the light and air necessary to their own tenants; and wherever such precautions either were not taken or could not be taken the rental value of their property suffered in proportion—except, perhaps, in the instance of a few exceptionally well situated properties. Hence it was that in permitting the erection of buildings to any practicable height the city was discriminating in favor of a few property owners and against a much larger number.

Instead of tending to equalize conditions throughout the city and to distribute business over as wide an area as possible, the purpose and effect of a lack of regulation have been to concentrate business, to add to the advantages which one property owner enjoyed over another as a result of the accident of owning a particular site, and to allow these owners apparently to benefit at the public expense. At the same time the benefit of these favored owners was frequently taken away from them by the necessity they were under of purchasing adjoining property, or by the loss which they suffered from not purchasing. In the long run the favored property owners would probably have done quite as well in case the city had not allowed them to build beyond a certain height. Their skyscrapers were usually unproductive unless they had arranged in advance for an abundant supply of light and air for their buildings. They are finally beginning to understand how badly lack of restriction works; and that is one reason why the idea of restriction is at present meeting with comparatively little overt opposition.

The Authority of the Industrial Board.

It is much to be hoped that the readers of the Record and Guide paid careful attention to the article published in the last issue on the purposes, policies and proposed methods of the new Industrial Board. A large proportion of the owners of business buildings in New York did not like the idea of constituting such a commission and of endowing it with large discretionary powers. They have suffered so much in the past from stupid, bureaucratic and dishonest administrative supervision that they dreaded the creation of a new commission that would enjoy so much opportunity and power to injure owners who were in good faith trying to obey the law.

But whether they liked it or not the new Industrial Board has been constituted and appointed; and, while it has not been endowed with the almost complete discretion which the State of Wisconsin has bestowed upon a similar body, still the law under which it will act does not attempt to define every legal method of protecting the life and health of the workers of the State. It merely establishes certain minimum requirements and leaves the effective realization of these standards to the regulations of the commission. The commission has, consequently, an unusually extensive authority for an administrative board in this State. Its orders will little by little supplement

the specific requirements of the statute, and it will be exercising a power that will seriously affect the interests of real estate owners in New York.

The commission is not, however, approaching its task in the spirit of rigid and uncompromising officialism. Before its orders are made it is seeking the co-operation and the advice of the various business interests affected by them, and these business interests should respond to its solicitations of assistance. Above all, the owners of business property should not be backward at offering their co-operation. Experience has sufficiently proved that the health and well-being of the factory laborers cannot be safeguarded without the exercise of elaborate protective powers by the State; but if the State administrative authority and the business interests affected by its action combine to carry out the purpose of the law the consequent expense to manufacturers and property owners can be reduced to a minimum. It is to be hoped that the property owners at least will respond cordially and in good faith to the conciliatory disposition shown by the commission.

Taxpayers Are Now Alert.

Editor of the RECORD AND GUIDE:

The United Real Estate Owners' Association will hold its annual dinner in the early part of the season, in fact, as early as October 18. The early date on which the dinner is to be held is significant of the attitude of the property owners in this city. The property owners are this year awake to the importance of the coming election and they will so solidify their ranks that their influence may be felt in the coming campaign.

The political parties are watching the stand that will be taken by the taxpayers. This fact is manifest by the platforms adopted by some of the parties in this year's campaign. It is recognized that economy and retrenchment in government must be the keynote of the future administrations of this city; and the taxpayers are united in an effort to promote the success of the candidates who will give assurance that their administration will be characterized by a strict regard to retrenchment in municipal expenditure.

DR. ABRAHAM KORN.

In Honor of Mayor Gaynor.

Editor of the RECORD AND GUIDE:

A correspondent of The Sun suggests that in view of the extension of Seventh avenue and the widening of Varick street the name of Varick street be changed to "Gaynor Approach," in honor of the Mayor who has just died. The same name might also cover Seventh avenue up to Central Park. I think it is an excellent suggestion and should be endorsed by real estate interests, as Seventh avenue is a name that has mostly figured in the minds of New Yorkers as a sort of back street, or as a place where second-hand goods are sold, and a reputation of this kind is not conducive to equitable real estate values. Now that it is to be rehabilitated it should have a new name. Gaynor Approach would be better than the present name,

All the longitudinal avenues now designated by number should be given new names. Some have already been changed, as Central Park West, Columbus, Amsterdam, West End, Riverside Drive. But in the case under consideration, can we not somehow get rid of the frazzled term "avenue" and show that we have a little originality in America? One gets weary of hearing the words "avenue" and "street" repeated. Give us something different—more names like Broadway and Bowling Green.

OBSERVER.

Number of Apartments in the City.

There are more four-room apartments in the city than of any other size, and more of this size than of five and six-room apartments added together. This was disclosed by an enumeration of the number of rooms in all the boroughs completed by the Tenement House Department April 1, 1913, and made public in the second quarterly report of Commissioner Murphy.

The report, which is addressed to the Mayor, further shows that there is but one apartment in the whole city containing as many as twenty rooms; only fifteen apartments have fifteen rooms each, and not more than 1,075 apartments contain ten rooms.

Altogether there are 919,269 apartments in the tenement houses of the five boroughs, classified as follows:

NUMBER OF ROOMS AND APARTMENTS IN TENEMENTS BY BOROUGH.

(April 1, 1913.)

Rooms per Apartment.	Manhattan.	The Bronx.	Brooklyn.	Queens.	Richmond.	New York City.
1....	3,609	172	649	96	4	4,530
2....	48,490	1,047	16,626	4,274	151	70,588
3....	136,671	13,036	38,029	2,344	437	190,517
4....	159,541	36,362	99,487	8,117	776	304,283
5....	91,398	35,885	63,393	6,329	532	197,537
6....	53,682	13,163	30,397	1,761	224	99,227
7....	25,278	3,777	6,913	183	47	36,198
8....	9,773	365	1,837	85	25	12,055
9....	2,437	11	106	7	7	2,568
10....	1,042	3	27	....	3	1,075
11....	323	....	1	....	....	324
12....	237	....	1	....	....	238
13....	23	....	....	....	....	23
14....	73	....	....	....	....	73
15....	15	....	....	....	....	15
16....	12	....	....	....	....	12
17....	2	....	....	....	....	2
18....	3	....	....	....	....	3
19....	....	....	....	....	....	....
20....	1	....	....	....	....	1
Total	532,610	103,821	257,466	23,166	2,206	919,269

Speculative Areas.

Those sections of the city where most of the tenement house work is being carried on is apparent from the following table:

LOCATION BY DISTRICTS OF PROPOSED NEW TENEMENTS, FOR WHICH PLANS WERE FILED, FROM APRIL 1 TO JUNE 30, 1913.

	Buildings.	Estimated Cost.
MANHATTAN.		
Below 14th st, east.....	2	\$72,000.00
Below 14th st, west.....	2	88,000.00
14th to 59th st, east.....	2	340,000.00
14th to 59th st, west.....	1	140,000.00
59th to 72d st, east.....	3	1,850,000.00
72d to 110th st, east.....	2	1,000,000.00
72d to 110th st, west.....	7	1,825,000.00
110th to 155th st, west.....	8	2,365,000.00
North of 155th st, west.....	34	3,200,000.00
Manhattan Borough.....	61	\$10,880,000.00
THE BRONX.		
23d Ward, south of 170th st, and west of Bronx River....	58	\$2,713,000.00
24th Ward, west; north of 170th st, and west of Bronx River.....	84	3,438,500.00
Bronx Borough.....	142	\$6,151,500.00
BROOKLYN.		
Brownsville.....	13	\$292,000.00
Bushwick.....	7	135,000.00
Bedford.....	24	664,000.00
South Brooklyn.....	13	259,500.00
East New York.....	14	334,500.00
Eastern District.....	7	327,500.00
Park Slope.....	2	90,000.00
Flatbush.....	10	360,000.00
Other sections.....	36	1,228,500.00
Brooklyn Borough.....	126	\$3,691,000.00
QUEENS.		
Long Island City.....	37	\$648,800.00
Ridgewood.....	52	535,000.00
Jamaica.....	1	24,000.00
Other sections.....	1	30,000.00
Queens Borough.....	91	\$1,237,800.00
RICHMOND.		
New Brighton.....	1	\$50,000.00

Coming Conference on Taxation.

The seventh Annual Tax Conference will be held at Buffalo under the auspices of the National Tax Association, October 23-25. It is the object of the conference to bring together the officials of the various states who administer the tax laws; the economists who study the subject from what is called the theoretical side, and the repre-

sentatives of the taxpayers.

All interested persons are invited to take part in the discussions. The official conclusions of the conference are expressed by governors of states, presidents of universities and state associations of chartered public accountants.

SKYSCRAPER INSURANCE.

High Buildings Cost Millions of Dollars Every Year in Extra Fire Premiums.

The great fire hazard of high buildings annually costs the owners of high buildings in New York millions of dollars in the way of extra insurance premiums for excessive height alone. The schedule of the New York Fire Insurance Exchange, according to a study made by the Heights of Buildings Commission, indicate that these extra premiums amount to thousands of dollars in the case of certain buildings. For the Woolworth Building they total more than \$10,000 a year.

In the insurance of fireproof mercantile buildings, the height element is ignored until the ninth story is reached. The extra charge for height on a nine-story building is one cent per hundred dollars. The charge increases rapidly from that story upwards. For a ten-story building it is 2 cents; for a fifteen-story building, 22 cents, and for a twenty-story building, 72 cents.

A surtax is imposed in addition to these charges in the case of those buildings where merchandise is stored on or above the seventh floor. Only sample stocks exempt a building from this charge; the less hazardous stocks subject it to a half rate surtax. In case of the lower buildings this surtax is many times larger than the height charge proper. In a nineteen-story building the two charges are about the same. This stock surtax on the building is 10 cents for a seven-story building, 19 cents for a ten-story building, 44 cents for a fifteen-story building and 69 cents for a twenty-story building. The onus of this tax no doubt operates in some degree to keep the storing of merchandise below the seventh story in the case of high buildings.

Fireproof office buildings of eight stories and under are free from any height charge. Above that height they are subject to one-fourth the height charges of fireproof mercantile buildings.

Preparing for World-Wide Commerce.

Every now and then a new warehouse, tall and massive, appears among the blocks near the waterfront of the West Side, especially in the Chelsea section. They are several times as large as their predecessors, and some of them cover a whole block, as does the one now being put up as an addition to the National Biscuit Company's plant in West street. From 14th to 59th street it would seem as if the blocks lying nearest the river were certain in time to be reconstructed with fireproof storehouses of enormous capacity, together with commercial buildings of chunky proportions on the blocks to the east of them. It looks as if our great industrial corporations which are centering in this quarter were preparing to carry on a world-wide commerce.

—With three months remaining of the current year within which to complete the construction of the Hotel Biltmore, the George A. Fuller Company has the huge building enclosed, and a considerable section of the interior not only partitioned with hollow-tile blocks, but also plastered. It is easy to see that so far as the general contract is concerned, the building will be ready on the hour.

A Business Men's League.

The Business Men's League of the Bronx are raising funds for the purchase of a site for a clubhouse to be erected on Crotona Parkway at 180th street. The league is urging that the people of the Bronx shall do their shopping at home, not downtown. A public school on Southern Boulevard at 180th street is being recommended by the league to the Board of Education, and the erection of public markets is also asked for. Committees have been appointed as follows: Law committee, Steven J. Madigan, chairman, Maurice J. McCarthy and Reuben Witstein; Legislative committee, Frederick W. Kuhnle, chairman, John S. Sheridan, Maurice J. McCarthy, Reuben Witstein, Steven Madigan; Civic committee, John S. Sheridan, chairman, Edward Gilbert, Edward Barrett, Dr. Norman Roth, Frederick W. Kuhnle, Peter Breen, Stephen Madigan; Entertainment committee, Joseph C. Werner, chairman; Welcome and Publicity committee, Joseph Wasserman, chairman ex-officio, Peter Breen, secretary ex-officio; Maurice McCarthy, John Sheridan, Norman Roth, David Jacobs, Edward J. Barrett, and Financial committee, Norman Roth, chairman.

AN EXPERT ON ASSESSMENTS.

(Continued from page 529.)

Thus, in many States franchises of public service corporations are taxed as real estate; and in such cities as Boston and Cincinnati certain large classes of personalty which in New York are subject to special taxes not noted in Mr. Ehrehart's table are assessed under the general property tax. Little significance attaches to per capita figures unless all the elements which enter into the comparison are identical.

We should be very much surprised if the State Board of Equalization sustained Mr. Ehrehart's contention that real estate in New York City is under-assessed. However, his table is interesting and suggestive, and the great disparity which it shows between the assessments of the different cities in the State should be substantially accurate, if, as must be assumed, he used the same methods of arriving at market value in the various cities.

ALLIED INTERESTS' OBJECTIONS.

(Continued from page 525.)

"The proposed code would place a premium on the construction of non-fireproof buildings, inasmuch as these could be built to a height of six stories as heretofore, and it seems to us that to make the construction of fireproof buildings unnecessarily expensive would certainly discourage their erection.

"In most classes of buildings there is no reason based on past experience for further fireproofing requirements, and we fail to find that any lives have been lost in buildings of the various classes constructed under the present code. We advocate, however, that the restriction of 100 feet apply to factory buildings, for we readily understand the necessity for such legislation in the case of factory buildings where large aggregations of people are employed and where experience has shown that people in this class of building should be safeguarded more than they have in the past."

A provision in the amended code for self-closing doors is opposed because such doors are believed to be dangerous. As frequent changes in rulings have been made recently by the local authorities, an amendment is proposed to Section 24, Subdivision 3, stating that rules and regulations issued by the Fire Commissioner shall become operative only during the months of January and June of

REAL ESTATE STATISTICS OF THE WEEK

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

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

MANHATTAN.

Conveyances.

	1913		1912	
	Sept. 12 to 18	Sept. 13 to 19	Sept. 12 to 18	Sept. 13 to 19
Total No.	102	129	102	129
Assessed value	\$4,470,050	\$6,021,000	\$4,470,050	\$6,021,000
No. with consideration	10	14	10	14
Consideration	\$251,766	\$429,120	\$251,766	\$429,120
Assessed value	\$270,750	\$435,500	\$270,750	\$435,500
Jan. 1 to Sept. 18				
Total No.	5,791	6,566	5,791	6,566
Assessed value	\$350,861,722	\$518,925,145	\$350,861,722	\$518,925,145
No. with consideration	820	692	820	692
Consideration	\$33,858,926	\$44,270,335	\$33,858,926	\$44,270,335
Assessed value	\$38,309,662	\$43,218,200	\$38,309,662	\$43,218,200

Mortgages.

	1913		1912	
	Sept. 12 to 18	Sept. 13 to 19	Sept. 12 to 18	Sept. 13 to 19
Total No.	83	104	83	104
Amount	\$1,719,914	\$4,407,365	\$1,719,914	\$4,407,365
To Banks & Ins. Cos.	12	27	12	27
Amount	\$858,309	\$2,873,000	\$858,309	\$2,873,000
No. at 6%	38	38	38	38
Amount	\$400,445	\$535,235	\$400,445	\$535,235
No. at 5½%	3	2	3	2
Amount	\$741,000	\$316,000	\$741,000	\$316,000
No. at 5%	21	40	21	40
Amount	\$305,910	\$2,994,130	\$305,910	\$2,994,130
No. at 4½%	1	8	1	8
Amount	\$5,000	\$340,000	\$5,000	\$340,000
No. at 4%	1	0	1	0
Amount	\$10,000	0	\$10,000	0
Unusual rates	0	0	0	0
Amount	0	0	0	0
Interest not given	19	16	19	16
Amount	\$257,559	\$222,000	\$257,559	\$222,000
Jan. 1 to Sept. 18				
Total No.	3,705	4,525	3,705	4,525
Amount	\$142,359,596	\$238,855,965	\$142,359,596	\$238,855,965
To Banks & Ins. Cos.	846	983	846	983
Amount	\$53,659,599	\$151,686,409	\$53,659,599	\$151,686,409

Mortgage Extensions.

	1913		1912	
	Sept. 12 to 18	Sept. 13 to 19	Sept. 12 to 18	Sept. 13 to 19
Total No.	23	34	23	34
Amount	\$909,500	\$1,567,500	\$909,500	\$1,567,500
To Banks & Ins. Cos.	4	11	4	11
Amount	\$107,500	\$1,057,500	\$107,500	\$1,057,500
Jan. 1 to Sept. 18				
Total No.	1,391	1,604	1,391	1,604
Amount	\$56,391,506	\$55,348,954	\$56,391,506	\$55,348,954
To Banks & Ins. Cos.	464	484	464	484
Amount	\$32,412,800	\$33,715,000	\$32,412,800	\$33,715,000

Building Permits.

	1913		1912	
	Sept. 13 to 19	Sept. 14 to 20	Sept. 13 to 19	Sept. 14 to 20
New buildings	8	16	8	16
Cost	\$1,080,000	\$2,988,800	\$1,080,000	\$2,988,800
Alterations	\$184,410	\$120,640	\$184,410	\$120,640
Jan. 1 to Sept. 19				
New buildings	454	416	454	416
Cost	\$45,346,935	\$87,571,160	\$45,346,935	\$87,571,160
Alterations	\$9,607,098	\$8,783,265	\$9,607,098	\$8,783,265

BRONX.

Conveyances.

	1913		1912	
	Sept. 12 to 18	Sept. 13 to 19	Sept. 12 to 18	Sept. 13 to 19
Total No.	100	118	100	118
No. with consideration	5	15	5	15
Consideration	\$54,650	\$158,071	\$54,650	\$158,071

each year. Buildings which have been passed under a certain set of plans have had violations filed against them within a few weeks thereafter, and it is claimed that builders should be protected from this state of affairs for a period of at least six months.

The brief is signed by G. Richard Davis, L. A. Goldstone, J. Hollis Wells, Louis J. Horowitz, Leo S. Bing, Allan Robinson.

—Edgar A. Knapp has had completed at Elizabeth a house of local brick which pleases most people who see it. Nowadays it is so unusual hereabouts to build houses of common brick that few realize how handsome it is when artistically used. In this case the brick is laid in a running bond with smooth-raked joints of fine mortar, which are about three-quarters of an inch in width. The mortar gray of the deep joints tends to soften the otherwise monotonous red of the brick, and gives to the wall surface an appearance of richness and intricacy. Clinton McKenzie was the architect.

	1913		1912	
	Jan. 1 to Sept. 18	Jan. 1 to Sept. 19	Jan. 1 to Sept. 18	Jan. 1 to Sept. 19
Total No.	5,633	5,420	5,633	5,420
No. with consideration	547	878	547	878
Consideration	\$4,508,708	\$7,390,152	\$4,508,708	\$7,390,152

Mortgages.

	1913		1912	
	Sept. 12 to 18	Sept. 13 to 19	Sept. 12 to 18	Sept. 13 to 19
Total No.	88	87	88	87
Amount	\$276,682	\$702,319	\$276,682	\$702,319
To Banks & Ins. Cos.	3	7	3	7
Amount	\$9,100	\$36,300	\$9,100	\$36,300
No. at 6%	35	32	35	32
Amount	\$71,650	\$312,955	\$71,650	\$312,955
No. at 5½%	4	6	4	6
Amount	\$7,782	\$42,500	\$7,782	\$42,500
No. at 5%	22	16	22	16
Amount	\$90,355	\$105,875	\$90,355	\$105,875
Unusual rates	0	4	0	4
Amount	0	\$13,639	0	\$13,639
Interest not given	27	29	27	29
Amount	\$106,895	\$227,350	\$106,895	\$227,350
Jan. 1 to Sept. 18				
Total No.	4,327	4,315	4,327	4,315
Amount	\$30,931,156	\$38,988,078	\$30,931,156	\$38,988,078
To Banks & Ins. Cos.	280	396	280	396
Amount	\$4,831,541	\$7,875,369	\$4,831,541	\$7,875,369

Mortgage Extensions.

	1913		1912	
	Sept. 12 to 18	Sept. 13 to 19	Sept. 12 to 18	Sept. 13 to 19
Total No.	13	6	13	6
Amount	\$129,300	\$69,000	\$129,300	\$69,000
To Banks & Ins. Cos.	2	2	2	2
Amount	\$23,000	\$53,000	\$23,000	\$53,000
Jan. 1 to Sept. 18				
Total No.	433	485	433	485
Amount	\$10,009,060	\$7,611,596	\$10,009,060	\$7,611,596
To Banks & Ins. Cos.	88	88	88	88
Amount	\$2,295,650	\$2,409,390	\$2,295,650	\$2,409,390

Building Permits.

	1913		1912	
	Sept. 12 to 18	Sept. 14 to 20	Sept. 12 to 18	Sept. 14 to 20
New buildings	4	17	4	17
Cost	\$6,100	\$223,400	\$6,100	\$223,400
Alterations	\$25,500	\$10,300	\$25,500	\$10,300
Jan. 1 to Sept. 18				
New buildings	679	1,001	679	1,001
Cost	\$17,707,016	\$27,145,885	\$17,707,016	\$27,145,885
Alterations	\$910,333	\$856,040	\$910,333	\$856,040

BROOKLYN.

Conveyances.

	1913		1912	
	Sept. 11 to 17	Sept. 12 to 18	Sept. 11 to 17	Sept. 12 to 18
Total No.	457	428	457	428
No. with consideration	41	29	41	29
Consideration	\$253,402	\$173,286	\$253,402	\$173,286
Jan. 1 to Sept. 17				
Total No.	17,109	17,793	17,109	17,793
No. with consideration	1,610	1,135	1,610	1,135
Consideration	\$8,868,885	\$9,924,763	\$8,868,885	\$9,924,763

Mortgages.

	1913		1912	
	Sept. 11 to 17	Sept. 12 to 18	Sept. 11 to 17	Sept. 12 to 18
Total No.	309	329	309	329
Amount	\$996,140	\$1,274,114	\$996,140	\$1,274,114
To Banks & Ins. Cos.	40	94	40	94
Amount	\$201,500	\$649,050	\$201,500	\$649,050
No. at 6%	193	164	193	164
Amount	\$557,846	\$423,984	\$557,846	\$423,984
No. at 5½%	61	52	61	52
Amount	\$211,105	\$151,855	\$211,105	\$151,855
No. at 5%	38	105	38	105
Amount	\$189,700	\$663,925	\$189,700	\$663,925
Unusual rates	0	2	0	2
Amount	0	\$750	0	\$750
Interest not given	17	6	17	6
Amount	\$37,489	\$33,600	\$37,489	\$33,600
Jan. 1 to Sept. 17				
Total No.	12,347	14,222	12,347	14,222
Amount	\$47,812,053	\$57,675,804	\$47,812,053	\$57,675,804
To Banks & Ins. Cos.	2,749	3,668	2,749	3,668
Amount	\$17,800,815	\$34,766,414	\$17,800,815	\$34,766,414

Building Permits.

	1913		1912	
	Sept. 12 to 18	Sept. 13 to 19	Sept. 12 to 18	Sept. 13 to 19
New buildings	80	118	80	118
Cost	\$547,200	\$821,300	\$547,200	\$821,300
Alterations	\$54,496	\$29,780	\$54,496	\$29,780
Jan. 1 to Sept. 18				
New buildings	2,658	4,132	2,658	4,132
Cost	\$22,372,331	\$29,580,367	\$22,372,331	\$29,580,367
Alterations	\$3,271,225	\$3,329,435	\$3,271,225	\$3,329,435

QUEENS.

Building Permits.

	1913		1912	
	Sept. 12 to 18	Sept. 13 to 19	Sept. 12 to 18	Sept. 13 to 19
New buildings	92	64	92	64
Cost	\$303,880	\$179,930	\$303,880	\$179,930
Alterations	\$38,485	\$22,597	\$38,485	\$22,597
Jan. 1 to Sept. 18				
New buildings	3,388	3,409	3,388	3,409
Cost	\$12,472,926	\$12,531,579	\$12,472,926	\$12,531,579
Alterations	\$938,245	\$682,962	\$938,245	\$682,962

RICHMOND.

Building Permits.

	1913		1912	
	Sept. 11 to 17	Sept. 13 to 19	Sept. 11 to 17	Sept. 13 to 19
New buildings	9	26	9	26
Cost	\$29,405	\$54,450	\$29,405	\$54,450

BUILDING MATERIALS AND SUPPLIES

SHARP BUYING OF BRICK ON CURRENT QUOTATIONS FOLLOWED REFUSAL OF GRAND JURY TO INDICT GNYBCO.

One Sale for 7,000,000 Hudsons—Steel Demand Better—General Conditions.

IMMEDIATELY upon receipt of the news on Thursday afternoon that the Grand Jury, which has been reviewing the evidence taken in the case of the People against the Greater New York Brick Company in ex-parte proceedings, to ascertain if the officers and directors had violated the provisions of the Donnelly anti-monopoly law, had dismissed the case, many contingent orders and inquiries for Hudson brick were immediately released. One order for 7,000,000 common brick, which had been held back pending the decision, was promptly placed and more than 14,000,000 more brick were under inquiry during that afternoon and yesterday. There were no changes in quotations, the wholesale market apparently being only too anxious to clear some of the brick already held here in reserve.

It seems that orders aggregating over 20,000,000 brick have been held in reserve contingent upon the favorable report of the Grand Jury. The general impression in the trade early this week seemed to be that the finding would show that the evidence adduced had not carried sufficient weight to warrant the Grand Jury in handing down either indictments against the officers and directors of the company or a presentment calling for a dissolution or reorganization of the Hudson river brick manufacturers' selling agency here, and distributors whose stocks have been low could not get into the market fast enough when the news spread that the Greater New York Brick Company had been exonerated of practicing trust methods.

The short time in which the depressed brick market recovered buoyancy is unprecedented in local building brick annals. If any illustration were needed to convince common brick consumers that the Hudson brick interests for the last year or more has been the victim of widespread timidity and manipulation, no better proof could be forthcoming than that of the remarkable change in tone of the brick market within a few hours after the jury's decision had been handed in.

Further evidence of the changed tone in the building material market emanated from the steel department. A better demand for structural material was reported, and wire products were being held firmly on the base of \$1.65 per 100, Pittsburgh, on wire nails. The buying of wire products by jobbers during the last week has been good and the reports from iron centers show that pig iron is holding a strong position. In this department the most active feature has been the buying of Southern iron by cast iron pipe interests, although foundry grades, used largely in the manufacture of fire escapes and other bulding material of that nature, has had a strong tone.

Crushed stone continued in heavy demand and it is reported that producers are still badly crowded to meet the market's requirements. The lumber department is showing some improvement on inquiry for suburban requirements. Heavy timber for shoring purposes still continues to rule in this market. Wholesalers are less inclined to make concessions 1

BRICK BUYING STIMULATED.

Forty Sales Follow News of Grand Jury Action—Prices Unchanged.

FOLLOWING the announcement that the Grand Jury had dismissed the charges alleging trust practices on the part of the Greater New York Brick Company, a phenomenal change took place in the brick buying movement. Anticipating such favorable action by the inquest contingent orders aggregating more than 10,000,000 brick were placed to be automatically released if the final decision was in accordance with current rumor. The jurors returned their verdict at 2 o'clock on Thursday and by 5 o'clock that evening a total of forty barge loads had been placed upon the list of sales for that day.

As far as recent records show such a large volume of brick has not been sold in one day. When it is stated that the sale of forty barge loads of brick for almost two years has been considered as reflecting a fairly active week in the market, the sharp recovery of current demand was a revelation to contractors and dealers alike, especially since the extreme low prices which have been prevailing remained unchanged.

For the first time in more than a year the week's sales were more than double those of arrivals, and the grand total of 59 barge loads left over in reserve a week from yesterday was reduced to 15 still unsold for at the local wholesale market yesterday morning.

The startling developments of the last two days demonstrated beyond peradventure that builders have been holding back prospective operations in the fear that an adverse report of the Grand Jury might possibly in some way affect future deliveries. That there was at least some foundation for such a feeling in the wholesale market seemed to have been proved by the rush of brick orders that were taken on Thursday afternoon.

Frank M. Patterson, counsel for the Greater New York Brick Company, who in an advisory capacity organized the Greater New York Brick Company upon lines which would not conflict with anti-monopoly laws, when asked for a statement, said:

"The action of the Grand Jury is, of course, very gratifying to me, but putting aside my own interest in this matter I feel that the great burden that Senator Rose and the Hudson River brick manufacturers have been under during the last year or more has been rewarded by increased confidence on the part of the brick consuming public of New York.

"I had the privilege of drawing up the charter for the Greater New York Brick Company, and I consented to do this only after I had satisfied myself and impressed upon my clients the fact that I would have nothing to do with the organizing of a company that did not at the outset agree to keep well within the law governing monopolies or combinations in restraint of trade. I am, indeed, pleased that it has been conclusively shown that our course was safely chosen, and I wish to compliment the District Attorney and his assistant, Mr. Ellison, in the painstaking industry and thoroughness exercised in investigating the organization and the conduct of my clients, the Greater New York Brick Company. I firmly believe that this decision of the Grand Jury has paved the way for better things in the building brick market and manufacturing industry touching the Metropolitan district."

It developed this week that the 17,500,000 brick requirements for the Equitable building will be divided into about 10,000,000 commons and 7,500,000 hollow. In view of the changed conditions of the brick market it is now considered probable that the quotation that will ultimately take this common brick order will be considerably in excess of the low level quoted last week.

Official transactions for North River common brick covering the week ending Thursday evening, September 18, with comparisons for the corresponding period last year, follow:

1913.		
Left over, Friday A. M., September 12—	Arrived.	Sold.
Friday, September 12.....	6	7
Saturday, September 13.....	6	7
Monday, September 15.....	10	8
Tuesday, September 16.....	1	10
Wednesday, September 17.....	7	6
Thursday, September 18.....	5	40*
Total	35	78

*Figuring 1 barge load lost.
*29 of Thursday's sales awaiting orders.
Reported en route, Friday A. M., September 19—6.

Condition of the market stiffening. Prices, \$5.50 to \$6.00; Raritan, \$6.00 to \$6.25. (Wholesale dock—N. Y. For dealers' prices add profit and cartage.) Newark (yard), \$7.25 (firming). Left over, Friday A. M., September 19—16.

1912.		
Left over, Friday A. M., September 13—	Arrived.	Sold.
Friday, September 13.....	8	16
Saturday, September 14.....	7	10
Monday, September 16.....	14	14
Tuesday, September 17.....	4	14
Wednesday, September 18.....	11	9
Thursday, September 19.....	4	6
Total	58	69

Condition of market, easy. Prices: Hudsons, \$6.00 to \$6.50. Raritan, \$5.75 to \$6.25. Left over, Friday A. M., September 20—2.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1913.....	113
Total No. barge loads arrived, including left over, Jan. 1 to Sept. 19.....	1,462
Total No. barge loads sold Jan. 1 to Sept. 19	1,446
Total No. barge loads left over Friday A. M., Sept. 19.....	16
Total No. barge loads left over, Jan. 1, 1912	71
Total No. barge loads arrived, including left over, Jan. 1 to Sept. 20.....	*1,568
Total No. Barge loads sold Jan. 1 to Sept. 20	*1,566
Total No. barge loads left over, Sept. 20..	2

*Correcting error of last week.

STRUCTURAL STEEL IMPROVEMENT. Wire Products Held Firm—Local Inquiry Better.

STRUCTURAL steel inquiry while still moderate in this district is of such a nature that fabricating interests feel that an improved tone is under way. There are a number of fair sized operations in prospect, among them the new skyscraper that is to be erected in Whitehall street, that warrants them in believing that as soon as the tariff and currency bills are out of the way now that the brick situation has been cleared up, thus insuring deliveries on prospective building operations that more orders will be forthcoming. The fabricating shops have taken less than 25,000 tons thus far this month, but the week closed with a much firmer tone.

September so far has demonstrated that dealers' stocks reached an especially low ebb in nails and other coarse wire products. The business taken in this department during the last week has been sufficiently heavy to keep wire interests busy and optimistic.

SAND LIME BRICK GAINING.

New York Showed An Increase in Consumption in 1912.

THE value of the output of sand-lime brick in the United States last year, according to figures compiled by the United States Geological Survey, was \$1,170,884, compared with \$897,664 in 1911, an increase of \$273,220. The 1912 production was slightly greater than that of 1910, which was valued at \$1,169,153, and only 4.48 per cent. less than that of 1907, the banner year in the industry.

The total number of this comparatively new kind of brick, manufactured in 1912, was 174,361,000, of which 164,140,000 were common brick and 10,221,000 front brick. Michigan continued in 1912 to be the leading State in value of output, its product constituting 24.54 per cent. of the total value of all sand-lime products in 1912. New York was second in value of product, as in 1911, reporting 10.99 per cent. of the total. Florida was third, displacing Minnesota, which fell to fourth place. Eight States—California, Florida, Idaho, Indiana, Michigan, Minnesota, New York and Wisconsin—showed an increase in 1912, and three—New Jersey, Pennsylvania and South Dakota—showed a decrease. Michigan showed the largest increase, \$77,392; Florida the second and New York the third. In 1911 only two States—New York and Wisconsin—showed an increase.

The average price per thousand for common sand-lime brick was \$6.45 in 1912 compared with \$6.09 in 1911, and \$6.36 in 1910; for front brick it was \$10.41 in 1912, against \$9.53 in 1911 and \$10.90 in 1910.

CRUSHED STONE IN HEAVY DEMAND. One and One-Half Inch Sizes Scarce Here, But Prices Remain Unchanged.

CRUSHED STONE contradicts all other concrete ingredients in both demand and quotation in that producers are crowded to meet the market's requirements and are still maintaining the price schedules of last spring while Portland cement is firming to some extent here but producers apparently are just as well satisfied if the demand does not increase, owing to the fact that they are proximating their output to actual market needs so as to be prepared for any contingency that might arise following the final approval of the tariff bill.

But the call for crushed stone has outdistanced all other factors in the concrete department. The inquiry for the Kensico reservoir, which will require something like five million yards of material, the subway, which will take about the same amount, and the Equitable building, the foundations of which alone will consume about a quarter of a million yards of crushed stone, have combined to create such a demand for this material that some companies are having trouble to supply their customers' future requirements with one and one-half inch sizes. The Central Railroad of New Jersey is using a large quantity of gravel and crushed stone in its \$1,500,000 improvements in Communipaw and Cranford, which has further tended to tighten the supply.

Current quotations are 85 cents to 95 cents for 1½ inch size and 90 cents to a dollar for three-quarter inch and screenings.

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THE WEEK'S REAL ESTATE NEWS

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

The Borough of Queens Figured Prominently in the Business.

Selling in Manhattan this week was practically at a standstill. The general character of the market was reflected in the Exchange Salesroom, where particularly fine properties went begging and had to be bought in by the offerers.

The Queens market was comparatively lively, a number of sales being closed, and general interest seemed to be manifested in holdings there. Other sections of the city maintained their customary quiet.

The total number of sales in Manhattan this week was 15.

The number of sales south of 59th street was 5, against 4 last week and 17 a year ago.

The sales north of 59th street aggregated 10, compared with 13 last week and 10 a year ago.

From the Bronx 6 sales at private contract were reported, against 13 last week and 9 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$501,000, compared with \$354,835 last week, making a total since January 1 of \$39,734,170. The figure for the corresponding week last year was \$560,807, making the total since January 1, 1912, of \$36,705,726.

PRIVATE REALTY SALES.

The Chesterfield in a Big Trade.

RIVERSIDE DRIVE, n e c 98th st, 10-sty apartment house, "The Chesterfield," on plot 106x97, sold for the Barkin Construction Co. to the Brown-Weiss Realities, by Axelrod & Feinberg, Inc., and Gerlach & Friedman. It was erected a few years ago on a site acquired from the Century Holding Co. It is from plans by William L. Rouse and L. A. Goldstone, who estimated its cost at \$600,000 and figures in the trade at \$750,000. The Brown-Weiss Realities gave in exchange the following properties: 327 East 101st st, a 6-sty tenement, on plot 28.6x100.11, between 1st and 2d avs, held at \$40,000; 1390, 1392 and 1394 Franklin av, three 5-sty new law houses, each on plot 37.6x100, figuring in the trade at \$155,000, and 648, 650 and 652 Coster st, in the Hunts Point section, consisting of three two-family houses, held at \$15,000 each. In addition to the above properties, the Brown-Weiss Realities also gave 47 plots in Monmouth Park, at Atlantic Highlands, New Jersey. The lots were put in the trade at \$25,000. The entire deal involved about \$1,000,000.

Manhattan—South of 59th Street.

JANE ST, 64, 3-sty dwelling, on lot 21.4x45.8x irreg, bet Hudson and Greenwich sts, sold for Stephen Woolridge to a client for investment, by the Duross Co.

13TH ST, 519 East, 6-sty tenement on lot 25x100, sold by the Van Hosea Estate to Mrs. M. Young, who gave in exchange the 5-sty apartment house, 32x90, on the southwest corner of Bathgate av and 188th st.

24TH ST, 140 West, 3-sty dwelling, on lot 18.9x98.9, resold by the American Mortgage Co., which acquired it for \$19,200 at foreclosure last week. The buyer is said to be the Roberts Co., which owns abutting property on 23d st.

48TH ST, 61 West, 5-sty English basement dwelling, on lot 21.6x100 (Columbia College leasehold), sold for Dr. George E. Brewer to a client, by Maurice Wertheim.

8TH AV, 57, 59, 61 and 63, four private dwellings remodeled for business, on plot 105x55, sold for Harry Switzer to Emilie Mehlich, by William Mehlich, who sold for the same seller to the same buyer the 5-sty tenement at 1105 3d av, on lot 25x100.

Manhattan—North of 59th Street.

ARDEN ST, 17, 5-sty triple flat, on plot 27x110, north of Nagle av, sold for the Hensle Construction Co. to Maria C. Ott, by Arnold, Byrne & Baumann.

89TH ST, 311 East, 5-sty double tenement, on lot 25x100, sold for Franz Lenz to J. Treiber by John Lucher.

102D ST, 127 East, 6-sty flat with stores, on plot 37.6x100.11, near Lexington av, reported sold by Harry P. Davis.

107TH ST, 205 and 207, two 5-sty tenements, on plot 50x100.11, near 3d av, reported sold. The owner of record is Lena Bayer.

110TH ST, 209 and 211 East, two 4-sty tenements, on plot 50x101, near 3d av, sold by Mrs. Hannah E. Abell to Mrs. Maria Johanson, of Brooklyn.

118TH ST, 326 East, 5-sty tenement, on lot 25x100, bet 1st and 2d avs, sold by Sarah E. Cahill to an investor.

119TH ST, n s, 150 ft. east of Amsterdam av, new 9-sty apartment house, on plot 150x62, and known as the "Kingscote," sold by the Jacobs Construction Co. to the 138 East 38th St. Co., which gave in part payment the 4-sty dwelling on lot 24.9x100, on the southeast corner of Lexington av and 38th st. This property will be improved with a 10-sty apartment house. The deal involved about \$600,000.

133D ST, 69 West, 5-sty flat, on lot 25x100, sold for Moses Rosenthal to a client of R. M. Newman, by J. Anthony Minott.

NAGLE AV, southeasterly side, 100 ft. southwest of Elwood st, plot 100x200, sold by Paul Halpin to a building corporation which will erect two 5-sty apartment houses. Mr. Halpin acquired the plot in October, 1907.

Bronx.

FAILE ST, w s, 155 ft. south of Aldus st, 5-sty apartment house, on p. ot 50x100, sold by the Fram Building Co to Lillian B. Rogers, who gave in part payment the block front south side of 165th st bet Sheridan and Sherman avs, 201.10x54x200.10x46.2. The latter will be improved with high-class houses. The transaction involved \$83,450. The Faile st house figuring at \$58,450 and the vacant plot at \$25,000.

HOFFMAN ST, e s, 310 ft. north of 184th st, plot 90x120, partly improved with three frame houses, sold by the Brunswick Realty Co. to a builder, who will erect apartment houses.

145TH ST, 356 East, two-family dwelling, on lot 25x100, sold by Mary Meade to the Queen Mab Co. This property was given in part payment for the "Historic Hall" at 924 St. Nicholas av, recently sold through H. T. Wood.

157TH ST, 421-425, two 5-sty flats, on plot 100x100, bet Elton and Melrose avs, sold by the Benenson Realty Co. to Anna M. Jones, who gave in exchange 1530 Brook av, southeast corner of Wendover av, a 4-sty flat, on plot 26x104, and a 4-sty dwelling, 37.5x80, on the east side of Crotona av, north of 183d st.

COURTLANDT AV, s w cor 156th st, 6-sty flat with stores, on plot 45x100, sold by the Hubener-Escher Co. to J. C. Stirn, who gave in part payment the 4-sty double flat at 876 Southern Boulevard, 33.6x100.

TINTON AV, 625, 627-629, two 5-sty new law tenements, on plot 37.6x100, sold for Harry B. Davis to Emma Kellar, by Schlesinger & Goldberg. The buyer gave in exchange 72 West 134th st, a 5-sty flat on lot 26x100.

Brooklyn.

ADELPHI ST, 363, 3-sty and basement brick dwelling, on plot 30x115, sold for the estate of Robert D. Benedict to a client, by the Davenport Real Estate Co. The buyer will occupy after extensive alterations are made.

FULTON ST, 463, 4-sty business building, bet Jay and Lawrence sts, sold for the Lawrence Realty Co. to Elizabeth De Maine for investment, by Charles W. Seitz.

GLENADA PL, 12 and 14, two 4-sty semi-detached flats, on plot 50x100, sold for the Metropolitan Life Insurance Co. to an investor, by Everett Kuhn and W. H. H. Pinckney.

JAY ST, 123-125 4-sty store and tenement building, on plot 50x100, sold for the Brown Realty Co. to an investor by Howard C. Pyle & Co.

2D ST, 385, dwelling on lot 18x100, sold for A. L. Denton to a client for occupancy, by the Jerome Property Corporation.

55TH ST, ETC.—Frank A. Seaver sold for Starr Brinckerhoff the one-family house and lot 24.7x100, knowns as No. 144 55th st; also sold for Mr. Brinckerhoff the vacant lot, 25x100, on the southerly side of 55th st, 350 ft westerly from 2d av; also for Samuel Hooton, house with lot 20.5x100, known as No. 148 55th st; and for Joseph Iba the vacant lot, 30x100, on the southerly side of 55th st, 275 ft westerly from 2d av. The buyer of these properties is The American Machine and Foundry Co., which will use this property as a warehouse, and also a power house, in connection with the 3-sty brick factory which they will erect on 56th st.

58TH ST, 1559, a Queen Anne cottage, sold for Ed. Williams to Mrs. H. Wilson, by Thomas Kilcoyne, who also sold for Edward Toner to H. Prehn, the one-family house at 1669 55th st.

LAFAYETTE AV, 10, 4-sty and basement brick dwelling on lot 20x100, sold for a client by Howard C. Pyle & Co.

PUTNAM AV, 1490, 2-sty brick, two-family dwelling, on lot 20x100, sold for James A. Cauffield to Caroline Reibling, by Westhall & Schriber.

6TH AV, ETC.—The Realty Associates report the following recent sales: 148 6th av, corner of St. Johns pl, 4-sty and basement brownstone, 25x100, sold to Mrs. C. C. Johnson; 1172 51st st, 2-sty and cellar brick 2-family, 20x100, sold to Mrs. C. M. Schell; 4620 Fort Hamilton av, corner 47th st, 3-sty limestone 1-family dwelling, on lot 40x90, sold to R. M. Ryan; 459 Myrtle av, 3-sty brownstone store and flats, 20x85, sold to A. M. Elkus; 61-63 Ft. Greene pl, plot 47x100, sold to Hartman Construction Co. This plot is now being improved by the erection of a 5-sty brick and limestone apartment.

HYDE PARK.—Wood, Harmon & Co. report sales of lots here to Thomas E. Eskew, Fred. B. Wood, W. H. Galt, W. B. Cowan, V. Royal Caldwell, Albert C. Held, E. H. Rick, George A. Morgan, John T. Ledbetter, E. M. Cowan, Dr. Clyde P. Church, H. W. Cowan, and M. S. Connely. The same firm has sold at Kingsboro, lots to George L. Dufour, L. J. Sommers and Mary E. Ferrell; at Kensington Park, lots to Michael Fields, Albert Hagar and A. L. Boone; at Flatbush Gardens, lots to J. L. Larne and T. S. Gauvin; at Midwood Manor, to W. J. Fite, and at Midwood Manor West, to John G. Anderson, E. C. Boyette, Junius A. Rose and E. T. James.

Queens.

ARVERNE.—At Somerville Park, the Somerville Realty Co. has sold to L. Saloma, 40x100, northwest corner of Wavercrest and Bannister avs; for Annie Young to A. Cappiello house on Gaston av, north of Morris av; for S. Engelsberg to Samuel I. Ferguson house on Amstel Boulevard, west of Remington av, and for H. Roniker house on Clarence av to Isaac May-ril.

BAYSIDE.—Henry Brady sold 3 lots at the corner of First st and Ashburton av. William G. Fitzpatrick was the broker.

BAYSIDE.—James Hurley has sold to David H. Knott, 5½ lots at Bayside Park, with a frontage of 143 ft. on the east side of Bell av and 127 ft. on the north side of Bradish av, subject to two mortgages aggregating \$11,000.

EDGEMERE.—The Lewis H. May Co. sold for Andrew Dittrich, deceased, New York Trust Co., Trustees, property on the northwest corner of Mermaid and Grandview avs, to a client, who will entirely renovate and redecorate for his own occupancy.

ELMHURST.—The Queensboro Corporation has sold in the Barclay-Dugro tract 10 lots, comprising the block front on Polk av, from 15th to 16th st; also 6 lots on 33d st, between Polk and Roosevelt avs, and 8 lots on 24th st, between Roosevelt and Fairbanks avs, to William H. Bilyeu for a total consideration of \$50,000.

FAR ROCKAWAY.—Duross Company has sold for William Hammond, to M. Kerns, the Imperial Hotel, corner of Carnegie av and James st. It is a 3-sty building containing about 60 rooms on a plot 175x100. It was held at \$75,000.

ROCKAWAY BEACH.—G. Taus & Son sold for Henry Ronager a house in the west side of Clarence av to D. Miron; also for Hartstein & Stein a plot in the east side of South Park av to H. Eassman.

FLUSHING.—George William Clune sold to Charles G. Riehl, publisher, 26½ acres of meadow and woodland southeast of Cedar Grove Cemetery and adjoining Thomas Miller's model farm. The tract will be developed into a residence colony.

FLUSHING.—David Zion purchased from the estate of William Burke, 5 Main st, a 2-sty store building, on a lot 25x125, for \$16,500.

LONG ISLAND CITY.—Henry C. Johnson, Jr., sold four 4-sty brick apartment houses in Crescent st, bet Grand and Newtown avs, for a reported price of \$101,000; also the 3-sty brick apartment house 513 7th av for \$10,500.

LONG ISLAND CITY.—James B. Thomas has sold for Denis Collins the 4-sty brick store and apartment house at the corner of 3d and Pierce avs. The building, 20x81, on a lot 20x90, and a row of three-family brick houses, have just been completed.

SPRINGFIELD.—William B. Platt of Brooklyn, has purchased through Morris & Gerard from the Deal Alvord Securities Co. of Rochester, N. Y., a tract of 48½ acres of land. The property comprises the old Hegeman and Higbie tracts, and has frontage on both the Merrick Road and Springfield av. It is exceptionally well located, and will be developed and placed on the market immediately. This property was bought by the Dean Alvord Securities Co. in 1910 for \$110,000.

Richmond.

BRIGHTON HEIGHTS.—Rev. Charles L. Zorbaugh sold through Cornelius G. Kolff to the Manard Co. 4 lots comprising plot 80x100 on Fairmont av near Castleton av. Harbor View. The purchaser contemplates the erection of some houses on the property purchased.

STAPLETON.—Edward C. Meurer, Executor, sold through Cornelius G. Kolff to Huset Mock, the stable property, 25x60, on the north side of Canal st bet the Rapid Transit Railroad tracks and the ferry landing.

WEST NEW BRIGHTON.—Joseph Quagliaera has purchased through Cornelius G. Kolff of William J. Cowhig a lot 25x165 in size on the east side of Burgher av, between Castleton av and Henderson av.

WEST NEW BRIGHTON.—Salvadore Urcueoli has purchased through Cornelius G. Kolff of the Cowhig estate a lot 25x165, on the east side of Burgher av.

Rural and Suburban.

BASS RIVER, N. J.—The Fanfox Estates has completed negotiations for the taking over of 1,800 acres of land situated at North Tucker-ton, Bass River Township, Burlington County, N. J., from John H. Wynn, the owner. The purchasers were represented by Fox's Agency

and the seller by Charles W. Boye and Wilson P. Marchbank.

EAST ORANGE, N. J.—J. Anthony Minott sold for William J. Emery to a client, the two-family house at 547 North Grove st, on a plot 30x150. Negotiations are pending for the resale of the property to an investor.

FLORAL PARK, L. I.—The Windsor Land and Improvement Co. sold at Floral Park to E. Kimball a plot 40x100 on Poplar st; to J. Buchman a plot 40x100 on Aspen st. The same company sold at Hempstead to T. A. O'Brien a plot 40x100 on Weir st; to C. Rogers a plot 40x100 on Windsor Parkway; to A. King a plot 40x100 on Miller st; to E. J. Caffray a plot 40x100 on Lawson st. The same company sold at Lynbrook to E. Kirsch a plot 40x100 on Lawrence av. The same company sold at Oceanside to T. Kenny a plot 20x100 on Lawson st; to G. W. Cochrane and F. W. Pfuger each a plot 40x100 on Yost parkway; to H. Mayer a plot 80x100 and to C. Borg and A. Bell each a plot 40x100 on Oceanside parkway; to P. Vogler a plot 40x100 on Windsor parkway and Messick av; to J. H. and C. M. Issenforta plot 20x100 on Hallman av; to J. and C. Northam a plot 40x100 on Evans av. The same company sold at East Rockaway to G. E. Gifford a plot 40x100 and a plot 120x100 on Hudson St, East, and a plot 100x100 on Hudson St East and Hewlett bay Boulevard, East, and a plot 200x100 on Evans St East; to E. Coleman a plot 60x100 on Rhame av; to S. Marshall a plot 40x100 on Rockaway boulevard and Lawson av; to H. J. McManus a plot 40x100 on Fulton St East.

GARDEN CITY, L. I.—Duross Company has sold for John W. Miller his residence on 8th st, Stewart Manor, to James Morrissy.

HUNTINGTON, L. I.—George Taylor has sold his well-known Halesite property at Huntington, overlooking the Bay, to Winchester Noyes of New York City. The property consists of 10 acres and a large house, occupying a slightly situation, on a high elevation in the choicest residential locality on Huntington Bay. The price paid is said to have been \$30,000. The deal was negotiated by Frederick Selleck. Mr. Noyes is a member of the Huntington Association, and he contemplates extensive improvements. He will occupy the house as a residence throughout the year.

LAKEVILLE, CONN.—E. E. Slocum sold through E. L. Peabody the Charles S. Phelps farm of 180 acres to J. C. Howell. About 50 acres of this tract are owned by Yale University, and are under a 999-year lease, having over 800 years yet to run. The university receives a nominal rental of about 20 cents per acre per year, and the land is exempt from all town, county and state taxes. Even though costly buildings be erected on it, there would still be no taxes to pay. It is the intention of the buyer to sell about half of the land with the present buildings, and improve the balance next spring for his own occupancy.

LARCHMONT, N. Y.—Griffin & Collins sold the Austin F. Greer mansion and garage, 100x200, in Prospect av, to Maurice Levy.

LEONIA, N. J.—The Leonia Heights Land Co. has sold to Le Roy Gordon a dwelling on plot 50x125 on Leonia av, and to Howard McCormick for Frank R. Farnham a house on plot 100x125 on Summit av.

NEW ROCHELLE, N. Y.—Joseph Lambden & Son sold for John Schudy his property in Fanueil place to A. J. Fearing, who gave in exchange a house in Mount Joy place and a plot in Forest Heights.

REMSENBERG, L. I.—Charles G. Smith of Westhampton has sold two acres of land at Remsenberg to Jefferson Church and his sister, Miss Bessie Church of Brooklyn. The property is on the club lane and adjoins the estate of Mrs. Mary P. Rice of New York, and commands a view of Great South Bay. Two dwellings will be erected on the property.

SANDS POINT, L. I.—S. Osgood Pell & Co., in conjunction with Clark T. Chambers, have sold for the Wampage Realty Co. a large plot at Sands Point, L. I., to Harry T. T. Galpin, of New York. Mr. Galpin will at once commence the erection of a country residence and garage. The plot overlooks Manhasset Bay and is one of the most beautiful locations in the vicinity; adjoining the estates of Messrs. Frederick C. Hicks, Robert Hoe, Clarence H. Eagle and others.

LEASES.

Manhattan.

WILLIAM H. ARCHIBALD leased for the Haslam Estate, the entire building at the southeast corner of 16th st and 3d av, to Gustave E. Strom; and also the 5-sty building at 307 West 20th st to Frank Bragg. Both these leases are for a period of 10 years, from October first.

S. P. BELMONTE of 1270 Broadway leased from the estate of George B. Wilson a store in the Wilson Building at the southeast corner of Broadway and 33d st, for 10 years at an annual rental of \$5,000. The store will be used as a bootblack and hat cleaning establishment.

THE BRAUDE-PAPAE CO. leased a loft in the new Hamilton Square Theatre Building, at Broadway and 137th st, at the junction of Hamilton pl, to the National Progressive party of the 21st Assembly District, which will be used as permanent headquarters.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased for the Eradkim Realty Co. the entire 6th floor in the building now in course of completion at 6 and 8 West 32d st, to the Biesenthal-Johnston Co. of 55 West 16th st, for a term of years. This is the first lease made in the building, which will be ready for occupancy in December.

COTTIER & CO., now at 3 East 40th st, has taken new quarters at 718 5th av. The new galleries will comprise a first floor room, adjoining the entrance to Charles of London on the south, and four exhibition rooms on the second floor, which will be reached by a large staircase after the old English manner.

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Manhattan Leases—(Continued.)

EDWARD N. CROSBY & CO. leased for the Rutgers estate the store and basement in 53 East Broadway; also the parlor floor and basement in 201 East Broadway and the vacant plot in 273 and 275 Cherry st through to 526 and 528 Water st.

THE CROSS & BROWN CO. leased for Rose Weber to the C. T. Silver Sales Co., the entire building at 218 and 220 West 65th st, for a term of years.

THE CROSS & BROWN CO. leased the entire store, basement and 1st loft, comprising about 7,500 sq ft, in the building at 256 West 35th st, to the Miller Tire Sales Co. of 1930 Broadway for a term of years, to be used as an Eastern distributing station for the Miller Tire Manufacturing Co. of Akron, Ohio.

ELSIE DE WOLFE leased her house at 131 East 71st st, furnished, to Cartier, 5th av jeweler, at a rental said to be between \$5,000 and \$6,000 a year. Miss De Wolfe bought this property in March, 1910, and has been residing in East 55th st since March, 1911.

DOUGLAS L. ELLIMAN & CO. leased a large apartment consisting of 14 rooms and 4 baths in 535 Park av for C. Loring Brace, to Henry R. McLean of Millbrook, N. Y.; also apartments in 718 5th av for Charles Duveen, to Baron Frederick Von Schroder and Theodore Sidenburg; and an apartment in 105 East 53d st for Douglas Robinson, Charles S. Brown Co, to M. S. Slocum.

DOUGLAS L. ELLIMAN & CO. leased for Horace S. Ely & Co. the store in 2 East 29th st for a term of years to "The Little Book Shop Around the Corner."

DOUGLAS L. ELLIMAN & CO., in conjunction with Fish & Marvin, leased an apartment comprising the entire 17th floor in 903 Park av, consisting of 18 rooms and 5 baths, to Carl Tucker, treasurer of the Maxwell Motor Co. Mr. Tucker is a son-in-law of the late Anthony N. Brady, and a brother-in-law of Francis P. Garvan, who recently leased the 16th floor apartment in same building through same brokers. These two apartments are the highest in the world as this is the only 17-story structure ever erected. The rents of these apartments run from \$8,000 to \$15,000. The other tenants in the building are: Norman B. Ream, Dr. W. Seward Webb, Mrs. George De Forest Lord, Mrs. H. Bramhall Gilbert, Walter G. Oakman and Elijah P. Smith.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. J. Newton Perkins, 61 East 52d st, a 3-sty brick dwelling on a lot 13.10x100, to Miss M. Eannon, who will use the premises for her millinery business. This is the second break in this heretofore strictly private house block, the first being the lease of the adjoining house, No. 59, for Mrs. Perkins by the same brokers last spring.

DOUGLAS L. ELLIMAN & CO. leased large apartments in 246 West End av to Thomas W. Ormiston, of Austin, Nichols & Co., and to John R. Hegeman, Jr.; an apartment in 51 East 96th st to Herman Baehr; and for Moore & Wyckoff, agents, an apartment in 123 East 53d st, to Mrs. John Hawkesworth; also in 901 Lexington av, in conjunction with Payson McL. Merrill Co., an apartment to G. Howard Wilson.

J. B. ENGLISH leased the building at 167 West 49th st to the Gas & Electric Sign Co.; the building at 158 West 46th st to Maxim Paquier, and for F. Brueck to Deborah Gilmann the store in 168 West 48th st; also for Felix A. Donnelly to J. M. Laird the 3-sty dwelling at 269 West 52d st; for J. S. Kesseler, the 3-sty building at 238 West 49th st to S. Garbi, and in 1531 Broadway offices to Lionel Simonds, Mary Kelso and R. C. Paul.

EWING, BACON & HENRY leased offices in the Architects' Building to the Electric Cleaner Co. of 1 East 41st st; George B. Willis of 1170 Broadway; William Neal Smith of 1 East 47th st, and Charles Kerkow.

EWING, BACON & HENRY leased the store in 49 West 39th st to the Misses Parker and Wright, who will use it as a tea room; also leased space in 250 West 54th st to the Hupmobile Co., of 1709 Broadway, for use as a service station.

BERT G. FAULHABER & CO. leased stores in the new 10-sty building Donald Court, southwest corner of Broadway and 179th st to Robert B. Bradley, of 4226 Broadway; Elizabeth Moore, of 731 Columbus av, and Felix Campagnolo; also leased for Edward Payne to William H. Brady for a term of years 861 Riverside drive, a 3-sty dwelling.

JOSEPH F. FEIST rented the 3-sty private house at 416 West 43d st; also store and basement in 434 West 42d st, for a term of years.

THE FRANK L. FISHER CO. leased for the estate of Richard H. Clarke the 3-sty dwelling at 340 West 71st st.

VICTOR FREUND & SONS leased to Oscar Hammerstein, under the title of the American National Opera Co., the old Clausen-Flanagan brewing plant, at 303 to 317 East 47th st, consisting of 2, 4 and 5-sty buildings, for storage of scenery and other cumbersome articles, which will be used in connection with his new opera house now in course of construction in the east side of Lexington av, between 50th and 51st sts, for many years occupied by the New York Nursery and Childs Hospital. It is the intention of the lessee to remodel the present buildings.

FROMAN & TAUBERT leased for the Rhineland Real Estate Co. the 4-sty dwelling at 145 East 89th st to Mrs. Bisulka; for Serena Rhineland the 4-sty dwelling at 149 East 89th st to Mrs. N. Lindburg; for Frank P. Sheehy, the two 3-sty dwellings at 1229 and 1231 Lexington av to Josephine Keupp; for a client of the firm of L. J. Carpenter, the 4-sty dwelling at 1034 Park av to Mrs. Gallagher for a term of years, and in conjunction with George Neiman, the 3-sty dwelling at 625 Lexington av, to Madame Zara.

JOHN N. GOLDING leased in the Fire Companies Building at 80 Maiden lane offices to

Unterhart & Graham, Armstrong & Brown, of 27 Cedar st; Schiff, Terhune & Co., of 165 Broadway; G. Musco, King & Wilkinson and Hilliker & Calvin; also leased in the Continental Insurance Building at 44 and 46 Cedar st offices to Hiron & Bertini; also in the Washington Life Building at 141 Broadway offices to P. A. Eckes, and for Albert B. Ashforth, agent, space in the Frances Building, 5th av and 53d st.

GOODALE, PERRY & DWIGHT, agents for the 10-sty office building at 36 East 23d st, report recent leases to the following, a studio to Theodore Knowles, of 31 East 27th st; and offices to Adolph Tavague and Frank Hynes and to Sidney L. Fibel, ribbon commission merchant, of 656 Broadway.

GOODALE, PERRY & DWIGHT, INC., as agents of the St. James Building, 1133 Broadway, report recent leases to the following parties: Frank E. McGuffin, representing a large western house manufacturing polishes, space in the 11th floor; to Aaron Levy, representing several Providence jewelry manufacturers, space in the 13th floor; space to Jos. Restel, New York representative for a Chic-go company, manufacturing copper store fronts, and an office to Adam Bernhard, representing N. Wiederer & Co. of Berlin, manufacturers of metal, wood and celluloid goods.

GOODWIN & GOODWIN rented for Jas. F. Nearey to Selah O. Evans, the 3-sty private dwelling at 147 West 121st st.

GOODWIN & GOODWIN rented for the M. & M. Realty Co., to the Fellowship House, Alice L. Seligsberg, President, the 3-sty private dwelling at 32 West 115th st; also the following apartments: In the Romeyn, 56 West 112th st, to Manuel J. LaMani and Joseph Green; in the Alclyde, 2 West 94th st, to John C. Waldron; in Dacona Hall, 620 West 122d st, to Miss E. M. Turner, R. A. Cassidy, Alfred L. Rheinbold, Lanton Mackall; in Blervie Hall, to Michael Garlick, Julius Schratler, and Miltiades G. Psaki and a store at 56 West 112th st, to Matilda Roller.

HEIL & STERN leased for the 33 East 33d St. Realty Co. (George Backer, president), in the building the company is erecting at 33 to 43 East 33d st the 3d, 4th and 8th lofts, a total floor space of 35,000 ft., at rentals aggregating about \$90,000, to I. & M. Phillips, of 18 West 18th st; Henry George & Rosenbaum Co., of 32 West 24th st., and Katz & Fishel, of 18 West 18th st.

HEIL & STERN leased for the Spingler Estate the entire upper part of the building at 12 to 16 East 14th st, running through to 7 and 9 East 13th st, comprising a total space of about 50,000 ft. The lessees are Spero, Michael & Son, manufacturers of clothing, of 836 Broadway, and the lease covers a long term of years, at a total rental of about \$100,000.

M. & L. HESS (Inc.) have leased for a term of years for the Karnack Realty Co. the 4th loft and the 7th loft at 145-149 West 30th st to the Star Underwear Co. and Barney Jaffin, respectively. Both of these tenants occupy the same floor in the adjoining building at 151-155 West 30th st.

M. & L. HESS leased to Dilsizian Freres. of Milano, Rooms 1708 and 1709 on the 17th floor of the Hess Building; also space to A. L. Rosenberger 172 5th av, and the 9th loft in 142 5th av to the La Mode Waist & Dress Co.; also the 6th loft in 23 East 20th st to E. C. Klahre; the westerly 7th loft in 28 to 32 West 36th st to H. S. Bisco of 28 West 27th st; the 1st loft in 34 West 22d st to E. Houser.

S. KARPEN & BROS., a large Chicago furniture concern, yesterday figured in one of the most important leases closed in recent months. They have taken as eastern quarters the store, basement and first loft in the 12-sty building now being erected at the northeast corner of Broadway and 37th st by the Times Square Improvement Co., Harry Fischel, president. The space comprises approximately 60,000 sq. ft., and is said to have been held at \$75,000 a year. The lease is for a term of 10 years. The leasing firm has one of the largest furniture houses in the west and came before the eastern houses notice a short time ago through its success in outbidding a large field of competitors for the contract for the furniture and equipment of the new Public Library, at 42d st and 5th av. The store portion of the space just leased has an area of 20,000 sq. ft. and has a 20-ft. outlet into 38th st. The asking price for the store and basement was \$60,000 a year.

SIDNEY B. KLEE leased to Frederick Degne, of 1850 7th av, the southerly store in the 12-sty apartment house which is about to be erected at the southeast corner of Broadway and 79th st. It will be used as a delicatessen, grocery and liquor store. The lease is for a term of 10 years at an aggregate rental of \$34,000.

THE KNAPP & WASSON CO. leased the 2d floor in Westcott Estate Building, at Broadway and 181st st, for from five to ten years, to Alfred Smith, Dr. C. S. Deane, Mrs. M. F. Burke, Laudau & Boch and Miss S. Hill.

HARRY LEVY leased the store and basement in 342 East 34th st to the White Star Restaurant Co., and 310 and 312 East 34th st to A. Moraco.

WEBSTER B. MABIE & CO., agents for the FitzGerald Building at 43d st and Broadway, announce leases of offices to A. Schinasi & Bro., James J. Brady, Benjamin Hirsch, Edward F. Rush, I. Pflugelmann, Rose Fitzgerald, Paul J. Corn, Sidney Rosenfeld, LeGrand Howland, Louis W. Gay, C. G. Gaxiola and Allan Lowe, Inc. Contracts are now being let to connect the building with the subway station at Times sq, which will afford an entrance to the subway both from Broadway and from 43d st through an arcade in the basement. The basement has been leased to a high class restaurant concern.

THE MANHATTAN LEASING CO., Hyman & Henry Sonn, leased to Haring & Blumenthal of 30 Union Sq., a motion picture theatre to be built on plot 62x100 at the southwest corner of St. Nicholas av and 176th st, from plans by E. C. Horn & Co. The lease is for 21 years and was negotiated by Paul Stern.

EDGAR A. MANNING leased the parlor floor store in 142 West 57th st to Emilie Cohen.

SAMUEL H. MARTIN leased for James McLaughlin for a term of years the dwelling at 207 West 69th st to Mary Karpy.

E. McKEON rented the 3-sty dwelling at 226 West 136th st for a Mrs. Westcott, to Mrs. Rose M. Doyle.

MOORE, SCHUTTE & CO. leased for the estate of Emily L. Charles 455 West 144th st, a 3-sty private dwelling, to George F. Hinrichs.

MOORE, SCHUTTE & CO. leased for Mrs. Josephine de H. Hotton, 459 West 144th st, a 4-sty private dwelling, to a client for a term of years.

MOOYER & MARSTON leased for the Interstate Land Holding Co., represented by Daniel Birdsall & Co., the 8th floor at 2 to 6 West 47th st to Mrs. Elizabeth Fayden, of 2 East 46th st; also a floor in 3 West 3d st to Fox & Barnett, of 63 Bleecker st; also an apartment in 645 and 647 Madison av to Miss Anna Nitz; also an apartment in 36 Gramercy Park for Mrs. William Cumming Story to Henry L. Maxwell.

H. L. MOXLEY & CO. leased space in 1 Liberty st to P. J. Hanglely of 165 Broadway; also to C. Brandies, Inc.; also to the Standard Oil Cloth Co. in 320 Broadway.

J. P. & E. J. MURRAY rented the dwelling at 1804 Lexington av to G. Guarino for 3 years.

GEORGE NEIMAN leased to the McCray Refrigerator Co. of Indiana, through the Douglas Robinson, Charles S. Brown Co., the entire ground floor and basement at 7 and 9 West 30th st, a new 12-sty building. The McCray Refrigerator Co. will use this place for their Eastern salesroom. The building will be known as the McCray Building.

THE CHARLES F. NOYES CO leased for the Braender Building & Construction Co. the 10th floor of the Braender Building, 104 to 112 East 25th st, to Bauer & Black of 30 Ferry st; for the Brevoort Construction Co. space in 4 and 6 Cedar st to Geo. Miliarsis; and the 5th floor in 197 to 201 Grand st for E. K. S. Lorillard to the Syndicate Press, Inc.; also leased space in the Masonic Building, at 71 West 23d st, as follows: A portion of the 7th floor to David Quall of 10 East 8th st; space on the 8th floor to the Eagle Feature Film Co. of 5 East 14th st; a portion of the 12th floor to the Famous Players Exchange, and space on the same floor to Herman Schmidt Co.; also leased for John J. Burton space in the 2d floor of 61 Beekman st to Estrada & Araujo, and to the Peerless Manifold Book Co. of 65 Fulton st; also for the same owner space in 102 and 104 Fulton st to Burgess & Greer.

PEASE & ELLIMAN rented the following apartments: in 31 West 44th st to F. M. Watrous; 799 Park av to D. Davidson; 46 East 41st st to J. Scott; 46 East 41st st to S. Jonas; 136 Madison av to C. E. Pettinos; 103 East 75th st to J. F. Tonnelle, Jr.; 103 East 75th st to Katharine Coykendall, in conjunction with D. L. Elliman & Co.; 1 West 30th st to James Brownlee; 105 East 15th st to May Mathews; 27 East 62d st to J. W. Perry, in conjunction with D. Robinson, C. S. Brown & Co.; 510 Park av to Mrs. M. W. Ward; offices in 42 West 39th st to Rogers Manson Co.; store in 1254 Madison av to Gus Zimble; offices in Aeolian Hall, at 27 West 42d st, to A. Phillips; space in 340 Madison av to Duval Greer & Co.; apartments in 200 West 58th st to Mrs. Ruth Kaas; 103 East 75th st to M. K. Parker, in conjunction with Payson L. Merrill; 11 East 68th st to W. F. Gibson; 105 East 15th st to M. Safran; 104 East 40th st to A. Norden; 146 East 49th st to W. Page Carler; 146 East 49th st to Mrs. A. M. Walker; 105 East 15th st to W. L. Marks; 56 West 11th st to T. B. Bleecker; 24 West 45th st to Max Strunsky; 799 Park av—store—to Mrs. Fannie Klauber; large apartment in 555 Park av, consisting of 13 rooms and 4 baths, to Edward D. Dunn; 64 West 77th st to Miss Anna Chaires; space in 25 West 45th st to the Theosophical Society, and apartment in 146 East 49th st to A. Claffin.

PEASE & ELLIMAN sub-leased temporarily the store and basement at 240 Broadway for Dr. Reed Cushion Shoe Co. to Bell & Co.; also for a term of years lofts at 78 Greenwich st for D. J. Faour & Bros. to the Kalor Co.; at 20 Maiden lane for W. H. Todd to Charles Grabhorn; and at 38 Cooper sq for David Raider to Lieberman & Lincor.

WILLIAM J. ROOME & CO., INC., leased for John J. Radley to the E. E. Smith Contracting Co. of 101 Park av, the property at 614, 616, 618, 620, 622, 624 and 626 East 19th st, for a term of years, with a privilege for a further renewal. The property consists of 7 lots fronting 175 ft on 19th st, and is covered by a 3-sty brick building. It was formerly occupied by the J. J. Radley Steel Construction Co. The E. E. Smith Contracting Co. are now building the Broadway division of the subway from 14th to 26th st and the elevated line from Long Island City to Astoria. They will occupy the 19th st property for stables, garage and storage of their machinery.

SCHINDLER & LIEBLER leased a store in 321 Broadway to the Wilton Victrola Co.; also the 3-sty dwelling at 403 West 148th st to Mrs. Josephine Thorne.

LOUIS SCHRAG leased for Agnes Lynch the 4-sty dwelling at 146 West 22d st to Castellano & Brus for a term of years; for Jeremiah J. Wright the 5-sty dwelling at 168 West 22d st to August Vannini for a term of years.

H. C. SENIOR & CO. leased for Mrs. Henry Hurlbut the 4-sty dwelling at 112 West 64th st to Mme. Du Poy for a term of years.

H. C. SENIOR & CO. rented for Walter J. Donovan the 3-sty building at 265 West 87th st to Jerome Tadine for a long term of years; also for the Dr. Richards Dyspepsia Association, a 4-sty dwelling at 455 West 57th st to Anna Smith, for a term of years.

SOLOMON STERN leased space in 114 and 116 East 28th st to Bockmeyer & Burton and Frohling & Saxelbye of 114 East 28th st.

DAVID STEWART leased for the Chelsea Realty Co. 457 West 144th st, to a client.

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UNGER & WATSON, INC., leased the dwelling at 251 East 51st st to Augusta Pusch for a term of years. Augusta Pusch has the two adjoining dwellings under lease for a long term.

UNGER & WATSON, INC., leased the private dwelling at 155 East 51st st for Sara C. Hadden to Hilda and Max Brickman, for a term of years; the same brokers negotiated a lease between the same parties last week for the private dwelling adjoining on the west. Hilda and Max Brickman also have the private dwelling at 149 East 51st st under lease.

VAN NORDEN & WILSON leased the store in 13 East 35th st to Frank H. Warner for a term of years; also offices in the Vanderbilt Avenue Building to Dr. Guy A. Stewart of 147 East 34th st.

WM. A. WHITE & SONS rented a bachelor apartment in 19 West 94th st to Seton Henry; also to Frederick Bellamy for a term of years the dwelling at 28 East 11th st.

WILLIAM A. WHITE & SONS leased to Elias Weingart, manufacturer of jewelers' display fixtures, of 325 Lafayette st, the top loft in 235 Canal st. This completes the renting of the building, which was recently remodeled.

HENRY D. WINANS & MAY leased in conjunction with Cammann, Voorhees & Floyd, for Newbold Edgar, the 4-sty, 25-foot residence, furnished at 28 East 39th st, to Winthrop Burr; also for the Douglas Robinson, Charles S. Brown Co., representing H. E. Adrian, the 4-sty dwelling at 122 East 36th st, furnished, to H. Payne Bartlett.

THE F. R. WOOD, W. H. DOLSON CO. leased for Mercedes Barthold, in conjunction with F. & G. Pfomm, the 3-sty and basement dwelling 57 West 92d st to Anna Gilligan.

F. R. WOOD, W. H. DOLSON CO. leased the 3-sty dwelling at 47 West 95th st for Catharine M. Harris to Mary Henderson for a term of 3 years.

F. R. WOOD, W. H. DOLSON CO., leased the corner office in 2010 Broadway to E. T. Scudder & Co. of 1926 Broadway.

Bronx.

PAUL BULTMANN leased for the Bronx Construction Co., to Paul Witthaus, the corner store and basement at the southwest corner of Tremont and Marmion avs, for a term of 10 years, at an aggregate rental of \$15,000.

Brooklyn.

THE BULKLEY & HORTON CO. leased the 3-sty dwelling at 652 St. Marks av for A. T. Topping to a client for a term of years.

BURRILL BROTHERS leased 196 8th av, a 4-sty house for Mrs. H. J. Day to G. D. Cary for 3 years, at \$1,800 per year; 530 1st st, furnished apartment for F. Lighthouse to G. H. Cone, at \$900 per year; 197 7th av, store for Mrs. J. Spingarn to H. L. Morris at \$600 per year for a furrier store; 1st and 3d apartments in 211 8th av, for H. Newton to J. H. Love and H. Schultze, at \$540 per year; 3d and 4th apartment in 465 4th st for Mrs. J. Daily to E. Thomas and T. L. Parker; 393 3d st for Mrs. Hazlett to H. T. Goodwin, at \$600 per year.

CHARLES W. SEITZ, in conjunction with the Davenport Real Estate Co., leased the 4-sty brick business building at 370 Fulton st to the Kane Clothing Co., who will occupy same after extensive alterations have been completed.

G. W. SNYDER & SON rented the following house: 599 7th st., a 3-sty brownstone dwelling, to F. R. Chinnock; re-rented 646 10th st, a 3-sty brownstone dwelling, to Miss Annan; 395 8th st, a 2-sty brownstone, to Thomas Walsh; 516 11th st, lower part, to William Springer; 426 11th st, a 2-sty brownstone dwelling, to H. Finnerly.

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Queens.

THE CROSS & BROWN CO. leased the entire ground floor, about 20,000 sq ft, in the Galvin Building, Boulevard and 13th av, Long Island City, to Renault Freres Automobile Co., to be used as a service department for their automobiles.

Suburban.

SOUTH YONKERS, N. Y.—David Stewart has leased for a term of years for Carl Wicke, 75 Fanshawe av, a new detached dwelling at Van Cortlandt Terrace(to Charles S. Guggenheimer.

REAL ESTATE NOTES.

THE JERE JOHNSON, JR., CO. sells to-day 223 lots in Belle Harbor and fronting on Jamaica Bay.

JOSEPH P. DAY sells at auction to-day at 2.30 p. m., 375 lots and 5 houses at Bloomfield Ridge, Bloomfield, N. J.

GRANT CAMPELL, formerly manager of the renting department of the Bush Terminal Co., has joined the staff of Ewing, Bacon & Henry.

MISS M. MONAHAN has removed her offices from the northeast corner of Broadway and 107th st to the building at the southwest corner of those thoroughfares.

MR. M. MORGENTHAU, JR., returned from Europe Wednesday, after a tour of the Continent, which included visits to England, France, Germany, Italy and Switzerland.

ELISHA SNIFFIN, secretary of the Real Estate Board, who sailed for Europe on July 29, returned on Wednesday, on the "Imperator." During his stay abroad he visited, among other places, London, Paris, Berlin and Vienna.

THE METROPOLITAN LIFE INSURANCE CO. loaned Newmark & Davis, Inc., \$675,000 on the new apartment house now being erected on the plot, 188x102.6x irregular, in the north side of 141st st, 350 ft west of Broadway.

AUGUSTUS THEISS has opened an office at 1360 Rogers av, Brooklyn, where he will conduct a general real estate and insurance business, making a specialty of renting and managing property.

JOHN H. CUSACK, for fifteen years a prominent real estate dealer, with offices at 122 Court st, Brooklyn, died Tuesday of heart disease, aged 40 years. He was a member of the B. P. O. E., Brooklyn Lodge, and was prominent in Democratic politics.

WILLIAM H. MOFFITT, of 185 Madison av, was elected president of the Real Estate Association of New York, at the annual convention held this week in Rochester. New York City has been selected as the 1914 convention city of the association.

ISAAC COCHRAN, who died this week at his home in the Balmville section of Newburgh, at the age of 90, made a fortune in New York realty and retired forty years ago. In early life he conducted a general store at Broadway and 20th st.

THE ROCKBRIDGE REALTY CO. obtained from Michael J., Caroline, John W. and John Connor a loan of \$130,000 for the construction of a 12-story loft and store building on the plot 50x98.9 at 39 and 41 West 29th st. The property is leasehold and the deal was put through by Mooyer & Marsten.

BRYAN L. KENNELLY will sell at 14 Vesey st, on September 24, the Shults estate, in the Greenwich section, situated in King st near Rye Lake road. The property consists of 73 acres of land and a number of buildings. The Shults mansion contains 35 rooms and 8 baths and was erected at a cost of \$115,000.

MURRAY HILL TAXPAYERS' ASSN. elected these officers: President, Pierre M. Clear; vice-presidents, Frank J. Lynch, Thomas M. Brennan; secretaries, Maurice Goodman, Louis Moesch; treasurer, Michael J. McCauley; directors, Peter Seery, Henry Bloch, Edward O'Neil, Terence Lynch, M. McNamara.

PETER HANDIBODE, who recently acquired the flat 300-302 East 156th st from the Benenson Realty Co. through Anthony F. Burger, gave in part payment a dwelling on plot 50x120, at 70 Rockdale av, New Rochelle, and also a residence at Mount Vernon, located at the northwest corner of Haven av and Carpenter pl, 50x100.

BRYAN L. KENNELLY will sell at auction at 4.30 p. m. on September 27, at Premium Point Park, New Rochelle, with its large frontage on Echo Bay, an inlet of Long Island Sound, 13 residential plots, situated on Chery av, Park av, Sea View av, High View av, Hillside av and Hawthorne Drive. All of these plots overlook Echo Bay and Long Island Sound and have water-front privileges. The lots are fully improved, and the careful restrictions make Premium Park one of the choicest suburban residential sections in Westchester County.

COL. GEORGE E. POMEROY, who is prominent in real estate affairs at Toledo, O., was at the Waldorf this week. He says that outside New York the main trouble over the financial situation is now past. The evidence is that there has been a loosening up of liquid money, and it is very plain that there is going to be no pinch this fall. Pending such a condition, a great deal of money has been held tight. The disposition of the banks outside New York seems to be against encouraging the taking on of big contracts, but to furnish what money is necessary to carry on work.

Real Estate Appraisals.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings:

ESTATE OF NINA T. LLOYD.—Premises 35 West 70th st, valued at \$35,000.

EMILY A. NORTHRUP.—53 East 79th st, \$33,000; 57 East 79th st, \$32,500.

NICHOLAS WERNERT.—209 West 20th st, \$16,000; 210-212 West 21st st, \$110,000; 167 West 23d st, \$50,000; 169 West 23d st, \$25,000;

227 7th av, \$27,000; 225 7th av, \$35,000; 270 7th av, \$35,000; 8 West 84th st, \$30,000; and

246 West 30th st, \$30,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are listed under Advertiséd 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 Sept. 19, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st., and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

- *Broome st, 375 (*), ss, 50.8 w Mott, 25.3 x 118.3x25.1x114.5, 6-sty bk tnt & str; due, \$18,606.53; T&c, \$486.65; sub to 1st mtg of \$24,000; Sarah Baum et al. 40,000
- *McClellan st (*), swc Grant av, 100x 156.6, vacant; due, \$2,955.29; T&c, \$491.59; Dollar Savings Bank of City NY. 1,200
- *25TH st, 136 E, see Lexington av, 51-5.
- *25TH st, 127-31 W, ns, 325 w 6 av, 75x 98.9, 12-sty bk loft & str bldg; due, \$219,793.39; T&c, \$15,228.99; mtg recorded Oct 10; Montrose Realty Co. 316,000
- *56TH st, 34 W, ss, 420 e 6 av, 25x100.5, 4-sty & b stn dwg (trustees); bid in at \$89,750.
- *67TH st, 39-41 W, ns, 150 e Col av, 50x 100.5, leasehold of an apartment in 15-sty bk tnt (executors); bid in at \$11,000.
- *74TH st, 303 W, ns, 100 w West End av, 30x65.7, 4-sty bk & stn dwg (executors); bid in at \$80,000.
- *84TH st, 353 W, ns, 112 e Riverside dr, 16x102.2, 5-sty & b stn dwg (voluntary); bid in at \$21,000.
- *87TH st, 14 W, ss, 190 w Central Park W, 20x100.8, 4-sty & b stn dwg (executors); bid in at \$31,000.
- *98TH st, 208 E (*), ss, 160.6 e 3 av, 25.3 x 100.11; 5-sty bk tnt & str; due, \$12,269.75; T&c, \$490.98; Lawyers Mtg Co. 12,000
- *120TH st, 363 W, ns, 200 w Manhattan av, 17x100.11, 3-sty & b stn dwg (voluntary); bid in at \$13,000.
- *133D st, 62 E, ss, 95 w Park av, 20x99.11, 3-sty & b stn dwg (executors); bid in at \$4,900.
- *137TH st, 228 W (*), ss, 324.6 w 7 av, 18.6x99.11, 3-sty & b stn dwg; due, \$10,032.91; T&c, \$150.75; Dry Dock Savings Inst. 10,090
- *144TH st, 453 W, ns, 94.5 w Convent av, 21.5x99.11, 3-sty & b stn dwg (voluntary); bid in at \$14,000.
- *166TH st E, nwc Grant av, 100x156.6, vacant; due, \$4,630.15; T&c, \$218.14; Mulhern Steamheating Co. 5,300
- *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; due, \$80,257.75; T&c, \$4,050; Empire Trust Co. 64,000
- *Madison av, 1060, ws, 22.2 n 80th, 20x 70, 4-sty & b stn dwg (trustees); bid in at \$30,000.
- *2D av, 2306 (*), es, 53 n 118th, 27x80, 5-sty bk tnt & str; due, \$20,238.03; T&c, \$1,987.84; Carl Stein. 20,000

HENRY BRADY.

- *47TH st, 341 E, ns, 79 w 1 av, 21x50.3; withdrawn.
- *Walker av, 2425 (*), ns, 125 w Chauncey, 25x90; due, \$5,693.93; T&c, \$690.36; Lucy E Elliott. 5,000
- *Walker av, 2427 (*), ns, 100 w Chauncey, 25x90; due, \$5,698.41; T&c, \$690.36; Sarah J Golden. 5,000
- *Walker av, 2429 (*), ns, 50 w Chauncey, 50x67.1; due, \$5,518.83; T&c, \$1,314.78; Sarah E Strickland. 5,000

D. PHOENIX INGRAHAM.

- *118TH st, 241 E, ns, 160 w 2 av, 20x100.10, 3-sty & b bk dwg; due, \$6,880.26; T&c, \$296.63; Adolph & Sidonia Held. 7,500
- *205TH st, 183 E (*), ns, abt 300 a Grand blvd & concourse, 27.10x117.11x25x105.7, 3-sty fr tnt; due, \$7,408.55; T&c, \$462.50; Madeleine G France etrx. 4,500
- *Intervale av, 1133 (*), ws, 380.7 n 167th, 25x123.9x26.4x122.5, 2-sty fr dwg; due, \$2,813.81; T&c, \$1,100; Cath L Walgrove, etrx. 3,500

GEORGE PRICE.

- *Virginia av (*), ws, 101.3 n Watson av, 75.11x101.3; due, \$2,548.97; T&c, \$600; Annie C Ruhl et al. 2,000
- Total \$501,000
 Corresponding week, 1912.... 560,897
 Jan. 1, 1913, to date..... 39,734,170
 Corresponding period 1912... 36,705,726

Borough of Brooklyn

The following are the sales that have taken place during the week ending Sept. 17, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

- COURT ST, ses, 78 ne Degraw, 20x55; withdrawn.
- CRESCENT ST, es, 40 s Magenta, 20x85; A B Roberts. 3,000
- HAVEMEYER ST, ses, 25 ne Hope, 25x75; Jacob Schauf. 4,000

- PACIFIC ST, ss, 134.6 w 3 av, 13.6x100; withdrawn.
- PACIFIC ST, ns, 328.6 w Hopkinson av, 73.6x 100; withdrawn.
- SCHOLES ST (*), ns, 150 w Humboldt, 25x 100; Wm C. Edwards et al. 3,500
- SEELEY ST (*), swc 18th, 20x90; Title Guar & Trust Co. 4,500
- 55TH ST, ss, 183.4 e 3 av, 16.8x100.2; Geo Wise. 3,025
- S1ST ST, ss, 202 w 17 av, 17x100; Nunzia Rotolo. 3,611
- S1ST ST, ss, 185 w 17 av, 17x100; Nunzia Rotolo. 3,645
- ATLANTIC AV (*), nec New Utrecht av, 242x 202xirreg; Jos J McKeon. 300
- BEDFORD AV (*), es, 630 s Clarendon rd, 20x100; Mtg Securities Co of N Y. 6,500
- LIBERTY AV, ns, 70.6 e Elton, 32x100; Antonina Renna. 12,507
- 2D AV, es, 20 s 46th, 120x100; withdrawn.

- 11TH AV (*), ws, 20.2 s 53d, 20x80; Richd C Speer. 3,500

CHAS. SHONGOOD.

- PROSPECT PL (*), ns, 500 e Underhill av, 48.6x99.7x86.9; Flora L Davenport. 1,650
- ROCKAWAY AV (*), ws, bet Prospect pl & St Marks av, Lot 59; Julius Biederman. 100

WM. P. RAE.

- CHURCH LA, swc West, 326.5x406xirreg to 35th; also CHURCH LA, swc 35th, 217.3x209.4x irreg to 36th; also 37TH ST, nes, intersec nws 15 av, 721.6xirreg to Church la; A B Roberts. 36,600
- S1ST ST (*), sws, 221 nw 13 av, 20x100; Saml L Goldenberg. 3,500
- S1ST ST (*), sws, 241 nw 13 av, 20x100; same. 3,500

- GRAVESEND AV, es, 100 n Av C, 640x100; also CHURCH LA, sec West, —x93.6; also GRAVESEND AV, ws, 240 n Av C, 240x100; also WEST ST, ws, 106.10 s Church la, 36.7x97.3; also 35TH ST, ses, 108.5 s Church la, 215.9x27.6; A H Selinger, B G Sinclair & I J Lewis. 35,585
- 13TH AV, swc 75th, 100x160; Sheriff's sale of all right, title, &c; adj Oct 16.
- 14TH AV (*), ses, intersec nes 79th, 20x56.7; Jno G Bacchus. 3,900

JAMES L. BRUMLEY.

- 6TH AV, es, 100 s 10th, 18.6x80; Angela M Holder. 4,200

BRYAN L. KENNELLY.

- E 12TH ST (*), es, 380 n Av K, 40x100; Lawyers Title Ins & Trust Co. 2,500

REFEREE SALE.

- AMES ST (*), ws, 90 n Pitkin av, 25x100; Jacob Poil. 9,375
- Total \$148,998
 Corresponding week 1912..... 135,070

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

SEPT. 27.

JOHN S. MAPES.

- 569 lots & 3 fr dwgs of Park Versailles on premises at 1 o'clock.

Brooklyn.

SEPT. 23.

WM. P. RAE.

- WATER ST, 309, ns, 90 w Hudson av, 20x100, 3-sty bk tnt (admr).
- 41ST ST, 1427, ns, 200 e 14 av, 20x100, 2-sty bk dwg (vol).

SEPT. 25.

WM. H. SMITH.

- ROBINSON ST, ss, 63.9 e Rogers av, 49.8x 134.6, vacant (trstes).
- PROSPECT AV, 424, swc 8 av, 25x80.2, 3-sty fr tnt & str (exrs).

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:

SEPT. 20-22.

No Legal Sales advertised for these days.

SEPT. 23.

- AUDUBON AV, swc 191st, 90.2x100.2x95.9x 100, vacant; Henry Gernshym et al—Alfred C Junker et al; Harold Swain (A), 176 Bway; Francis W Pollock (R); due, \$32,274.03; T&c, \$1,358.50; mtg recorded Sept 13; D Phoenix Ingraham & Co.

SEPT. 24.

- ESSEX ST, 45, ws, 100.11 s Grand, runs w 54.2x11xw33.7xs25.3xe33.5xs4xe54.5xn24.11 to beg 5-sty bk tnt & str; Jno Everling et al—Peter F O'Neill et al; Fredk A Stroh (A), 38 Park Row; Jno H Rogan (R); due, \$4,737.31; T&c, \$448.03; sub to a prior mtg of \$24,000; Jacob H Mayers.

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Advertised Legal Sales, Manhattan and Bronx
—(Continued.)

39TH ST, 126 E, ss, 95.3 w Lex av, 19.10x98.9, 3-sty & b stn dwg, 2-sty ext; County Holding Co—Martin Holding Co et al; Merrill & Rogers (A), 100 Bway; Jas A Foley (R); due, \$44,748.18; T&C, \$443.45; mtg recorded Mar29 '11; Henry Brady.

43D ST, 6-8 E, ss, 158 e 5 av, 41x100.5, one 4 and one 5-sty & b stn dwgs; Thos H Kelly—Lena K Hoag et al; Gillespie & O'Connor (A), 20 Vesey; Lyttleton Fox (R); due, \$43,976.39; T&C, \$3,458.19; sub to prior mtg, &c, aggregating \$384,116.48; Joseph P Day.

46TH ST, 631-5 W, ns, 400 w 11 av, 75x100.5, 3 & 4-sty bk stable; Wm Reinhart—Michl Shea et al; Foley & Martin (A), 64 Wall; Dallas Flannagan (R); partition; Joseph P Day.

65TH ST, 34-40 W, ss, 341.8 w Central Park W, 83.4x100.5, 4-5-sty stn tnts & str; Benj Mordecai—Midwest Realty Co et al; Jas J Franc (A), 30 Broad; Schuyler E Day (R); due \$19,962.78; T&C, \$868.80; sub to pr mtg \$90,000; Joseph P Day.

80TH ST, 219-21 W, ns, 275 w Ams av, 50x102.2, 7-sty bk tnt; Ormond Realty Co—Jno L Taylor et al; Adolph & Henry Bloch (A), 99 Nassau; Enos S Booth (R); due, \$112,983.93; T&C, \$5,190; mtg recorded May24'09; Joseph P Day.

128TH ST, 46 W, ss, 342 e Lenox av, 18x99.11, 3-sty & b stn dwg; Wm A Martin—Harry C Williams et al; Henry T Fay (A), Poughkeepsie, NY; Wm R Willcox (R); due, \$9,636.99; T&C, \$85; Joseph P Day.

CITY ISLAND AV, sec Scofield, 72x92x74x92, City Island; Frank Booth et al by Lilla Hellings gdn—Isabella M Craft et al; Edw J Glennon (A), 42 Eway; Louis B Hasbrouck (R); partition; Joseph P Day.

HUGHES AV, swc 182d (Nos 622-4), 67.3x48.7 x80.1x50.4, 4-sty bk tnt & str; Fredk Torkler et al—Sophie Knepper et al; Jno T Booth (A), 271 Bway; Jos V Mitchell (R); due, \$7,191.60; T&C, \$1,079.08; sub to first mtg \$22,000; mtg recorded Nov15'10; Henry Brady.

WEBSTER AV, sec 176th (Nos 400-2), 106.10 x57.7x107.1x51, vacant; Jos Schaeffler—Boscobel Bldg Co et al; Jno C Gulick (A), 132 Nassau; Leighton Lobdell (R); due, \$13,304.93; T&C, \$201.44; Jas L Wells.

SEPT. 25.

ESSEX ST, 48, es, 71.3 s Grand, 30x66.8, 6-sty bk tnt & str; Abr Cohen et al—Mary O'Neill et al; Abr Cohen (A), 13 Park Row; Jas M Vincent (R); due, \$7,277.78; T&C, \$482.70; sub to pr mtg \$28,000; Henry Brady.

79TH ST, 149 W, ns, 304 e Ams av, 18x102.2, 4-sty & b bk dwg; Chas Fecheimer—Kath S Foye et al; Einstein, Townsend & Guiterman (A), 32 Liberty; Lewis S Marx (R); due, \$6,569.05; T&C, \$710.25; sub to first mtg \$15,000; Joseph P Day.

EAINBRIDGE AV, 2857, ws, 244.7 n 198th, 52.5x149.1x50x133.7, 2-sty fr dwg; Kate K Hyde—Margt McCrystal; Robt W Maloney (A), 309 Bway; Sigmund Wechsler (R); due, \$5,584.19; T&C, \$849; mtg recorded July10'08; D Phoenix Ingraham.

FOREST AV, 890, es, 209.6 n 161st, 24x100, 3-sty fr tnt; Sarah A Thurber—Margt J Tyrrell et al; F P Trautmann (A), 132 Nassau; Mark Goldberg (R); due, \$8,082.07; T&C, \$765.70; Henry Brady.

UNDERCLIFF AV, es, 886.7 n 176th, 75x105.4x103x169, vacant; Geo E Cullom—Bloomia Wilner et al; Jas E Duross (A), 100 Bway; Jos Rowan (R); due, \$2,343.21; T&C, \$802.10; Henry Brady.

SEPT. 26.

ALLEN ST, 97, ws, abt 125 n Broome, 25x87.6, 5-sty bk tnt & str; Jno A Brown Jr—Minnie L Simon et al; Fredk H Comstock (A), 36 Wall; Jas A Foley (R); due, \$21,157.97; T&C, \$1,063.93; Henry Brady.

174TH ST E, ss, 39.2 e West Farms rd, 164.10 x—x190x52.1, vacant; also 174TH ST E, ns, 35.10 e West Farms rd, runs n8.10wx35.11 to West Farms rd x106.11x62.8x5x—xw106.6 to beg, 1 & 2-sty fr bldgs of lumber yard; Cora A Bernheimer—Isidor L Cohen et al; Sigmund Wechsler (A), 233 Bway; Arthur Spingarn (R); due, \$33,925.53; T&C, \$4,295.54; Saml Marx.

LENEX AV, 414, es, 49.11 s 131st, 25x85, 5-sty stn tnt & str; Sheriff's sale of all right, title, &c, which Carolina or Caroline Linder had on July7'13, or since; Lee H Berliner (A), 43 Cedar; Julius Harburger, sheriff; Henry Brady.

ST NICHOLAS AV, 1320-30, nec 176th, 99.11 x100, 6-sty bk tnt; N Y Life Ins Co—Fluri Construction Co et al; Henry M Bellingier, Jr (A), 135 Bway; Phoenix Ingraham (R); due, \$165,373.72; T&C, \$10,893.43; D Phoenix Ingraham.

SEPT. 27 & 29.

No Legal Sales advertised for these days.

Borough of Brooklyn

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

SEPT. 20.

No Legal Sales advertised for this day.

SEPT. 22.

BAINBRIDGE ST, ns, 468 e Hopkinson av, 18x100; Chas D Lyons—Henry Katzman et al; Jacob M Peyser (A), 26 Court; Richd C Addy (R); Chas Shongood.

50TH ST, ss, 300 e 16 av, 40x100.2; Maria L Autenreith—Gustav Baron et al; Jno J O'Brien (A), 33 Park row, Manhattan; Eugene F O'Connor (R); Wm H Smith.

HUDSON AV, es, 28.6 n Park av, 45x103.9; Sheriff's sale of all right, title, &c, which Michele Luongo had on Aug 2, 1913, or since; Chas B Law, sheriff.

6TH AV, es, 125.4 n 22d, 16.8x80; Frank C Lang—Harrison Clark Jr et al; Sackett & Lang (A), 99 Nassau, Manhattan; Albt E Richardson (R); Wm P Rae.

SEPT. 23.

PARK PL, swc Vanderbilt av, 103.6x122; Peter W Rouss—Gaston A Bronder et al; Hurd & Grim (A), 211 Montague; Ralph E Hemstreet (R); Wm H Smith.

PRESIDENT ST, ss, 216.6 e Henry, 25.6x100; Oiver B Van Beuren—Jos Stewart et al; David S Edgar (A), 60 Wall, Manhattan; Thos F Garvey (R); Wm H Smith.

ST MARKS AV, ss, 392.4 e Troy av, 25x100; Jno F Foley et al—Wm J Martin (A), 64 Wall, Manhattan; Horatio C King (R); Jas L Brumley.

SEPT. 24.

BERGEN ST, ss, 300 w Vanderbilt av, 25x112.7x30.9x130.7; Nellie Miller—Adolph Freedman et al; Jas Moffett (A), 894 Bway; Edwin L Garvin (R); Wm H Smith.

BERGEN ST, ss, 300 w Vanderbilt av, 25x112.7; Nellie Miller—Adolph Freedman et al; Jas Moffett (A), 894 Bway; Edwin L Garvin (R); Wm H Smith.

CLEVELAND ST, ws, 120 n Glenmore av, 20x90; Monash Elsig—Vincenzo Ferragamo et al; K C & M V McDonald (A), 189 Montague; Henry W Van Alen (R); Wm H Smith.

DIAMOND ST, ws, 159.10 n Driggs av, 25x100; Wm L Felter—Maria Franzese et al; Edw T Horwill (A), 215 Montague; Reuben Wilson (R); Chas Shongood.

ST PAULS PL, nec Crooke av, 57.7x235.10x irreg; Andw D Baird et al—C H Tabor Land & Improvement Co et al; Geo C Case (A), 189 Montague st; Edw N Basset (R); Jas L Brumley.

72D ST, ss, 100 w Narrows av, 60x169.6; Viola R Hulick—Realty Dealers et al; Foody & Dey (A), 2 Rector; Jno C Judge (R); Wm H Smith.

ATLANTIC AV, nwc Howard av, 27.6x89.6; State Bank—Jno H Mahnen Co et al; Weschler & Kohn (A), 141 Bway, Manhattan; Philip V Manning (R); Chas Shongood.

MANHATTAN AV, es, 50 s Clay, 50x100; Annie Mason—Pak Sullivan et al; Lester F Corwith (A), 851 Manhattan av; Louis Karsik (R); Chas Shongood.

14TH AV, nws, 55 sw 78th, 18x100; Christian G Moritz—Salle Building Co et al; Jon C Ruff (A), 140 Nassau, Manhattan; Geo C Buechner (R); Wm H Smith.

SEPT. 25.

MADISON ST, ns, 60 e Sumner av, 18x82; Jno W Bailey—Lizzie S Barton et al; Harris, Corwin, Gunnison & Meyers (A), 150 Nassau, Manhattan; Louis Karasik (R); Wm H Smith.

SACKETT ST, ns, 170 w 4 av, 120x100; also SACKETT ST, ss, 217.6 w 4 av, 160x95; Wm Reinhart—Michl Shea et al; Foley & Martin (A), 64 Wall, Manhattan; Dallas Flannagan (R); Joseph P Day.

VAN BRUNT ST, ses, 50 ne Visitation, 25x90; Jno Finnegan—Chas Carroll et al; Geo V Brower (A), 44 Court; Henry J Davenport (R); Wm H Smith.

E 7TH ST, es, 140 s Av M, 80x100; Wm P Johnston—Jas F Collins et al; Harry E Lewis (A), 215 Montague; Walter B Milkman (R); Wm P Rae.

W 15TH ST, ws, 880 n Neptune av, 87.1x104.3x irreg; Chas A Mitchell et al; Alfredo Santo et al; Jos G Giambalvo (A), 26 Court; Asa F Smith (R); Chas Shongood.

51ST ST, ss, 260 e 3 av, 20x100; Bushwick Savgs Bank—Andw Ruegamer, Jr, et al; Rufus L Scott (A), 98 Nassau, Manhattan; Abr Feinstein (R); Wm H Smith.

51ST ST, ss, 280 e 3 av; same—same; action 2; same (A); same (R); Wm H Smith.

79TH ST, sws, 192.6 nw 14 av, 18.6x100; Elsie P Halstead—Rosina Realty Co et al; Henry M McKean (A), 191 Montague; Howard E Greene (R); Chas Shongood.

81ST ST, sws, 321 nw 13 av, 39x76.3; Margt A Jinnington—F W Crane Realty & Constn Co et al; Phillips & Avery (A), 41 Park Row, Manhattan; Chas C Miller (R); Jas L Brumley.

DE KALB AV, nwc Skillman, 20x80; Jno H Rowland—American National Realty Corp et al; Phillips & Avery (A), 41 Park Row, Manhattan; Horatio C King (R); Jas L Brumley.

GATES AV, sec Reid av, 100x200; Henry Amrhein—Jas Trainor et al; Eiseman & Keogh (A), 41 Park Row, Manhattan; Theo L Frothingham (R); Wm H Smith.

LIBERTY AV, ns, 52.6 e Elton, 18x100; Chas A Mitchell—Bernardo Bianda et al; Jos G Giambalvo (A), 26 Court; Jerry A Wernberg (R); Chas Shongood.

NEW LOTS RD, ss, 21.2 w Williams av, 84.9 x81.9xirreg; Fredk M Knowles et al—Vermont Building Co et al; Geo B Davenport (A), 203 Montague; O Grant Esterbrook (R); Wm P Rae.

SEPT. 26.

PARK PL, swc Hampton pl, 20x109.9; Pennington Whitehead et al—Geo V Brower et al; Duer, Strong & Whitehead (A), 43 Wall, Manhattan; Hugh A McTiernan (R); Chauncey Real Estate Co.

REGENT PL, ss, 108.2 e E 21st, 28x100; Jno B Taylor et al; Jno T Watson et al; Cary & Carroll (A), 59 Wall, Manhattan; Albt E Richardson (R); Wm P Rae.

N 5TH ST, ns, 100 w Havemeyer, 25x100; also N 2D ST, ns, 29.9 w Havemeyer, 31.6x55.8x irreg; Margherita S Sabella—Wm A Thomson et al; Jos G Giambalvo (A), 26 Court; Felix Reifschneider (R); Chas Shongood.

BAY 20TH ST, ws, 280 s 86th, 40x96.8; Julia Stark—Chas E Weisz et al; Clarence F Corner (A), 375 Pearl; Richmond L Brown (R); Wm H Smith.

59TH ST, ss, bet 7 & 8 avs, Lot 25; Tax Lien Co of N Y—Thos Hope et al; Wm Lustgarten (A); 68 William, Manhattan; Wm H Griffin (R); L J Phillips & Co.

SEPT. 27.

No Legal Sales advertised for this day.

SEPT. 29.

JEFFERSON ST, ss, 150 e Central av, 25x100; Anna Dosch—Louis Fabri et al; Bachler & Klein (A), 955 Bway; Jos J Speth (R); Chas Shongood.

PACIFIC ST, ss, 447.4 e Rochester av, 16.8x107.2; Lena Kranz—Gertrude N Phillips et al; Isaac Sargent (A), 140 Nassau, Manhattan; A Abr Sarafan (R); Chas Shongood.

E 32D ST, es, 320 s Av F, 40x102; Adolph C Killian—Wm G Hannah et al; Moore, Williams & Upson (A), 215 Montague; Abr Levitt (R); Chas Shongood.

NEWKIRK AV, sec Flatbush av, 45x86.9; Andw Gray—Lehigh Land Co et al; K C & M C McDonald (A), 189 Montague; Wm M Russell McDonald (A), 189 Montague; Wm M Russell (R); Wm P Rae.

FORECLOSURE SUITS.

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

Manhattan and Bronx.

SEPT. 13.

12TH ST, ns, 330 w Av C, 25x103.1, Bronx; Frank Kunzig et al—Edw A Schill et al; N J O'Connell (A).

116TH ST, 424-6 E; Virginia Danziger—Alfd Florie et al; Gross & Sneudaira (A).

BAY AV, ss, 435 w Main, 50x100; also FORDHAM AV EXTENSION, ns, 450 e Main, 100x100; Thos J Lock—Mary L Roeder et al; amended; H W Kennedy (A).

FT WASHINGTON AV, sec 181st, 173.10x140.6; Ft Washington Constn Co—180 Montague St Realities, Inc, et al; M Shlivek (A).

MADISON AV, 1698; Minnie P Ruckert—Elise Ruckert et al; Knox, Sender & Deignan (A).

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We are entirely out of the New York Edition of the Record and Guide of March 1, June 14 and July 12, 1913. We will pay 20 cents for these numbers, if both sections are delivered to us in good condition. We also need Brooklyn Edition of March 22 and July 5, 1913, for which we will pay for both sections 15 cents if in good condition. This offer will expire on September 23, 1913. Record and Guide Company, 119 West 40th Street, New York.

SEPT. 15.

HAMILTON PL, ses, 22.10 s 142d, 15.9x55.9x irreg; Mary F Hoe et al—Jos Pistere et al; McLaughlin & Martin (A).
 8TH ST, ss, 250 e 2 av, 25x97.6; Enelius Stiegeler—Louis Teven et al; E C Calwell (A).
 65TH ST, ns, 175 w Av A, 37.7x100.5; State Bank—Jos Isaacs et al; amended; J C Weschler (A).
 77TH ST, ss, 180 e 3 av, 25x102.2; Francis F Robins—Andw Byrne et al; Theall & Beam (A).
 134TH ST, ss, 438 w 5 av, 22x99.11; Julius Wolford—Harrison M Stewart et al; amended; A L Davis (A).

SEPT. 16.

GRAND ST, 260 & 258; also 2D AV, 174; also 11TH ST, 299 E; Willy Rieser—Jos Weinstein et al; Winthrop & Stimson (A).
 99TH ST, 68 W; Franklin Savgs Bank in the City of N Y—Fannie Weisberger et al; W M Powell (A).
 124TH ST, ss, 192.6 e 2 av, 16.6x100.11; Chas Schmitt et al—Genevieve Schwarz et al; S Wechsler (A).
 AUDUBON AV, 392; Gerson M Krakower—Wm A Holmes et al; W J Lippmann (A).
 1ST AV, 2012-14; two actions; Sol Sulzberger—Ferdinando Mazzacano et al; M Sulzberger (A).

SEPT. 17.

23D ST, 319-23 E; Mary A Bressel—Wm H Stephenson et al; H C DeWitt (A).
 140TH ST, ss, 215.4 e Bway, 16.4x76; Delia A Holstein—Mollie Steinberg et al; L Skidmore (A).
 CLINTON AV, ws, pt of Lot 7, map of Village of Mount Hope, Bronx; North Side Savgs Bank—Emelie Iselle et al; A E Gutsell (A).
 MELROSE AV, nec 152d, 100x20; Timothy Sullivan—Wm Davis Jr et al; M J Sullivan (A).
 ST LAWRENCE AV, ws, 400 n Classon av, 25x100; Jacob Cooper et al—Herman F Petring et al; M Cooper (A).
 TELLER AV, ws, 159.6 n 165th, 19.11x100.1; J Henry Alexander Jr et al—Andw Komorowski et al; R K Brown (A).
 LOT 130, map of bldg lots near Williams-bridge Station, Bronx; Sidney B Hickox—Rosario Lo Bue; amended; A J Wolff (A).

SEPT. 18.

E HOUSTON ST, 497-501; Saml Malvin—Otto Lorence et al; Engel Bros (A).
 HEWITT PL, es, 335 s Longwood av, 50x99.10; Rudolph Deibel—Montefiore Hebrew Congregation et al; Zodikow & Wieder (A).
 33D ST, ns, 175 w 1 av, 20x98.9; Sigmund Wechsler—Simon Zaretsky et al; R V Wechsler (A).
 33D ST, ns, 150 w 1 av, 25x98.9; Max Drey—Simon Zaretsky et al; S Wechsler (A).
 46TH ST, 422 W; Emigrant Industrial Savgs Bank—Jas McCarthy et al; R & E J O'Gorman (A).
 52D ST, ss, 64 e 11 av, 19.3x56.11; Park Mtg Co—Dora Maas et al; Seybel & French (A).
 130TH ST, 203 W; Jos L R Wood—Mildon Realty Co et al; Fixman, Lewis & Seligsberg (A).
 135TH ST, ss, 466.6 e Willis av, 16x100; Washington H Irving et al—Emma F Theyson et al; W B Hopping (A).
 MCCOMBS DAM RD, ws, 28.3 sw 153d, 56.9x 113.6; Sarah H Corwith—Thos L Reynolds et al; amended; Davison & Underhill (A).
 11TH AV, sec 52d, 19.3x64; Park Mtg Co—Dora Maas et al; Seybel & French (A).

SEPT. 19.

MERCER ST, 89; Sol A Fatman—Mary F Stanley et al; Rose & Paskus (A).
 6TH ST, 221 E; Phillip Tenzer—Philip Lien et al; J I Berman (A).
 17TH ST, 16 E; Franklin Savgs Bank in the City of NY—Lida Haines et al; W M Powell (A).
 129TH ST, ns, 220 w 7 av, 16.8x99.11; Jno W Sterling—Edw M Kirkpatrick et al; J A Garver (A).
 130TH ST, ns, 262.6 w 7 av, 18.9x99.11; Morris S Thompson et al—Eliz Atkinson et al; G F Warren, Jr (A).
 131ST ST, s s, 75 w 7 av, 16.8x99.11; Sheldon Leavitt et al—Jos L O'Brien et al; J E Roosevelt (A).
 182D ST, ns, 200 w Ams av, 50x79.9; Mary L Fraser—D Boris De Walthoff et al; Eastman & Eastman (A).
 183D ST, ss, 163.8 w Washington av, 16.8x100; Mary E S Burdick extr—Fredk A Downes et al; J D Tobias (A).
 DECATUR AV, es, 163.5 s 205th, 16.8x112.6; Grant Squires—Henry Van Denberg et al; J M Rider (A).
 3D AV, es, 50 n 57th, 25x90; Mary L Fraser—Stevenson Towle et al; Eastman & Eastman (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Borough of Manhattan.

SEPT. 11 & 12.

No Judgments in Foreclosure Suits filed these days.

SEPT. 13.

OGDEN AV, 1016; Theo J Chabot—Edw A Ahearn et al; Michael J Sullivan (A); Matthew P Doyle (R); due, \$7,640.

SEPT. 15.

76TH ST, 31 W; Harriet L Heimerdinger—Michl Caufield et al; Liebmam & Tanzer (A); Fredk L Kane (R); due, \$29,880.
SEPT. 16.
 COLLEGE AV, cl, 194 n 165th, 22x92.6; Wm L Leonard—Lillian B Koepke; Wm D Leonard (A); Jas A Farrell (R); due, \$9,215.
 LEXINGTON AV, 2135; U S Trust Co of NY—Jno E Kehoe et al; Stewart & Shearer (A); Percival H Gregory (R); due, \$7,249.87.

SEPT. 17.

No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

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

Manhattan and Bronx.

SEPT. 13.

No Lis Pendens filed this day.

SEPT. 15.

13TH ST, 207-23 E; also 14TH ST, 214 E; Jno L Keating et al—Irvington Constn Co et al; action to foreclose mechanics lien; R Godson (A).
 GREEN AV, sec Old rd, 107x50.4; Sarah E Elliott et al—Wm J Doherty et al; partition; B E Siegelstein (A).
 LOTS 127, 128, 129 & 130, easterly portion, map of prop of W A & H C Mapes, Bronx; Sarah E. Elliott et al—Wm J Doherty et al; action to set aside conveyance; B E Siegelstein (A).

SEPT. 16.

No Lis Pendens filed this day.

SEPT. 17.

VESEY ST, 53; Emilie Flauraud—Harry L Tissot; action to direct sale &; T M Rewlette (A).
 VESEY ST, 53, and prop in Kings Co; Josephine Fitzpatrick—Harry L Tissot; action to direct sale &; T M Rewlette (A).
 166TH ST, ns, 284 e Park av, 62x90; Fort Masonry Co Inc—Rafink Constn Co et al; action to foreclose mechanics lien; Weschler & Kohn (A).
 237TH ST, ss, bet Kepler & Katonah avs, Lot 15; Tax Lien Co of NY—Veritas Realty Co et al; foreclosure of transfer of tax lien; A Weymann (A).
 BROOK AV, 1528; Betsy Goldstein—C Lefkowitz et al; partition; N H W Schutt (A).
 KEPLER AV, ws, bet 237th & 238th, Lot 22; Tax Lien Co of NY—Josephine Teumey et al; foreclosure of transfer of tax lien; A Weymann (A).
 LONGFELLOW AV, es, 225 s Jennings, 50x 140.2; also LOT 33, map of Sec B of Vyse Estate, Bronx; Domenico La Sala—Chas Friedman et al; action to foreclose mechanics lien; Lind & Pfeiffer (A).
 MARTHA AV, es, bet 237th & 238th sts, Lot 5; Tax Lien Co of NY—Chas F Wayer et al; foreclosure of transfer of tax lien; A Weymann (A).

SEPT. 18.

27TH ST, ns, 125 w 5 av, 50x100; Lewis Seitzky—Loeb Bros Inc et al; action to foreclose mechanics lien; H Kyntz (A).
 HUNT AV, es, bet Bronxview Park & Bronx-dale av, Lot 62; Land & Lien Co—Fredk Roulein Jr et al; foreclosure of transfer of tax lien; M Frank (A).
 2D AV, 101; also 6TH ST, 238; Max Weiss et al—Wm Rosenthal et al; action to compel sale, &; W B Marx (A).

SEPT. 19.

10TH ST, ss, e 1/2 of lot 599, map of village of Wakefield, Bronx; Vincent Carofiglio et al—Dominico Lacovara et al; action to set aside deed &; W M Byrne & M M Edelstein (A).
 48TH ST, 16 E; Jno S Sutphen et al—J I Hass, Inc, et al; counterclaim; Phillips & Avery (A).
 SAME PROP; M F Westergren, Inc—J I Hass, Inc, et al; counterclaim; Phillips & Avery (A).
 49TH ST, 126-S W; Erik Wall—Carolyne M Swiney; action to foreclose mechanics lien; I Levison (A).
 BAINBRIDGE AV, es, 212.6 n Rosa pl, 37.6x 115; Clara E Kehoe—Walter J Lee et al; action to reform deed &; Lewkowitz & Schaap (A).

Borough of Brooklyn

SEPT. 11.

CARROLL ST, sws, 85 se Columbia, 20x100; Title G & T Co—Catella Ponziglione et al; T F Redmond (A).
 HULL ST, ss, 195.4 e Hopkinson av, 29.8x100; Grossbard Realty Co—Susanna Kaufman et al; N D Shapiro (A).
 E 4TH ST, ws, 266.8 n Av C, 33.4x100; Marie Bayer—Geo Bayer; to create a deed; Kramer & Bourke (A).
 41ST ST, ns, 100 e 8 av, 25x100.2; Wm C Siegert—Isidore Koss et al; E J Reilly (A).
 49TH ST, ec 13 av, 60.2x100; Edmund Q Morton—Saml Lakow et al; T F Redmond (A).
 50TH ST, sws, 300 nw 14 av, 60x100.2; Title G & T Co—Frances Patterson et al; T F Redmond (A).
 50TH ST, sc 5 av, 25.2x100; Chapin Home for Aged & Infirm—Elesabeth McCormack et al; T F Redmond (A).
 55TH ST, nc 5 av, 100x100.2; Title G & T Co—Owen McCormack et al; T F Redmond (A).

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AV L, ns, 40 w E 35th, 77x100; Title G & T Co—Geo J Kay et al; T F Redmond (A).

ATLANTIC AV, nwc Railroad av, runs n113.7 xw100x40xw100x109.11xe203.1 to beg; Eugene F File—Frank A Lane & ano; Snyder & Kornicker (A).

BELMONT AV, sec Powell, 50x100; East Bklyn Savgs Bank—Monok Co et al; Phillips & Avey (A).

BLAKE AV, ss, 40 w Railroad av, 40x90; Lint, Butscher & Ross, Inc—Saml Siff et al; J L Bernstein (A).

EASTERN PKWAY, ss, 242 w New York av, 19x105; Eldrea A Carley—Benj C Raymond et al; E A Carley (A).

EASTERN PKWAY, ss, 406.3 e Buffalo av, —x—; Anna Seekamp—Howard Robinson et al; Watson & Kristeller (A).

LIBERTY AV, sec Alabama av, 25x100; Theo Heurich & ano—Chas Bowden et al; C J Heyser (A).

ROGERS AV, ws, 122.3 n Church av, 20x90; Dietrich W Kaatze—Emanuel Liberman et al; N D Shapiro (A).

UNION AV, es, 25 s Bayard, 25x100; Title G & T Co—Camillo Papanero et al; T F Redmond (A).

12TH AV, nws, 100 sw 41st, 50x100; Title G & T Co—Eliz Schnabel; T F Redmond (A).

PROP not given; Edw Baruch et al—Rosa Losasso et al; E Baruch (A).

SEPT. 12.

BARBEY ST, es, 300 s Sutter av, 25x100; Eliza J Ellsworth—Robt Kloiber et al; Van Alen & Dyckman (A).

HANCOCK ST, ss, 424.10 w Reid av, 18.10x 99.4x18.10x99.2; Jno H Forshew—Eliz A F Randolph et al; C L Griffin (A).

PRESIDENT ST, ss, 320 e Albany av, 20x 120.3; Rome Savgs Bank—Princess Ann Co et al; T F Redmond (A).

ROSS ST, nws, 72.4 sw Wythe av, 18.6x35.5x 18.6x38; Wmsburg Savgs Bank—An Drew et al; S M & D E Meeker (A).

SACKETT ST, ns, 99.8 w Van Brunt, runs n 75xw.04xn25xw25x100xe25 to beg; Salvatore Denicola—Antonio Lazzaro; R A Rendich (A).

SEDGWICK ST, nec Van Brunt, 25x100; Jno T Willoughby—Peter D Fagan & ano; specific performance; A J Romagna (A).

WOODBINE ST, nws, 40 sw Ridgewood av, 20x80; Title G & T Co—Honora Reiss et al; T F Redmond (A).

E 9TH ST, es, 320 s Av C, 20x95; Title G & T Co—Ellen M Donaldson et al; T F Redmond (A).

W 9TH ST, ss, 150 e Hicks, 25x100; also 11TH ST, ss, 220 w 3 av, 20x100; Sarah McGlynn—Mary McGlynn et al; partition; E F Driggs (A).

43D ST, ss, 165 e 3 av, 39x100.2; Cecelia Coghian—Thos Fenton; J A Turley (A).

66TH ST, sws, 260 nw 20 av, 83.4x200; Nathaniel Raizen—West End Impt Co & ano; H O Patterson (A).

74TH ST, ss, 300 e 10 av, 20x100; Gertrude C Goodspeed—Werner Stumann Bldg & Constn Co et al; H S Goodspeed (A).

FLUSHING AV, ss, 167 e Knickerbocker av, 25x118.11x27.10x106.3; Lena Kraker—Vito Fortunato; specific performance; W J Lewis (A).

KNICKERBOCKER AV, sws, 25 se Grattan, 25x79.5x27.2x68.9; Rudolph Beleyr & ano—Dean Holding Co; S Berg (A).

MYRTLE AV, ss, 75 e Steuben, 50x100; Title G & T Co—Margt E Conley et al; T F Redmond (A).

RUGBY RD, es, 180 s Av S, 40x100; 4th Universalist Soc of N Y—Mary E Curtin et al; T F Redmond (A).

LOTS 166 to 175, block 6; 367 to 376, block 12; 391 to 394, block 12; 428 to 431, block 13; 507 to 526 and 530 to 533, block 15; 664 to 684 and 689 to 695, block 21 on "map of prop of 26 Ward belonging to estate of Jacob Snediker" (dec); Alex A Wemmell & ano as exrs A Andrew Wemmell (dec)—John R Mackay; Kiendl, Smyth & G (A).

SEPT. 13.

BOERUM ST, ss, 75 e Humboldt, 25x100; Frank L Wilson—Pauline Cohen et al; H L Thompson (A).

HENDRIX ST, ws, 200 s Arlington av, 31.1x 100; August H Schimpf—Celia A Carpenter & ano; Kiendl, Smyth & G (A).

49TH ST, swc 16 av, 60x100.2; also 45TH ST, ss, 220 e 15 av, 80x100.2; also NOSTRAND AV, es, 200 n Av M, 40x105; also NOSTRAND AV, ws, 160 s Av K, 40x105; also E 25TH ST, ws, 212.6 n Av L, 75x100; also E 23D ST, sec Av K, 60x100; State Natl Bank of Ft Worth, Texas—Michl L Woods; Eppstein & Rosenberg (A).

61ST ST, ns, 140 w 14 av, 20x100; Herman Schomaker—Nicholas Tipaldi et al; L C Wills (A).

CHESTER AV, sec Tehama, runs e100xs126.2 xs73.10xw102.3xn200 to beg; Geo D Gilmore—Mary L Behrens; W E Buckley (A).

MARCY AV, es, 160 s Monroe, 20x100; Edw Taunay—Druss Realty Co & ano; S A Potter (A).

STONE AV, es, 167.6 s Livonia av, 62.6x100; Johanna Ford—Elias M Pilzer et al; Howell, McChesney & C (A).

PLOT bounded on n by Church av, e by Gravesend av & E 2d, w by prop of V A Murdock and n by a line drawn at right angles with Gravesend av, 14.2x115.11x—x63.3; Louise J Hanford—Hermann A Intemann et al; C S Taber (A).

SEPT. 15.

BERGEN ST, sws, 122.2 se Washington av, 20x57.2x21.2x64.1; Eagle Savgs & Loan Co—Moses X Alston et al; J C McLeer (A).

JEROME ST, ws, 208.10 s Jamaica av, 30x95; Susette H Miller & ano as exrs Francis Miller—Rebecca Feinstein et al; H C Conrady (A).

LEFFERTS ST, sec Rogers av, 27.6x106.6; Bond & Mtg Guar Co—Edgar V Baker et al; T F Redmond (A).

WINTHROP ST, nwc Troy av, 212x550x212x 555; also E 48TH ST, nec Winthrop, 200x436.1 x200x440.7; Jas A Barr—Bertha Jackson et al; to create a trust; V H Smith (A).

E 2D ST, es, 335 s Av I, 26x100; Title G & T Co—J D Ranck Realty Co et al; H L Thompson (A).

E 2D ST, es, 361 s Av I; same—same; same (A).

W 7TH ST, ws, 370 n Av R, 30x82.6; So Bklyn Savgs Institution—Saml J Parkhill et al; Coombs & Whitney (A).

E 9TH ST, es, 280 s Av S, 20x100; Title G & T Co—Lake Shore Realty Co; T F Redmond (A).

57TH ST, sws, 180 nw 11 av, 40x100.2; Title G & T Co—Nathan Bogert et al; T F Redmond (A).

CLERMONT AV, ws, 236.6 n Lafayette av, 20 x73.2; Fanny Holmes—Victoria Bolenghi et al; T F Redmond (A).

CONEY ISLAND AV, ns, 20 w Brighton pl, 40x110.8x40x111.8; Wilmot A Warburton—Jane Gilfeather; E T Flanagan (A).

ELMWOOD AV, sec E 3d, 175x200; C Mortimer Palmer—Realty Sales Co et al; H L Thompson (A).

HOWARD AV, bet Dean & Bergen, —x—; Tax Lien Co of N Y—Elias Schlein et al; foreclosure of tax lien; Eliz S Pope (A).

OCEAN AV, es, 114 s Av I, 92.8x100; Sandy Lanza & ano—Manhattan Terrace Congregational Church et al; foreclosure of mechanics lien; H E Herman (A).

SKILLMAN AV, sec Union av, 50x100; Flora Fields—Caterina Gallo et al; S E Klein (A).

7TH AV, nws, 24.10 ne 50th, 20x100; Ulster Co Savgs Institution—Chas H Hart et al; T F Redmond (A).

BEGINNING at point on sec of land of Cornelius Bergen, runs ne455.2xnw213.10xsw477.2 xse295.8 to beg; Title G & T Co—Nathan Lamport et al; T F Redmond (A).

LOT 64 block 95 on map "Gravesend Town Assessment Map"; Wm H Nunez—Sachara Rubens et al; H A Ingraham (A).

SEPT. 16.

CLINTON ST, es, 110 n President, 20x99.5; Christopher Betjemann as exr, & C, Jno Bahrenburg—Mary J Ferris et al; T F Redmond (A).

FULTON ST, ss, 300.4 e Classon av, 20x117; Eliz M Rapalje—Sarah E James et al; Davison & Underhill (A).

MORRELL ST, swc Cook, 23.3x75; Edith F Downey—Norbert Leibel et al; T F Redmond (A).

OSBORN ST, nwc Newport av, 99x100; Onslow-Moore Co—Wm Klein et al; G Elliott (A).

SEIGEL ST, ss, 25.6 e White, 28.6x100; Bond & Mtg Guar Co—Madeline J Oswald et al; T F Redmond (A).

89TH ST, ns, 180 w 3d av, 20x100; Jno F Eanker & ano as exrs & C Eliz McGivney—Karl Karlson et al; W H Garrison (A).

BROOKLYN AV, es, 295 s Farragut rd, 40x 100; Blanche E Watson—Homesborough Realty Co et al; Roy, Watson & Naumer (A).

BROOKLYN AV, es, 255 s Farragut rd, 40x 100; same—same; same (A).

BROADWAY, nes, 25 se Putnam av, 25x100; also BROADWAY, nes, 100 nw Furman, 40x100; also BROADWAY, ec Stewart av, 100x100; also SUMPTER ST, ss, 200 w Saratoga av, 25x100; also GATES AV, ns, 200 e Stuyvesant av, 24.11x 100; also GATES AV, ns, 224.11 e Stuyvesant av, 24.11x100; also STUYVESANT AV, es, 80 n Quincy, 20x88; also ELBERT ST, cl 385 e Knickerbocker av, 60x133; also LOT 69 map of prop in Bushwick belonging to Wm A Burras; also BUSHWICK AV, sec Troutman, 55x48.11x 50x71.11; also E 38TH ST, nec Av E, 97.6x100; also HART ST, ses, 225 ne Knickerbocker av, 100x100; also PROP in Queens Co; Citizens Trust Co as sub trste & C Henry Loeffler—Geo H Loeffler et al; partition; Jonas, Lazansky & N (A).

DITMAS AV, ss, 100 e Ocean av, 50x100; Andres M Companioni as sub trste & C Ines E Angarica—Julia C Lovell & ano; E R Vollmer (A).

PARK AV, ns, 91.2 w N Elliott pl, 25x107.4x 25x100.2; Title Guar & Trust Co—Guisepp Addesso et al; T F Redmond (A).

WEST AV, swc W 2d, 50x100; Title Guar & Trust Co—A Mae Wendt et al; T F Redmond (A).

7TH AV, ws, 116.8 s Lincoln pl, 33.4x100; Henry Vollweiller—Leonard Lambert et al; Davison & Underhill (A).

LOTS 1, blk 8277; 2 to 41, blk 8278; 41 to 102, blk 8279; 116 to 138, 140 to 165 & 167 to 171, blk 8280; Lots 172 to 214, blk 8281; 215 to 227, blk 8282; 228 to 273, blk 8301; 274 to 282, blk 8302; 283, blk 8303; Lots 316 to 353, blk 8307; 284 to 315, blk 8298; Lots 369 to 403, blk 8298; 418 to 434; 440 to 443, 445 to 451, 453 & 454, 458 & 459, 461 to 471, blk 8299; Lots 473 to 546, blk 8300; excepting certain portions thereof; Newburgh Savgs Bank—Chas F Hager et al; H L Thompson (A).

SEPT. 17.

CLINTON ST, w s, 50.9 n Harrison, runs w 46xw46.10xn25xe 72.4xe46x24.3 to beg; Emma M Doyle—Jno McKinny et al; C B Campbell (A).

GUERNSEY ST, es, 100 ne Calyer, 25x100; also CALYER ST, ns, 50 e Guernsey, 25x100; Emille Flaureud—Harry L Tisset; T M Rowlette (A).

SAME PROP; Josephine Fitzpatrick—same; same (A).

LEFFERTS ST, ss, 156.2 e Nostrand av, 20x 102.6; Title G & T Co—Charlotte S Draper et al; T F Redmond (A).

MARION ST, ns, 240 e Rockaway av, 20x100; Williamsburgh Savgs Bank—Sarah J Magrath et al; S M & D E Meeker (A).

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MONTAGUE ST, ss, 179 e Hicks, 50x100; Lillian T Dempsey—Sarah R O'Rourke; to execute a warranty deed; S Vinton (A).

NELSON ST, svs, 181.4 se Hamilton av, 27x 54.6x25x64.9; Hannah E Rushmore—Mary C Conglim et al; H L Thompson (A).

VERMONT ST, es, 100 n Blake av, 20x100; Cohen Holding Co—Abr Daar & ano; I Solomon (A).

VERMONT ST, es 80 n Blake av, 20x100; same—same; same (A).

WITHERS ST, ss, 150 e Graham av, runs s 99.3xne26.8xn88.11xw25 to beg; Augusta H Klein—Nicola Carrano et al; H L Thompson (A).

12TH ST, svs, 250 nw 3 av, 25x100 Wm Glennon—Maria Bigoerjeski et al; H L Thompson (A).

16TH ST, ss, 60.7 e 3 av, 23.3x46; Esther Williams—Edw Gulczynski et al; T F Redmond (A).

E 49TH ST, es, 153.4 s Av L, 26.8x100; Estate Mtg Securities Co—Mollie Feldberg et al; J F Benaim (A).

49TH ST, svs, 360 se 16 av, 40x100.2; Matilda E Stohlmann—Bertha B Musliner et al; T F Redmond (A).

66TH ST, svs, 160 se 14 av, 40x100; Philipp J Gleason & ano—Rosa Salamone et al; J Krause (A).

68TH ST, nes, 362.10 ne 18 av, 127.2x140.1x 122.11x140; Michael V Woods—Agnes I Maillie et al; York & York (A).

AV P, sec E 18th, 40x100; N Y Investors Corp—Cath T Fitzsimons et al; T F Redmond (A).

GRANT AV, es, 161.4 s Ridgewood av, 20x100; Title G & T Co—Wm H Wanser et al; T F Redmond (A).

RIVERDALE AV, nwc Chester, 20x75; Herman Kraut—Louis Padolsky et al; T F Redmond (A).

SUTTER AV, ss, 75 e Earbey st, 25x100; Louis Shepeloff—Anna Brandriss et al; foreclosure of mechanics lien; I Solomon (A).

5TH AV, es, 60 s 62d, 20x100; Anna Fitzsimons—Jno E Sullivan Co et al; H J Davenport (A).

6TH AV, ws, 21.11 s 65th, 20x100; Caroline Gwlett & ano—Demetrio Bua et al; Davison & Underhill (A).

12TH AV, sec 36th, 90x136.10x95.10x98.11; Robt A Lindsay—Mary L Behrens et al; H J Davenport (A).

SEA BEACH RY, svs, 91.8 se 18 av, 24x25; also SEA BEACH RY, svs, 162.4 se 18 av, 23.4 x25; also SEA BEACH RY, svs, 185.8 se 18 av, 23.4x25; also SEA BEACH RY, svs, 232.4 se 18 av, 25x70; N Y Municipal Ry Corp—Fortunato Cutolo et al; to create a title; G D Yeomans (A).

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SEPT. 13.

48TH ST, 200-2 W; Ronalds & Johnson Co—Broadway & 7th Av Co & Weiss & Katz (134). 103.53

51ST ST, 33 W; Jas R Gordon—33 West 51st St Co, Inc (132). 30,970.02

94TH ST, 219 E; Sam Knevitzy—Hirsch Wilkenfeld (138). 125.00

149TH ST, ss, 216 w Brook av, 91x206; Abel Hansen et al—Fredk & Annie Schnauffer, Bronx 149th St Realty Co, Cramp & Co & Weiss & Katz (130). 396.55

149TH ST, ss, 216 w Broadway, —x—; Jiffy Hese Rack Co—Fredk & Annie Schnauffer, Bronx 149th St Realty Co, Cramp & Co & Weiss & Katz (139). 433.80

HOBERT AV, ws, 94.3 s Alice av, 20x100; Tobias Schwartz—Wm H Bleuett (135). 715.00

PARK AV, 1022; Louis Greenberg—Louis J De Milhau, Weiss & Katz & Jos B Acken (131). 235.57

RIVERSIDE DR, 554; Jos Starobin—London Constn Co (136). 400.00

9TH AV, nec 41st, 25x75; Glasberg Contracting Co, Inc—Jno Mooney (137). 780.00

SEPT. 15.

25TH ST, 11 W; F Clairmont Iron Works—The 11 West 25th St Co (141). 374.76

25TH ST, 126 W; Rubin Fisher—Cecilia Pagnanski & I Glantz (146). 58.00

71ST ST, 72 W; Benj Freedman—Ada L Westcott & Zachringer Bros (144). 53.00

115TH ST, 11 E; Sam Sohn—Elka Moskowit, Morris Slachter & Sam Cantor (148). 26.80

149TH ST, ss, 216 w Brook av, 91.1x206; Geo E Sealy Co—Fredk & Annie Schnauffer, Bronx 149th St Realty Co, Cramp & Co, & Weiss & Katz (149). 240.00

149TH ST, ns, 216 w Brook av, 91x206; Standard Plumbing & Supply Co—Fredk & Annie Schnauffer, Bronx 149th St Realty Co, Wm Gibson, Gustave Binswagner & Weiss & Katz (140). 666.17

BROADWAY, nwc 82d, 102.2x107.7; Berger Mfg Co—Lansing Realty Holding Co & B K Bimberg (152). 255.00

PARK AV, 1022-24; Klenert & Rosenbluth, Inc—L J Wilson, Ramsay Hogue & Weiss & Katz (140). 666.17

PARK AV, 1022; Louis Greenberg—Louis J De Milhau, Jos B Acken & Weiss & Katz (143). 235.57

WEST END AV, 562-68; R J Donovan—Aeon Realty Co & Pietrowski & Konop, Inc (151). 204.75

3D AV, 1322-6; Louis Herman—Jonas Weil, Bernhard Mayer & Weiss & Katz (150). 122.00

6TH AV, nwc 25th, 19.6x60; Herman Droge—Josephus Kuhlke, Pauline Kuhlke & Sandhop Contracting Co (145). 110.00

SEPT. 16.

CANNON PL, es, 25.7 n 238th, 76.11xirreg; Russian American Patented Corrugated Steel Plate Corp—P A Gallagher Lewen Engineering Co (165). 6,100.00

HENRY ST, 184; Koslow Iron Works, Inc—Congregation Nusach Heari & Meyer Frank (158). 113.50

WILLIAM ST, ns, whole front bet Crescent & Belmont avs, 25.3xirreg; Vincenzo D'Alessandro—Iamascia Realty Corp & Giuseppe Iamascia (163). 202.00

SAME PROP; Nathan Ambrasio et al—same (164). 565.80

42D ST, 232 W; Feinberg & Feinberg, Inc—Jno Earle, Jno Callhoun & Jno L Murray (160). 57.40

49TH ST, 126 W; R A Schoenberg & Co—Carolyn M Swiney & Walter W Swiney (162). 197.71

53D ST, ns, 68 w Lexington av, 89.4x100.5; Cambridge Tile Co—118 E 54th St Constn Co & Vanderbilt Tile Co (156). 334.57

115TH ST, 40-2 W; Mayer Malbin—Uptown Talmud Torah Ass'n & Weiss & Katz (157). 123.72

122D ST, 56 E; Barnett Perlman—Bella Glaser & Alex Herzog (161). 103.75

149TH ST, ss, 216 w Brook av, 91x206; Pilot Valve Co—Fredk & Annie Schnauffer & Bronx 149th St Realty Co & Weiss & Katz (166). 180.00

BROADWAY, ws, bet 160th & 161st, 199.10x 125; Cambridge Tile Co—Herbert Dongan Constn Co & Vanderbilt Tile Co (155). 901.61

FT WASHINGTON AV, sec 180th, 100.10x 115.2x100x110.9; Cambridge Tile Mfg Co—Harvey Realty Co & Vanderbilt Tile Co (154). 1,617.03

LONGFELLOW AV, 1430-2; Domenico La Sala—Chas Friedmann, Saml Rabinowitz & Jacob Rabinowitz (159). 17,228.50

6TH AV, 411; Roof Maintenance Co, Inc—Jos & Pauline Kuhlke & Sandhop Contracting Co (167). 81.50

SEPT. 17.

HENRY ST, 165; Wm A Thomas Co—Rabbi Jacob Joseph School, Martin Strauss & Frank Muller (172). 51.30

KELLY ST, 997-1005; Geo Goldberg—Jackson Constn Co (169). 375.00

39TH ST, 639-41 W; Colonial Sand & Stone Co—Chas E Appleby, Jos Sterns & Sons & Jos Sterns & Sons, Inc, Weehawken Stock Yards, Union Stock Yards & S L Walker Constn Co (171). 138.29

49TH ST, 126-8 W; Erik Hall—Carolyn M Swiney & Edw Emburger (170). 860.00

53D ST, 121-9 E; American Encaustic Tiling Co—118 East 54th St Constn Co & Vanderbilt Tile Co (176). 3,120.76

108TH ST, 124 E; Felice Troochai—Herman J Sonnenberg, Philip Baum, Saml Berman & Henry Berman (174). 90.00

115TH ST, 40-44 W; Standard Plumbing Supply Co—Uptown Talmud Torah Assn & Weiss & Katz (168). 125.64

149TH ST, ss, 215 w Brook av, 91x200 to 148th; Davis Laheney & Co, Inc—Fredk & Annie Schnauffer, Bronx 149th St Realty Co & Geo D Suydam (175). 1,014.48

150TH ST, 400-2 W; Abr Chaleff—Trebla Constn Co & H Feinberg (173). 636.46

SEPT. 18.

BROAD ST, 41; H Krantz Mfg Co—Broad Exchange Co & Potts & Anderson (183). 308.76

MONROE ST, 171; Gowanus Wrecking Co—Miles Realty Co & Saml Reuben (181). 613.44

WHITE ST, 123; Herrmann Horenburger—Kulenkampf & Co & Manhattan Iron Works (186). 50.00

WILLIAM ST, ns, whole front bet Crescent av & Belmont av, 25.4x irreg; Eller Mfg Co—Jamascia Realty Corp & Jamascia Realty Co (188). 104.00

13TH ST, 317 E; Pasquale Cardilo et al—Leopold Harris & P Zimmerman (renewal) (180). 75.00

25TH ST, 11 W; Clairmont Iron Works—11 West 25th St Co (177). 473.86

32D ST, 22-6 W; M J Callahan Co—Midwest Realty Co (178). 3,050.00

60TH ST, 128 E; Carl Sotscheck & Co—One Hundred & Twenty-eight East Sixtieth Street Co (184). 284.00

105TH ST, 309 E; Jacob Solomon—Dina Hurwich & Berman & Berman (190). 65.00

188TH ST, ws, whole front bet Webb & Sedgwick avs, 356.7x irreg; Hastings Pavement Co—Webbs Academy & Home for Shipbuilders & Brighton Heights Development Co (185). 3,067.25

BROADWAY, ws, whole front bet 51st & 52d, 201x108.2x201x103.11; Metropolitan Mirror Wks—Albany Apartments Corp (187). 1,352.88

LEXINGTON AV, 577; Albt L Adams—Mary Schieffer (182). 200.00

ST NICHOLAS AV, 1364-70; Wolf Rabinowitz et al—Rosie Levy & H Tennenbaum (189). 98.50

SEPT. 19.

108TH ST, 124 E; A F Galligan & Co—Herman J Sonnenberg, Berman & Berman & Philip Brown (193). 90.00

118TH ST, 212-4 E; David Smith et al—Realty Remodeling & Reconstruction Co, Solomon Tannenbaum, Ralph V Wechsler & Louis N Adler (196). 340.00

149TH ST, 436-42 E; Jas Dorideo—Fred & Anna Schnauffer, Bronx 149th St Realty Co, Cramp & Co & Clairmont Concrete Co Inc (198). 470.00

176TH ST, 503 W; J Greenberg Co—Wm A Towner & Rose & Peixotto (194). 53.20

237TH ST, ns, 100 e Martha av, 100x100; Henry G Silleck, Jr—Wesley Constn Co (200). 1,384.05

RICHARDSON AV, 4528; Anthony Polzella—Nicola Lagiusa (197). 115.50

ST NICHOLAS AV, nec 160th, —x—; Witteoff & Altman Contracting Co—N Y Public Library, Norcross Bros Co & David M Oltarsh Iron Works (191). 540.00

STEEBINS AV, es, 189 s 165th, 50x100; Thos C Edmonds & Co—Michl Ginto & Louis Ginto (195). 184.51

TREMONT AV, ns, 50.2 w Walton av, 50x 94.10; Empire Door & Trim Co—Han Constn Co & Maurice Abelman; renewal (199). 1,263.00

2D AV, swc 1st, 19x90; Jno O Oleksowicz—Minsker Realty Co, Inc, & Fredk Ward (192). 275.00

Borough of Brooklyn

SEPT. 11.

DEAN ST, swc Howard av, 90x107.2; J J Millman—Jasum Realty Co. 250.00

SANDS ST, es, —s Bridge, e Concord, n Jay (Bklyn Plaza of Manhattan Bridge); Edw Long & ano—New York City & K & S Constn Co. 3,000.00

E 4TH ST, 648; D Elkind—Philip Kitzler. 112.50

56TH ST, ns, 300 e 5 av, 20x100; Union Cornice & Roofing Co—Wm & Robt Smith. 57.00

CLARENDON RD, ss, 150 w E 23d, 40x100; F Garcia—Wm R Golding. 22.00

BEGINNING at point in interior of block bounded by Flatbush av, Clarkson st, Lenox rd & 145 s Clarkson st, 40x55; Blake Iron Works—Powell Garage Co & I D Constn Co. 183.00

SEPT. 12.

BAY 33D ST, 8604; P J Walsh—Lillian & Haskel J Freeman. 92.00

21ST AV, 8647; Leon Pashcow—Geo W & Eliz L Burroughs. 50.00

SEPT. 13.

OVERBAUGH PL, ss, 184.11 w of dividing line of section 5 & 6 on map 24 in Kings Co office, 41x213.3x27.8x189.9; Louis Rosiello—Annie R Towne. 156.00

SNEDIKER AV, ws, 90 n Hegeman av, 87.6 x100; Standard Lime Co—Abr Segalowitz & Abe Kabakow. 222.01

BLOCK bounded by Flatbush, Newkirk & Bedford avs, 45.7x86.2x73.11; F Szemko—Emanuel H Gold. 180.00

SEPT. 15.

DEWEY PL, 18; Jno Mausees—Josephine Stoops. 114.00

HOPKINS ST, 109; Hyman Ostrowsky—Barnet Bernhard. 40.00

STERLING PL, ns, 100 w Howard av, 125x 127.8; Midwood Plumbing Co—Chucky Bldg Corp. 251.10

BATH AV, 1772; So Eklyn Marble & Tile Co—S E S Realty Corp. 150.00

SEPT. 16.

COLUMBIA ST, 455; Geo A Costello—Eugene Madigan & Sylvester Todd. 225.00

DUMONT AV, nec Hindsdale, 100x100; Metropolitan Lumber Co—Almont Holding Co, Inc. 1,874.47

LIBERTY AV, 252; Sam Sohn—Louis Chaimowitz & Wolf Natbony. 26.00

SEPT. 17.

14TH ST, es, 140 s Av X, 60x100; Louis Krokowsky—Pearl Constn Co. 50.00

41ST ST, nec 6 av, —x—; J J Corcoran—Renslaw Realty Co & Leumas Constn Co. 728.00

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.

SEPT. 13.

22D ST, 237 E; Naughton Constn Co—Theresa Kelly et al; Apr29'13. 450.00

SEPT. 15.

No Satisfied Mechanics Liens filed this day.

SEPT. 16.

37TH ST, 14 E; Jno Serensen—Chas E Haviland et al; Dec23'12. 99.00

*SAME PROP; Danl Marine—same; Jan15 '13. 12.00

BAINBRIDGE AV, es, 172.10 n Fordham rd; Title Guarantee & Trust Co—Bainbridge Realty Co et al; Sept13'13. 25.00

*SAME PROP; same—same; Sept12'13. 25.00

STEEBINS AV, ws, 369.1 s Westchester av; Indelli & Conforti Co—Foxvale Realty Co et al; Aug7'13. 22,007.85

*3D AV, 2952; Filmore Iron Works—Starrett Constn Co et al; Aug26'13. 588.80

SEPT. 17.

2nd FOX ST, ws, 190.9 n Tiffany; Sam Soffin—Rosenberg Bldg Corpn et al; Sept6'13. 250.00
 ST MARKS PL, 6; Rheinfrank House Wrecking Co & David Wasser et al; Aug13'13. 367.11
 22D ST, 116 W; Senft Consta Co—A L Schlesinger et al; Dec20'12. 133.00
 36TH ST, 147 W; Louis Barondorff—Jno Finney et al; Sept6'13. 175.00
 76TH ST, 153 E; Albt Oliver—Mariat Bros et al; May19'13. 286.09
 2ndEDGEOME AV, ws, intersec cl 153d if extended; Brand Consta Co—Great Centres Realty Co et al; Sept15'13. 5,086.75
 FT WASHINGTON AV, nec 160th; Bronx Cut Stone Co—Saranac Consta Co et al; Sept15'13. 1,100.00

SEPT. 18.

241ST ST, nec Katonah av; Auletta Consta Co—NY City Society of the Methodist Episcopal Church et al; Sept8'13. 267.82
 3D AV, 2952; Klock Contracting Co—Starret Consta Co et al; Aug7'13. 279.25

SEPT. 19.

3rdBROADWAY, nwc 165th; Jno J Conway—Broadway & 165th St Realty Co et al; July10'12. 1,100.00
 BROADWAY, 1351-55; J B McCoy & Son—Crosstown Realty Co et al; June26'13. 1,494.50
 BROADWAY, nwc 36th; Doty & Orr Co—same; July8'13. 200.00
 RIVERSIDE DR, 112; Aaron Gold—Grace D Litchfield et al; Sept18'13. 35.61
 1stWEBSTER AV, nec 205th; Jno Lyons—Simon Hess et al; Aug7'13. 309.75

Borough of Brooklyn

SEPT. 11.

BARRETT ST, ws, 150 s Pitkin av, 150x100; Klein Material Co—Penn-Dumont Co Inc; June 18'13. 141.32
 SAME PROP; Sun Fire Proof Sash & Door Co—same; May21'13. 250.00
 VANDERVEER PL, 2221 to 2247; Benj Block—Jaret Consta Co; July9'13. 487.87
 RAILROAD AV, 22; J Juster—Louis & Maria A Walter & Partridge Contracting Co; Aug20'12. 82.50
 SAME PROP; same—same; July27'13. 143.00
 SAME PROP; same—same; Sept18'12. 150.04
 SAME PROP; same—same; Oct2'12. 247.82
 RAILROAD AV, ws, 153 s Jamaica av, 20x 100; same—same; Oct1'12. 232.55
 RAILROAD AV, ws, 128.10 s Jamaica av, 50x 100; same—same; Oct3'12. 205.00
 S 1ST ST, 223; Benj Gold—Horace D & Solomon Kaplan; May18'12. 1,230.00
 E 14TH ST, es, 140 s Av X, 60x100; Wolfman Consta Co—Pearl Consta Co; Sept8'13. 157.00
 EASTERN PKWAY, 1464; M J Perlman—Ike Frankel & Isaac Miller; Sept9'13. 350.00

SEPT. 12.

BALTIC ST, —s, 200 — Bond, —x—; Benj Gold—Maria Giovanniello, Gaetana Lozita & Vernon Mason & Bldg Co; July22'13. 750.09
 BAY 17TH ST, sc Bath av, 43.11x100.4; Cropsey & Mitchell—S E S Realty Corpn; Sept6'13. 533.63
 SAME PROP; E M Richard—same; Sept6'13. 106.50
 FROM Lawrence av to Washington av, 150x 200; Cross, Austin & Ireland Lumber Co—H F Booth & Co & Rev Jas McAleese; Aug6'13. 1,820.00
 20TH AV, nwc 64th, 25x100; Bell Fireproofing Co—Meinert Jantzen; Sept10'13. 102.00
 20TH AV, nwc 64th, 25x100; Bell Fireproofing Co—Meinert Jantzen & L A Brennan & Co; Sept 10'13. 102.00

SEPT. 13.

AV R, ns, 90 w E 17th, 31x105; Realty Supply Corpn—Rosario Greco & Kings Highway Congregation Adavath Sholun; Aug23'13. 1,000.00

SEPT. 15.

BALTIC ST, 428; Benj Gold—Guiseppe Giovaniello & Vernon Mason & Bldg Co. 750.00

SEPT. 16.

TAYLOR ST, 154; Martin King—Wm Welge, Inc & Sarah C Ormsby; June11'13. 125.42
 81ST ST, sws, 251 nw 19 av, —x—; Edmund L Dattie—Victoria P Percy; Sept27'12. 131.80
 EASTERN PKWAY, nec Bklyn av, —x—; Jos Gracalone & ano—Benzion Karfoil; Sept10'13. 185.00

SEPT. 17.

ATLANTIC AV, ss, 200 w Hopkinson av, 200 x100; Davidson & Barshov—M & J Consta Co; Aug26'13. 333.15
 SAME PROP; Yetta Kurlandzik & ano—M & J Consta Co & Jos Moskowitz; Aug29'13. 412.09
 ATLANTIC AV, ss, 200 w Hopkinson av, 200 x100; Bell Fireproofing Co—M & J Consta Co; June12'13. 94.03
 MANHATTAN AV, ws, 50 s Eagle, 25x100; Louis De Vine—Morris Saltzman, Max Miller, Meyer Weiss & Sam Henken; Aug8'13. 111.00

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

SEPT. 11.

G W Parsons Co; Eeaver Engineering & Contracting Co; \$2,000; J A Lynch. Schildnecht, Jno; Sally Abrahams; \$535; Janover & Janover. Dudley, Edw; Marie Dudley; \$40,000; Putney, Twombly & Putney.

SEPT. 12.

No Attachments filed this day.

SEPT. 13.

Pethick Bros & Co, Ltd, & E Cecil Davidson; Demeter Pick; \$5,000; A J Block. McCollum, Jas G; Am Pressing Iron Co; \$3,300; G A Dewey. Swinehart Tire & Rubber Co; Jno Z Lowe Jr et al; \$22,362.67; J W Ingram & J M Hartfield.

SEPT. 15 & 16.

No Attachments filed these days.

SEPT. 17.

Faile, Malcolm B; Lillie E Henckel; \$12,500; Zabriskie, Murray, Sage & Kerr. Montgomery Lounge Co; Guy P Huflett; \$1,797.13; G R Rubin.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

SEPT. 12, 13, 15, 16, 17, 18.

146 W 142d St Co, 136-46 W 142d. Consolidated Chandelier Co. Chandeliers. \$3,000
 Salesky & Kletske or Esskay Dress & Costume Co, 115-123 W 29th. Jos H Valenstein Lease filed as chattel mtg. 2,000 per yr.
 Weiher (Wm H) Bldg Co, 167th st sec Tiffany, —x—. Central Chandelier Co. Fixtures. 825

Brooklyn.

SEPT. 11, 12, 13, 15, 16, 17.

Levin & Silverman, Dean st nr Saratoga av ..Wm Kerby. (R) \$660
 Sarno, Emilio, 1772 Bath av. International Gas & Electric Fix Co. Gas Fix. 85
 Snekiker Consta Co, Snekiker av, s Blake av ..Louis Greenberg. Plumbing Supplies. 1,865

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

SEPT. 16.

215TH ST, ss, 225 w Paulding av, 50x100; North Side Mtg Corpn loans Jos A Mascia to erect a —sty bldg; — payments. 14,500

BARKER AV, es, 200 s Mace av, —x—; Eliz K Dooling loans Richd Cooper to erect 3-sty dwelling; — payments. 4,500

SEPT. 17.

158TH ST, ns, 275 w Amsterdam av, 50x 99.11; Title Guar & Trust Co loans Gross & Herman, Inc to erect a — sty bldg; — payments. 45,000

SEPT. 18.

1stST ST, ns, 350 w Bway, 188x102.6x irreg; Metropolitan Life Ins Co loans Newmark & Davis Inc to erect a 12-sty apartment; 11 payments. 675,000

SEPT. 19.

NAGLE AV, ses, 100 sw Ellwood, 100x200; M M Realty Co loans Halpin Bldg Corpn, owner, to erect —sty bldg; — payments. 65,000

ORDERS.

Borough of Brooklyn

SEPT. 11.

E 14TH ST, es, 140 s Av X, 60x100; Pearl Consta Co on Geo N Morrison to pay Sommerfield Co. 300.00

E 14TH ST, es, 300 n Av X, —x—; Pearl Consta Co on Home Title Ins Co to pay Sommerfield Co. 260.00

SEPT. 12 & 13.

E 22D ST, ws, 200 s Av R, 40x100; L A Brennan Co on Title G & T Co to pay Fradk W Starr. 900.00
 SAME PROP; same on same to pay Bayside Sash & Door Co. 550.00

SEPT. 15.

74TH ST, ss, 210 w 17 av; Jno A Jones Bldg Co on New York Mtg & Security Co to pay Sylvester Ross, Jr, Inc. 695.29

SEPT. 16.

NEW LOTS AV, swc Williams av, 100x100; Vermont Bldg Co on N Y Title Ins Co to pay Isidor Bernstein & ano. 218.00

SEPT. 17.

PARK PL, ss, 100 e Ralph av, 50x127; Abr Ratner on Congregation Men of Justice to pay Michl Rosenberg. 150.00

SUNSHINE AFTER STORM.

Dull Days of Forty Years Ago Were Followed By a Fine Revival.

Forty years ago the real estate market passed through just such a period of dull times as it has now calmly endured several years. Mr. J. Romaine Brown recalls that in the years 1874, 1875, 1876 and 1877 there was no business of any kind done. Foreclosures were on every day at the exchange, only those who had money reaped the great benefit. Mr. Brown himself lost \$85,000 on one property. The year 1878 saw the worst of conditions here and at that time there was but one real estate broker between 33d and 42d streets and that was J. Romaine Brown.

Mr. Brown tells in some reminiscences given to The Sun of several of his wealthy customers who had purchased large and costly properties through him, who were reduced to poverty over night, their equities in properties wiped out and they themselves compelled to turn to work to support themselves and their families.

During these trying times Mr. Brown put out considerable of his own capital in various efforts to tide over some of his customers who were not able to find money to replace mortgages which fell due and which in all cases were called. Money was not to be had at any price from savings banks, estates or life insurance companies. Renewals of mortgages were out of question. Such were conditions that many men considered well to do could not meet interest payments and suffered the ignominy of having their properties taken from them in foreclosure.

"Late in 1878 conditions changed rapidly. It was just like sunlight driving away the fog. In the space of a few months we passed from a market in which property was like a drug to one which it seemed could not be satisfied. Business picked up all over the country, men again made plenty of money and New York city real estate enjoyed an investment demand which was nothing short of remarkable. I made more contracts during the year or two following than I made in all the rest of my life. It was nothing for us to close fifteen or twenty sales a day. My office was overrun with customers who bought West Side property as I have not seen it bought since. We could sell anything in those days, and often we had two or more persons after the same property.

"We had only a small panic in 1893. This present time is about the worst we have struck since 1877, but we will come through it all right just as we did through that trying time."

"Open Book" for Auction Sales.

In addition to the usual description photograph and diagram of the properties to be offered by Joseph P. Day at public auction on his second Special Sales Day of the fall season, to be held at 12 o'clock noon, at the Exchange Salesroom, 14 Vesey street, on Thursday, October 9, the booklet will contain accurate detailed information about the earning capacity of the properties. The cost of carrying the property, the net income, etc., will be given as an aid in estimating the value of the parcel. This is in line with Mr. Day's policy of giving all possible information to prospective purchasers, so that those not familiar with auction sales will be fully informed as any old-time auction buyer.

Among the varied list of properties to be offered by Mr. Day are four six-story high class tenements situated at 239-253 West 145th street, between Seventh and Eighth avenues, which will be offered in four separate parcels; a four-story stable directly opposite the car barn and known by the number 180 East 32d street, between Lexington and Fourth avenues; a three-story dwelling at 526 East 87th street, between Avenues A and B, close to Carl Schurz Park and the East River; a four-story dwelling at 382 Pleasant avenue, between 120th and 121st streets, within one block of Public School No. 78; a four-story dwelling converted into a business building at 41 West 35th street, between Fifth and Sixth avenues, adjoining the Collingwood Hotel and opposite the Gregorian Hotel and Oppenheim & Collins' store; a four-story building at 229 East 122d st, on lot 21x 100; a 2½-story dwelling at 1549 45th street, Brooklyn, N. Y., between 15th and 16th avenues, and a 10,000 foot corner plot with a 2½-story dwelling at the southeast corner of Grove avenue and Charles street, New Rochelle.

T. D. Sullivan's Real Estate Holdings.

Ex-Corporation Counsel William B. Ellison, who was for years the legal counselor for "Big Tim" Sullivan and is now attorney for the executors of the estate, estimated this week that the estate would liquidate at \$2,000,000. Mr. Sullivan's real estate holdings represented a small initial investment but have proven very remunerative. The following list of real estate properties owned by the late political leader was given out at Mr. Ellison's office:

- 207 Bowery—The T. D. Sullivan Club.
- 126 East 14th street—The Dewey Theatre.
- 250 West 75th street.
- 165 East 125th street—The Gotham Theatre. (The firm of Sullivan & Kraus own one-half of the Gotham Theatre property.)
- Lots in Dyckman tract, 20th street.
- Lot corner of Sherman avenue and Hawthorne street.
- Lots corner of Fox and Home streets, the Bronx.
- A number of lots in 149th street, including lots at Timpson Place, Trinity avenue and Tinton avenue, the Bronx.
- Lots in 150th street, the Bronx.
- Lots in Wales avenue, the Bronx.
- Property corner of Fletcher avenue and Chester street, Mount Vernon, N. Y.
- Farm at East Millstone, Somerset County, N. J.
- A large interest in Throgs Neck Realty Company, which owns property at Throgs Neck.
- Mr. Sullivan was also interested in the Ellison Construction Company.

¹Discharged by deposit.

²Discharged by bond.

³Discharged by order of Court.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

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.

- Broome st, 264—John Semedelas. A-F-E
Broome st, 264—Geo Nicoletos. A-F
Broome st, 264—Sam Schwartz. A-F-E
Broome st, 507-15—Anthony Caltieri. G-A
Broome st, 507-15—Harry Rainess. C-G-A-F-E
Broome st, 507-15—John Monteverde. G-A
Broome st, 507-15—Manchester Button Works. C-G-A-F-E
Broome st, 507-15—George Solimene. C-G-A-F-E
Broome st, 507-15—Louis Testa. C-G-A-F-E
Centre st, 85—Vincent Cioica. D
Centre st, 241-5—Jacob Freedman. C-G-E
Clinton st, 58-62—Clinton St Theatre Co (Odeon Clinton St Theatre). F
Delancey st, n w c Suffolk st—Delancey St Amusement Co (Delancey St Theatre). F
East Houston st, 87-9—Borderman & Flaumenbaum. F-A-C
East Houston st, 87-9—Greenblatt & Unger. F-A-C-G
East Houston st, 111-117—Max Wilner (Miner's Theatre). F
Eldridge st, 222—Samuel Hoffman. G-C
Eldridge st, 222—Herman Cohen. A-C
Eldridge st, 222—M Ackerman & J Weiss. A-G-C
Grand st, 154-6—Samuel Silver. E
Grand st, 255—Bedford Amusement Co (Grand Theatre). F
Greene st, 137—Chas S & W I Spiegelberg. F
Greene st, 137—Max Schwartz. A
Irving pl, 7—Sarah B Turner (Irving Place Theatre). F
Suffolk st, 45-51—Louis Montheim. E-F-G-C-I-B
Washington pl, 13-15—Benjamin Geller. F
Washington pl, 13-15—Samuel Levy. F-G
Washington pl, 13-15—Jacob Davies. F-G
Washington pl, 13-15—George Napier. F
Washington pl, 13-15—Mrs Larz Anderson. D-E-C-B
Watts st, 7-11—Manchester Button Co. J
Watts st, 7-11—Susan H Geissenhainer. A-C-B-E
West Broadway, 570-4—Charles H Farmer & Co. G-F-E
Wooster st, 141-3—S Solomon & Co. E
Numbered Streets.
8th st, 407-11 E—Stephen W Roach. C-B
8th st, 407-11 E—Simon & Philip Custen. J
11th st, 111 E—John M Mayer & Son. C
11th st, 111 E—Mrs Frida Gauter. E
13th st, 14 E—William Elfus. E
13th st, 624 E—Arlington Button Co. J
14th st, n e c Irving pl—New England Theatre Co (Academy of Music). F
14th st, 52 E—Union Sq Theatre Co (Keith's Union Sq). F
14th st, 107 W—J W Rosenquest (14th St Theatre). F
14th st, 114 E—Michael Fox (The City Theatre). F
14th st, 126 E—Sullivan & Kraus (Dewey Theatre). F
14th st, 143 E—D Krause Amusement Co (Olympic Theatre). F
14th st, 214 E—Jefferson Leasing So (Jefferson Theatre). F
17th st, 14-16 W—Leon Juda & Simon F Juda. A
17th st, 14-16 W—Wm Cohn & D Zimmerman. A
17th st, 14-16 W—Rose Hoffman. C-A
17th st, 14-16 W—Mortimer Herrmann. A
17th st, 14-16 W—Saml Kurlan & Co. C-A
17th st, 14-16 W—Abraham Feldman. A
17th st, 14-16 W—Herbert Robinson & Otto Gooluber. A
17th st, 14-16 W—Herm Levay & Jacob Levay. C-A
19th st, 11-19 W—Max Solomon. D
20th st, 11 W—Marks & Meyer Imp Co. F-L
20th st, 11 W—Max Rosenberg & Co. F-G-A
20th st, 11 W—Goldman & Levine. F-G-C-E
20th st, 36-8 E—D Kaplan & Co. F-G-A
20th st, 36-8 E—Brick Brothers. F-G-A
20th st, 36-8 E—Paul Moshkowsky. F-G-A
20th st, 36-8 E—Belfast Linen Novelty Co. F-G-A
21st st, 12-14 W—Samuel L Gellis. F

- 21st st, 121 W—Morris Epstein. A
22d st, 312 E—Municipal Light Co. F-C
22d st, 312 E—Nat'l Carpet Cleaning Co. A-F-C
22d st, 312 E—William C Berg. A-F-C
22d st, 312 E—American Paper Box Co. E-G-C-A-F
22d st, 312 E—George Schlegel. B-F-E-C
22d st, 150-4 W—Joseph J Steindler. C-E
23d st, 55 W—Eden Musee American Co (Eden Musee). F
23d st, 139-43 W—Frederick F Proctor (Proctor's 23d St Theatre). F
23d st, 148-56 W—Charles Hirschorn. B
24th st, 131 W—Abraham Alexander. G
24th st, 142-6 W—Samuel Lipschitz, Jacob Graber & Milton Edelson. F
24th st, 142-6 W—Joseph & Max Goodman. F
24th st, 142-6 W—Marietta Carter Co. F
24th st, 142-6 W—Sam Barron & Louis Heitner. F
24th st, 142-6 W—Meyer Brill, Herman & Louis Wechsler. F
24th st, 142-6 W—J Gottlieb & L Rosenblat. F-C
24th st, 142-6 W—Jacob Spivak. F
25th st, 48-54 W—Harry P Belsinger & Co. G
26th st, 134-40 W—Abraham Goldberg & Bros. C-G
26th st, 163 W—William H Nelson. A-C
32d st, 15-17 E—Kruskal & Company. F-G-C
32d st, 15-17 E—M A Gunst Costume Co. F-A-G
34th st, 112 W—Walter Rosenberg (Savoy Theatre). F
34th st, 313-321 W—Shubert Theatrical Co of N J (Manhattan Opera House). F
35th st, 40-44 W—Daniel P Ritchey. A
35th st, 63 W—Chas Frohman (Garrick Theatre). F
39th st, s e c Broadway—Sam S & Lee Shubert (The Casino Theatre). F
39th st, 104-106 W—F Ray Comstock (Princess Theatre). F
39th st, 109-111—Shubert Bros (Maxine Elliott Theatre). F
39th st, 121-25 W—Shubert Theatrical Co of N J (39th St Theatre). F
41st st, 108-110 W—Shubert Bros (Comedy Theatre). F
42d st, 132 E—Murray Hill Theatre (Murray Hill Theatre). F
42d st, 201-205 W—Oscar Hammerstein (Victoria Theatre and Roof). F
42d st, 209 W—David Belasco (Republic Theatre). F
42d st, 213 W—Sam S & Lee Shubert, Inc (Lyric Theatre). F
42d st, 214 W—Klaw & Erlanger (New Amsterdam Theatre). F
42d st, 234 W—Klaw & Erlanger (Liberty Theatre). F
42d st, 236-242 W—Wood, Eltinge & Bloom (Eltinge Theatre). F
42d st, 254-56 W—Henry B Harris (Harris Theatre). F
42d st, 260 W—Marcus Loew (American Roof). F
44th st, n e c Broadway—Chas Frohman (Criterion Theatre). F
44th st, 111-21 W—David Belasco (Belasco Theatre). F
44th st, 139 W—Henry B Harris (Hudson Theatre). F
44th st, 216-32 W—Shubert Theatrical Co (Weber & Field's Music Hall). F
44th st, 238-242 W—Winthrop Ames (Little Theatre). F
44th st, 1923 W—Robert Campbell (Berkley Lyceum). F
45th st, 149 W—Daniel Frohman (Lyceum Theatre). F
46th st, 206 W—Henry B Harris (Fulton Theatre). F
48th st, 136-148 W—John Cort (Cort Theatre). F
48th st, 141 W—Shubert Bros (The Playhouse). F
48th st, 155-59 W—William A Brady (Brady's 48th St Theatre). F
48th st, 220-28 W—Frazee Theatre Co (Longacre Theatre). F
57th st, 205-209 E—Adolph Phillipp (Phillipp's Theatre). F
58th st, 68 E—Henry H Rogers. K-C-A
58th st, 150 E—Frederick F Proctor (Proctor's 58th St Theatre). F
72d st, 521-3 E—Salom & Wuthe Co. F-G
72d st, 521-3 E—H Kotzian & K Schweg. F-G
72d st, 521-3 E—Joseph & Louis Brandt. F-G
72d st, 521-3 E—Washington Ribbon Co. F
86th st, 157-161 E—International Vaudeville Co (Yorkville Theatre). F
86th st, 162 E—86th Street Amusement Co (86th St Theatre). F
110th st, n w c 5th av—Harlem 5th Av Amusement Co (Harlem 5th Av Theatre). F
116th st, 132 W—Abe Bedell (116th St Theatre). F
121st st, 24 W—Mrs Stella Ehrlich. F
125th st, 112 W—F F Proctor (Proctor's 125th St Theatre). F
125th st, 117 W—Wm Fox Amusement Co (Family Theatre). F
125th st, 165 E—Sullivan & Kraus (Gotham Theatre). F
125th st, 211-213 W—B F Keith (Harlem Opera House). F
125th st, 368 W—U S Amusement Co (West End Theatre). F
145th st, 256-62 W—M Gosdorfer, Odeon (145th St Theatre). F
181st st, 616 W—Ornstein & Bock (Wadsworth Theatre). F
Named Avenues.
Amsterdam av, 1797—Phoenix Amusement Co (Washington Theatre). F
Av B, 64-74—Natoma Amusement Co (Loew's Av B Theatre). F
Broadway, 599—Nelson's Cap Works. G
Broadway, 599—Louis Leinoff. G
Broadway, 599—London Hatters Printing Co. G
Broadway, 928-30—D Bloomberg & A Goldstein. C-F-G-A
Broadway, 928-30—Abraham Davis & Co. C-G-A
Broadway, 928-30—Jacob Bluestein. C-F-G-A
Broadway, 928-30—Nathan Cohen. C-F-G-A
Broadway, 928-30—Joseph Beckel & Co. F-G-A
Broadway, 928-30—Brooks Brothers, Inc. F-G
Broadway, 1187—Frederick F Proctor (Proctor's 5th Av Theatre). F

- Broadway, 1213—Joseph Weber Theatre Co (Weber's Music Hall). F
Broadway, 1335—Loew's Consolidated Amusement Co (Herald Sq Theatre). F
Broadway, 1396-1400—Chas Frohman (Knickerbocker Theatre). F
Broadway, 1423—Metropolitan Opera House Co (Metropolitan Opera House). F
Broadway, 1428—Chas Frohman (Empire Theatre). F
Broadway, 1441-45—Apex Amusement Co (Broadway Theatre). F
Broadway, 1480—Geo M Cohan. F
Broadway, 1526—William Morris (New York Theatre). F
Broadway, 1535-37—Cohan & Harris (The Astor Theatre). F
Broadway, 1547—Klaw & Erlanger (Gaiety Theatre). F
Broadway, 1555—Chas Dillingham (Globe Theatre). F
Broadway, 1564-1566—Palace Operating Co (Palace Theatre). F
Broadway, 1630-1640—Sam S & Lee Shubert, Inc, Winter Garden. F
Broadway, 1825—Mascot Amusement Co. F
Broadway, 1897—B F Keith (Colonial Theatre). F
Broadway, 1947—Hubanova Producing Co (Lincoln Sq Theatre). F
Broadway, 2559—Harry Thom (Riverside Theatre). F
Broadway, 2830—Broadway Variety Co (Nemo Theatre). F
Broadway, 3564—Lafayette Leasing Co (Hamilton Theatre). F
Broadway, 3940—Wm Fox Entertainment Co (Audubon Theatre). F
Bowery, 165-169—Henry C Miner (Miner's Bowery). F
Bowery, 199-201—Henry C Miner, Inc (Miner's Peoples Theatre). F
Bowery, 229—J Ridley Estate. A-C
Bowery, 229—Benjamin J Harris & Co. J
Bowery, 235—Ideal Theatre Co (Lipzin Theatre). F
Lenox av, 8-10—Lenava Amusement Co (Lenox Theatre). F
Lexington av, 1714—Wm Fox Amusement Co (Star Theatre). F
Madison av, 61—F & D Co (Garden Theatre). F
Madison av, 629-631—Trinidad Amusement Co (Plaza Theatre). F
Numbered Avenues.
2d av, bet 1st & 2d sts—Wilner & Edelstein (Kessler's 2d Av Theatre & Roof). F
3d av, 443-447—Keeney & McMahon (Third Av Theatre). F
3d av, 2333—William C Schwanemann. G-A
4th av, 26th-27th sts—The F & D Co (Madison Sq Garden). F
5th av, 1250—North Star Amusement Co (North Star Theatre). F
5th av, 1417-1419—5th Av Amusement Co (Mount Morris Theatre). F
6th av, 501—Greeley Sq Amusement Co (Greeley Sq Theatre). F
6th av, 756—Shubert-Anderson Co (Hippodrome). F
7th av, s e c 5th st—Carnegie Lyceum & Hall Co (Carnegie Hall Lyceum). F
7th av, 701—Columbia Amusement Co (Columbia Theatre). F
7th av, 1906—St Nicholas-7th Av Amusement Co (Regent Theatre). F
7th av, 2081—Marcus Loew (Loew's 7th Av Theatre). F
7th av, 2108—B F Keith (Alhambra Theatre). F
7th av, 2223-2229—Lafayette Amusement Co (Lafayette Theatre). F
8th av, 269—Klaw & Erlanger (Opera House). F
8th av, 312-314—Henry C Miner, Inc (Miner's 8th Av Theatre). F
BRONX ORDERS SERVED.
Named Streets.
Austin pl, 482—Harlem Bottling Works. A-C-B
Austin pl, 482—Sonnenschein Mfg Co. J
Numbered Streets.
142d st, s e c 3d av—Henry Rosenberg (Metropolis Theatre). F
Named Avenues.
Bergen av, 530—Marcus Loew (Loew's National Theatre). F
Boston rd, 1317—Boston Road Amusement Co (McKinley Sq Theatre). F
Melrose av, 561-569—B F Keith (Bronx Theatre). F
Park av, n e c Tremont av—William Fox, Pres (Crotona Theatre). F
Prospect av, 851-853—Frierenreich Gersten Amusement Co (Prospect Theatre). F
So Boulevard, 963—Louis J Fosse (Cecil Spooner Theatre). F
Webster av, 1942—Echo Amusement Co (Tremont Theatre). F
Numbered Avenues.
3d av, 3024—Acme Theatre Co (Miner's Bronx). F
BROOKLYN ORDERS SERVED.
Named Streets.
Grafton st, 144—Samuel Silberling. M
Kosciusko st, 319-323—Jacob May. M
Lorimer st, 648-50—Nicholas Bamente. E-A-G
Warwick st, 255—Nehemiah P Corney. G
Numbered Avenues.
3d av, 5107—Jacob Levy. A
13th av, 5401—Rose Gootenberg. A
Numbered Streets.
19th st, 150-156 F Schneider Sons, Florian Schneider, Pres. C-M-F-E-B
42d st, 725—Thomas Salino. C
72d st, 668-70—Albert Entenman. C-E-A-G
72d st, 853—Edgar Williams. M-C
Named Avenues.
Church av, 2239—Mary F Alexander. A
Gates av, 983—Joseph Edelbaum. G-C
Henderson's Walk (Coney Island)—Fred H Henderson. E
Morgan av, 32—Simon Green. G-A
Morgan av, 32—J Welz & Chas Zerwick. E-C
Railroad av, 200 ft. n. bet West 1st & 3d sts (Coney Island)—Wolf Zuchtowitsky. C
Rogers av, 72-74—G Beck & Las La Fermina. A
Surf av, n w c W 12th st, C I—H E Duncan. A
Surf av, nec Stillwell av, C I—G W Newman. A

CURRENT BUILDING OPERATIONS

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

Proposed Hotel Woodward Annex.

No architect has yet been selected for the twelve-story annex which Thomas D. Green, of Broadway and 55th street, is to add to the Hotel Woodward, at the southeast corner of Broadway and 55th street. It will be erected at the southwest corner of Seventh avenue and 55th street, which was bought this week by Mr. Green, proprietor of the Woodward, from the Clark estate and turned over by him to the Hotel Woodward Company. The corner is now covered with a six-story apartment house, 25 feet on the avenue and 100 feet along the street. The building will be removed as soon as possible and a twelve-story structure erected at a cost of about \$250,000. It will be built along the most approved lines and will contain nothing but rooms. In former operations plans were prepared by Hill & Stout, of 299 Madison avenue. (See also issue of February 22, 1913.)

For Sailors' Snug Harbor Building.

Maynicke & Franke, 25 East 26th street, are preparing preliminary plans for the ten-story business building, 50x189 feet, which the Sailors' Snug Harbor, of 31 Nassau street, A. L. Kline, president, contemplates erecting at the northeast corner of University place and 9th street. Bids will not be taken for some time yet. The building will be L-shaped, fronting 50 feet on University place and extending to the rear 197 feet in depth. Each floor will contain 13,000 square feet of space. (See also issue of August 16, 1913.)

Figuring for Horace Mann School.

Edgar A. Josselyn, of 3 West 29th street and Howells & Stokes, 100 William street, associated architects, are taking estimates on the general contract this week for the new country school for boys, to be erected by the Horace Mann School of 551 West 120th street, at Broadway and 246th street, at a cost of about \$200,000. The construction will be of brick and stone and comprise a building for 300 boys, several class buildings and a faculty building. C. Everit Macy is chairman of the building committee.

Plans for Queens Car Barns.

At the office of MacArthur Brothers Company, 11 Pine street, plans are being prepared for a one-story brick and concrete car barn, 300x90 feet, to be erected by the Manhattan and Queens Traction Company, of 60 Wall street, at Van Dam street and Nott avenue, Long Island City, at a cost of \$100,000. Frederick W. Drury, E. Irving Carr, and Charles A. Frueaef are directors of the Manhattan & Queens Traction Co.

Orbach & May to Build.

Orbach & May, builders, of 1095 Bergen street, Brooklyn, will improve the plot, 200x154 feet, at the northeast corner of St. Marks and Nostrand avenue, Brooklyn, with an apartment house and stores. The construction will be non-fireproof either four or five stories in height. It is expected that an architect will be selected about October 1,

Architects for Welsh Church.

Stoughton & Stoughton, 96 Fifth avenue, have been selected architects for the Welsh Calvinistic Methodist Church, to be erected in the north side of 155th street, 150 feet west of Amsterdam avenue, on a plot 60x100 feet.

James G. Rogers Plans China Hospital.

James Gamble Rogers, architect, of 11 East 24th street, Manhattan, has prepared plans for a six-story fireproof hospital, 60x220 feet, to be constructed at Hong Kong, China, for the Yale University of Foreign Research.

Large Theatre for Paterson, N. J.

Max Gold and Jacob Konner of the Majestic Theatre, Paterson, N. J., contemplate the erection of a new theatre building at 126 to 134 Main street, Paterson, with a seating capacity of 2,500 persons. No architect has yet been selected.

School at Long Beach, L. I.

William Albert Swasey, 47 West 34th street, Manhattan, has been selected architect to prepare plans for a new school to be erected at Long Beach, Nassau County, for the Board of Education of Long Beach.

PERSONAL AND TRADE NOTES.

HENRY S. BLACK, chairman of the board of directors, U. S. Realty and Improvement Company, returned from abroad this week on the Imperator.

P. J. BRENNAN & SON, 624 Madison av. are figuring for the parochial school to be erected by the Church of St. Rita of Cascia at College av and 146th st.

THEODORE STARRETT CO., 103 Park av. is figuring for the theatre to be erected by Sol. Brill at the northwest corner of 5th av 100 ft south of 43d st.

EDWARD CORNING CO., 100 William st. is estimating on the general contract for the Y. M. C. A. Building to be erected at Bedford av and Keap st, Brooklyn.

JOHN J. ENGLISH, master plumber and member of the Board of Health of Orange, N. J., died at his home in Orange on Monday at the age of 39 years.

MILLIKEN BROTHERS' property, real and personal, will be sold at auction by trustees in bankruptcy at the Richmond Court House, October 10, beginning at 11 a. m.

CHARLES WILLIAM ELDREDGE, formerly of the firm of Eldridge & Upham, architects, located at 112 Cutler Building, Rochester, has opened new offices at 412 Cutler Building.

CHAS. E. DEWEY, architect, has recently become a member of the firm of Staeger & Bennett, engineers, at Watertown, N. Y. The firm in future will be known as Staeger, Bennett & Dewey, engineers and architects.

MORRIS A. ZOOK, consulting engineer, of Plainfield, N. J., has been appointed engineer in charge of the valuation of the Grand Trunk-Wabash joint lines in Canada.

JAS. H. HICKS and JOSEPH FAUTZ, carpenters and builders of Kingston, N. Y., have formed a partnership to conduct a general contracting business.

THE H. H. ODDIE CONSTRUCTION COMPANY'S employees held their first annual outing Saturday, Sept. 13, at Mass's Road House, Corona, L. I. The afternoon was spent in athletic games followed by a clambake at the hotel.

JOHN W. RAPP, prominent in the trim manufacturing trade, with plant at College Point, announces his resignation as president of the United States Metal Products Company, and that he has severed all connection with that company. Mr. Rapp has not as yet made known what his future activities will be.

DRAUGHTSMEN WANTED.—The Public Service Commission is in need of draughtsmen. All the lists have been exhausted and the commissioners still need dozens more. Any man with about two years practical experience will do, and they are making provisional appointments

pending examinations. There is years of work ahead for the commission on the subways and other work.

ALFRED NOBLE, consulting engineer, of 7 East 42d st. after examination of the Navy Department's dry dock at Pearl Harbor, Hawaii, which recently collapsed, after several million dollars had been spent in its construction, has expressed the belief that the structure can be saved and completed according to the original design. It is understood that plans for its completion will be submitted with Mr. Noble's formal report.

WILLIAM H. GOMPERT, architect of 2102 Broadway, after September 25 will have temporary offices in the Pullman Building, 17 Madison av. This building was designed by Mr. Gompert and is one of the tallest in New York on a single city lot, being sixteen stories high and only 24.8 ft wide. On February 1, 1914, Mr. Gompert will locate his permanent offices in the deck house on the roof of the Burrell Building, which has been especially planned for his requirements.

J. M. BOWMAN, vice-president of the company which is erecting the Hotel Biltmore, has returned from a European trip. Mr. Bowman says the policy of the management will be not to let concessions. "We will depart from the usual rule in the matter of concessions. Every department of the hotel is to be operated by the hotel. Even the blacking of boots will be done by an employe of the Biltmore, and we hope to eliminate the objectionable features of the concession system. There is to be a valet on every floor, and the services of this valet will be without charge." The hotel will be opened on New Year's Eve.

CONTINENTAL HOTEL.—A large force of workmen is now engaged in finishing the interior rebuilding of the new Hotel Continental, 41st street and Broadway, which has been under way for some months past. The most difficult part of the operation is complete down to the second floor, while a crew of paperhangers and decorators are transforming the upper floors. The alterations will cost a much larger sum than was at first estimated. After some delay the necessary means have been found. H. S. Duncan is to operate the Continental, and I. Rosenfeld, proprietor of the Hotel Boulevard, has leased the dining-room privilege. The Forty-first Street Real Estate Company owns the building.

RECENT INCORPORATIONS.

BOROUGH PLUMBING CO. has filed incorporation papers at Albany to do a plumbing and construction business with offices in Brooklyn. The directors are Fessie Brein, 1170 50th st, Brooklyn, Louis Sugarman, 1348 43d st, Brooklyn, and Clara Lowenstein, 265 Pennsylvania av, Brooklyn. The attorney for the company is M. Sugarman, 256 Broadway, N. Y. C.

HALPIN BUILDING CORP., realty and building, with offices in Manhattan, has been incorporated with Paul Halpin, 315 So. Bayview av, Maurice W. Halpin, Elliott pl, and Charlotte G. Halpin, 315 So. Bayview av, all of Freeport, L. I., as incorporators. The attorney is Lewis S. Marx, 128 Broadway, N. Y. C.

BISHOP-FORDHAM-ELLISTON CO. has been incorporated to do a constructing, decorating, painting, furnishing houses, etc. business with offices in Southampton, L. I. Edw. R. Bishop, Eli H. Fordham and John O. Elliston, all of Southampton, are the directors. The attorneys are Watson & Krisselner, 100 William st, N. Y. C.

MARBRICK REALTY CORP. is a \$50,000 corporation chartered to do a realty and construction business with offices in Manhattan. Papers were filed by Clinton T. Miller, Ronald MacDonald, and Edward J. Fisher, 527 5th av, N. Y. C. The attorney for the company is Jas. C. Meyers, 527 5th av.

PHAEDRO REALTY CO. has been chartered to do a realty and construction business with offices in Brooklyn. The directors are Max Levin, 535 Stone av, Bernard Goldstone, 460 Pulaski st, and Louis Rozall, 611 Belmont av, all of Brooklyn. The attorney is Samuel Rabinowitz, 459 Stone av, Brooklyn.

WILLARD DEVELOPMENT CO. has been incorporated with offices in The Bronx to do a realty and construction business with Willard P. Beach and Lewis A. Cocks, both of Paterson av, near Beach av, and John Schwalbenberg, 2160 Ellis av, as directors. The attorney for the company is C. E. Moss, 373 East 149th st.

F. DE ANGELIS, INC., has been chartered to deal in building materials, dumbwaiters and elevators with offices in Yonkers. The incorporators are Frederick De Angelis, 92 Hamilton av, William B. Weddie, 12 Lawrence st, and Eyeleen W. De Angelis, 92 Hamilton av, all of Yonkers. Brennan & Curran, 16 Getty sq, Yonkers, are the company's attorneys.

BROOKS SAND & GRAVEL CO. has filed incorporation papers as general contractors with offices at Bay Shore (Suffolk Co.). The incorporators are Arthur J. H. Brooks, 645 West 50th

Recent Incorporations—Continued.

st. Flora B. Brooks, 345 West 71st st, and Madeleine Blake, 620 Riverside drive, all of N. Y. C. Cornell, Lockwood & Jeffery, 34 Nassau st, N. Y. C., are the attorneys.

B. T. CONSTRUCTION CO. has been incorporated to do a realty and construction business with offices in Brooklyn. The directors are Antonio Cervadoro and Dominick Cervadoro, both of 340 St. Marks av. Dominick Manzolino, 1579 Dean st. The attorneys for the company are Doherty & Coady, 215 Montague st, Brooklyn.

ARMOR CONSTRUCTION CO. has been incorporated to do a realty and construction business with offices in Manhattan. The incorporators are Louis Levine and Philip Levine, both of 135 Henry st, and Louis Lipskin, 299 Broadway. The attorney is L. Lipskin, 299 Broadway.

CRYSTAL & GOLD CONTRACTING CO., builders and contractors, has been chartered with offices in Manhattan, with Joseph Gold, 1155 Intervale av, Israel Crystal, 1152 Union av, and Sarah G. Diamond, 1684 Madison av, as directors. The company's attorney is William Kirk, 130 Fulton st.

J. C. WHRITENOUR CO. has been chartered to do a building business with offices at Hempstead. Papers were filed by Carrie C. Whritenour and Alfred Whritenour, both of Hempstead, and John Albin, of Seaford, as directors. H. W. Griffiths, 53 Main st, Hempstead, is the company's attorney.

THE CONNELLY CONSTRUCTION CO. has been incorporated to do a construction business with offices in Brooklyn. The directors are Paul W. Connelly, 1545 47th st, John H. Connelly, 1527 56th st, and Samuel Herbstman, 1354 57th st, all of Brooklyn. Antonio Madeo, 26 Court st, Brooklyn, is the attorney for the company.

HARRIS-ROSE CONSTRUCTION CORP. is a \$10,000 company chartered to do a construction business with offices in Manhattan. Mark W. Harris, 349 West 145th st, Louis C. Rose, 1988 Cruzer av, and Frank Rose, 1988 Cruzer av, are the directors. The attorney is Thos. C. Price, 1650 Monroe av.

RICHARD CARVEL COMPANY, of 401 West 59th st, has been incorporated to do a general building construction business with a capital of \$70,000. The incorporators are G. Galardi, formerly of the firm of Guidone & Galardi; Thomas F. Devine, 843 9th av, and Richard Carvel, of 623 West 136th st. The company has contracts for over one million dollars on their books at the present time.

TRADE SOCIETY EVENTS.

AMERICAN ROAD CONGRESS—Annual convention at Detroit, Mich., Sept. 29-Oct. 5. General Secretary, J. C. Pennybacker.

THE STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20, 1914.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

THE ANNUAL MEETING of the American Gas Institute will be held at Richmond, Va., October 15-17, 1913. Secretary, Geo. G. Ramsdell, 29 West 39th st, N. Y. C.

THE AMERICAN ELECTRIC RAILWAY ASSOCIATION will hold its annual convention at Atlantic City, N. J., Oct. 13-17. Secretary, H. C. Donecker, 29 West 39th st, N. Y. C.

THE ILLUMINATING ENGINEERING SOCIETY will hold its annual convention Sept. 22-26 at Pittsburgh. I. D. Israel, of 29 West 39th st, New York, is secretary.

THE EMPIRE STATE GAS AND ELECTRIC ASSOCIATION will hold its annual meeting in New York City October 8, 1913. Secretary, C. H. E. Chapin, 29 West 39th st, N. Y. C.

AMERICAN SOCIETY OF MUNICIPAL IMPROVEMENTS will hold its annual convention at Wilmington, Del., Oct. 7-10. Secretary, Geo. H. McGovern, Chamber of Commerce, Wilmington, Del.

THE ANNUAL CONVENTION of the National Machine Tool Builders' Association will be held at the Hotel Astor, N. Y. C., Oct. 22-24. Jas. H. Herron, general manager, Engineering Building, Cleveland, Ohio.

THE INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. F. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS.—Annual meeting, New York City, Oct. 2-6. C. W. Rice, secretary, 29 West 39th st, New York City.

THE AMERICAN INSTITUTE OF ARCHITECTS will hold its annual convention at the Grunewald Hotel, New Orleans, La., Dec. 2-4, 1913.

A SECOND CO-OPERATIVE SAFETY CONGRESS to be held under the auspices of the Association of Iron and Steel Electrical Engineers, will convene Sept. 22, at the Hotel McAlpin. The Congress will continue for three days and important and interesting programs have been prepared for each day.

MARC EIDLITZ & SON'S TEAM WIN.—The Trowbridge & Livingston Baseball Club, which holds the championship in the Architects' League, lost an exciting contest to the Marc Eidlitz team last Saturday, September 13, by a score of 17 to 10. This game was the first of a series to decide the Inter-Building League championship. It was played on the West End

grounds at Bath Beach, and after the game both teams finished the day with a trip to Coney Island. The second game in this series will be played this Saturday afternoon at Jaspur Oval. Should the second game be won by the Trowbridge & Livingston team, a further contest will be necessary to decide the championship. The following is a list of the players and the score of last Saturday's game:

Trowbridge & Livingston.	Marc Eidlitz & Son.
Leoni	1b.....Loeffler
Reutti	2b.....McNamara
Ludwig	3b.....Heberer
Klepper	rf.....Talbot
Rossi	lf.....Huck
Schumacher	ss.....Callaghan
Sullivan	cf.....Barrett
Long	c.....Kier
Prawdzik	p.....Seeler

Score by innings:

Marc E.....	4	0	4	3	0	4	0	2	x—17
T. & L.....	0	2	1	0	1	0	2	2	2—10

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Empire City Savings Bank leased the property at 219 West 125th st, and contemplates the erection of a bank building thereon. No architect has been selected. Project will probably not go ahead for some time.

ELIZABETH, N. J.—The Board of Education of Elizabeth, Robert V. Cissell, president, is receiving competitive sketches for two 2-sty brick schools to contain 10 and 12 rooms. One will be erected on Ripley pl near 3d st and the other at Grove and Murray sts, at a total cost of \$145,000. No architect has been selected. Competition will close October 15.

WATERFORD, N. Y.—The First Presbyterian Church, Rev. Robert S. Wightman, 5 Division st, Waterford, contemplates the erection of a 1-sty brick and stone church in Division st, for which no architect has been selected. Cost about \$25,000.

BUFFALO, N. Y.—The J. W. Clement Co., 80 Exchange st, contemplates the erection of a brick printing shop in Seneca st, for which no architect has been retained. Cost about \$20,000. Work will go ahead immediately.

LAKEVIEW, N. J.—The McNab & Harlin Mfg. Co., 440 Straight st, Paterson, N. J., and 55 John st, N. Y. C., Daniel O'Connell, president, contemplates the erection of a manufacturing plant to cost \$500,000. No architect or engineer have been selected.

OLEAN, N. Y.—The First National Bank of Olean contemplates the erection of a bank building at State and North Union sts, for which no architect has been selected.

TARRYTOWN, N. Y.—W. F. Dunspaugh, Philippe Manor, Tarrytown contemplates the erection of a residence here for which no architect has been selected.

LONG ISLAND CITY.—Andrew Newell, 515 West 42d st, N. Y. C., contemplates the erection of a 5-sty brick tenement at the southwest corner of Freeman av and Prospect st, for which no architect has been selected.

FLORHAM PARK, N. J.—The Board of Education of Florham Park contemplates the erection of a school building here in Morris County, for which no architect has been selected.

LODI, N. J.—The United Piece Dye Works, Lodi, N. J., contemplates rebuilding the shipping room which was recently destroyed by fire. No architect has been selected.

PATERSON, N. J.—The Manhattan Skirt Co., Paterson, N. J. Louis Levy, president, contemplates the erection of a 2-sty addition, 80x150 ft., of mill construction, to the factory on Riverside av and Bridge st, for which no architect has been selected. Cost about \$40,000.

SALAMANCA, N. Y.—The city of Salamanca contemplates the erection of a school at Great Valley District 1, for which no architect has been selected.

BROOKLYN.—Orbach & May, builders, 1095 Bergen st, Brooklyn, contemplate the erection of a 4 or 5-sty apartment with stores at the northeast corner of St. Marks and Nostrand avs. No architect has yet been selected.

PATERSON, N. J.—Max Gold & Jacob Konner, of the Majestic Theatre, contemplate the erection of a theatre at 126-134 Main st, to seat 2,500 people. No architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

THE BRONX.—A. Schwarzler, Clay av and 167th st, owner, is taking bids on subs for three 5-sty brick tenements to be erected at the northwest corner of Anna pl and Brook av from plans by the Tremont Architectural Co., Webster and Tremont avs, architect.

191ST ST.—Excavating is under way for the 5-sty brick apartment, 50x88 ft., in the south side of 191st st between Audubon and St. Nicholas avs, for John P. Boyland, Fordham rd and Webster av, owner, who is taking bids on subs and materials. Cost about \$140,000.

MOUNT VERNON, N. Y.—Frank Donato, 524 South 10th av, architect and builder, is taking bids on subs and materials for a 4-sty brick apartment, 33x55 ft., to be erected at Mulvo lane and Kingsbridge rd, for Ralph Di Salvo, 234 Amsterdam av, N. Y. C., owner. Cost about \$15,000.

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DWELLINGS.

LONG ISLAND CITY, L. I.—The Queensboro Corporation, E. A. MacDougal, president, is taking bids on all subs for twenty 2-sty brick and veneer residences, 20x40 ft., from plans by Edward Hahn, Bridge Plaza, L. I. City, architect.

EASTHAMPTON, L. I. (SUFFOLK COUNTY).—J. Curtis Lawrence, Bridgehampton rd, Easthampton, architect, is taking bids for a 2½-sty frame residence, 38x70 ft., for Miss Flora Benjamin, 9 East 90th st, N. Y. C., owner. Cost about \$12,000.

BRONXVILLE, N. Y.—Jardine, Hill & Murdock, 3 West 29th st, N. Y. C., architects, are taking bids on the general contract for a 2½-sty, hollow tile, local stone and brick residence, 32x40 ft., to be erected at Sagamore Park for James W. Good, Pondfield rd, owner. Cost about \$15,000.

FACTORIES AND WAREHOUSES.

EAST BOUND BROOK, N. J.—Figures are still being received by the owners for the factory which the Commercial Acetylene Railway Light & Signal Co., of 80 Broadway, N. Y. C., is to erect along the Central Railroad of New Jersey at East Bound Brook, to cost about \$150,000. The construction will be of reinforced concrete instead of brick and steel. The plans were prepared privately. Elwyn E. Seelye, of 38 West 32d st, N. Y. C., is consulting engineer.

HALLS AND CLUBS.

BROOKLYN.—Jackson & Rosencrans, 1328 Broadway, N. Y. C., are taking bids for the 3-sty brick Y. W. C. A. building, 100x100 ft., to be erected at Bedford av and Keep st, for the Y. W. C. A. Mrs. J. A. Mollenhauer, chairman. Estimated cost about \$100,000.

WOODMERE, L. I.—Hazzard, Erskine & Blagden, 437 5th av, N. Y. C., architects, are taking bids until Sept. 21 for the erection of the Woodmere Country clubhouse, 2½-stys, 36x82 ft., wing 24x46 ft., including a cafe and billiard room.

HOTELS.

MANHATTAN.—Bids will close about September 25 for the erection of a 5-sty hotel and cafe, 25x100 ft., at 301 West 48th st, for Radley & Goodman, owners, care of Clarence I. Sefert, 110 West 40th st, architect. Cost about \$30,000.

MUNICIPAL WORK.

CORONA, L. I.—The Fire Department, 157 East 67th st, N. Y. C., is receiving bids until Sept. 30, for the general construction, also steam heating, plumbing and gas fitting of the new fire house to be erected in Main st, Corona. Satterlee & Boyd, 3 West 29th st, are architects. Estimated cost, \$47,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Figures are being received for the brick parochial school to be erected at 146th st and College av for the Church of St. Rita of Cascia, 145th st and College av, owner. Rev. J. P. O'Brien. A. F. A. Schmitt, 604 Courtlandt av, N. Y. C., is architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—C. B. Meyers, 1 Union sq, architect, is taking bids for alterations to the store at 151 East 86th st for the Yonkers Holding Co., 227 Fulton st, owner, Havilan Walter, president. New York Edison Co., 55 Duane st, is lessee. Cost about \$7,000.

MANHATTAN.—Buchman & Fox, 30 East 42d st, architects, are taking bids for a 2-sty brick department store, 60x75 ft., to be erected at 617-625 West 181st st for Chas. C. Marshall, 34 Pine st, owner. Cost about \$20,000.

BROOKLYN.—Renwick, Aspinwall & Tucker, 320 5th av, N. Y. C., architects, are taking bids for the 3-sty and basement printing building, 100x200 ft., to be erected at the northwest corner of Nevins and Butler sts, Brooklyn, by R. G. Dun & Co., 290 Broadway, N. Y. C.

BROADWAY.—Eisendrath & Horowitz, 500 5th av, are taking bids for alterations to stairs, ball room and entrance at the northeast corner of Broadway and 48th st for the Mecca Realty Co., on premises, to cost \$50,000. Geo. Rector, Inc., Co., is lessee.

10TH AV.—James S. Maher, 1328 Broadway, is taking additional bids for the 3-sty brick loft building, 39x93 ft., to be erected at 100-102 10th av for Michael McGuire, 1328 Broadway, to cost \$20,000.

ST. NICHOLAS AV.—L. A. Cushman, baker, 856 Amsterdam av, is taking additional figures for the 1-sty brick store and bakery, 83x154 ft., to be erected at St. Nicholas and Audubon avs and 167th st. Stafford & Wright, 114 Liberty st, are engineers.

BROADWAY.—Bids close Sept. 22 for the office, stable and dwelling which James Pringle, Inc., 354 College av, is to erect at 3240-3250 Broadway, from plans by Walter H. C. Hornum, 200 East 123d st.

MANHATTAN.—Mitchell Bernstein, 131 East 23d st, is taking bids for the 2-sty brick stores and lofts, to be erected at 1610 Bathgate av for Nathan & Wolfe, Wendover and Bathgate avs.

MANHATTAN.—The Thompson-Starrett Co., 49 Wall st, general contractor, is still taking estimates on all sub contracts for the 36-sty office building, 167x310x152x305 ft., which the Equitable Office Building Corporation, owner, 27 Pine st, is erecting at Broadway, Nassau, Cedar and Pine sts, from plans by D. H. Burnham & Co., 80 East Jackson Building, Chicago, Ill. Henry C. Meyer, Jr., 101 Park av, is consulting engineer.

THEATRES.

BROOKLYN.—The Pitkin Cleveland Co., Louis Pincus, president, 54th st and 7th av, N. Y. C., owner, is taking bids on subs for a 1-sty brick and limestone moving picture theatre, 38x100 ft., to be erected on the south side of Pitkin av and Cleveland st, from plans by Shampian & Shampian, 772 Broadway, Brooklyn, architects. Cost about \$15,000.

BRONX.—E. C. Horn Sons, Long Acre Building, 42d st and Broadway, architects, are ready to take bids on the general contract for a 1-sty brick and stone moving picture theatre to be erected at the southeast corner of 176th st and St. Nicholas av, for Sonn Bros., Hyman & Henry Sonn, 149 Church st, owners. The Manhattan Leasing Co., 149 Church st, is owner of land. Haring & Blumenthal, 30 Union sq, are lessees of building. Cost about \$25,000.

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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

55TH ST.—Steel work is up to the 4th tier on the 8-sty apartment house, 50x89 ft., at 124-126 West 55th st, for the Herald Square Holding Co., 62 West 45th st, owner, Wallis & Goodwillie, 346 4th av, are architects. L. A. Harding, 346 4th av, is engineer. The Architectural Metal Works, 1192 2d av, has the roofing and sheet metal work. Cost about \$140,000.

ST. NICHOLAS AV.—Samuel Sass, 32 Union sq, is preparing plans for a 6-sty flat house, 57x100 ft., to be erected on the west side of St. Nicholas av, 100 ft. south of 186th st, for the Aldus Construction Co., Jacob Kahn, 946 Hoe av, owner. Cost about \$50,000.

87TH ST.—Rouse & Goldstone, 38 West 32d st, are preparing plans for a 9-sty apartment house, 67x85 ft., to be erected at 302-308 West 87th st, for the Coast Construction Co., Samuel G. Hess, president, 149 Broadway. Cost about \$200,000.

186TH ST.—Samuel Sass, 32 Union sq, is preparing plans for a 6-sty apartment house with stores to be erected at the southwest corner of 186th st and St. Nicholas av for the Aldus Construction Co., Jacob Kahn, 946 Hoe av, owner. Cost about \$150,000.

86TH ST.—Chas. B. Meyers, 1 Union Sq W., has completed plans for alterations to the apartment at 151 East 86th st, for the Yonkers Holding Co., 227 Fulton st, owner. Cost, \$5,000.

PARK AV.—J. E. R. Carpenter, Metropolitan Tower, has completed plans for a 12-sty apartment house to be erected at 640 Park av for the Fullerton Weaver Realty Co., Metropolitan Tower, owner. Cost about \$350,000.

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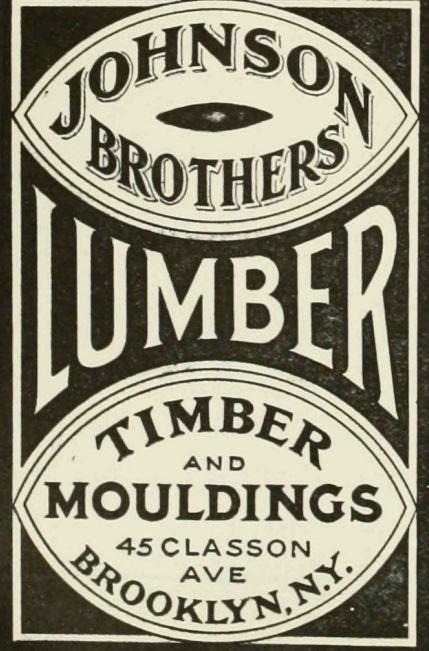
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Contemplated Construction (Continued).

BROADWAY.—Schwartz & Gross, 347 5th av. have completed plans for two 12-sty apartment houses to be erected on the east side of Broadway, 78th to 79th sts, being the southeast corner of 79th st and northeast corner of 78th st, for Paterno Bros., Inc., 601 West 115th st, owner. Cost about \$120,000.

CHURCHES.

155TH ST.—Stoughton & Stoughton, 96 5th av, have been commissioned to prepare plans for a 1-sty brick and stone church to be erected in the north side of 155th st, 150 ft. west of Amsterdam av, for the Welsh Calvinistic M. E. Church, 225 East 12th st, owner. Cost about \$20,000.

HALLS AND CLUBS.

MADISON AV.—Hoppin & Koen, 244 5th av, have prepared plans for extensive alterations to the Manhattan Club building, at the southeast corner of Madison av and 26th st, owned by the estate of Lawrence Jerome.

HOTELS.

CENTRAL PARK WEST.—N. Serracino, 1170 Broadway, has plans for \$20,000 worth of changes to the San Remo Hotel, 141-150 Central Park West, for the M. Brennan Estate.

STORES, OFFICES AND LOFTS.

3D AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing sketches for a 2-sty brick taxpayer, to be erected at 3594-3604 3d av, for Philip Wattenberg, 1203 Franklin av, owner. Cost about \$10,000.

PEARL ST.—Hill & Stout, 299 Madison av, have been selected architects for alterations to the printing building 524 Pearl st for the Quackenbush Estate, 236 East 87th st.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

ANNA PL.—The Tremont Architectural Co., Webster and Tremont avs, is preparing plans for three 5-sty tenements with stores to be erected at the northwest corner of Anna pl and Erock av, for A. Schwarzler, Clay av and 167th st.

PLUMPTON AV.—Frank J. Shefcik, 176th st and Park av, is preparing plans for two 4-sty brick flats, 68x39 ft. and 68x36 ft., to be erected at the southwest corner of Plumpton av and 170th st, for John P. Leo, 149th st and St. Nicholas av. Owner builds and is ready for bids on subs and materials.

STEBBINS AV.—Foundations are under way for the two 5-sty apartments at the northeast corner of Stebbins av and Freeman st for Louis E. Klegan, 1116 Jackson av, owner. Maximilian Zipkes, 220 5th av, is architect. Rubin & Marcus, 1480 Washington av, have the plumbing contract. The owner builds. Cost about \$120,000.

DWELLINGS.

HUGHES AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 2-sty brick residence, 21x35 ft., to be erected on the east side of Hughes av, 175 ft. north of 183a st, for Chas. A. Crosby, 2308 Hughes av, owner. Cost about \$5,500.

PUBLIC BUILDINGS.

VAN CORTLAND PARK.—Hoppin & Koen, 244 5th av, have completed plans for a 2½-sty brick and local stone custodian's quarters and passageway at Van Cortland Mansion for the City of New York, Department of Parks, 500 Park av, Chas. B. Stover, president. Cost about \$25,000. Bids will soon be called for.

THEATRES.

WESTCHESTER AV.—Von Beren & La Velle, 507 5th av, are preparing plans for a 1-sty brick and stucco theatre, 100x165 ft. to be erected at Westchester av and Southern Boulevard, for the Murphy Construction Co., 50 Church st, owner.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

MADISON ST.—B. F. Hudson, 319 9th st, Brooklyn, is preparing plans for a 4-sty tenement, 50x90 ft., to be erected in the south side of Madison st, 150 ft east of Bedford av, for the Madison Construction & Improvement Co., 208 Stockton st, Brooklyn, owner, Isaac Myerson, president. Cost about \$50,000.

BERGEN ST.—Slee & Bryson, 154 Montague st, Brooklyn, are preparing plans for a 4-sty brick and limestone apartment, 70x90 ft., to be erected in Bergen st, near New York av, for William Greenman, builder, Arbuttle Building, Brooklyn. Cost about \$55,000.

FACTORIES AND WAREHOUSES.

HUNTINGTON ST.—Ernest Greene, 5 Beekman st, N. Y. C., is preparing plans for the 4-sty reinforced concrete paint factory, 137x100 ft., to be erected in Huntington st for the F. W. Devoe and C. T. Reynolds Co., 565 Smith st, owner. Clark, MacMullen & Riley, 101 Park av, N. Y. C., consulting engineers. Bids will be taken about the first of October. Cost about \$100,000.

STORES, OFFICES AND LOFTS.

BEDFORD AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have prepared plans and shoring is now in progress for alterations to the 4-sty building at the southwest corner of Bedford and Gates avs, converting it into a floral shop, for Trepel & Bershad.

HENRY ST.—T. Bennett, 303 52d st, has completed plans for a 2-sty brick bakery, 70x74 ft, stable 26x10 ft, and carriage house 30x67 ft, for C. W. Larsen, baker, of 654 Henry st, to be erected at northwest corner of Henry and Mill sts, Brooklyn. Cost, about \$15,000. Owner will take bids.

BERGEN AV.—Foundations are under way for the 1-sty brick bakery, 60x50 ft, in the south side of Bergen st, 336 ft east of Classon av, for Van Thum Bros., 1379 Bedford av, owner. A. E. Fischer, 373 Fulton st, is architect. Frank Berlenbach, 36 Suydam st, general contractor. Louis Abel, 327 Irving av, has the carpenter work.

THEATRES.

SUMNER AV.—Von Beren & La Velle, 507 5th av, N. Y. C., have been commissioned to prepare plans for a 1-sty brick and stone moving picture theatre, 100x125 ft., to be erected at the northeast corner of Sumner av and Quincy st for the Sumner Amusement Co., care of Frank E. Clark, Realty Building, White Plains.

5TH AV.—Bids closed September 18 for the 2-sty theatre to be erected at the northwest corner of 5th av, 100 ft. south of 43d st, from plans by Thomas W. Lamb, 644 8th av, N. Y. C., owner. Cost about \$100,000.

70TH ST.—T. Bennett, 303 52d st, Erocklyn, has completed plans for a 1-sty moving picture theatre, 50x100 ft, to be erected at northwest corner of 70th st and Ft. Hamilton av, to cost \$25,000. Herman Interman, 189 Montague st, is owner. Owner will take bids.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—L. Berger Co., 1652 Myrtle av, has completed plans for a 3-sty brick tenement, 30x80 ft., to be erected at the southeast corner of Madison and Prospect avs for Anton Kuepfel, 1792 Madison av, owner. Cost about \$10,000.

DWELLINGS.

LONG ISLAND CITY, L. I.—Edward Hahn, Bridge Plaza, L. I. City, has completed plans for twenty 2-sty brick and veneer residences, 20x40 ft., for the Queensboro Corporation, Bridge Plaza, L. I. City, owner. E. A. MacDonal, president.

QUEENS, L. I.—Brook & Rosenberg, 350 Fulton st, Brooklyn, are preparing plans for a 3-sty brick and stone residence and store to be erected at the northwest corner of Jamaica av and Hoffman boulevard for Chas. Boos, Chichester and Johnson avs, Queens. All bids will be taken by the owner. Cost about \$10,000.

POWERHOUSES.

JAMAICA, L. I.—W. W. Knowles, 1133 Broadway, N. Y. C., has completed plans for the substation, garage and storage buildings to be erected on Van Wyck av, Jamaica, by the Queens Electric Light and Power Co. Estimated cost, \$150,000. The owner will take bids.

STABLES AND GARAGES.

LONG ISLAND CITY.—Mac Arthur Bros. Co., 11 Pine st, general contractors, architects and engineers, are preparing sketches for a 1-sty brick and concrete car barn, 300x90 ft., to be erected at Van Dam st and Mott av, for the Manhattan & Queens Traction Co., 60 Wall st, owner. Mr. Clark, care of general contractors, is in charge. Cost, \$100,000.

Suffolk.

DWELLINGS.

WESTHAMPTON BEACH, L. I.—Ranold H. MacDonald, of 29 West 34th st, N. Y. C., contemplates the erection of a 3-sty frame residence, 90x38 ft., on West Bay, from plans by Chas. I. Berge, 29 West 34th st, N. Y. C. Cost about \$25,000.

HUNTINGTON, L. I.—Winchester Noyes, Produce Exchange, N. Y. C., contemplates some future alterations to the residence he has just purchased overlooking the bay here. Nothing will be done for about a year.

EAST HAMPTON, L. I.—J. C. Lawrence, East Hampton, has prepared sketches for a residence to be erected here for F. Lester Stanton, 28 West 39th st, N. Y. C.

SCHOOLS AND COLLEGES.

PORT JEFFERSON, L. I.—Tooker, Marsh & Barnett, 101 Park av, N. Y. C., architects, have been commissioned to prepare plans for a high school here for the Board of Education of Port Jefferson. W. J. Baldwin, Jr., 1181 Broadway, N. Y. C., is steam engineer.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

TARRYTOWN, N. Y.—Jos. Blouin, Main st, is preparing plans for a 2-sty brick flat, 35x48 ft., to be erected in Cortland st for Jas. Ledwith, 72 Cortlandt st, Tarrytown, owner. Cost about \$8,000. The architect will take figures.

HARTSDALE, N. Y.—W. S. Phillips, 103 Park av, N. Y. C., is preparing plans for a 3-sty hollow tile and stucco apartment house, 70x117 ft., to be erected at the corner of Railroad and Hartsdale avs, for Xavier Kuzmier, Maple av, White Plains, N. Y., owner. Cost about \$40,000.

YONKERS, N. Y.—Jas. Watson, 34 Warburton av, has completed plans for a 4-sty brick flat, 52x65 ft., to be erected at 36-38 Cliff av for Chas. C. Miller, 76 Buena Vista av, owner. Cost about \$30,000.

MOUNT VERNON, N. Y.—Frank Donato, 524 South 10th av, has completed plans for a 4-sty brick apartment, 33x55 ft., to be erected at Mundy lane and Kingsbridge rd for Ralph Di Salvo, 234 Amsterdam av, N. Y. C., owner. Cost about \$15,000. The architect builds and is ready for bids on materials and subs.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY.—Erskine Van Houten, 201 East 68th st. has received the contract for alterations, consisting of new store fronts, to 7-sty apartment at 2881-5 Broadway. Maynicke & Franke, 26 Madison Sq North, are the architects. F. Augustus Schermerhorn, 101 University pl, is owner. Cost about \$37,000.

BATHGATE AV.—(Sub.) Rubin & Marcus, 1480 Washington av, received the plumbing contract, and Brand & Silverstein, 4014 Park av, the structural steel for the 6-sty brick and limestone tenement, 50x115 ft., to be erected on the east side of Bathgate av, 150 ft. south of 174th st, for the Bloom Realty Corp., 1837 Clinton av, owner, Jacob Bloom, president. Goldner & Goldberg, 391 East 149th st, are architects. Cost about \$60,000.

DWELLINGS.

SOUTHAMPTON, L. I.—J. Dall Construction Co., 10 East 23d st, N. Y. C., has received the general contract to erect a 2½-sty tile block residence, 38x133 ft., for Josiah C. Thaw, this place, owner. G. Atterbury, 20 West 43d st, N. Y. C., is architect.

2D AV.—William Henderson, 516 5th av, N. Y. C., has received the general contract to erect a 2-sty brick residence with stores at the northeast corner of 2d av and 43d st, for Hugh P. Skely, 660 1st av, N. Y. C., owner. J. B. Snooks Sons, 261 Broadway, N. Y. C., are architects. Cost about \$6,000.

8TH ST.—The J. Dall Construction Co., 10 East 23d st, has received the general contract to alter the studios at 8 West 8th st, through to 19 MacDougal alley into a residence for Mrs. H. P. Whitney, 871 5th av, owner. G. Atterbury, 20 West 43d st, is architect.

NEW ROCHELLE, N. Y.—A. Rolfson, 23 Parkview av, has received the general contract to erect a 2½-sty frame residence, 34x40 ft., at Forest Heights for A. C. Carey, 70 Broadway, N. Y. C., owner. Henry C. Pelton, 12 West 38th st, N. Y. C., is architect. John McGovern, Huguenot st, New Rochelle, has the heating and plumbing work and J. F. Hughes Co., 162 Duane st, N. Y. C., the wiring. Cost about \$12,000.

BROOKLYN.—(Sub.)—M. Neufeld & Sons, Inc., 421 Livonia av, Brooklyn, manufacturers of sash, doors, blinds and trim, have received the contract for the equipment of six houses at Foster av and 92d st, Brooklyn, for Herbert Smith, owner. Mike Cavillaro, contractor.

JERSEY CITY, N. J.—(Sub.)—M. Neufeld & Sons, Inc., 421 Livonia av, Brooklyn, manufacturers of sash, doors, blinds and trim, have received the contract for materials necessary for seven houses on Jackson and Fulton avs, Jersey City, for Benjamin Gorlin, owner.

151ST ST.—(Sub.)—D. Hanigan, 209 West 96th st, has received the plumbing contract; the Claremont Iron Works, 12 West 143d st, the iron work; The Wyoming Cut Stone Co., 3956 Park av, the cut stone, and the Batavia & New York Woodworking Co., Fuller Building, the trim, for the 4-sty rectory being erected in the south side of 151st, 344 ft. west of 7th av, for the Church of the Resurrection, Rev. Thomas T. Murphy, rector, 284 West 151st st. Nicholas Serracino, 1170 Broadway, is architect. W. J. Baldwin, Jr., 1181 Broadway, is steam engineer. McDermott & Hanigan, 103 Park av, have the general contract. Cost about \$25,000.

GLEN COVE, L. I.—Howell & Sandfort, Cedar Swamps rd, Glen Cove, have received the general contract to erect the 2½-sty residence here for William H. Way, of Sea Cliff, L. I. S. J. Stammers, Sea Cliff, architect. Cost, about \$18,000.

SCARSDALE, N. Y.—Frank N. Goble, 1 East 42d st, N. Y. C., has received the general contract to erect a 2½-sty residence, 20x72 ft, here for Fred Pope, of this place. P. M. Hooper & F. C. Farley, 15 West 38th st, N. Y. C., are associate architects.

HALLS AND CLUBS.

SOUTH OXFORD ST (sub.)—The Marcus Contracting Co., Inc., 310 Front st, N. Y. C., has received the contract for excavating for the Elks Club House at 144-146 South Oxford st, Brooklyn, for the B. P. O. Elks Lodge No. 22. H. Van Buren Magonigle and A. W. Ross, 101 Park av, N. Y. C., are architects. The Tower Construction Co., 1 Madison av, N. Y. C., has the general contract.

HOSPITALS AND ASYLUMS.

DE KALB AV.—Irons & Todd, 101 Park av, N. Y. C., have received the general contract to erect the power house and two pavilions at De Kalb av and Raymond st, for the Brooklyn Hospital, on premises, owner, Harold I. Pratt, president. Lord, Hewlett & Tallant, 345 5th av, N. Y. C., are architects. Griggs & Holbrook, 3 South William st, N. Y. C., steam and electrical engineers. Cost about \$500,000.

PUBLIC BUILDINGS.

EASTERN PARKWAY.—Luke A. Burke Sons & Co., Lenox av and 136th st, N. Y. C., have received the general contract to erect the 2-sty brick library at the southeast corner of Eastern Parkway and Schenectady av, for the City of New York, Brooklyn Public Library, 26 Brevoort pl, owner, Davis A. Broody, president. R. Aimirall, 185 Madison av, N. Y. C., is architect. The Lehigh Valley Structural Steel Co., Allentown, Pa., has the structural steel. Cost about \$70,000.

NUTLEY, N. J.—Edward Mutch, 315 Joralemon st, Belleville, N. J., has received the general contract to erect the new Carnegie Library here from plans by Armstrong & De Gelleke, 122 East 25th st, N. Y. C.; 1-sty, 40x70 ft.

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Contracts Awarded (Continued).

STABLES AND GARAGES.

65TH ST.—John Thatcher & Son, 60 Park av, Brooklyn, have received the general contract to erect a 1-sty brick stable, 73x128 ft., at 65th st and 8th av, Brooklyn, for the Kings County Lighting Co., 4802 New Utrecht av, owner.

STORES, OFFICES AND LOFTS.

29TH ST.—The Victoria Building & Contracting Co., 118 East 28th st, has received the general contract to erect the 12-sty store and loft building, 49x85 ft., at 39-41 West 29th st, for M. J. O'Connor, 326 West 71st st, owner and civil engineer. F. C. Zobel, 35 West 39th st, is architect. The Rockbridge Realty Co., Abraham L. Penneck, president, 50 Church st, is lessee. Cost about \$150,000.

BROADWAY.—The Lustbader Construction Co., 163 East 82d st, has received the general contract for alterations to the restaurant at the corner of Broadway and 47th st for Pekin Restaurant, on premises, owner. Eisendrath & Horowitz, 560 5th av, architects.

CANAL ST.—E. E. Paul Co., 101 Park av, have received the general contract to erect the addition to the loft building 417-421 Canal st, for the Trinity Corporation, from plans by Renwick, Aspinwall & Tucker, 320 5th av. Estimated cost, \$30,000.

THEATRES.

HOBOKEN.—Gottlieb H. Decker, 3960 Boulevard, West Hoboken, has received the general contract to erect a 1-sty brick moving picture theatre, 75x75 ft, for the Jackson Amusement Co., Inc. Schneider & Dieffenbach, 220 Broadway, N. Y. C., architects. Estimated cost, about \$20,000.

DETROIT, MICH.—The Superior Cornice & Skylight Works, Inc., 214-216 East 127th st, N. Y. C., have received orders to furnish their superior automatic theatre ventilators on various theatre buildings at Detroit, Mich.

BUFFALO, N. Y.—The Superior Cornice & Skylight Works, Inc., 214 East 127th st, N. Y. C., have received orders from the Jameson Roofing Co. to furnish their superior automatic theatre ventilators over stage portion of the Gayety Theatre at Buffalo, Wm. H. McElfratrick, architect.

MISCELLANEOUS.

CONVENT, N. J.—C. H. Mitchell & Co., Mutual Building, Binghamton, N. Y., have received the general contract to erect a 1-sty concrete passenger station, 30x80 ft., for the D. L. & W. R. R. Co., William H. Truesdale, president. F. R. Nies, care of owner, Hoboken, N. J., is architect. Cost, \$12,000.

HARMON, N. Y.—The Thomas T. Hopper Co., 1326 Broadway, N. Y. C., has received the general contract to alter the shops and car repair building for the New York Central & Hudson River R. R. Co., Grand Central Terminal, W. C. Brown, president.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

DWELLINGS.

66TH ST, 114 East, 3-sty brick dwelling and studio, 25x100; cost, \$40,000; owners, The Ver Meer Realty Co., George Rodman, president, 116 East 66th st; architects, Butler & Rodman, 16 East 23d st. Plan No. 416.

FACTORIES AND WAREHOUSES.

19TH ST, 444-450 East, 3-sty brick creamery and pasteurizing plant, 84x120; cost, \$80,000; owner, Levy Dairy Co., Samuel Levy, Pres., 320 Av A; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 412.

STORES, OFFICES AND LOFTS.

WHITEHALL ST, 42-48, 22-sty brick offices, 123x63; cost, \$700,000; owners, South Ferry Realty Co., Wm. H. Chesebrough, Pres., 115 Broadway; architects, Starrett & Van Vleck, 45 East 17th st. Plan No. 413.

29TH ST, 39-41 West, 12-sty brick store and lofts, 49x85; cost, \$150,000; owners, M. J. O'Connor et al, 326 West 71st st; architect, F. C. Zobel, 35 West 39th st. Plan No. 414.

STORES AND TENEMENTS.

CATHERINE ST, 33, 6-sty brick tenement, 27x95; cost, \$25,000; owner, Bernard F. Golden, 23 Duane st; architect, Samuel Cohen, 506 West 176th st. Plan No. 411.

152D ST, 581-86 West, 5-sty brick tenement, 50x87; cost, \$50,000; owner, John McLaughlin, 346 East 81st st; architects, Neville & Bagge, 217 West 125th st. Plan No. 415.

THEATRES.

109TH ST, 52-56 West, 2-sty brick theatre, 65 x94; cost, \$20,000; owner, Manhattan Av. Theatre Corp., Leon Sobel, Pres., 200 Manhattan av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 410.

177TH ST, 501 West, 1-sty brick moving picture theatre, 41x100; cost, \$25,000; owner, Chas. M. Rosenthal, 160 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 405. Corrects error in issue of September 13, when location was given as 17th st.

MISCELLANEOUS.

57TH ST, 517-19 West, 1-sty brick taxicab inspection, 50x200; cost, \$15,000; owners, Jonas Weil et al; 5 & 7 Beekman st; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 409.

Bronx.

DWELLINGS.

HUGHES AV, e s, 173 n 183d st, 2-sty frame dwelling, 21x50, tin roof; cost, \$5,500; owner, Chas. A. Corby, 2308 Hughes av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 532.

FACTORIES AND WAREHOUSES.

HOFFMAN ST, s e cor 189th st, 1-sty frame shop, 22x15; cost, \$200; owner, Michael Di Menna, 2412 Hughes av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 534.

STABLES AND GARAGES.

239TH ST, s s, 162.5 e Blackstone av, 1-sty frame garage, 15x18; cost, \$200; owner, J. H. Thorn, Spuyten Duyvil Parkway; architects, Ahneman & Younkheere, 3320 Ealley av. Plan No. 535.

MISCELLANEOUS.

BEACH AV, w s, 400 n Patterson av, 1-sty frame barn, 14x16; cost, \$200; owner, Tillie M. Stadler, 1861 McGraw av; architect, Henry A. Stadler, Jr., 1861 McGraw av. Plan No. 533.

Brooklyn.

DWELLINGS.

EAST 18TH ST, e s, 160 s Av N, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$4,000; owner, Midwood Associates, 805 Flatbush av; architects, Snee & Bryson, 154 Montague st. Plan No. 5003.

68TH ST, n s, 220 e Colonial rd, four 2-sty brick dwellings, 20x42, gravel roof, 1 family each; total cost, \$11,200; owner, Wm. McDonald, 437 55th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 5014.

HART ST, s s, 285 e Stuyvesant av, 1-sty brick dwelling, 20x18, tar and gravel roof, 1 family; cost, \$300; owner, Louis Barnes, 440 Hart st; architects, Laspia & Salvati, 525 Grand st. Plan No. 5037.

EAST 7TH ST, w s, 440 n Ditmas av, two 2½-sty frame dwellings, 20x40, shingle roof, 1 family each; total cost, \$5,000; owner, John Carr, 465 Ocean Parkway; architect, Jos. A. Brock, 805A Gates av. Plan No. 5035.

E 14TH ST, w s, 320 s Av N, 2½-sty frame dwelling, 18x16, shingle roof, 1 family; cost, \$4,000; owner, Cornelius M. Meyer, 1439 East 14th st; architect, A. W. Pierce, 59 Court st. Plan No. 5049.

MERMAID AV, n s, 80 w West 25th st, 2-sty brick dwelling, 19x52, slag roof, 2 families; cost, \$5,500; owner, John W. Johnson, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 5038.

HENDRIX ST, w s, 300 s Livonia av, two 2-sty brick dwellings, 20x50, tin roof, 2 families each; total cost, \$7,000; owner, Charles Fanazio, 825 Blake av; architect, E. Dennis, 241 Schenck av. Plan No. 5098.

EAST 23D ST, e s, 195.6 s Claret Ion rd, 3-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$3,000; owner and architect, Floyd E. Moore, 315 East 23d st. Plan No. 5113.

SURF AV, n w cor Beach 48th st, 2-sty frame dwelling, 34.6x28.5, shingle roof, 1 family; cost, \$6,000; owner, Emma W. Ingles, 193 Montague st; architect, R. I. Dodge, 233 Broadway. Plan No. 5089.

RUFFLE BAR, Jamaica Bay, 2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$1,200; owner, Wm. Von Ahmeng, Conklin av and East 92d st; architect, L. P. Schillinger, 167 Van Siclen av. Plan No. 5107.

ESSEX ST, w s, 100 s Dumont av, five 2-sty brick dwellings, 20x52, gravel roofs, 2 families each; total cost, \$18,500; owners, Cutler Building Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 5064.

82D ST, s s, 220 w 11th av, 2½-sty frame dwelling, 20x42, slag roof, 1 family; cost, \$5,000; owner, Albert E. Parfitt, 1066 82d st; architect Albert E. Parfitt, 233 Broadway, New York. Plan No. 5069.

EAST NEW YORK AV, 465, 2-sty brick dwelling, 20x36.6, tin roof, 2 families; cost, \$2,500; owner, Angelo De Maro, 465 Lincoln rd; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 5081.

ESSEX ST, e s, 30 s Dumont av, five 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$19,000; owner, Hadrian Realty Co., 584 Hendrix st; architect, M. Rothstein, 627 Sutter av. Plan No. 5124.

EAST 14TH ST, e s, 300 n Av X, five 2-sty brick dwellings, 20x53, slag roof, 2 families each; total cost, \$22,500; owner, Pearl Constn. Co., 381 Williams av; architects, Farber & Markowitz, 189 Montague st. Plan No. 5118.

WEST 32D ST, e s, 140 s Mermaid av, two 2-sty brick dwellings, 17.9x78.8, tin roof, 2 families each; total cost, \$12,000; owner, Marion S. Adler, 134 Henry st; architect, Chas. M. Straub, 147 4th av, N. Y. Plan No. 5120.

82D ST, n s, 88.10 e 10 av, nine 2-sty brick dwellings, 20.6x30, gravel roof, 1 family each; total cost, \$40,500; owners, Framo Constn. Co., 8611 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5136.

NEW UTRECHT AV, w s, 4.7 n 13 av, two 3-sty dwellings, 20x55, slag roof, 2 families each; total cost, \$16,500; owner, Paul W. Connelly, 5107 New Utrecht av; architect, E. Carlson, 16 Court st. Plan No. 5137.

FACTORIES AND WAREHOUSES.

HUDSON AV, n w cor Front st, 6-sty brick warehouse, 105x100, concrete roof; cost, \$100,000; owners, Boorum & Pease Realty Co., 165 Broadway, N. Y.; architect, Walter S. Timmis, 47 West 34th st, N. Y. Plan No. 5025.

WINTHROP ST, s s, 716.8 w Albany av, 2-sty brick laundry, 102x40, tile roof; cost, \$50,000; owner, Department of Public Charities, foot of East 26th st; architect, Frank J. Hehub, 190 Montague st. Plan No. 5059.

STABLES AND GARAGES.

LEXINGTON AV, n s, 180 w Tompkins av, 1-sty brick garage, 45x100, slag roof; cost, \$5,500; owner, Walter Ryan, 913 Bedford av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 5007.

COOK ST, s s, 150 w Humboldt st, 2-sty brick stable, 25x99, gravel roof; cost, \$5,000; owner, Morris Dworzesky, 99 Varet st; architect, Tobias Goldstone, 49 Graham av. Plan No. 5066.

ELMORE PL, e s, 140 s Av J, 1-sty frame garage, 14x18, shingle roof; cost, \$400; owner, S. Joseph, 1091 Elmore pl; architect, Fred Weber, East 12th st and Newkirk av. Plan No. 5071.

JEROME ST, w s, 90.10 s Jamaica av, 1-sty brick garage, 12x19, — roof; cost, \$300; owner, Herman H. Giesse, 14 Jerome st; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 5074.

9TH AV, n w cor 65th st, 1-sty brick stable, 75.8x135.8, concrete roof; cost, \$26,000; owners, Kings County Lighting Co., 42d st, N. Y.; architects, Rudolph Schenck, Chicago, and John Thather & Son, 60 Park av. Plan No. 5070.

CARROLL ST, s s, 160 e New York av, 1-sty brick garage, 16x18, gravel roof; cost, \$200; owner, Chas. Harris, 1624 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5099.

CARROLL ST, s s, 180 e New York av, 1-sty brick garage, 16x18, gravel roof; cost, \$200; owner, Chas. Harris, 1624 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5100.

CARROLL ST, s s, 200 e New York av, 1-sty brick garage, 16x18, gravel roof; cost, \$200; owner, Chas. Harris, 1624 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5101.

DOUGLASS ST, w s, 90 s Dumont av, 1-sty frame stable, 30x14, gravel roof; cost, \$300; owner, Samuel Bernstein, 124 Elake av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5123.

EAST 27TH ST, w s, 260 s Av M, 1-sty frame garage, 12x18, shingle roof; cost, \$300; owner, John Benham, 1334 East 27th st; architect, W. S. Larkin, 994 East 35th st. Plan No. 5128.

STORES AND DWELLINGS.

13TH AV, w s, 55.9 n 55th st, 3-sty brick store and dwelling, 23.2x55.5, slag roof, 2 families; cost, \$5,800; owner, Paul W. Connelly, 5107 New Utrecht av; architect, E. Carlson, 16 Court st. Plan No. 5138.

15TH AV, w s, 40 s 71st st, two 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$9,000; owner, Giuseppe Fristacchi, 1470 71st st; architect, Angelo Adamo, 1463 64th st. Plan No. 5121.

STORES AND TENEMENTS.

ATLANTIC AV, s s, 75 w Van Siclen av, 3-sty store and tenement, 25x70, slate roof, 6 families; cost, \$12,000; owner, Geo. Dressler, 12-13 Metz st; architect, Saml. Sass, 32 Union sq, N. Y. Plan No. 5013.

SARATOGA AV, s w cor Atlantic av, 4-sty brick store and tenement, 50x90, tin roof, 22 families; cost, \$25,000; owner, Isidore Merman, 58 Chester st; architects, Cohn Bros., 361 Stone av. Plan No. 5023.

CHESTER ST, n w cor Sutter av, 3-sty brick store and tenement, 30x90, tin roof, 8 families; cost, \$15,000; owner, Simon Abramson, 29 East 26th st, Bayonne, N. J.; architects, Cohn Bros., 361 Stone av. Plan No. 5031.

ROCKAWAY AV, w s, 100.2 n Leonard st, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, \$25,000; owners, Lirock, Inc., 1311 East New York av; architects, Cohn Bros., 361 Stone av. Plan No. 5073.

STORES, OFFICES AND LOFTS.

JAY ST, s w cor Plymouth st, 1-sty brick storage, 25x64, gravel roof; cost, \$1,200; owner, John W. Masury & Son, 50 Jay st; architect, A. G. Stone, 44 Court st. Plan No. 5096.

DE CALB AV, s w cor Grand av, 1-sty brick stores, 22.4x38, tar and gravel roof; cost, \$3,000; owner, Chas. A. Chase, 479 Franklin av; architects, Slee & Bryson, 154 Montague st. Plan No. 5080.

ST MARKS AV, s s, 140 e Hopkinson av, 1-sty brick store, 30x38, gravel roof; cost, \$2,500; owner, Sarah Guinness, 2409 Dean st; architect, Louis Danancher & Co., 334 Fulton st, Jamaica. Plan No. 5125.

WEST 12TH ST, e s, 260 s So. Canal av, 2-sty brick office and shop, 35x75, — roof; cost, \$2,000; owner and architect, Brooklyn Borough Gas Co., Surf av and West 17th st. Plan No. 5012.

CHESTER ST, e s, 189 s Pitkin av, 1-sty frame shed and office, 20x75, slag roof; cost, \$2,000; owner, Sarah Applebaum, 113 Chester st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5068.

THEATRES.

GRAHAM AV, w s, 83.1 s Driggs av, 1-sty brick moving pictures, 48x100, tar and gravel roof; cost, \$10,000; owner, Philip Rosenson, 257 Driggs av; architect, Louis Allmendinger, 926 Broadway. Plan No. 5000.

PITKIN AV, n s, 50 w Euclid av, 1-sty brick moving pictures, 46.8x100, slag roof; cost, \$8,000; owner, Chas. N. Ohlun, 788 New Lots rd; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 5005.

GREENE ST, s s, 263.7 w Manhattan av, 1-sty frame coal shed, 30x36; cost, \$450; owners, Empire China Co., on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 5033.

HUDSON AV, w s, 125 n Prospect st, 1-sty brick moving picture theatre, 25x100, gravel roof; cost, \$5,000; owner, John Tedesco, 715 Sackett st; architect, L. A. Sheinart, 194 Bowery, N. Y. Plan No. 5078.

PITKIN AV, s e cor Cleveland st, 1-sty brick moving pictures, 38x110, slag roof; cost, \$15,000; owners, Pitkin Cleveland Co., 24 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 5079.

FULTON ST, s s, 57.8 e Hale av, 1-sty brick moving pictures, 45x113.6, slag roof; cost, \$9,000; owners, Edw. Butt & ano, 792 New Lots rd; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 5119.

BROADWAY, s e cor Marcy av, and Marcy av, n e cor South 9th st, 1-sty brick moving pictures, 72x100, gravel roof; cost, \$8,000; owners, Marcy Amusement Co., 217 Havemeyer st; architect, G. Erda, 826 Manhattan av. Plan No. 5127.



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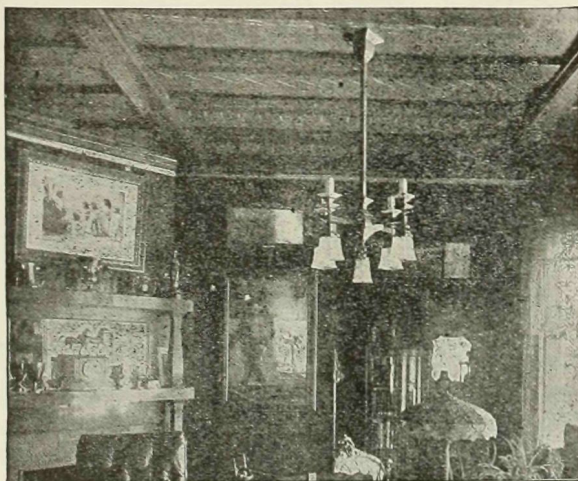
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Plans Filed, New Buildings, Brooklyn (Cont.)

MISCELLANEOUS.

LORIMER ST., s s, 250 w Marcy av, 1-sty frame shed, 30x83.6, gravel roof; cost, \$600; owner, H. F. Pearson, 1 and 3 Walton st; architect, B. F. Hudson, 319 9th st. Plan No. 5088.

KINGSLAND AV., w s, 150 s Meserole st, 1-sty brick toilet, 11x43.6, concrete roof; cost, \$1,500; owners, Standard Oil Co., 26 Broadway, N. Y.; architect, E. A. Johnson, 4339 Ridgewood av. Plan No. 5060.

HENRY ST., n w cor Mill st, 2-sty brick bakery and wagon house, 74x70, gravel roof; cost, \$15,000; owner, Chas. W. Larsen, 654 Henry st; architect, Thos Bennett, 3d av and 52d st. Plan No. 5130.

FLATBUSH AV., s w cor Lincoln rd, 1-sty sheet-iron boiler room, 40x14, iron roof; cost, \$150; owner, and architect, J. J. Bigelow, 170 West Broadway, N. Y. Plan No. 5117.

Queens.

CHURCHES.

FOREST HILLS.—Ascan av, e s, 80 n e Greenway North, 1½-sty frame temporary church, 18x53, shingle roof; cost, \$1,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 2739.

DWELLINGS.

COLLEGE POINT.—Boulevard, w s, 325 n 3d av, 2½-sty frame dwelling, 20x26, shingle roof, 1 family; cost, \$2,000; owner, E. M. Payne, 3d av, College Point; architect, F. E. Andrews, 3d av, College Point. Plan No. 2681.

EDGEMERE.—Surf av, w s, 500 s Edgemere av, 2½-sty frame dwelling, 26x47, shingle roof, 1 family; cost, \$7,500; owner, Rosa Haft, 419 West 42d st, N. Y. C.; architects, Howard & Callmann Co., Far Rockaway. Plan No. 2697.

FOREST HILLS.—Standish rd, n s, 78 w Ascan av, 2½-sty brick dwelling, 34x30, tile roof, 1 family; cost, \$7,500; owner and architect, Sage Foundation Homes Co., 27 West 34th st, N. Y. C. Plan No. 2687.

RICHMOND HILL.—Grant av, s s, 420 s Pitkin pl, eight 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, \$14,000; owner and architect, Dickel Const. Co., Boyd av, Woodhaven. Plan No. 2688 to 2695.

ROCKAWAY BEACH.—Eldert av, w s, 395 n L. I. R. R., 1-sty frame dwelling, 14x28, shingle roof, 1 family; cost, \$500; owner, Geo. P.

Schneider, Eldert av, Rockaway Beach; architect, John A. Lasher, 27 Beach 116th st, Rockaway Park. Plan No. 2696.

CORONA.—43d st, w s, 78 s Hayes av, 2-sty brick dwelling, 22x30, tar and gravel roof, 2 families; cost, \$3,500; owner, Mrs. Frederick Lapp, 43d st and Hayes av, Corona; architect, Harry T. Morris, 321 13th st, College Point. Plan No. 2699.

JAMAICA.—Compton Terrace, s s, 100 w Homer Lee av, 2½-sty frame dwelling, 42x35, shingle roof, 1 family; cost, \$4,000; owner, Wm. G. Smith, 1521 Broadway, Brooklyn; architect, G. E. Crane, Lincoln av, Richmond Hill. Plan No. 2700.

JAMAICA.—Gilbert st, e s, 170 n Dewey st, two 2½-sty frame dwellings, 18x34, shingle roof, 1 family; cost, \$4,400; owner and architect, Albert Piquet, Fulton st, Jamaica. Plan Nos. 2708-9.

JAMAICA.—Clyde st, n w cor Oceanview av, 2½-sty frame dwelling, 25x36, shingle roof, 1 family; cost, \$5,000; owner, L. Schwab, Jamaica; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 2702.

JAMAICA.—Napier pl, e s, 92 s Beaufort st, 2½-sty frame dwelling, 24x26, shingle roof, 1 family; cost, \$4,000; owner, C. L. Anderson, Jamaica; architect, Wm. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 2710.

MASPETH.—Monteverde av, e s, 225 n Grand av, 2-sty frame dwelling, 22x44, tin roof, 2 families; cost, \$2,500; owner, Fred Monteverde, Elmhurst; architect, Fredk Losee, 56 Fisk av, Maspeth. Plan No. 2707.

RIDGEWOOD.—Woodward av, w s, 40 s Grove st, 2-sty brick dwelling, 20x46, tin roof, 1 family; cost, \$5,000; owner, Ridgewood M. E. Church, Madison st, Ridgewood; architect, L. Allmendinger, Brooklyn. Plan No. 2701.

RIDGEWOOD.—Wilton av, w s, 140 s Glasser st, two 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, \$8,000; owners, Steiner & Lepiero, 26 Wilton av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2704.

DUNTON.—Maure av, w s, 357 s Liberty av, four 2-sty frame dwellings, 18x38, shingle roof, 1 family; cost, \$8,000; owner, Henry Kolmetzky, 84 Beaver st, Brooklyn; architects, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 2750-57-58-59.

HOLLIS.—Fishkill st, e s, 100 s Chichester av and Rondout st, w s, 165 s Chichester av, two 2-sty frame dwellings, 18x35, shingle roof, 1 family; cost, \$5,000; owner, H. M. Ellender, 1549 Eastern Parkway, Brooklyn; architect, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 2748-49.

JAMAICA.—Wells av, e s, 450 s Swale rd, four 2-sty frame dwellings, 18x38, shingle roof, 1 family; cost, \$8,000; owner, Max Gross, Jamaica; architect, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 2751-52-53-54.

KEW.—Onslow pl, n s, 100 e Austin st, 2½-sty frame dwelling, 21x32, shingle roof, 1 family; cost, \$7,500; owner, John R. Corbin, 1 West 34th st, N. Y. C.; architect, Arthur M. Gaynor, 332 East 67th st, N. Y. C. Plan No. 2740.

MASPETH.—Lenox av, s s, 60 w Cunningham Lane, 2-sty frame dwelling, 18x40, tin roof, 2 families; cost, \$2,400; owner, S. Dahls, Lenox av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2745.

RICHMOND HILL.—Hoffmann av, e s, 100 s Lefferts av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$2,800; owner, Jos. Happ, Augustine av, Richmond Hill; architect, A. Schoeller, Mulberry av, Corona. Plan No. 2741.

ROCKAWAY BEACH.—Hollywood av, ws, 125 n Boulevard, five 1-sty frame dwellings, 14x17, shingle roof, 1 family; cost, \$1,250; owner, J. McNamara, 125 Ocean av, Rockaway Beach; architect, Lawrence J. Frank, Crescent st, Brooklyn. Plan No. 2742.

ROCKAWAY BEACH.—Thompson av, n w cor Boulevard, three 1-sty frame bungalows, 20x16, felt roof, 1 family; cost, \$1,200; owner, E. A. Quala, 94 Amber st, Brooklyn; architect, Wm. S. Rothschild, 55 Washington av, Rockaway Beach. Plan Nos. 2736-37-38.

WINFIELD.—Lenox av, e s, 480 n Woodside av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family; cost, \$2,750; owner, W. Mayer, Shell rd, Winfield; architect, C. L. Varrone, Corona av, Corona. Plan No. 2747.

WOODHAVEN.—Ferris st, n s, 70 e Dumas pl, two 2-sty frame dwellings, 18x38, shingle roof, 1 family; cost, \$6,000; owner, Wm. Wade, Elm st, Richmond Hill; architects, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 2755-56.

WOODSIDE.—2d st, e s, 250 n Woodside av, 2-sty frame dwelling, 21x49, tin roof, 2 families; cost, \$3,000; owner, Theresa Then, 2d st, Woodside; architects, E. W. Rose & Son, Grand st, Elmhurst. Plan No. 2744.

ELMHURST.—Evergreen av, s s, 180 w Hanover av, four 2½-sty frame dwellings, 18x38, shingle roof, 1 family; cost, \$12,000; owner and architect, J. Simkin, East Grand av, Corona. Plan Nos. 2764-65-66-67.

WHITESTONE.—14th av, e s, 120 s 27th st, 2½-sty frame dwelling, 28x32, shingle roof, 1 family; cost, \$3,400; owner and architect, Jas. Dick, 14th av near 27th st, Whitestone. Plan No. 2763.

COLLEGE POINT.—Eastern Boulevard, w s, 25 n Av C, 1-sty brick dwelling, 20x37, tin roof, 1 family; cost, \$1,900; owner, Frank Deo, 60 Varick st, College Point; architect, C. L. Varone, Corona av, Corona. Plan No. 2725.

COLLEGE POINT.—4th av, s e cor 21st st, 1-sty frame dwelling, 18x37, tar and gravel roof, 1 family; cost, \$2,300; owner, Anton Ferenz, 5th av and 20th st, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 2724.

CORONA.—Darvil st, s s, 125 e 5th st, 2-sty brick dwelling, 20x48, tin roof, 2 families; cost, \$3,500; owner, T. Gange, 120 48th st, Corona; architect, D. Magnoin, 112 50th st, Corona. Plan No. 2726.

CORONA.—Park av, n s, 80 e Lent st, two 2½-sty frame dwellings, 17x36, shingle roof, 1 family; cost, \$6,000; owner, J. Callan, 107 51st st, Corona; architect, J. A. Dioguardi, 1 Bridge Plaza, L. I. City. Plan Nos. 2716-17.

EDGEMERE.—Frank av, w s, 590 n Boulevard, 2½-sty frame dwelling, 24x44, shingle roof, 1 family; cost, \$3,000; owner, Ernest Sillmann, Edgemere; architect, A. D. Hough, Avolan av, Jamaica. Plan No. 2728.

FAR ROCKAWAY.—Hollywood av, n s, 486 w Mott av, 2-sty frame dwelling, 22x39, shingle roof, 1 family; cost, \$2,800; owner, W. J. Euckley, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 2719.

FAR ROCKAWAY.—Chanler av, w s, 140 s Carlton av, 2-sty frame dwelling, 34x29, shingle roof, 1 family; cost, \$3,200; owner, Richard Kurtz, Far Rockaway; architect, T. A. O'Kane, Far Rockaway. Plan No. 2720.

FOREST HILLS.—Greenway South, s e cor Ascan av, 2½-sty brick dwelling, 40x24, tile roof, 1 family; cost, \$8,800; owner, Sage Foundation Homes Co., 27 West 34th st, N. Y. C. Plan No. 2733.

KEW.—Austin st, e s, 80 n Pembroke pl, 2½-sty brick dwellings, 37x31, tile roof, 1 family; cost, \$8,000; owner, John F. Kendall, 1023 Beverly rd, Jamaica; architects, Sleg & Bryson, 154 Montague st, Brooklyn. Plan No. 2727.

ROCKAWAY BEACH.—Thompson av, n w cor Boulevard, three 1-sty frame bungalows, 20x16, felt roof, 1 family; cost, \$1,200; owner, E. A. Quala, 94 Amber st, Brooklyn; architect, W. S. Rothschild, 35 Washington av, Rockaway Beach. Plan Nos. 2730-31-32.

SPRINGFIELD.—Baylis av, e s, 300 s Merrick rd, 2-sty frame dwelling, 21x33, shingle roof, 1 family; cost, \$3,000; owner, Mike Protto, Von Spiegel av, Springfield; architect, Peter Lindener, Springfield. Plan No. 2721.

WHITESTONE.—9th av, s e cor 11th st, two 2-sty frame dwellings, 20x47, tin roof, 2 families; cost, \$6,000; owner, George Harnden, 3d st and Lawrence boulevard, Bayside; architect, John F. Kennedy, 307 Hoyt av, L. I. City. Plan No. 2718.

FACTORIES AND WAREHOUSES.

ROCKAWAY BEACH.—Dodge av, 45, 2-sty brick storage house, 44x30, tar and gravel roof; cost, \$1,200; owner, I. Spatz, 535 Boulevard, Rockaway Beach; architect, P. Caplan Boulevard, Rockaway Beach. Plan No. 2698.

ROCKAWAY BEACH.—L. I. R. R., n s, 400 w Eldert av, 1-sty frame storehouse, 12x30, gravel roof; cost, \$250; owner, C. F. Dorman, premises. Plan No. 2734.

STABLES AND GARAGES.

ELMHURST.—Ithaca st, n e s, 91 s w Baxter av, 1-sty concrete garage, 48x20, tin roof; cost, \$500; owner, Wm. Parin, Baxter av, Elmhurst. Plan No. 2711.

MIDDLE VILLAGE.—Catherine av, s w cor Juniper av, 1-sty frame stable and shed, 20x15, tin roof; cost, \$300; owner, Jos. Reide, 13 Juniper av, Middle Village. Plan No. 2706.

LONG ISLAND CITY.—Academy st, e s, 125 s Graham av, 1-sty frame garage, 13x17, paper roof; cost, \$75; owner, Mrs. Isabella Grogan, 402 Academy st, L. I. City; architect, Chas. H. Anstey, 42 Academy st, L. I. City. Plan No. 2762.

STORES AND DWELLINGS.

ROCKAWAY BEACH.—Boulevard, s s, 75 e Bond av, 2-sty brick store and dwelling, 25x50, tar and gravel roof, 1 family; cost, \$5,000; owner, Edw. Balmuth, 350 Boulevard, Rockaway Beach; architects, Molle & Mejo, Rockaway Beach. Plan No. 2685.

MASPETH.—Collins, av, n e cor Adriatic st, 1-sty frame store and dwelling, 25x35, tin roof, 1 family; cost, \$1,800; owner, Edw. L. Ludde, 49 Atlantic st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2746.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Radde st, n w cor Henry st, 2-sty printery and office building, 67 x100, slag roof; cost, \$35,000; owner, Long Island City Daily Star, Borden av, L. I. City; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 2714.



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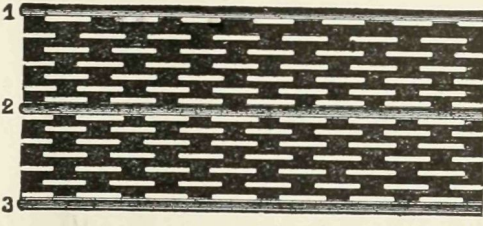
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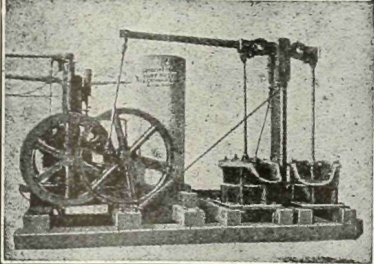
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STORES AND TENEMENTS.

LONG ISLAND CITY.—Pleasure av, s w cor Park pl, 4-sty brick tenement, 58x49, tar and gravel roof, 15 families; cost, \$18,500; owners, Anton & Bernhard Dvorsky, 273 Elm st, Long Island City; architect, Frank Braun, 9th av, L. I. City. Plan No. 2712.

LONG ISLAND CITY.—Lawrence st, w s, 37 n Woolsey av, 4-sty brick tenement, 37x88, tar and gravel roof, 20 families; cost, \$28,500; owners, Reliable Building Co., 7 Skillman av, L. I. City; architect, Frank Braun, 9th av, L. I. City. Plan No. 2713.

RIDGEWOOD.—Madison st, s e cor Prospect av, 3-sty brick tenement, 30x50, tin roof, 6 families; cost, \$8,000; owner, Anton Kluepfel, 170 Madison st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2703.

LONG ISLAND CITY.—4th av, e s, 100 s Broadway, 3-sty brick tenement, 25x56, slag roof, 3 families; cost, \$6,500; owner, Julius Hirt, 503 8th av, L. I. City; architect, Val. Schiller, 391 Steinway av, L. I. City. Plan No. 2743.

UNION COURSE.—Shaw av, w s, 102 s Jamaica av, 1-sty brick store, 11x22, tin roof; cost, \$300; owner, Wm. H. Suttmeier, Jamaica and Napier av, Richmond Hill; architect, Wm. A. Blecher, 4420 Belmont av, Richmond Hill. Plan No. 2735.

THEATRES.

WOODHAVEN.—Jamaica av, s s, 50 e Shaw av, 1-sty brick moving picture show, 40x112, tar and gravel roof; cost, \$15,000; owners, Weber, Herlein & Linker, 160 1st st, Woodhaven; architects, Maul & McMunn, 11 Sterling st, Woodhaven. Plan No. 2684.

MISCELLANEOUS.

JAMAICA.—Jamaica av, s s, 50 w Vanderveer pl, frame billboard, 10x50; cost, \$85; owner, Chas. Schuitz, Benedict av, Jamaica. Plan No. 2683.

UNION COURSE.—Jamaica av, s s, 475 e Shaw av, frame billboard, 10x50; cost, \$85; owner, Thomas Kelly, 1254 New York av, Jamaica. Plan No. 2682.

WOODSIDE.—Stryker av, s e cor 4th st, brick retaining wall; cost, \$50; owner, A. H. Lucas, 21 Stryker av, Woodside. Plan No. 2696.

LONG ISLAND CITY.—Buckley av, s w cor Thompson av, 1-sty frame shed, 40x25, tin roof; cost, \$40; owners, Manhattan & Queens Traction Co., Long Island City. Plan No. 2705.

MIDDLE VILLAGE.—Hillside av, w s, 100 n Evelin av, 1-sty frame shed, 20x40, paper roof; cost, \$75; owner, Edw. F. Keenan, Mt. Olivet av, Maspeth. Plan No. 2760.

WHITESTONE.—4th av, n w cor 12th st, 1-sty frame shed, 64x37, paper roof; cost, \$300; owner, Louis Dupy, Whitestone. Plan No. 2761.

ELMHURST.—Hunt st, n w cor Van Dine st, 1½-sty frame barn, 15x21, shingle roof; cost, \$400; owner, H. C. Bode, Banta st, Elmhurst; architect, A. Peterson, 1247 4th av, L. I. City. Plan No. 2722.

GLENDALE.—Tompkins av, e s, 500 s Myrtle av, 1-sty frame shed, 13x11, paper roof; cost, \$10; owner, John Rehnig, premises. Plan No. 2715.

RIDGEWOOD.—Linden st, 1880, 1-sty frame shed, 10x16, paper roof; cost, \$10; owner, W. Albert, premises. Plan No. 2729.

Richmond.

DWELLINGS.

WATERSIDE, n s, 60 e Bayview pl, New Dorp Beach, 1-sty frame bungalow, 14x20; cost, \$400; owner, Mrs Hornburger, New Dorp Beach; builder, J. Rae, New Dorp Beach. Plan No. 672.

9TH ST, e s, 120 s Lincoln av, Grant City, 1-sty frame bungalow, 20x40; cost, \$675; owner, Frank Robertson, Grant City; builder, T. W. Biddle, Jr., Grant City. Plan No. 675.

13TH ST, w s, 100 s Lincoln av, Grant City, 2½-sty brick dwelling, 20x30; cost, \$2,000; owner, Ernest Wicks, Grant City; architect, Chas. M. Straub, Grant City. Plan No. 674.

HATFIELD & SHARP AVS, s w cor, Port Richmond, 2-sty frame dwelling, 20x48; cost, \$3,630; owner, Constantine Lubrackie, Port Richmond; architect and builder, O. O. Odegaard, Port Richmond. Plan No. 668.

MAPLE AV, e s, 100 s Van Pelt av, Mariner's Harbor, 1-sty frame bungalow, 13x35; cost, \$400; owner, Frank Azzare, Mariner's Harbor; builder, Paul Pecoco, Mariner's Harbor. Plan No. 667.

TOMPKINS AV, e s, 140 n Hope av, Rosebank, 2½-sty frame dwelling, 38x43; cost, \$8,000; owner, Michael Berardini, Rosebank; architect, M. Bernstein, N. Y. C. Plan No. 671.

VILVA AV, e s, 150 n Richmond av, Graniteville, 2-sty frame dwelling, 16x26; cost, \$900; owner, Nora Ellis, Graniteville; architect and builder, William H. Ellis, Graniteville. Plan No. 669.

4TH AV, s s, 100 e Bismarck av, New Brighton, 2½-sty frame dwelling, 21x38; cost, \$3,400; owner and builder, Jas J. Walsh, New Brighton; architect, Chas. B. Heweker, Tompkinsville. Plan No. 673.

FACTORIES AND WAREHOUSES.

LAFAYETTE AV, e s, 100 s Richmond Terrace, Pt. Richmond, brick stable, warerooms and office, 94x69; cost, \$10,000; owner, Aetna Realty Co., 738 Broad st, Newark, N. J.; architect and builder, J. H. Lehman, 738 Broad st, Newark, N. J. Plan No. 670.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ATTORENY ST, 36-44, masonry to 6-sty brick tenement; cost, \$1,000; owner, Herman Wake-man, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 3119.

BARCLAY ST, 39-41, new store front to 5-sty brick loft; cost, \$100; owner, Jacob Halpern, 137 Bowery; architects, Horenburger & Bards, 122 Bowery. Plan No. 3134.

BLEECKER ST, 147, masonry and new partitions to 5-sty brick stores and tenement; cost, \$500; owner, Wm. Reid, 147 Bleecker st; architect, Otto Reissmann, 30 1st st. Plan No. 3076.

CANNON ST, 110, new partition to 6-sty brick tenement and stores; cost, \$100; owner, J. Klingenstein, 43 Av A; architect, Samuel Cohen, 500 West 176th st. Plan No. 3114.

CHRISTIE ST, 52, alterations to 5-sty brick store and tenement; cost, \$1,500; owner, Sophie Gruenstein, 430 Grand st; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 3122.

ELIZABETH ST, new partitions and vent shafts to 5-sty brick store and tenement; cost, \$3,000; owner, Citizens Investing Co., 226 Lafayette st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3111.

FRANKLIN ST, 47, new marquise to 3-sty brick cafe and dwelling; cost, \$200; owner, Wm. Wolf, 99 Nassau st; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 3074.

GRAMERCY PARK EAST, 40, masonry to 5-sty brick dwelling; cost, \$100; owner, Leon Jamain, 40 Gramercy Park East; architect, Paul Meyer, 39 West 8th st. Plan No. 3088.

WEST HOUSTON ST, 118-122, elevator shaft and new skylight to 6-sty brick laundry; cost, \$1,000; owners, The Wendell & Evans Co., 116 West Houston st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 3052.

HUDSON ST, 324-342, steel canopies to 8-sty brick warehouse; cost, \$250; owners, Corporation of Trinity Church, 187 Fulton st; architects, Brower & Co., 384 Hudson st. Plan No. 3072.

HUDSON ST, 304-322, steel canopies to 8-sty brick warehouse; cost, \$500; owners, Corporation of Trinity Church, 187 Fulton st; architects, Brower & Co., 384 Hudson st. Plan No. 3071.

MANHATTAN ST, 39-41, new store fronts to 6-sty brick stores and tenement; cost, \$500; owner, Public Service Real & Mtg. Co., 309 Broadway; architects, Schnieder & Dieffenbach, 220 Broadway. Plan No. 3135.

MANHATTAN ST, 127, toilet apartment to 6-sty brick stores and tenement; cost, \$75; owner, Mrs. Lillian Korn, 503 5th av; architect, George N. Lawton, 30 East 42d st. Plan No. 3098.

MANHATTAN ST, 172-74, alterations to 6-sty brick stores and tenements; cost, \$350; owners, Daniel Darrow et al, 640 West 47th st; architect, Benj. L. Darrow, 172 Manhattan st. Plan No. 3059.

MURRAY ST, 19, masonry, new plumbing and skylight to 5-sty brick lofts; cost, \$2,000; owner, American Mortgage Co., 46 Cedar st; architects, Nast & Springstein, 21 West 45th st. Plan No. 3055.

PEARL ST, 127, alterations to 4-sty brick stores and offices; cost, \$110; owner, Celia W. White, Conn.; architect, Joseph N. Trapp, 17 Thames st. Plan No. 3056.

PRINCE ST, 40, alterations to 6-sty brick stores and tenement; cost, \$300; owner, Otto Wagner, 134 West 26th st; architect, W. J. Conway, 40 Union st, Brooklyn. Plan No. 3060.

SHERIFF ST, 83, new window and partition to 5-sty brick tenement; cost, \$250; owner, Sarah R. Mann, 250 South st; architect, Max Muller, 115 Nassau st. Plan No. 3117.

WATER ST, 350-352, new stalls and runway to 5-sty brick stable; cost, \$250; owner, Michael J. Jinnane, 350 Water st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3110.

3D ST, 168 East, masonry and new partitions to 4-sty brick tenement; cost, \$1,000; owners, John Becker et al, 525 East 5th st; architect, Henry Regelmann, 133 7th st. Plan No. 3103.

4TH ST, 151 East, new partition to 5-sty brick tenement; cost, \$1,000; owner, George J. Roll, 82 2d av; architect, Henry Regelmann, 133 7th st. Plan No. 3102.

5TH ST, 1282, operator's booth to 1-sty brick moving picture theatre; cost, \$200; owner, Chas. L. Tiffany Estate, 401 5th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3113.

6TH ST, 644-46 East, alterations to 5-sty brick store and tenement; cost, \$100; owner, Abraham Siegal Realty Co., 817 Broadway; architect, Abraham Fisher, 296 East 3d st. Plan No. 3104.

8TH ST, 41 West, alterations to 5-sty brick store and tenement; cost, \$460; owners, Estate of John Sullivan, 24 White st; architect, Clarence T. Sefert, 110 West 40th st. Plan No. 3080.

11TH ST, 64 and 66 West, new doors and plumbing to 3-sty brick stores and dwelling; cost, \$1,000; owners, Estate of Helen A. Mowbray, care of Folsom Bros., 127 East 34th st; architect, Wm. Tullett, 124 West 20th st. Plan No. 3089.

13TH ST, 164-8 West, new partitions to 3½-sty brick dwelling; cost, \$50; owner, Mrs. Agnes L. Maher, 39 7th av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 3054.

14TH ST, 8-30 West, new stairs, partition and steel to 7-sty brick store and lofts; cost, \$15,000; owner, James A. Hearn, 20 West 14th st; architects, Jno. B. Snooks' Sons, 261 Broadway. Plan No. 3093.

14TH ST, 12-16 East, sprinkler tanks to 5-sty brick stores and lofts; cost, \$2,800; owners, Van Beuren Estate, Fred. T. Van Beuren, Exr., 65 5th av; architect, Earl C. Maxwell, 30 Church st. Plan No. 3085.

15TH ST, 319-327 East, reset basement to 7-sty brick hospital; cost, \$350; owner, New York Infirmary for Women & Children, 321 East 15th st; architect, Wilford C. Reid, 1023 Summit av. Plan No. 3051.

15TH ST, 36 West, pent-house to 12-sty brick store and lofts; cost, \$1,500; owner, Edward F. Caldwell, 6235 Ross st, Brooklyn; architect, Emery Roth, 507 5th av. Plan No. 3078.

21ST ST, 23-25 East, sprinkler tanks to 10-sty brick offices and lofts; cost, \$2,000; owner, Elmer A. Darling, 23 East 21st st; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 3097.

26TH ST, 25 East, sprinkler tanks to 12-sty brick store and lofts; cost, \$3,500; owner, The Neptune Realty Co., Adrian Iselin, Pres., 54 Madison av; architects and builders, The Rusling Co., 39 Cortlandt st. Plan No. 3129.

27TH ST, 132-142 West, fireproofing to 7-sty brick lofts and offices; cost, \$15,000; owners, Jas. McCreery Realty Corp., 112 West 42d st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 3083.

28TH ST, 114 West, new store front and refrigerator to 4-sty brick stores and lofts; cost, \$200; owners, Julia Clover et al, 162 West 88th st; architect, Theodore C. Visscher, 425 5th av. Plan No. 3047.

29TH ST, 325 East, rear extension to 4-sty brick lofts; cost, \$9,000; owner, Franz Wagner, 323 East 29th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 3094.

29TH ST, 49-53 East, alterations to 16-sty brick store and offices; cost, \$500; owner, Realty Holding Co., 907 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 3107.

29TH ST, 115-123 West, masonry to 12-sty brick store and lofts; cost, \$300; owners, The 20th St. Realty Co., John Laspina, president, 110 West 34th st; architect, Wm. Macey, 167 West 18th st. Plan No. 3070.

31ST ST, 117-119 East, fireproof passage-way to 4-sty brick shop and dwelling; cost, \$350; owners, The Josephine Nichols Estate, 74 Cortlandt st; architect, James P. Whiskeman, 30 East 42d st. Plan No. 3095.

32D ST, 126-28 West, steel box slide to 2-sty brick stable and loft; cost, \$60; owner, Louisa M. Gerry, 126 West 32d st; architect, Marion J. Ross, 460 East 10th st. Plan No. 3045.

36TH ST, 128 East, 1-sty extension to 5-sty brick dwelling; cost, \$1,000; owner, Katrina Tiffany, 128 East 36th st; architect, Gurden S. Parker, 303 5th av. Plan No. 3096.

37TH ST, 4-6 West, masonry and steel to 6-sty brick stores and lofts; cost, \$3,000; owners, Midville Realty Co., Albert F. Jammes, Pres., 6 West 37th st; architect, H. Craig Severance, 4 West 37th st. Plan No. 3086.

42D ST, 3 East, masonry, new stairs and plumbing to 4-sty brick store and lofts; cost, \$1,800; owner, Caroline B. Tolfree, 26 East 29th st; architect, Bart J. Walther, 147 East 125th st. Plan No. 3101.

45TH ST, 44-50 West, new doors and partitions to 12-sty brick hotel; cost, \$1,000; owner, Seaboard Realty Co., Margaret Doughty, Pres., 101 Park av; architect, Wm. H. Whittall, 101 Park av. Plan No. 3109.

45TH ST, 52-54 West, masonry, steel and new partitions to 3-sty brick stores and dwelling; cost, \$10,000; owner, 52 & 54 West 45th St. Co., Margaret Doughty, Pres., 101 Park av; architect, Wm. H. Whittall, 101 Park av. Plan No. 3108.

46TH ST, 39 West, masonry, steel and new stores to 4-sty brick store and dwelling; cost, \$3,000; owner, James Bishop, 527 5th av; architects, Satterlee & Boyd, 3 West 29th st. Plan No. 3118.

47TH ST, 165 West, masonry and steel to 4-sty brick club; cost, \$400; owner, Frederick G. Pappa, 165 West 47th st; architect, Edward Necarsulmer, 507 5th av. Plan No. 3116.

48TH ST, 163 West, alterations to 5-sty brick tenement; cost, \$12,000; owner, Leon Rose, Sr., Gipon pl, Far Rockaway, L. I.; architect, Max A. Cantor, 39 West 38th st. Plan No. 3048.

52D ST, 230 East, alterations to 3-sty brick dwelling; cost, \$35; owner, Magdalena Bauman, 228 East 52d st; architect, Carl Zorn, 230 East 52d st. Plan No. 3090.

55TH ST, 30 East, enlarge pent house to 10-sty brick tenement; cost, \$5,000; owner, Henry S. Van Duzer, 545 Madison av; architects, Thain & Hewlett, 14 East 42d st. Plan No. 3120.

58TH ST, 228 West, extension to 5-sty brick store and dwelling; cost, \$10,000; owner, Estate of Josephine A. Lovell, 22 William st; architect, Robt. Teichman, 22 William st. Plan No. 3133.

58TH ST, 300 East, alterations to 4-sty brick stores and tenement; cost, \$500; owner, Samuel Gelt, 1074 2d av; architect, Otto L. Spahnake, 233 East 78th st. Plan No. 3106.

59TH ST, 311 West, lower vault light to 5-sty brick store and lofts; cost, \$200; owner, Ely J. Rieser, n e c 28th st and 1st av; architect, Richard H. Lockwood, 476 West 144th st. Plan No. 3138.

63D ST, 427-435 East, masonry and fireproofing to 3 and 4-sty brick hospital and college; cost, \$5,000; owners, The Flower Hospital, 63d st and Av A; architects, Delano & Aldrich, 4 East 29th st. Plan No. 3063.

63D ST, 18-20 West, new stairs to 3-sty brick lofts; cost, \$40; owners, C. & D. Corp., Herbert Smith, Pres., 32 Liberty st; architect, Ernst E. L. Montelino, 123 East 75th st. Plan No. 3124.

65TH ST, 64 East, extension to 3-sty brick garage and dwelling; cost, \$3,000; owner, Mrs. Clara A. Bower, 64 East 65th st; architects, Bissell & Barber, 569 5th av. Plan No. 3082.

66TH ST, 131-135 East, new partition and doors to 11-sty brick tenement; cost, \$75; owners, East 66th St. Studio Bldg., Henry O. Taylor, president, 135 East 66th st.; architect, Henry H. Holly, 39 West 27th st. Plan No. 3064.

67TH ST, 22 East, 1-sty extension to 5-sty brick dwelling; cost, \$800; owner, Robert Fulton Cutting, 24 East 67th st.; architect, C. F. Winkelman, 103 Park av. Plan No. 3128.

71ST ST, 167 West, new window to 7-sty brick offices; cost, \$60; owners, W. H. Dolson Co., Broadway and 80th st.; architect, Louis S. Furt- net, 200 West 128th st. Plan No. 3099.

72D ST, 175 West, alterations to 12-sty brick store and tenement; cost, \$3,000; owners, Moorewood Realty Holding Co., 71 Broadway; architect, John H. Friend, 148 Alexander av. Plan No. 3057.

74TH ST, 3 West, new extension to 10-sty brick hotel; cost, \$20,000; owners, M. Brennan Estate, Mrs. M. A. Brennan, president, Hotel San Remo; architect, N. Serracino, 1170 Broadway. Plan No. 3075.

77TH ST, 73 East, alterations from stable to 3-sty brick garage; cost, \$2,000; owner, Rosina S. Hoyt, 934 5th av.; architect, E. S. Haynes, 501 5th av. Plan No. 3077.

103D ST & COLUMBUS AV, s w cor, new stores, partitions and plumbing to 5-sty brick offices and moving pictures; cost, \$1,800; owner, Ellen A. Ashman, 2030 Broadway; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 3050.

117TH ST, 185 East, masonry and steel to 4-sty brick store and tenement; cost, \$500; owner, Ellen G. Roberts, 185 East 117th st.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3112.

121ST ST, 537 West, alterations to 6-sty brick tenement; cost, \$600; owner, Mrs. Fanny L. Chapman, 537 West 121st st.; architect, Geo. H. Griebel, 16 East 42d st. Plan No. 3067.

125TH ST, 355 West, new partition to 6-sty brick stores and tenement; cost, \$100; owner, Charles Lehman, 321 St. Nicholas av.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3046.

12D ST, 168 West, new fire-escape to 2-sty brick stores and ball room; cost, \$250; owners, M. & L. Jarmulowsky, 165 East Broadway; architect, Adolph Mertin, 34 West 28th st. Plan No. 3127.

AMSTERDAM AV, 333, new store fronts to 5-sty brick stores and tenement; cost, \$500; owners, Henry & Herman Lange, 96th st and North River; architect, Jack Lustig, 1477 Madison av. Plan No. 3073.

BROADWAY, 1953, alterations to 5-sty brick store; cost, \$1,200; owners, Empire Sq. Realty Co., 1947 Broadway; architect, Alex. Henderson, 305 West 21st st. Plan No. 3058.

BROADWAY, 63-65, remove projections to 5-sty brick offices; cost, \$250; owner, American Express Co., 65 Broadway; architect, Chris. A. Ketchen, Jr., 381 4th av. Plan No. 3126.

BROADWAY, 704-706, masonry to 10-sty brick loft; cost, \$3,500; owner, Adolph Boskowitz, 32 West 72d st.; architect, Marshall W. Brown, 35 Wall st. Plan No. 3053.

BROADWAY, 1546, alterations to 5-sty brick store and lofts; cost, \$150; owner, Louis S. White, 1546 Broadway; architect, John C. Westervelt, 36 West 34th st. Plan No. 3091.

BROADWAY, 2555, new store front to 2-sty brick stores; cost, \$225; owner, John W. Erith, 31 Liberty st.; architect, Max Glassberg, 445 West 45th st. Plan No. 3121.

LENOX AV, 115-119, new store fronts to 4-sty brick stores and lofts; cost, \$50; owner, Max Rosenblum, 2 West 120th st.; architect, Lorenz F. Weiher, 271 West 125th st. Plan No. 3049.

LEXINGTON AV, 655, alterations to 4-sty brick dwelling; cost, \$70; owner, Siman M. Barber, 137 East 55th st.; architects, Peabody, Wilson & Brown, 389 5th av. Plan No. 3092.

LEXINGTON AV, 1791-3, new stores and entrance to 6-sty brick stores and dwelling; cost, \$300; owner, Edward Sommerich, 624 Broadway; architects, Shire & Kaufman, 373 4th av. Plan No. 3065.

LEXINGTON AV, 1107, masonry to 3-sty brick dwelling; cost, \$400; owner, Kathleen R. Taylor, Paris, France; architect, Robert H. E. Elliot, 340 Madison av. Plan No. 3137.

MADISON AV, 1618, new show windows and partitions to 5-sty brick stores and tenement; cost, \$825; owners, Felicia Steiner et al, 302 Central Park West; architect, Michael Bernstein, 185 Madison av. Plan No. 3044.

MADISON AV, 928, alterations to 5-sty brick stores and tenement; cost, \$900; owner, Frank W. Bruno, 423 Madison av.; architect S. Edson Gage, 340 Madison av. Plan No. 3105.

1ST AV, 844, masonry and steel to 5-sty brick store and tenement; cost, \$250; owner, Bernard Fortgang, 870 1st av.; architect, Clement B. Brun, 1 Madison av. Plan No. 3081.

1ST AV, 1495, new store fronts to 5-sty brick stores and tenement; cost, \$200; owner, Philip Harris, 1990 1st av.; architects, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 3066.

3D AV, 915, new show window to 4-sty brick store and tenement; cost, \$1,000; owner, Frank J. Breslin, 114 East 90th st.; architect, Lena Kern, 424 East 92d st. Plan No. 3131.

3D AV, 1576, new store fronts and partitions to 4-sty brick tenement; cost, \$1,200; owner, Max Luria, 1576 3d av.; architects, Bruno V. Berger & Son, 121 Bible House. Plan No. 3062.

3D AV, 280, new doors to 1-sty brick garage; cost, \$150; owner, Adolph Rauch, 1 East 115th st.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3136.

5TH AV, 182, new stairs to 4-sty brick lofts; cost, \$800; owner, Union Trust Co., 80 Broadway; architects, Warren & Wetmore, 16 East 47th st. Plan No. 3132.

5TH AV, 109-11, new stairs and elevator shaft to 12-sty brick offices; cost, \$1,500; owners, Estate of Henrietta Constable, 109 5th av.; architect, Harry N. Paradise, 231 West 18th st. Plan No. 3068.

5TH AV, 72, reset store fronts to 7-sty brick lofts; cost, \$150; owner, John L. Sands, 31 Nassau st.; architects, Nast & Springstein, 21 West 45th st. Plan No. 3130.

5TH AV, 661-63, alterations to 8-sty brick stores and lofts; cost, \$1,500; owners, Leasehold Investors Corp., 165 Broadway; architect, Kenneth M. Murchison, 101 Park av. Plan No. 3084.

5TH AV, 933, new partitions and roof tank to 4-sty brick residence; cost, \$2,000; owner, Lamont V. Harkness, 933 5th av.; architect, Collins Marsh, 40 West 33d st. Plan No. 3125.

6TH AV, 176, new show window to 4-sty brick store and loft; cost, \$200; owner, Mary A. Chisholm, 19 Liberty st.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3123.

6TH AV, 470, reset store front to 4-sty brick store and lofts; cost, \$125; owner, James H. Lehmaier, 213 East 22d st.; architect, John H. MacDonald, 357 West 16th st. Plan No. 3061.

6TH AV, 350, new store fronts to 2-sty brick stores and lofts; cost, \$200; owner, James F. Horam, Exr., 20 Exchange pl.; architect, Harry N. Paradise, 231 West 18th st. Plan No. 3069.

6TH AV, 612, new store front to 4-sty brick hotel; cost, \$200; owner, Godfrey Mieners, 2231 Broadway; architect, Wm. Gray, 237 West 37th st. Plan No. 3115.

8TH AV, 2320-22, new store fronts to 4-sty brick stores and tenement; cost, \$250; owner, Geo. Ehret, 235 East 92d st.; architect, Leonidas E. Denalow, 44 West 18th st. Plan No. 3079.

8TH AV, 2124, new oven to 5-sty brick tenement; cost, \$500; owners, Florence Reynolds et al, 151 Central Park West; architects, Bruno V. Berger & Son, 121 Bible House. Plan No. 3087.

8TH AV, 146, new store front to 5-sty brick store and dwelling; cost, \$200; owners, Estate of John Cartree, 105 Hudson st.; architect, George H. Taylor, 258 West 28th st. Plan No. 3100.

BROOKLYN.

156TH ST, n w cor Brook av, new bath rooms, &c, to 5-sty brick tenement; cost, \$1,200; owner, Ben. Benenson, 407 East 153d st.; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 456.

170TH ST, n e cor Brook av, new partitions to 6-sty brick store and tenement; cost, \$200; owners, The Hookstone Co., 209 Pearl st.; architect, Fred Hammond, 391 East 149th st. Plan No. 468.

221ST ST, 637, two 1-sty frame extensions, 15x20.6 and 5x20.2 and new foundation to 2-sty frame dwelling; cost, \$1,200; owner, Florence V. Frazee, 637 East 221st st.; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 450.

254TH ST, n s, 25 w Newton av, move 1-sty frame dwelling; cost, \$1,200; owner, J. Romaine Brown, 299 Madison av.; architect, E. L. Brown, 299 Madison av. Plan No. 469.

BRYANT AV, s w cor 179th st, 1-sty frame extension, 13.2x6, to 1 1/2-sty frame store; cost, \$250; owner, Lillian M. Williams, 2013 Bryant av.; architect, Albert E. Davis, 258 East 138th st. Plan No. 471.

FULTON AV, e s, 323.8 n 167th st, new beams, new columns to 3-sty brick fire house; cost, \$1,000; owners, City of New York; architect, Jas. P. Ruhil, 157 East 67th st. Plan No. 457.

HARPER AV, e s, 100 s Hollers av, 1-sty frame extension, 41x15, to 1-sty frame storage; cost, \$250; owners, Holler Ice Mfg. Co., Eastchester; architect, Jas. W. Collier, Eastchester. Plan No. 465.

HAVILAND AV, s s, 238 w Olmstead av, 2-sty frame extension, 17x16, to 2-sty frame dwelling; cost, \$600; owner, Jos Russo, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 470.

HOLLAND AV, e s, 150 n Van Nest av, new partitions to 2-sty frame dwelling; cost, \$400; owner, Emilie Giehl, 17 Holland av.; architect, Timothy J. Kelly, 643 Morris Park av. Plan No. 466.

PROSPECT AV, n w cor Lafayette st, 1-sty brick extension, 20x25, and new partitions to and move 2-sty brick and frame dwelling; cost, \$600; owner, Beatrice Scheinberg, 689 East 170th st.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 459.

ROSEDALE AV, s w cor Mansion st, raise to grade 2 1/2-sty frame dwelling; cost, \$1,200; owner, Alfred H. Finlay, 4 Montgomery pl.; architect, Geo. P. Crozier, 223d st and White Plains av. Plan No. 458.

ROSEDALE AV, e s, 15 n Tremont av, remove projections to two 3-sty frame stores and dwellings; cost, \$2,000; owner, Joseph Schallhart, on premises; architect, B. Ebeling, 135 Westchester sq. Plan No. 462.

ROSEDALE AV, w s, 100 n Mansion st, 2-sty frame extension, 18x10 and raise to grade 2 1/2-sty frame dwelling; cost, \$1,200; owner, Hanna Ahlstrom, on premises; architect, B. Ebeling, 135 Westchester sq. Plan No. 463.

ST RAYMONDS AV, s w cor Zerega av, new side wall, new partitions to 2-sty frame store and dwelling; cost, \$2,500; owner, Emil Weizend, on premises; architect, B. Ebeling, 135 Westchester sq. Plan No. 464.

TREMONT AV, n s, 125.67 e Park av, new partition to 2-sty brick office; cost, \$400; owners, Avenue Amusement Co., Wm. Fox, 116 East 14th st, president; architect, Frank P. Schiavone, 4182 Park av. Plan No. 451.

TREMONT AV, n s, 25 w Clinton av, new show windows to three 1-sty brick stores; cost, \$500; owner, Helen T. Coughlin, 1801 Anthony av.; architect, Frank P. Schiavone, 4182 Park av. Plan No. 454.

VAN NEST AV, n s, 25 w Barnes av, raise to grade 3-sty frame tenement; cost, \$1,200; owner, Chris. Wich, 3375 3d av.; architect, Timothy J. Kelly, 643 Morris Park av. Plan No. 467.

WESTCHESTER AV, No. 768, new foundations, new toilets, &c, to 1-sty brick stores and Nicolette; cost, \$1,000; owner, Thos. H. Barron, 217 7th av.; architect, Robt. E. La Velle, 2801 Valentine av. Plan No. 461.

WHITE PLAINS AV, 4436, 1-sty frame extension, 21x4, and new partitions to 3-sty frame store and dwelling; cost, \$300; owner, Carmine Giannini, on premises; architect, John De Hart, 1039 Fox st. Plan No. 460.

WHITE PLAINS AV, e s, 68.9 s 215th st, new toilet, new partitions to two 2-sty brick stores and dwellings; cost, \$2,000; owners, Central Brew. Co., 68th st and East River; architect, John W. Thompson, 201 Prince st. Plan No. 455.

3D AV, 3021, new store front, new partitions to 3-sty frame store and dwelling; cost, \$500; owner, John Davis, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 453.

3D AV, 2987-89, new windows, new partitions to two 4-sty brick stores and dwellings; cost, \$400; owner, Annie S. Horn, 13 East 53d st.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 452.

Brooklyn.

AMES ST, w s, 377.11 s Pitkin av, interior alterations to 4-sty store and dwelling; cost, \$300; owner, Morris Cooper, 94 Ames st.; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5048.

ASHFORD ST, w s, 180 s Atlantic av, extension to 2-sty frame dwelling; cost, \$1,200; owner, Meta Turnem, 122 Ashford st.; architect, A. Rose, 1772 Highland blvd. Plan No. 5026.

BERGEN ST, 676, interior alterations to 3-sty tenement; cost, \$200; owner, B. Lipori, on premises; architect, Jas. F. Bly, 422 St Marks av. Plan No. 5042.

BLEECKER ST, 267, extension to 2-sty dwelling; cost, \$1,200; owner, Herman Gluck, 537 Knickerbocker av.; architect, L. Allmendinger, 926 Broadway. Plan No. 5139.

CHESTER ST, e s, 29.3 s Blake av, interior alterations to 2-sty dwelling; cost, \$150; owner, Solomon Woltman, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5009.

DEAN ST, s s, 100 w Saratoga av, interior alterations to 1 1/2-sty store and dwelling; cost, \$800; owner, A. Braunstein, 332 Hopkinson av.; architect, Max Hirsch, 391 Fulton st. Plan No. 5055.

DEVOE ST, s s, 125 w Olive st, exterior and interior alterations to 4-sty tenement; cost, \$200; owner, Lucas Bauman, 278 Devoe st.; architect, A. C. Kunzie, 98 Cedar st. Plan No. 5095.

EDWARDS PL, s e cor West 31st st, extension to 2-sty dwelling; cost, \$150; owner, Harry Watson, on premises; architect, Geo. H. Suess, 2963 West 29th st. Plan No. 5057.

FULTON ST, 370, exterior alterations to 2-sty store and dwelling; cost, \$200; owner, Abraham Cohen, 65 Lewis av.; architects, Ely J. Rieser & Co., 1st av and 28th st. Plan No. 5001.

FULTON ST, s s, 91.9 w Vanderbilt av, exterior alterations to 3-sty dwelling; cost, \$200; owner, John Woolley, 300 St James pl.; architect, D. A. Lucas, 98 3d st. Plan No. 5085.

GOLD ST, w s, 81.9 n York st, interior alterations to 2-sty Sunday school; cost, \$5,000; owner and architect, Brooklyn City Mission, 44 Court st. Plan No. 5036.

HANCOCK ST, s s, 140 w Central av, plumbing to 2-sty dwelling; cost, \$150; owner, Mary Dick, 1146 Hancock st.; architect, Nicholas Doyle, 951 Kent av. Plan No. 5032.

HUMBOLDT ST, w s, 50 n Ainslie st, interior alterations to 3-sty factory; cost, \$100; owner, Selig Broadwin, 281 Ainslie st.; architect, W. J. Conway, 400 Union st. Plan No. 5058.

HUMBOLDT ST, s e cor Calyer st, extension to 1-sty shop; cost, \$500; owner, Frank E. Derro, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5132.

HUMBOLDT ST, s e cor Calyer st, extension to store; cost, \$300; owner, Frank E. Tives, Humboldt and Calyer sts; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5019.

LORIMER ST, n s, 100 w Marcy av, interior alterations to 2-sty dwelling; cost, \$200; owner, Hyman Laudenbaum, 55 Lorimer st.; architect, T. Goldstone, 49 Graham av. Plan No. 5072.

McKIBBIN ST, n s, 125 e Humboldt st, interior and exterior alterations to 3-sty store and dwelling; cost, \$300; owner, Shiel Coopers, 879 DeKalb av.; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5011.

MELROSE ST, s s, 225 e Hamburg av, extension to 1-sty stable; cost, \$200; owner, Anna Levy, 326 Melrose st.; architect, Morris Fsommer, 113 Walton st. Plan No. 5134.

MOFFATT ST, w s, 202 n Central av, interior and exterior alterations to 2-sty dwelling; cost, \$150; owner, Chas. Weibolt, on premises; architect, E. O. Holmgren, 371 Fulton st. Plan No. 5045.

PACIFIC ST, s s, 100 w Boerum pl, interior alterations to tenement; cost, \$350; owner, Geo. F. Caputo, 711 54th st.; architects, Errok & Rosenberg, 350 Fulton st. Plan No. 5077.

PELLINGTON PL, e s, 55 s Highland Blvd, interior alterations to 3-sty dwelling; cost, \$125; owner, Harry Smith, 20 Pellington pl.; architect, L. F. Schilling, 167 Van Siclen av. Plan No. 5106.

PENN ST, s s, 81.4 e Bedford av, interior alterations to 3-sty dwelling; cost, \$1,000; owner, Jacob Reisberg, 612 East 9th st, N. Y.; architect, Henry Regelman, 133 7th st, N. Y. Plan No. 5116.

Plans Filed—Alterations, Brooklyn (Continued).

- POWERS ST, s s, 100 w Oliver st, interior alterations to 2½-sty dwelling; cost, \$400; owner, Michael Lang, 290 Powers st; architect, E. J. Meisinger, 394 Graham av. Plan No. 5044.
- PRESIDENT ST, n s, 180 w Albany av, exterior alterations to 2-sty dwelling; cost, \$250; owner, Robt. J. Knox, 1457 President st; architect, Robt. Teichman, 22 William st, N. Y. Plan No. 5004.
- PULASKI ST, s s, 235 w Marcy av, plumbing to 4-sty dwelling; cost, \$225; owner, J. H. Ashfield, 526 Nostrand av; architect, W. Johnston, 526 Nostrand av. Plan No. 5065.
- SACKMAN ST, e s, 133 s East New York av, interior alterations to 2-sty dwelling; cost, \$150; owner, Morris Cohen, 163 Sackman st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5010.
- STANHOPE ST, 200, interior and exterior alterations to 3-sty store and tenement; cost, \$1,500; owner, Herman Levy, 390 Knickerbocker av; architect, L. Allmendinger, 926 Broadway. Plan No. 5034.
- WILLOUGHBY ST, n w cor Hudson av, extension to tenement; cost, \$250; owner, Francesca Scatuna, 22 Morgan av; architect, C. P. Cannella, 60 Graham av. Plan No. 5075.
- WITHERS ST, n s, 100 w Leonard st, exterior and interior alterations to 4-sty tenement; cost, \$300; owner, Giuseppe Madala, 89 Withers st; architects, Laspia & Salvati, 525 Grand st. Plan No. 5109.
- SOUTH 3D ST, s s, 100 e Wythe av, plumbing to 3-sty tenement; cost, \$500; owner, Nathan Garber, 49 8th av; architect, M. A. Cantor, 39 West 38th st, N. Y. Plan No. 5082.
- SOUTH 9TH ST, s s, 163.9 e Havemeyer st, plumbing to 3-sty dwelling; cost, \$100; owner, Hyman Reuben, 236 South 9th st; architect, Sam Goldberg, 437 East 72d st. Plan No. 5103.
- 9TH ST, s s, 222 e 5th av, extension and interior alterations to 4-sty dwelling; cost, \$3,000; owner, May K. Daly, on premises; architect, Benj. F. Hudson, 319 9th av. Plan No. 5027.
- WEST 12TH ST, e s, 115.6 s Neptune av, exterior and interior alterations to 3-sty dwelling; cost, \$1,000; owner, Adam Klein, 2819 West 17th st; architect, Jas. F. Brewster, 2936 West 8th st. Plan No. 5105.
- EAST 34TH ST, e s, 326 n Glenwood rd, interior and exterior alterations to 2-sty dwelling; cost, \$500; owner, H. W. Simons, 871 East 34th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5016.
- 63D ST, n s, 75.3 e 13th av, extension to 1-sty dwelling; cost, \$750; owner, Jos. Bracco, on premises; architect, Chas. A. Olsen, 1221 66th st. Plan No. 5024.
- 64TH ST, s s, 260 w 7th av, interior alterations to 2-sty dwelling; cost, \$700; owner, Edw. Handford, 68th st and 8th av; architect, Chas. A. Olsen, 1221 66th st. Plan No. 5041.
- 66TH ST, s s, 220 e 12th av, plumbing to 3-sty dwelling; cost, \$175; owners, C. Anderson and ano, on premises; architect, C. A. Olsen, 1221 61st st. Plan No. 5087.
- BELMONT AV, 396, plumbing to 2½-sty dwelling; cost, \$100; owner, Max Gross, 396 Belmont av; architect, Edw. M. Adelson, 1776 Pitkin av. Plan No. 5030.
- BROADWAY, w s, 80 n Macon st, exterior alterations to 3-sty store and dwelling; cost, \$350; owner, Caroline Schindler, 98 Powers st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 5046.
- BROADWAY, e s, 45 n Johnson av, extension to 3-sty tenement; cost, \$500; owners, Baldinger & Kupferman, 59 Harrison av; architect, I. Crawford, 1095 Lorimer st. Plan No. 5047.
- BROADWAY, n s, 40 w Weirfield st, extension to 3-sty dwelling; cost, \$500; owner, Ella A. Renz, 1547 Broadway; architects, Laspia & Salvati, 525 Grand st. Plan No. 5104.
- CHRISTOPHER AV, e s, 190 s Newport av, interior alterations to 3-sty dwelling; cost, \$400; owner, Rebecca Goldman, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5056.
- CLINTON AV, e s, 107 n Lafayette av, new elevators to 4-sty dwelling; cost, \$2,750; owner, Mrs. H. V. V. Bramer, 321 Clinton av; architects, A. B. See Electric Elevator Co., 229 Broadway, N. Y. Plan No. 5115.
- CHURCH AV, s s, 113.2 e Flatbush av, extension to 1-sty hotel; cost, \$12,000; owner, Wm. Oetjen, 2210 Church av; architect, Henry B. Herts, 35 West 31st st, N. Y. Plan No. 5062.
- CLINTON AV, e s, 103 n Lafayette av, interior alterations to 4-sty dwelling; cost, \$3,500; owner, H. V. Bramer, 321 Clinton av; architect, J. C. Mills Co., 44 Clinton st. Plan No. 5063.
- CROSEY AV, s w cor 21st av, exterior and interior alterations to 1-sty moving pictures; cost, \$150; owner, Thos. Lemers, 186 Bay 26th st; architects, Parfitt Bros., 26 Court st. Plan No. 5002.
- DITMAS AV, n s, 125 e Gravesend av, interior alterations to 1-sty moving pictures; cost, \$250; owner, W. Fishel, 43 Cedar st; architect, A. J. McManus, 49th st and New Utrecht av. Plan No. 5102.
- DRIGGS AV, s s, 43 w Fillmore pl, interior and exterior alterations to 3-sty storage; cost, \$500; owner, Robt. T. Whalen, 225 Grand st; architect, Wm. Debus, 86 Cedar st. Plan No. 5051.
- FLUSHING AV, s w cor Ryerson st, new elevator; cost, \$540; owner, W. B. A. Jurgens, on premises; architects, Otis Elevator Co., 250 11th av, N. Y. Plan No. 5083.
- GATES AV, s s, 20 w Waverly av, plumbing to 4-sty dwelling; cost, \$150; owner, Paul Bouner, 48 Gates av; architect, R. L. Cranford, 291 Flatbush av. Plan No. 5029.
- GREENE AV, s s, 352.9 w Patchen av, extension to dwelling; cost, \$1,200; owner, Abraham Rosenthal, 171 Broadway; architect, Morris Schwartz, 194 Broadway. Plan No. 5126.
- HOWARD AV, 46, extension and interior alterations to 2-sty dwelling; cost, \$2,000; owner, Patrick Kilcoyne, 46 Howard av; architect, Jas. F. Bly, 422 St Marks av. Plan No. 5028.
- OCEAN AV, w s, 250 s Av L, exterior alterations to 2-sty dwelling; cost, \$400; owners, T. J. & C. A. Lane, 1710 Ocean av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5015.
- PARK AV, n s, 91.6 e Adelphi st, plumbing to 2-sty dwelling; cost, \$250; owner, Annie Hames, Newport, R. I.; architect, David Lucas, 98 3d st. Plan No. 5039.
- PARK AV, s s, 200 e Throop av, new elevator; cost, \$380; owner, J. F. Link, 804 Park av; architects, Otis Elevator Co., 250 11th av, N. Y. Plan No. 5084.
- SNEDIKER AV, e s, 125 n Sutter av, exterior alterations to 3-sty dwelling; cost, \$200; owner, Richard Allenberg, 251 Snediker av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5097.
- STONE AV, e s, 125 s Pacific st, extension and interior alterations to 3-sty store and dwelling; cost, \$700; owner, Giuseppe Diespino, on premises; architect, John Burke, 603 East 2d st. Plan No. 5135.
- WAREHOUSE AV, w s, 123 n Surf av, exterior alterations to 1-sty store and dwelling; cost, \$2,000; owner, Vincenzo Jaccarini, on premises; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 5140.
- WILLOUGHBY AV, n s, 260 w Throop av, interior alterations to 3-sty dwelling; cost, \$300; owner, Gerson Goldschlag, 625 Wiloughby av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5008.
- 1ST AV, w s, 40 s 54th st, elevator to 3-sty purifying house; cost, \$1,141; owners, Kings Co. Lighting Co., on premises; architects, Craig, Ridgway & Co., Coatesville, Pa. Plan No. 5021.
- 5TH AV, s e cor 22d st, exterior alterations to 3-sty dwelling; cost, \$350; owner, Victoria Cohen, 281 24th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5112.
- 5TH AV, w s, 80.6 n 9th st, exterior alterations to store; cost, \$250; owner, E. F. Filzgam, 436 5th av; architect, Chas. Miller, 687 4th av. Plan No. 5111.
- 5TH AV, n w cor 26th st, plumbing to 2-sty store and dwelling; cost, \$150; owner, Clara Horn, 301 East Kingsbridge rd, Bronx; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5050.

Queens.

- COLLEGE POINT.—5th av, s w cor 19th st, 1-sty brick extension, 26x43, on side 1-sty boiler house, interior alterations, composition roof; cost, \$3,600; owners, I. B. Kleinert Rubber Co., 19th st, College Point; architect, F. Johnson, 46 Prospect st, Flushing. Plan No. 1739.
- COLLEGE POINT.—19th st, w s, 40 s 3d av, 2-sty frame extension, 19x16, on rear 2½-sty frame dwelling, tar and gravel roof, interior alterations; cost, \$1,500; owner, Wm. Connors 23d st and 3d av, College Point; architect, H. T. Morris, Jr., 321 13th st, College Point. Plan No. 1718.
- CORONA.—Grand av, e s, 50 n Railroad av, 1-sty frame extension, 2x6, on rear of dwelling, new plumbing; cost, \$200; owner, Henry Horstmann, 408 John st, N. Y. C. Plan No. 1714.
- CORONA.—Grand av, n e cor Railroad av, erect new water closet compartments in dwelling, new plumbing; cost, \$260; owner, Henry Horstmann, 408 John st, N. Y. C. Plan No. 1715.
- CORONA.—Jackson av, n s, 40 w Washington st, erect new store front; cost, \$250; owner, L. Pirone, 24 Cleveland st, Corona. Plan No. 1736.
- FAR ROCKAWAY.—Cedar Lane, s s, 341 e Reeds Lane, erect W. C. compartment in stable; cost, \$40; owner, M. Reid, Far Rockaway. Plan No. 1730.
- FAR ROCKAWAY.—Bayswater av, n w cor Forest av, enclose porch on dwelling; cost, \$90; owner, J. Richmond, Far Rockaway. Plan No. 1731.
- FAR ROCKAWAY.—Columbus av, s s, 212 e Mott av, 1-sty frame extension, 6x6, on side 2-sty frame dwelling; shingle roof; cost, \$200; owner, T. Dolan, premises. Plan No. 1732.
- FLUSHING.—Lincoln st, s s, 240 w Bowne av, 1-sty frame extension, 8x10, on rear of dwelling, tin roof; cost, \$200; owner, C. A. Piper, premises. Plan No. 1706.
- FLUSHING.—Depot la, s s, 330 e Jackson av, 1-sty frame extension, 10x12, on both sides of shed, interior alterations; cost, \$1,800; owner and architect, L. I. R. Co., Penn Terminal, N. Y. C. Plan No. 1410.
- FLUSHING.—Fresh Meadow rd, e s, opposite pumping station, erect new porch on dwelling; cost, \$1,200; owner, Henry D. Lott, premises. Plan No. 1713.
- FLUSHING HEIGHTS.—Av A, s e cor 26th st, 1-sty frame extension, 34x20, on rear 2-sty frame dwelling, gravel roof; cost, \$500; owner, Stephen Babusko, premises; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 1724.
- FLUSHING.—Myrtle av, n s, 75 w Congress st, 1-sty frame extension, 10x20, on rear of shed, gravel roof; cost, \$35; owner, Chas. Boyd, premises. Plan No. 1742.
- JAMAICA.—South Rockaway rd, s e cor Conduit rd, erect new foundation and install new plumbing in dwelling; cost, \$350; owner, J. A. Linguanta, Lincoln av, Jamaica. Plan No. 1707.
- JAMAICA.—Fulton st, s s, 121 w Puntine st, general interior alterations to store and dwelling to provide for two stores; cost, \$2,500; owner, Sarah Kaiser, 56 Ray st, Jamaica; architect, I. M. Kirby, Jamaica. Plan No. 1704.
- JAMAICA.—Rockaway rd, w s, facing Davis av, 2-sty frame extension, 26x50, on rear 2-sty frame Home for Girls, tar and gravel roof, interior alterations; cost, \$4,650; owner, Rudolph Seldner, 86 Hausman st, Erocklyn; architect, Aug. Moser, James Court, Jamaica. Plan No. 1737.
- JAMAICA.—Fulton st, e s, 24 w Union av, erect new store front on club house; cost, \$800; owner, J. Macbeth, Fulton st, Jamaica. Plan No. 1753.
- JAMAICA.—Franklin st, w s, 150 s Hempstead rd, install new plumbing in dwelling; cost, \$75; owner, Mrs. Louisa Raug, premises. Plan No. 1756.
- LONG ISLAND CITY.—Vernon av, 34, erect new store front; cost, \$350; owner, Edw. D. Sherrer, L. I. City. Plan No. 1697.
- LONG ISLAND CITY.—13th av, e s, 90 n Broadway, install new plumbing in dwelling; cost, \$100; owner, Mrs. Bell, on premises. Plan No. 1679.
- LONG ISLAND CITY.—Prospect st, w s, 150 n Bridge Plaza, install new plumbing in dwelling; cost, \$300; owner, Sarah Ciesty, 111 Prospect st, L. I. City. Plan No. 1690.
- LONG ISLAND CITY.—Ridge st, 52, erect new foundation under dwelling; cost, \$200; owner, Domenick Oerfice, on premises. Plan No. 1700.
- LONG ISLAND CITY.—Flushing av, n w cor Planet st, general interior alterations and repairs to moving picture show; cost, \$1,000; owner, R. E. Riley, 599 9th av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1701.
- LONG ISLAND CITY.—William st, 138, install new gas piping in dwelling; cost, \$30; owner, Wm. Prim, 31 3d av, L. I. City. Plan No. 1702.
- LONG ISLAND CITY.—Steinway av, w s, 150 n Graham av, install new plumbing in dwelling; cost, \$150; owner, Estate of Thos. Quell, 161 Steinway av, L. I. City. Plan No. 1703.
- LONG ISLAND CITY.—Vernon av, 825, enclose stone shed; cost, \$75; owner, Ravenswood Co., on premises. Plan No. 1682.
- LONG ISLAND CITY.—Payntar av, 622, erect new stone foundation under dwelling; cost, \$100; owner, C. Paradise, premises. Plan No. 1716.
- LONG ISLAND CITY.—Flushing av, n s, 55 rear 2-sty store and dwelling, tin roof, interior alterations; cost, \$2,700; owner, Sophie Neilreich, 25 Flushing av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1723.
- LONG ISLAND CITY.—Flushing av, 254, install new gas piping in dwelling; cost, \$10; owner, John Tano, premises. Plan No. 1722.
- LONG ISLAND CITY.—Flushing av, 332, erect electric sign on store; cost, \$50; owner, P. J. Brennan, 542 Madison av, N. Y. C. Plan No. 1755.
- LONG ISLAND CITY.—Jackson av, 593, 1-sty frame extension, 18x18, on side 2-sty frame dwelling, tin roof; cost, \$300; owner, Country Investing Co., 18 East 34th st, N. Y. C. Plan No. 1727.
- LONG ISLAND CITY.—Boulevard, w s, 250 n Noble st, install new plumbing in dwelling; cost, \$50; owner, M. Coco, 231 Boulevard, L. I. City. Plan No. 1738.
- LONG ISLAND CITY.—Vernon av, 31-33, erect new store fronts on dwelling; cost, \$500; owner, John Blukow, premises. Plan No. 1744.
- LONG ISLAND CITY.—Jackson av, s w cor Skillman av, 1-sty brick extension, 20x42, on rear 2-sty store and dwelling, tin roof, interior alterations; cost, \$4,000; owners, Nunninger & Gotthelf, 275 Broadway, Brooklyn; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 1745.
- LONG ISLAND CITY.—Crane st, e s, 226 s Jackson av, install two elevators in factory; cost, \$6,400; owners, Neptune Meter Co., 90 West st, N. Y. C. Plan No. 1746.
- LONG ISLAND CITY.—Hancock st, 358, install new plumbing in dwelling; cost, \$75; owner, P. Sheridan, 155 Webster av, L. I. City. Plan No. 1747.
- LONG ISLAND CITY.—Lawrence st, 85, install new gas piping in dwelling; cost, \$25; owner, A. Bisbane, premises. Plan No. 1751.
- MASPETH.—Clinton av, s s, 200 w Fisk av, install new gas piping in factory; cost, \$75; owner, Maranover Mfg. Co., premises. Plan No. 1748.
- MASPETH.—Clinton pl, n s, 225 w Maiden Lane, install new plumbing in dwelling; cost, \$50; owner, J. Blumenthal, premises. Plan No. 1721.
- MASPETH.—Maiden Lane, e s, 200 n Lenox av, install new plumbing in dwelling; cost, \$35; owner, H. Beyer, Clinton pl, Maspeth. Plan No. 1720.
- MASPETH.—Melvina pl, e s, 225 n Maspeth av, install new plumbing in dwelling; cost, \$75; owner, Mrs. Mary Kneip, Maspeth av, Maspeth. Plan No. 1712.
- MASPETH.—Garrison av, 221, install new plumbing in dwelling; cost, \$30; owner, Wm. Miller, premises. Plan No. 1709.
- METROPOLITAN.—Metropolitan av, s s, 220 e Fresh Pond rd, install new plumbing in station; cost, \$25; owner, L. I. R. Co., Penn Terminal, N. Y. C. Plan No. 1678.
- MORRIS PARK.—Johnson av, w s, 275 s Atlantic av, install new plumbing in dwelling; cost, \$60; owner, Rev. Father Fahey, premises. Plan No. 1708.
- RIDGEWOOD.—Onderdonk av, 404, erect new store front on store and dwelling; cost, \$300; owner, Nicholas J. Streible, premises. Plan No. 1711.
- RIDGEWOOD.—Seneca av, 802, 1-sty frame extension, 25x15, on rear 3-sty tenement, tin roof, interior alterations; cost, \$1,500; owner,

Christian Wilderburg, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Brooklyn. Plan No. 1725.

RIDGEWOOD.—Madison st, s s, 85 e Prospect st, install new plumbing in dwelling; cost, \$45; owner, Samuel Haffner, on premises. Plan No. 1639.

RICHMOND HILL.—Lefferts av, w s, 210 n Stewart av, cut new windows in dwelling; cost, \$75; owner, Jos. Naughton, 76 William st, N. Y. C. Plan No. 1728.

RICHMOND HILL.—James av, s s, 35 w Church st, install new plumbing in dwelling; cost, \$90; owners, Estate of Chas. Selms, Oak st, Richmond Hill. Plan No. 1733.

RICHMOND HILL.—Ward st, e s, 150 s Hillside av, install new plumbing in dwelling; cost, \$70; owner, H. Bohun, premises. Plan No. 1735.

RICHMOND HILL.—Lefferts av, e s, 50 s Beaufort st, install new plumbing in dwelling; cost, \$70; owner, Wm. Beebe, premises. Plan No. 1740.

RICHMOND HILL.—Baker av, 1258, erect new storm shed on dwelling; cost, \$20; owner, C. B. Lockwood, 1262 Baker av, Richmond Hill. Plan No. 1743.

RICHMOND HILL.—Briggs av, e s, 315 n Ridgewood av, 2-sty frame extension, 8x18, on side 2 1/2-sty frame dwelling, interior alterations, tin roof; cost, \$600; owner, Carrie F. Springer, 667 Briggs av, Richmond Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 1749.

RICHMOND HILL.—Sherman st, n s, 200 e Newtown rd, 1-sty frame extension, 5x8, on rear of dwelling, new plumbing, tin roof; cost, \$250; owner, Henry Wilson, premises. Plan No. 1752.

ROSEDALE.—Lafayette av, n s, 200 w Rose-dale av, erect new porch on rear of dwelling; cost, \$400; owner, Clara Ruby, Rosedale. Plan No. 1698.

ROCKAWAY BEACH.—South Division av, w s, 133 s Boulevard, erect new brick foundation under dwelling; cost, \$400; owner Pat'k McDonald, 46 Grove av, Rockaway Beach. Plan No. 1705.

ROCKAWAY BEACH.—Division av, w s, 931 s Boulevard, install new plumbing in dwelling; cost, \$50; owner, T. B. Merowitz, premises. Plan No. 1729.

UNION COURSE.—Shaw av, e s, 25 n 4th st, 1-sty added to top of present extension on rear of dwelling, interior alterations; cost, \$75; owner, Philippina Wuttke, 65 Shaw av, Union Course; architect, C. Infanger, 2634 Atlantic av, Erocklyn. Plan No. 1754.

WHITESTONE.—17th st, n s, 50 e 8th av, 2-sty frame extension on rear for W. C. compartments, new plumbing; cost, \$425; owner, Charles Peer, Whitestone. Plan No. 1726.

WOODHAVEN.—Ocean av, e s, 150 s e Grafton av, interior alterations to factory; cost, \$1,500; owner, Henry Werber, 20 West Houston st, N. Y. C.; architect, Jacob Fischer, 25 n A. N. Y. C. Plan No. 1719.

WOODHAVEN.—Old South rd, ss, opposite Ferry st, repair tank on roof; cost, \$50; owner, M. Goldstein, premises. Plan No. 1741.

WOODSIDE.—Striker av, n s, 25 w 3d st, install new plumbing in dwelling; cost, \$225; owner, M. Huskie, premises. Plan No. 1750.

Richmond.

BRITTON ST, s s, 150 e Broadway, West New Brighton, alterations to frame dwelling; cost, \$300; owner, Vincenzo Spada, West New Brighton; architect, Daniel Santoro, Tompkinsville. Plan No. 351.

BROAD ST, w s, 150 s Clark st, Stapleton, new lobby to frame store and dwelling; cost, \$150; owner, Joseph Frank, Stapleton; builder, Ernest Bush, Mariners Harbor. Plan No. 358.

GRAY ST, w s, 87 s Gorden st, Stapleton, new partitions to frame stable; cost, \$250; owner, William Frank, Stapleton; builder, Chas. F. Lange, Stapleton. Plan No. 348.

JERSEY ST, e s, 100 s Henry st, New Brighton, alterations to brick dwelling; cost, \$250; owner, John Fabiszewski, New Brighton; builder, P. Smith, 57 Norfolk st, N. Y. C. Plan No. 360.

6TH ST, w s, 100 n Midland av, Grant City, alterations to frame bungalow; cost, \$200; owner, Mrs. Augusta Eiddle, Grant City; builder, T. W. Biddle, Jr., Grant City. Plan No. 363.

AMBOY RD, e s, 300 from Station av, Pleasant Plains, alterations to frame dwelling; cost, \$188; owner, Frank Legato, Pleasant Plains; builder, William H. Daggett, Tottenville. Plan No. 361.

BROADWAY, s s, 50 e James st, Tottenville, alterations to frame dwelling; cost, —; owner, Sam Safran, Tottenville; builders, Depuy & Jensen, Tottenville. Plan No. 354.

MAPLE & NEW YORK AVS, Rosebank, alterations to frame dwelling; cost, \$200; owner, Angelo Tirelli, Rosebank; builder, A. Di Brizzi, Stapleton. Plan No. 305.

NEWARK AV, w s, junction Douglas st, Port Richmond, alterations to frame dwelling; cost, \$880; owner, Edward Tynan, Port Richmond; builder, R. H. Leadley, Port Richmond. Plan No. 353.

NORWOOD AV, n s, 150 w Bay st, Stapleton, alterations to frame dwelling; cost, \$200; owner and builder, F. A. Errington, Rosebank. Plan No. 352.

PLEASANT VALLEY AV, n s, 275 from Van Duzer st, Stapleton, alterations to frame dwelling; cost, \$300; owner, Mary A. Lockwood, Stapleton; builder, Chas. H. Koenig, Stapleton. Plan No. 362.

CASTLETON AV, s s, 75 e Caroline st, West New Brighton, alterations to frame moving picture theatre; cost, \$500; owner, Active

Amusement Co., West New Brighton; builder, Ernest Kashavsky, New Brighton. Plan No. 350.

RICHMOND RD & LINCOLN AV, Grant City, new partitions and new plumbing to frame store and dwelling; cost, \$475; owner, Henry Schoenbein, Grant City; builder, Chas. Martin, Concord. Plan No. 347.

RICHMOND TURNPIKE, s s, 105 e Aron 'l Tompkinsville, new girder to frame dwelling; cost, \$400; owner, Mayor Rosenholz, Tompkinsville; builders, Steinberg & Cohen, New Brighton. Plan No. 357.

ROCKAWAY AV, s s, 150 e Surf av, Tottenville, masonry and partitions to frame dwelling; cost, \$170; owner, Emil Werner, Tottenville; builder, Hiram Lecitra, Tottenville. Plan No. 346.

WARDWELL and LEONARD AVS, s e cor West New Brighton, alterations to frame dwelling; cost, \$150; owner, B. Cutler, West New Brighton; builder, J. C. Elliott, West New Brighton. Plan No. 359.

WILLIS AV, n s, 105 e Aron pl, Tompkinsville, new stone wall to frame dwelling; cost, \$350; owner, Mayor Rosenholz, Tompkinsville; builders, Steinberg & Cohen, New Brighton. Plan No. 356.

WILLOWROOK RD, n s, Port Richmond, alterations to frame dwelling; cost, \$500; owner, Neuviro Vicino, Port Richmond; builder, John Racka, Port Richmond. Plan No. 349.

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 Sept. 15. The location is given, but not the owner's address:

NEWARK.—Israel Silverstein, 286 Peshine av, 3-sty frame, \$6,000; Morris Mintz & Israel Silverstein, 730-733 Hunderston st, 3-sty frame, \$9,000; Lorenzo Cimirre, 92 14th av, 3-sty frame alteration, \$1,500; Anna Oberie, 481 Belmont av, 3-sty frame, \$5,000; Mayer Lehrer, 269 Sherman av, 3-sty frame, \$5,000; Isaac Sweerake, 560 South 16th st, 3-sty frame, \$5,000; Louise Gelman, n e cor Peshine av and Runyon st, 3-sty frame, \$10,000; John Schmidt, 55 16th av, 3-sty frame alteration, \$500; Rafele Tarterielle, 505 South 12th st, 3-sty frame, \$8,600; Peter Ettmueller, 432 Avon av, 3-sty frame, \$6,000.

NEWARK.—Andrew Soltve, 88 Ann st, 3-sty frame, \$6,000; Guglielmo Stefanelli, 428 Orange st, 3-sty brick alteration, \$500; Axel Bros Co., n e cor Nye av and Hobson st, 3-sty frame, \$8,000; Louis Karasik, 97 Watson av, 3-sty frame, \$10,000; Charles Rosen, 42 Shipman st, 4-sty brick alteration, \$500.

ORANGE.—Samuel Brody, 15 Park st, 4-sty brick, \$16,000; Patrick J. Feeney, 12-14 Lakeside av, 2-sty frame, \$8,000.

EAST ORANGE.—John H. McKeon, south side Linden av, 162 ft. e of West st, two 3-sty frame, \$18,000.

MONTCLAIR.—Pasquale Caggiano, 86 Bay st, 3-sty brick, \$10,000.

PASSAIC.—Charles Bunentch, 200 Myrtle av, 3-sty frame alteration, \$700.

ELIZABETH.—Joseph Reckanwelt, 546 Wall st, 2-sty frame, \$5,000; Frank Maacs, 640-642 Court st, 3-sty frame, \$7,000.

IRVINGTON.—Otto Sigriet, 100 10th st, 3-sty frame, \$5,000; William Neyeck, 531 South 21st st, 3-sty frame, \$5,000.

PERTH AMBOY.—Isaac Welseeski, e s Grant st, 300 ft. south of Market st, 2-sty brick, \$6,000.

WEST NEW YORK.—Louis Wellmann, s e cor Jackson av and 18th st, 4-sty brick, \$17,000.

SOMERVILLE.—Joseph Rosenthal, 77 Franklin st, 3-sty brick, \$8,000.

JERSEY CITY.—Elizabeth Kropp, 78 Romaine av, 4-sty brick, \$14,000.

JERSEY CITY.—Ansie Pajtas, 72 Yale av, 2-sty frame, \$5,000; Hannah Finster, 41 Kearny av, 3-sty frame alteration, \$800.

APARTMENTS, FLATS AND TENEMENTS.

PERTH AMBOY, N. J.—J. N. Pierson & Son, 95 Smith st, architects, have been commissioned to prepare plans for a 3-sty brick apartment with stores to be erected on New Brunswick av, for Thomas Brown, 308 State st, owner. Cost between \$40,000 and \$50,000.

BANKS.

NEWARK, N. J.—Foundations are under way for a 1-sty marble and terra cotta bank building, 86x104 ft., at the southwest corner of Springfield av and High st for the West Side Trust Co., 59 Springfield av, owner. Crow, Lewis & Wickenhoefer, 200 5th av, N. Y. C., architects. E. M. Waldron & Co., 84 South 6th st, have the general contract. Cost about \$75,000.

CHURCHES.

ELIZABETH, N. J.—Reiley & Steinback, 481 5th av, N. Y. C., will take bids about Oct. 30 for a 1-sty brick edifice, 30x75 ft. for the Greek Intention Catholic Church. Rev. Michael Ly-siak, 2 Stewart pl, Elizabeth, to be erected here at a cost of about \$25,000.

DWELLINGS.

PRINCETON, N. J.—Albro & Lindeberg, 2 West 47th st, N. Y. C., are preparing plans for a 2-sty residence of terra cotta blocks and stucco

construction, 30x190 ft., for Gerard B. Lambert, 21 East 82d st, N. Y. C., to be erected here. Cost about \$25,000.

LEONIA HEIGHTS.—Plans are being prepared for thirteen 2 1/2-sty frame and stucco residences for the Leonia Heights Land Co., Broad st, owner. Work will probably be started about October 1. Cost, \$7,000 to \$10,000.

HIGHLAND PARK, N. J.—Alexander Merchant, architect, 363 George st, New Brunswick, N. J., has nearly completed plans for a 2 1/2-sty hollow tile and stucco residence to be erected at Livingston Manor for Mrs. George A. Emerson, 67 Paterson st, New Brunswick, N. J. Cost about \$13,000. Bids will soon be taken by the architect.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The Wadsworth Chocolate Co. contemplates the erection of a 3-sty building, 100x110 ft., from plans by Henry Baechlin, architect, to cost \$45,000.

NEWARK, N. J.—Bids have been received by John T. Simpson, architect and engineer, Essex Building, Newark, for erecting a bakery for the Williams Baking Co., Newark, to include heating, lighting, power, air, conditioning, refrigerating, elevators and baking machinery.

HARRISON, N. J.—Hyatt Roller Bearing Co., 95 Liberty st, N. Y. C., will take bids about Oct. 1, on general contract for a 1-sty fireproof powerhouse, 50x125 ft., to be erected here at a cost of \$35,000. Plans were prepared privately.

MUNICIPAL WORK.

JERSEY CITY, N. J.—The Board of Chosen Freeholders of Hudson County will soon take bids for the improvement of Passaic av, from Newark & Hudson R. R. to Bergen av.

BOGOTA, N. J.—The City Council is considering the proposition to issue \$40,000 of bonds for the construction of a sanitary sewer system and disposal plant.

NEWTON, N. J.—The Board of Chosen Freeholders of Sussex County has had plans prepared for the construction of the Newton-Branchville macadam road at an estimated cost of \$81,120. Harvey Snook is county engineer.

JERSEY CITY, N. J.—The Degnon Contracting Co., 60 Wall st, N. Y. C., was low bidder at \$1,852,700 for section 3 of the main intercepting sewer at Bayonne and Newark Bay for the Passaic Valley Sewerage Commission. John S. Gibson, Essex Building, Newark, secretary. William M. Brown, Essex Building, Newark, is chief engineer.

THEATRES.

HOBOKEN, N. J.—Charles Fall, 100 14th st, Hoboken, has completed plans for a 1-sty brick moving picture theatre, 53x85 ft., to be erected at 60-62 14th st, for Gustav Hansen, care of architect, owner. Cost about \$15,000.

SCHOOLS AND COLLEGES.

FAIRVIEW, N. J.—Joseph Turk, 770 Bergenline av, West New York, N. J., has been commissioned to prepare plans for a 2-sty brick and limestone school, 80x125 ft., for the Board of Education of Fairview, J. F. Lyons, president. Cost about \$60,000.

Other Cities.

DWELLINGS.

STAMFORD, CONN.—Hunt & Hunt, 28 East 21st st, N. Y. C., architects, are preparing plans for a residence to be erected at Shippan Point for F. J. Marion, 235 West 23d st, N. Y. C.

SOUTH BEACH, CONN.—Henry C. Pelton, 12 West 38th st, N. Y. C., is preparing plans for a 2 1/2-sty frame residence for A. Alfred Wagner, owner, care of architect, to be erected here. Cost about \$20,000.

HOTELS.

BUFFALO, N. Y.—H. L. Stevens & Co., architects and general contractors, 910 S. Michigan av, Chicago, Ill., are preparing plans for an 8-sty stone and brick hotel, 42x100 ft., to be erected at Main and Scott sts, for Moeller & Son, 95 Main st, owners. Cost about \$200,000. Work will start about January 1.

THOUSAND ISLAND PARK, N. Y.—Charles E. Dowey, 46 Jefferson County Bank Building, Watertown, is preparing sketches for rebuilding the 3-sty Columbia Hotel of concrete blocks, brick and stone construction, for the Thousand Island Park Association, R. E. Grant, president, National Exchange Bank. Final plans will probably be started about the middle of October. Cost, about \$300,000.

MUNICIPAL WORK.

WILLIAMSON, N. Y.—Tentative plans have been prepared for installing a water system here to cost about \$70,000. The supply will probably come from Lake Ontario, by means of a 10-mile pipe line. An election will probably be held in the near future.

STORES, OFFICES AND LOFTS.

BINGHAMTON, N. Y.—McKenzie, Voorhees & Gmelin, 1123 Broadway, N. Y. C., are preparing plans for a 3-sty brick and stone telephone building, 50x80 ft., for the N. Y. Telephone Co., 15 Dey st, N. Y. C. Bids on general contract will probably be taken about Oct. 4. Cost, between \$75,000 and \$100,000.

MISCELLANEOUS.

FISHKILL LANDING, N. Y.—D. R. Collin, care of owner, has completed plans for a brick, terra cotta and limestone passenger station for the N. Y. Central R. R. Co., 70 East 45th st, N. Y. C., owner. William G. Brown, president. Cost about \$75,000

Government Work.

PLYMOUTH, MASS.—Bids will be received by Oscar Wenderoth, supervising architect, Treas. Dept., Washington, D. C., until Oct. 9 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures and approaches), of the U. S. Post Office at Plymouth, Mass.

NEWPORT, R. I.—Sealed proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until Oct. 4 for boilers, heaters, centrifugal pumps, turbines, coal conveyor, their installation and piping connections, underground piping systems for distribution of steam, hot and cold water, a sewer, electrical conduits and brick chimney for the naval hospital, Newport, R. I. Estimated cost, \$40,000. Plans and specifications can be obtained on application to the bureau, H. R. Stanford, Chief of Bureau.

NEW YORK.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until Oct. 4, for remodeling fire-alarm system at the navy yard, New York, N. Y. H. R. Stanford, Chief of Bureau.

NEW YORK.—U. S. Engineer Office, First District, room 710, Army Building, 39 Whitehall st.—Sealed proposals for dredging in the Harlem River will be received until Sept. 25. W. M. Black, Colonel, Engineers.

NEW YORK.—U. S. Engineer Office, First District, room 710, Army Building, 39 Whitehall st.—Sealed proposals for deepening Battery Reef, East River, N. Y., will be received until Sept. 25. Information on application. W. M. Black, Colonel, Engineers.

PLYMOUTH, MASS.—Sealed proposals will be received until Oct. 9 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures and approaches), of the United States post office at Plymouth, Mass. The building has a ground area of approximately 6,375 sq. ft. Fireproof construction, stone and brick facing, slate and composition roof. Drawings and specifications may be obtained from the custodian of site at Plymouth, Mass., or at the office of the supervising architect. O. Wenderoth.

The Hotel Building Mania.

The same fever that caused the California gold field stampede of '49 and which has developed many times since then, is manifest in New York City in the hurried construction of one gigantic hotel after another. Scarcely have we recovered from the amazement aroused by the wonders of these new palaces than the announcement comes that another hotel more sumptuous and capacious than its forerunners is to be built. There seems to be but slight consideration as to the profitable operation of these hostleries and none whatever concerning their effect on the long established houses. The later proposition is one which the builders of a hotel can scarcely be expected to weigh, but which does possess the gravest potentialities for the owners of existing hotels.

From what sources is the capital drawn to finance these mammoth new hotels? It comes, very largely, from the plethoric purses of successful dealers in hotel supplies and equipment. These gentlemen after a long or short period of remunerative business with the hotels of the city, find themselves with well-filled coffers, and decide that they, too, will embark in the business of caring for the public. This brings them into direct competition with their patrons and in the last analysis the money of the hotel man is devoted to an unfair competition against himself. It is much like feeding a dog that is certain to bite its owner in the end.

The optimist will arise at this point and favor us with a procession of strong adjectives about the "wonderful" growth of the city, its "un-counted thousands of visitors," and a good deal of other balderdash which means absolutely nothing. New York City has to-day the most ample hotel accommodations for the next ten or fifteen years, and every additional hotel is a source of menace to the existing hostleries and a highly questionable investment, besides. If there is any who doubt this, let him check up the list of hotel failures and consult any experienced hotel man as to the alarming increase of cost incident to operation, and the terrific stress of increasing competition.

However, if capitalists seek to risk the issue of new hotels there is no way to prevent it; but, when those capitalists happen to be supply and equipment dealers, it is time for the hotel man to look around and ascertain with whom he is doing business.—Hotel Review.

The Harvests.

The harvest has proved somewhat disappointing—the only exception being wheat, which promises a bumper crop. The anticipated yield of our principal crops, based upon the Government report, is as follows:

	1913.	1912.
	Estimated.	Actual.
Wheat, bush.....	754,000,000	730,267,000
Corn, bush.....	2,351,000,000	3,124,000,000
Oats, bush.....	1,066,000,000	1,418,000,000
Barley, bush.....	168,000,000	223,800,000
Total bush.....	4,339,000,000	5,496,067,000
Potatoes, bush.....	325,000,000	420,000,000
Hay, tons.....	63,000,000	72,700,000
Cotton, bales.....	13,000,000	14,100,000

The money value of these four principal grain crops at current Chicago prices is about \$300,000,000, as against \$290,000,000 a year ago. In view of the high prices for corn, cotton and other agricultural products, our farmers as a class will receive as much money this year as last year and probably more. This means that a few districts will suffer serious losses; while the great majority of farmers will enjoy continued prosperity.

THOROUGH PLUMBING.

Character of Test New Law Compels Candidates for Licenses to Undergo.

Under the administration of James M. Morrow, chairman, the Examining Board of Plumbers has made more exhaustive the examination that candidates for master plumbers' licenses must pass before being registered. Some idea of the scope of the questions asked candidates to-day is contained in a recent quiz, which follows:

1. (a) Why is a tube placed on the cold-water supply inside of hot-water boiler, and what precaution should be taken with the tube? (b) What would happen if a cold-water tube in a hot-water boiler dropped off, and what would be the result if by mistake a tube was placed on each of the cold and hot-water pipes inside the hot-water boiler?

2. There is a double range with a waterback in each range and two separate boilers. The owner wants to take out the two boilers and put in one boiler and have the water heated by both waterbacks and circulating to the one boiler. What size boiler would you put in place of the two separate boilers?

3. What cold-water pressure will a standard copper boiler stand? Which will stand the most pressure, a galvanized iron or a copper boiler?

4. (a) Where should the vent pipe connection be made to 2-in. and 1½-in. full S-lead traps used on fixtures? (b) Where should the vent pipe connection be made to a one-half S-lead trap at a wash basin where the distance between the trap and the vertical waste and vent pipe is 3 feet?

5. How would you place an additional drainage Y-fitting in the center of a vertical galvanized, wrought-iron soil pipe which is in place in a five (5) story building? And what fittings would you use?

6. Is there any objection to using black wrought-iron pipe and black recessed drainage fittings for soil and waste pipe? State the objections, if any.

7. What, if any, are the objections to using a brass trap with interior partitions to form the seal?

8. Why should a drainage fitting for steam exhaust or steam blow-off pipe be placed on the house sewer outside of the house?

9. Where a wash basin in a barber shop is installed in the center of the room, not near any wall or partition, how would you back vent the trap?

10. What objections, if any, are there to horizontal runs of extra heavy cast iron vent pipes?

11. How would you make the connection between branch vent pipe and vent opening on the crown of a 2-in. brass full S-trap, using brass or galvanized wrought-iron pipes, and what fittings would you use?

12. What objection, if any, is there to using a vertical rain water leader for a soil or waste pipe?

13. In a private house where the refrigerator is located in basement, would you put a trap on the refrigerator waste directly under the refrigerator? Give the reasons for your answer and state any other arrangements that you would make.

14. What are the causes of explosions in range waterbacks?

15. What sizes would you give for the following traps: (a) Water closet traps; (b) slop sink trap; (c) wash tub trap; (d) wash basin trap?

16. Upon applying a water test to a system of cast-iron drains and soil pipes the following defects were found. (a) a small leak in a caulked joint; (b) a leak due to a split hub; (c) a sand hole in a Y-fitting. How would you remedy these defects?

17. How would you repair a broken fitting in a gas line under the floor?

18. Explain fully how you would make a smoke test?

19. What, in your opinion, is the best way of reducing the pressure on water supplied to fixtures without being a mechanical device?

20. What size should the house sewer be where the lot is 100x100 feet and the fall of the house sewer ¼-in. to the foot?

Comfort in Summer Cottages.

Comfort is the primary requisite for the summer cottage. Gilt chairs have no part in it. The great feature is the living room, for here the whole family and their friends assemble on dark days and oftentimes in the evenings. The living room should have an abundance of light, a touch of the outdoors and comfortable chairs.

There should be neither carpeting nor matting in a summer house. A few small rugs in the bedrooms and living room are all that are needed in this line. Try not to have anything in the summer home that is for display. The chairs should be comfortable, the rugs durable, the tables large and there should be plenty of pillows handy. You can take a pillow with you and go out under the tree and read or sew. They should be covered with material that will stand the wear and tear.

Leave the doors and windows open as much as possible and take your sewing or work out on the porch, or down by the water. You will be surprised how much easier and more pleasant the work becomes as soon as you do it in the open air.—Southern Architect.

Extent of the Steel Industry.

A census of the rolling mills and steel works was taken at the close of the year 1912 and the number of completed plants, as given in the bulletin of the American Iron and Steel Institute, was 661, located in thirty-three States, the District of Columbia and the Canal Zone, Panama, of which 565 were active during the year and 96 were idle. At the close of 1911 the number of completed works was 647, of which 543 were active and 104 were idle. There was a gain in 1912 over 1911 of 14 completed plants.

BUILDING MATERIAL PRODUCTION.

What the State of New York Contributed During Last Year.

Another proof that the year 1912 was an exceptional one and therefore should not be comparable with the volume of business carried in the present year is shown in some statistics just issued by the State Geologist, John M. Clarke, at Albany. The report shows that the products at New York's mines and quarries last year were valued at \$36,519,382, an advance of nearly 17 per cent. over the total reported for 1911, and nearly equal to the record established in 1907, which was a season of exceptionally high prices. The volume of output, he says, was far in excess of that of any previous year.

"Among the individual industries," says the report, "clay-working ranks first in value of annual yield, with a total of \$11,947,497. Clay structural materials, inclusive of building brick, terra cotta, fireproofing and tile, accounted for a value of \$8,301,839, and pottery products for a value of \$2,876,762, the latter much the highest that has been reported.

"The quarries of the State, which yield a varied assortment of stones suitable for building, ornamental, engineering and manufacturing purposes, contributed a value of \$5,718,814.

"Cement is another important product of which the output last year amounted to 4,783,535 barrels, consisting of 4,495,842 barrels of Portland and 287,693 barrels of natural cement. The value of the output was \$3,631,097.

"The mining of gypsum, the raw material from which plaster of Paris and hard wall plasters are made, has steadily grown in importance, and a total of 506,274 tons reported for 1912, set a new figure for the industry."

SAYS CLOSED SHOP IS ILLEGAL.

Indiana Court Rules in Case of the Keyless Lock Company.

In a decision handed down by Judge Thornton in the State Court of the County of Marion, Indiana, in a suit brought by the Keyless Lock Company against the officers and members of the International Molders Union of North America for an injunction and \$10,000 damages, Judge Thornton granted the injunction prayed for and awarded the plaintiff \$6,000 as damages arising from a strike the defendants called upon the works of the company. In the following passage in his decision Judge Thornton in reference to the closed shop said:

"An act performed to compel men, against their will, to join a union, or to become union men, is illegal. Thus, where a union attempted to compel certain non-union men to become union men, with the alternative that if they did not they would lose their jobs or employment; and by reason of their refusal or failure to accede to the demand, they lost their employment, and thereby were damaged, it was held that the action of the union was illegal, and its participating members were liable.

"The defendants might make such lawful rules as they pleased for regulation of their own conduct, but they had no right to force other persons to join them. The necessity that the plaintiffs should join this association is not so great, nor is its relation to the rights of the defendants, as compared with the rights of the plaintiffs to be free from molestation, such as to bring the acts of the defendants under the shelter of the principles of trade competition. Such acts are without justification, and therefore are malicious and unlawful, and the conspiracy thus to force the plaintiffs is unlawful. Such conduct is intolerable, and inconsistent with the spirit of our laws."

City's Year Book Gives Many Facts.

The "Municipal Year Book" has been issued for general distribution. In an introduction, Robert Adamson, Secretary to the late Mayor Gaynor acknowledges the valuable service which was given by the Bureau of Municipal Research in the preparation of the volume.

The way taxes are raised to pay the expenses of the city government, and the issue of bonds to pay public improvements is described among the functions of the Finance Department. The borrowing powers of the city are described, as well as the method employed in preparing the annual budget to pay which the annual taxes are imposed upon real and personal property. The different kinds of property upon which taxes can be levied are also given.

Interesting information is shed upon the method of granting franchises to public service corporations and the manner in which the franchises are taxed. The subway question is also briefly discussed. Then a short description of the functions of every department in the city follows. It is the same of all the county officers and the courts.

The total estimated population of the city is given as 5,372,983. The greatest density of population is Manhattan, Brooklyn is second. The white population numbers 4,669,162; negroes and similar races, 97,712. Russia leads as the country of nativity of the foreign-born population; Italy is second, Germany is third and Ireland is fourth. The male population is estimated to be 2,585,492, and the female 5,173,064. Heart trouble causes the most deaths, with tuberculosis a close second. Manhattan leads in the birth rate. Brooklyn is second, and Queens is the last of the five boroughs.

The total roster of city employes numbers about 82,015. Of these the greatest number are in the service of the Board of Education, totaling 25,800 men and women. The Police Department with 10,640 employes comes next in numerical strength. The Street Cleaning Department has 7,002 employes and the Fire Department, 5,145.

RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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

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(12)

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STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

Allen st, 150.	56th st, 443 W.	121st st, 518 E.	Fairview av (sec Bway)
Broome st, 53.	58th st, 446-8 E.	122d st, 203 W.	2170-62.
Chrystie st, 195-7.	61st st, 400-18 E.	124th st, 218-20, 226-8 E.	Lexington av, 343.
Cliff st, 49.	63d st, 327 E.	133d st, 501 W.	Madison av, 1713, 2040.
Clinton st, 147-9.	65th st, 352 & 433 E.	140th st W (s s), 1737-	Park av, 973.
East Bway, 237.	67th st, 436 E.	66.	Pleasant av, 345.
Hester st, 101.	70th st, 326 E.	140th st, 501 W.	Prescott av, ss (8:2248-
Monroe st, 254.	72d st, 301 E.	141st st, 300-4 W.	53-57 & 117-118).
Nassau st, 115-7.	74th st, 210 E.	149th st W (n s), 2096-	Riverside dr, 720.
Norfolk st, 32.	75th st, 11, 190 E.	17.	St Nicholas av, 670-6,
Rivington st, 70, 158.	77th st, 124 W.	156th st, 501 W.	930.
Suffolk st, 143-5.	79th st, 300 E.	161st st, 502 W.	West End av, 761.
Sullivan st, 24.	84th st, 135-7 W.	162d st, 435 W.	1st av, 125, 966, 1108-14,
9th st, 718 E.	89th st, 311 E.	166th st, 460 W.	1199, 2070.
11th st, 235 E.	93d st, 4-6, 69 W.	177th st, 501 W.	2d av, 655, 1392, 1512.
12th st, 229-31, 551 E.	97th st, 205, 211 E.	Av A, 1239, 1663.	3d av, 1687.
18th st, 460-4 W.	97th st, 301 W.	Av A (s w c 67th), 1461-	7th av, 228, 856.
19th st, 428-30 W.	101st st, 64 E.	28.	8th av, 2074, 2641.
20th st, 122 W.	103d st, 134-6 W.	Av B, 196.	10th av, 128, 466.
22d st, 237 E.	107th st, 401-3 E.	Amsterdam av, 1480-2,	WILLS.
26th st, 249 W.	109th st, 75 E.	1624, 1940-2, 2360.	13th st, 545 E.
28th st, 328 W.	112th st, 6 W.	Broadway, 3132-4.	50th st, 441 W.
36th st, 455-7 W.	113th st, 61, 227 E.	Broadway (s e c Fair-	75th st, 407 E.
38th st, 237-41 W.	113th st, 75 W.	view av), 2170-62.	93d st, 139 W.
41st st, 225 W.	119th st, 20, 24, 60-2 E.	Central Park W, 374.	111th st, 156 E.
53d st, 315, 401-3 E.	119th st, 40 W.	Columbus av, 681-9.	122d st, 10, 106 W.
55th st, 200 W.			180th st, 708 W.
56th st, 247 E.			2d av, 2081-3.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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

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

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

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

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

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10. It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or con-

veyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instance names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—ali title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.

dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extrx—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—from.

fr—frame

ft—front.

individ—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

ls—lease.

mtg—mortgage.

mos—months.

Mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

(o)—office.

pr—prior.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

r—room.

rd—road.

re mtg—release mtg.

ref—referee.

sal—saloon.

sobrn—subordination.

sl—slip.

sq—square.

s—south.

s—side.

sty—story.

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.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

Borough of Manhattan.

SEPT. 12, 13, 15, 16, 17 & 18.

Allen st, 150, see Rivington, 70.

Broome st, 53 (2:326-13), ss, 50 w Lewis, 25x100, 5-sty bk tnt & str; Louis Lass to Jos L B Mayer, 944 Park av; mtg \$34,500 & AL; May15; Sept16'13; A\$14,000-28,000. nom

Chrystie st, 195-7 (2:426-29), ws, 100.1 s Stanton, runs w196xss49.5x10.10x50.4xe 185.1 to st xn50 to beg, 9-sty bk loft & str bldg; Minsker Realty Co to Max D Steuer, 55 W 88; ½ pt; mtg \$180,000 & AL; Sept16; Sept18'13; A\$60,000-\$. O C & 100

Cliff st, 49 (1:94-2), ns, abt 110 e Fulton, 26x83x25x83, 4-sty bk loft & str bldg; Emma Hendricks et al to Harmon W Hendricks, 10 E 44; ½ pt; B&S & CaG; Sept12; Sept16'13; A\$24,000-38,000. nom

Clinton st, 147-9 (2:346-22), ws, 88.2 s Broome, 40x65.6, 5-sty bk tnt; Pauline Alp et al heirs Jos Boltan, to Bertha Boltan, 147 Clinton; QC; Sept10; Sept15'13; A \$33,500-48,000. nom

Clinton st, 147-9; Dora Lichtenstein, heir Jos Boltan to same; QC; Sept10; Sept15 '13. nom

East Broadway, 237 (1:286-32), ss, 189.2 e Clinton, 23.8x87.6, 4-sty bk tnt; Simon Sturm to Fannie Brown, 1858 7 av; mtg \$9,000; Sept15; Sept16'13; A\$18,500-23,000. O C & 100

Hester st, 101 (1:307-39), ns, 65.6 w Allen, 22x50, 3-sty bk synagogue & str; Saml Rauch to Bessie Silverman, 99 Hester; B&S; AL; June27; Sept13'13; A\$15,000-17,000. O C & 100

Monroe st, 254 (1:261-47), ss, 250 w Jackson, 25x½ blk, 6-sty bk tnt & str; Alvin C Cass et al to Estate Holding Corp [care A C Cass], 68 William; AL; Sept9; Sept12'13; A\$15,000-30,000. nom

Nassau st, 115-7 (1:90-16), ws, abt 110 n Ann, 50x101.6 to es Theatre alley x50x 102.4, ss, 6-sty bk loft & str bldg; Valcour Realty Co to Temple Court Co, a corp [care Estate E Kelly], 5 Beekman; mtg \$290,000; July25; Sept18'13; A\$260,000-280,000. nom

Norfolk st, 32 (26) (1:312-7), es, abt 175 s Grand, 25x100, 6-sty bk tnt & str; Clara Kreitman to Morris Kreitman, her husband, 38 Osborn, Bklyn; ½ pt; AT; AL; Sept13; Sept17'13; A\$22,000-33,000. nom

Rivington st, 70 (2:416-74), nec Allen (No 150), 22.4x75, 2 & 3-sty bk tnt & str; Michl Karp to Isidor Leibowitz, 70 Rivington; mtg \$59,500; Sept15'13; A\$30,000-37,000. 700

Rivington st, 158 (2:349-32), ns, 127 e Suffolk, 23x100, 4-sty bk tnt & str & 5-sty bk rear tnt; Isaac Lefkowitz to Renilo Mtg Co, a corp [care Oliner Bros], 67 Clinton; mtg \$26,000; Sept15; Sept16'13; A \$23,000-27,000. O C & 100

Suffolk st, 143-5 (2:354-59), ws, 40 s Stanton, 40x75, 5-sty bk bldg; Fannie Bruck et al heirs Rachel Rubel, to Pincus Rubel, 143 Suffolk; AL; Sept16; Sept18'13; A\$33,000-55,000. O C & 100

Sullivan st, 24 (2:477-25), ws, 32 n Grand, 21.2x72.3 to alley x20x64.4, with rights to alley, 3-sty bk school; Henry C Tinker to Chas Burkelman, 216 W 100; AL; Aug7; Sept18'13; A\$9,000-9,500. nom

3D st, 195 E (2:399-40), nes, 103 nw Av B, 24x96.2, 3-sty bk tnt & str & 4-sty bk rear tnt; Harry N Wessel, ref, to Louis Levy, 1773 Mad av, & Lena Heyman, 562 W 148; mtg \$20,500 & AL; FORECLOS Sept3; Sept17'13; A\$18,000-24,000.

2,000 over & above mtg

9TH st, 718 E (2:378-16), ss, 233 e Av C, 25x93.11, 5-sty bk tnt; Rose F Brown to Fannie Freund, 51 Columbia; correction deed; mtg \$24,750; Sept13; Sept15'13; A \$15,500-25,000. O C & 100

11TH st, 235 E (2:467-43), ns, 177 w 2 av, 25x100, 6-sty bk tnt; Morris Abramowitz to Annie Seigel [Siegel], 960 Stebbins av; B&S; AL; Sept12; Sept16'13; A\$18,000-42,000. O C & 100

12TH st, 229-31 E (2:468-46), ns, 400 e 3 av, 49.6x103.3, 7-sty bk tnt; Rebecca Haims to Progressive Lunch, Inc, a corp, 94 Chambers; mtg \$89,250; Sept8; Sept12 '13; A\$40,000-90,000. O C & 100

12TH st, 551 E, see Av B, 196.

18TH st, 460-4 W, see 10th av, 128.

19TH st, 428-30 W (3:716-52), ss, 400 e 10 av, 50x92, 4-sty bk garage; Jas R Pierson to J Fred Pierson, 20 W 52; mtg \$63,500; Feb'11; Sept16'13; A\$22,000-45,000. nom

20TH st, 122 W (3:795-55), ss, 278.8 w 6 av, 25x92, 5-sty bk tnt & str; Rebecca Haims to Progressive Lunch, Inc, a corp, 94 Chambers; mtg \$35,000; Sept8; Sept12 '13; A\$32,000-39,000. O C & 100

22D st, 237 E (3:903-23), ns, 125 w 2 av, 25x98.9, 3-sty bk stable, 1-sty ext; Geo Kelly to Theresa J Kelly, his wife, on West Bway, Cedarhurst, LI; correction deed; Sept9; Sept12'13; A\$16,000-18,500. nom

22D st, 237 E; Mary F Bassell, heir of Mary E & Jno Kelly (both dead), to same; QC; Sept9; Sept12'13. nom

26TH st, 249 W (3:776-10), ns, 150 e 8 av, 25x98.9, 5-sty stn tnt; Wilbur Larremore, ref, to Margt D Achenbach, 10 E 72; FORECLOS Aug20; Sept17'13; A\$15,500-34,000. 32,250

28TH st, 328 W (3:751-59), ss, 468.9 e 9 av, 18.9x98.9, 4-sty & b stn dwg; Sofia Lecakes et al to N Y Florists Supply Co, Inc, a corp, 127 W 28; mtg \$12,500; Sept 15; Sept16'13; A\$9,500-13,500. O C & 100

36TH st, 455-7 W, see 10 av, 466.

38TH st, 237-41 W (3:788-26, 27, 28), ns, 377 e 8 av, 51.4x98.9, 3 4-sty bk dwgs; Simon Fink to Tion Realty Co, a corp, [care Jonas L & NJ], 115 Bway; mtg \$75,000; Sept13; Sept18'13; A\$81,000-85,500. O C & 100

41ST st, 225 W (4:1013-17), ns, 300 w 7 av, 100x98.9, 1 & 4-sty bk school; Old School Realty Co, Inc, to Two Twenty-Three, Two Twenty-nine West Forty-First St Corp [care S H Harris], 1476 Bway; mtg \$145,000 & AL; Sept17; Sept18 '13; A exempt-exempt. O C & 100

52D st, 315 E (5:1345-9), ns, 204.6 e 2 av, 20x100.5; 4-sty stn dwg; Jno Mohrmann to Jere J Quill, 785 3 av; mtg \$9,000 & AL; Sept15; Sept16'13; A\$8,000-12,000. O C & 100

53D st, 401-3 E, see 1 av, 966.

55TH st, 200 W, see 7 av, 856.

56TH st, 247 E (5:1330-20½), ns, 75 w 2 av, 25x100.5, 4-sty bk tnt & str, 1 & 3-sty ext; Abr Sonken to Bessie Botvinick, 89 Marmon st, Newark, NJ; mtg \$14,000 & AL; Sept11; Sept12'13; A\$11,000-19,000. nom

56TH st, 443 W (4:1066-9), ns, 200 e 10 av, 25x100.5, 5-sty bk tnt; Gertrude Sawyer to Jos B Peck, of Rochester, NY; mtg \$20,500 & AL; Aug27; Sept13'13; A\$11,000-22,000. nom

56TH st, 443 W; Jos B Peck to United Boros Real Estate Co, a corp, 47 W 34; mtg \$20,500 & AL; Sept3; Sept13'13. nom

58TH st, 448 E (5:1369-28), ss, 80 w Av A or Sutton pl, runs s100.5xe26xn20.5xw6xn80 to st xw20 to beg, 3-sty bk tnt & 2-sty bk rear stable; August Bautz Jr to Eliz Kramera, 448 E 58; AL; Sept12; Sept 15'13; A\$6,300-8,500. nom

58TH st, 448 E (5:1369-28), ss, 80 w Av A or Sutton pl, runs s100.5xe26xn20.5xw6xn80 to st xw20 to beg, 3-sty bk tnt & 2-sty bk rear stable; Wm Kramer to August Bautz Jr, 100 13th, College Pt, LI; Sept9; Sept12'13; A\$6,300-8,500. nom

61ST st, 400-18 E, see 1 av, 1108-14.

63D st, 327 E (5:1438-13), ns, 300 e 2 av, 25x100.5, 5-sty bk loft bldg; Chas E Reynolds to Maria L Reynolds, his wife, 1344 Fulton av; mtg \$10,000; Sept12; Sept13'13; A\$9,000-20,000. O C & 100

65TH st, 352 E, see 1 av, 1199.

65TH st, 433 E (5:1460-17), ns, 175 w Av A, 37.7x100.5, 6-sty bk tnt; Robt J Stillwell to Paul Herold, of Newark [215 Broad], NJ; mtg \$46,000 & AL; Sept8; Sept 12'13; A\$12,000-40,000. nom

67TH st, 436 E, see Av A, swc 67.

70TH st, 326 E (5:1444-36), ss, 244 w 1 av, 25x100.4, 4-sty stn tnt & str; Mary A Thornton to Henry H Frahme, 1499 3 av; mtg \$11,450; Sept15'13; A\$9,000-17,000. O C & 100

72D st, 301 E, see 2 av, 1392.

74TH st, 210 E (5:1428-43), ss, 135 e 3 av, 25x102.2, 4-sty bk tnt & str & 3-sty bk rear tnt; Jacob Moss to Jos Salzman, 212 Lex av, Bklyn; mtg \$14,500 & AL; Sept 12; Sept15'13; A\$11,000-16,500. O C & 100

75TH st, 11 E (5:1390-11), ns, 149 w Mad av, 21x102.2, 4-sty & b bk dwg; N Y Soc for the Relief of the Ruptured & Crippled, a corp, to Sophia J Lindsly at Wallingford, Conn, & Josiah J Lindsly, at Northford, Conn; 1-24 pt; B&S; Sept11; Sept17 '13; A\$60,000-66,000. 2,916.66

75TH st, 190 E (5:1409-43), ss, 150 w 3 av, 18.9x102.2, 4-sty stn tnt; Paul L Kierman, ref, to Maurice J Simon, 315 Central Park W; FORECLOS July17; Sept17'13; A \$11,500-15,500. 13,000

77TH st, 124 W (4:1148-43), ss, 241 w Col av, 20x102.2, 4-sty & b stn dwg; Richd E Seelgman to Clarence J Housman, at Hollywood, NJ [20 Broad]; CaG; ½ pt; Sept12; Sept16'13; A\$16,000-28,000. 3,500

79TH st, 300 E, see 2 av, 1512.

84TH st, 135-7 W (4:1215-16-17), ns, 369 e Ams av, 44x102.2, 2 5-sty stn tnts; Berthold Landauer to Sol Dornberger, 1572 Washington av; mtg \$44,000; Sept11; Sept 13'13; A\$26,000-50,000. nom

89TH st, 311 E (5:1552-9), ns, 200 e 2 av, 25x100.8, 5-sty bk tnt; Franz Lenz to Jacob Treiber, 1696 2 av; mtg \$20,000; Sept15; Sept16'13; A\$9,000-21,000. O C & 100

93D st, 4-6 W (4:1206-38), ss, 125 w Central Park W, 50x100.8, 7-sty bk tnt; Michl A Hoffmann to N Y Real Estate Security Co, a corp, 42 Bway; mtg \$75,000 & AL; Aug29; Sept13'13; A\$35,000-115,000. O C & 100

93D st, 69 W, see Col av, 681-9.

97TH st, 205 E (6:1647-5), ns, 115 e 3 av, 25x100.11, 5-sty bk tnt; Sophia Mayer to Benj M Gruenstein, 60 W 95; QC; AL; Sept8; Sept16'13; A\$9,000-16,000. nom

97TH st, 205 E; Benj M Gruenstein to Jennie Paley, 696 Cauldwell av; B&S; AL; Sept10; Sept16'13. nom

97TH st, 211 E (6:1647-8), ns, 189 e 3 av, 24.6x100.11, 5-sty bk tnt & str; Wolf Bloom to Robt J Wittenberg, 1530 Charlotte; AL; Sept18'13; A\$9,000-16,000. O C & 100

97TH st, 301 W, see West End av, 761.

101ST st, 64 E (6:1606-42), ss, 130 w Park av, 25x100.11, 5-sty bk tnt; Edw F Clark, ref, to Margareta K & Hy B Welsh, both at New Rochelle, NY [Hy B Welsh, 465 Greenwich], EXRS Henry Welsh; FORECLOS Aug19; Sept15'13; A\$10,000-23,000. 22,000

103D st, 134 W (7:1857-50), ss, 353.6 e Ams av, 27x104.9x24x104.9, 5-sty stn tnt; A\$16,000-29,000; also 103D ST, 136 W (7:1857-51), ss, 327.5 e Ams av, 26x104.9x26x 104.10, 5-sty stn tnt; A\$16,500-28,000; Jos Shardless et al EXRS, & C, Annie F Shardless to Jno J Falahee, 102 W 103; June4; June18'13; reprinted from issue of June21, when this appeared under leases. O C & 100

103D st W (7:1857), ss, 353.4 e Ams av, a strip at c l party wall bet 136 & 134 W 103d, —x104.9; Henry Muhler to Jno J Falahee, 102 W 103; QC; June17; June18 '13; reprinted from issue of June 21, when this appeared under leases. nom

103D st, 136 W, see 103d st, 134 W.

107TH st, 401-3 E, see 1 av, 2070.

109TH st, 75 E (6:1615-32½), ns, 80 w Park av, 29.4x100.11, 5-sty bk tnt & str; H Louis Jacobson, ref, to Frieda Neumann, 758 West End av; FORECLOS Sept 11; Sept15; Sept16'13; A\$12,500-21,500. 21,500

112TH st, 6 W (6:1595-40½), ss, 100 w 5 av, 30x100.11, 5-sty bk tnt & str; Sol Cohen et al to Chas Levy, 122 E 113; mtg \$31,500; Sept8; Sept16'13; A\$17,000-34,000. nom

113TH st, 61 E, see Madison av, 1713.

113TH st, 227 E (6:1663-16), ns, 225 w 2 av, runs n73.11xw30.6xs—xne5.5xs4.10xw0.6 xs26.9 to st xe25.6 to beg, 5-sty bk tnt; Geo P Herdling to Arthur C M Herdling, 282 Main st, Orange, NJ; AL; Sept11; Sept16 '13; A\$8,000-18,000. O C & 100

113TH st, 75 W (6:1597-9), ns, 175 e Lenox av, 17x100.11, 3-sty & b bk dwg; Lillie Mansfield to Henry Hottinger, 4 30th st, Whitestone Landing, B of Q [care J Wertheim, 30 E 42]; mtg \$14,000 & AL; Sept13; Sept17'13; A\$9,500-11,500. nom

119TH st, 20 E (6:1745-63½), ss, 184.5 w Mad av, 15.8x100.11, 3-sty & b stn dwg; Rose Block to Beke Schneider, 43 W 36; CaG; mtg \$8,700 & AL; Sept10; Sept17'13; A\$7,500-9,500. nom

119TH st, 24 E (6:1745-62½), ss, 153.4 w Mad av, 15.6x100.11, 3-sty & b stn dwg; Wm Zuckerman to Charlotte Zuckerman, 24 E 119; mtg \$7,000 & AL; Sept12; Sept 15'13; A\$7,500-9,500. O C & 100

119TH st, 60-2 E (6:1745-47), ss, 100 e Mad av, 50x100.11, 6-sty bk tnt & str; Bertha King to Sarah Cohen, 966 Prospect av; mtgs \$57,000 & AL; Aug11; Sept17'13; A\$22,000-62,000. nom

119TH st, 40 W (6:1717-52½), ss, 478 e Lenox av, 18x100.11, 3-sty & b stn club house; RAS Realty Co, a corp, to Ida Goldin, at Shenandoah, Pa; QC; AL; Sept 15; Sept17'13; A\$10,000-13,000. nom

121ST st, 518 E (6:1817-27), ss, 208 e Pleasant av, 17x80, 3-sty & b bk dwg; Phoebe Minzie to Max Kreindel, 338 E 121; mtg \$4,500 & AL; Apr28; Sept12'13; A \$3,000-4,000. O C & 100

122D st, 203 W (7:1928-28), ns, 80 w 7 av, 20x100.11, 5-sty stn tnt; Saml Roseff to Tilmil Realty Co, a corp, 309 Bway; ¼ pt; mtg \$14,500 & AL; Sept13; Sept16'13; A\$12,500-21,000. O C & 100

122D st, 203 W; Tilmil Realty Co to Edw C Prescott, 148 W 105; mtg \$14,500 & AL; Sept15; Sept16'13. O C & 100

124TH st, 218-20 E (6:1788-41), ss, 225 e 3 av, 38.8x100.11, 6-sty bk tnt & str; A \$15,500-40,000; also 124TH ST, 226-8 E (6:1788-38), ss, 302.4 e 3 av, 38.8x100.11, 6-sty bk tnt & str; See-Em Holding Co, a corp, to Milton M Silverman, 207 W 116, surviving partner of firm C M Silverman & Son; AL; June24; Sept13'13; A\$15,500-40,000. O C & 100

124TH st, 226-8 E, see 124th, 218-20 E.

133D st, 501 W, see Ams av, 1480-2.

140TH st, 517 W (6:1737-66), ss, 110 e Lenox av, 40x99.11, 6-sty bk tnt; Ellsworth J Healy, ref, to N Y Savings Bank, 81 8 av; FORECLOS Sept9; Sept10; Sept12'13; A \$11,000-38,500. 37,000

140TH st, 501 W, see Ams av, 1624.

141ST st, 300-4 W, see 8 av, 2641.

149TH st W (7:2096-17), ns, 160 w Bway, runs n99.11xw193.8 to es Riverside dr (No 720), xs102 to st xe173.1 to beg, 6-sty bk tnt & str; Timothy A Leary, ref, to Max Marx, 419 Convent av; mtg \$167,500; FORECLOS Sept3; Sept11; Sept12'13; A \$148,000-383,000. 150,000

149TH st W, nec Riverside dr, see 149th W, ns, 160 w Bway.

156TH st, 501 W, see Ams av, 1940-2.

161ST st, 502 W (8:2119-36½), ss, 72.10 w Ams av, 27.1x25, 3-sty bk dwg; Jacob Ruppert a corp, to Jacob Ruppert Realty Corp, 1639 3 av; mtg \$2,500 & AL; Aug26; Sept12'13; A\$3,000-4,800. nom

162D st, 435 W (8:2110-46), ns, 338.6 e Ams av, 18.6x112.6, 3-sty & b stn dwg; Jennie Cameron to Alex Cameron, her husband, 435 W 162; AT; Sept15; Sept17 '13; A\$7,000-14,000. nom

166TH st, 460 W (8:2111-55), ss, 162.10 w Edgecombe av, 37.6x106.4x37.10x111.10, 5-sty bk tnt; Fannie Prager, widow, to Abr L Prager, both at 2460 7 av; mtg \$40,000; July3'08; Sept17'13; A\$13,000-43,500. nom

177TH st, 501 W, see Ams av, 2360.

Av A, 1239 (5:1461-26), ws, 40.5 s 67th, 40x100, 6-sty bk tnt; Julia C Jones to Mary Meade, 212 E 73; mtg \$42,000; Sept12; Sept 13'13; A\$16,000-47,000. nom

Av A (5:1461-28), swc 67th (No 436), 40.5x100, 6-sty bk tnt & str; Phoenix Ingraham, ref, to Lawyers Mfg Co, a corpn, 59 Liberty; FORECLOS Sept4; Sept16; Sept17'13; A\$20,000-60,000. **55,000**

Av A, 1663 (5:1567-24), ws, 75 n 87th, 25x77, 5-sty bk tnt & str; Leontine Platky indivd et al EXRS, &c, Adolph Platky, decd, et al to Max Jackel, 424 E 86; mtg \$13,000 & AL; Sept15; Sept16'13; A\$9,000-18,000. **17,500**

Av B, 196 (2:406-39), nws, at nes 12th (No 551), 18.4x60, 5-sty bk tnt & str; Peter Doelger et al, EXRS Peter Doelger (decd), to Peter Doelger Brewing Co, Inc, a corpn, 407 E 55; June6; Sept12'13; A\$18,000-26,000. **nom**

Amsterdam av, 1480-2 (7:1987-29), nwc 133d (No 501), 40x100, 6-sty bk tnt & str; C M Silverman & Son, Inc, a corpn, to Milton M Silverman, 207 W 110, as surviving partner of firm C M Silverman & Son; AL; June24; Sept13'13; A\$35,000-80,000. **O C & 100**

Amsterdam av, 1624 (7:2072-29), nwc 140th (No 501), 24.11x100, 5-sty bk tnt & str; Simon Fink to Tion Realty Co, a corpn, 115 Bway; mtg \$35,000; Sept13; Sept18'13; A\$27,000-47,000. **O C & 100**

Amsterdam av, 1940-2 (8:2115-40), nwc 156th (No 501), 52.11x125, 6-sty bk tnt & str; Jacob Ruppert, a corpn, to Jacob Ruppert Realty Corpn, 1639 3 av; mtg \$100,000 & AL; Aug26; Sept12'13; A\$63,000-137,000. **nom**

Amsterdam av, 2360 (8:2132-42-44), nwc 177th (No 501), 84.4x100; vacant; Freybell Realty Co to Chas M Rosenthal, 241 Ft Wash av; mtg \$38,000; Sept2; Sept12'13; A\$47,500-47,500. **100**

Broadway, 3132, see Bway, 3134.

Broadway, 3134 (7:1979-62), es, 35 s 125th, 32.6x75, 5-sty bk tnt; A\$24,000-32,000; also **BROADWAY, 3132 (7:1979-64)**, es, 67.6 s 125th, 32.6x75, 5-sty bk tnt; A \$24,000-32,000; Lillian E Enser to Chas J Buttery, 127 Covert, Bklyn; mtg \$45,000; Aug22; Sept16'13. **nom**

Broadway (8:2170-62), see Fairview av, 74.6x100.3x85.10x120.3; vacant; Jacob Ruppert, a corpn, to Jacob Ruppert Realty Corpn, 1639 3 av; mtg \$24,000 & AL; Aug 26; Sept17'13; A\$18,000-18,000. **nom**

Central Park W, 374 (7:1833-32), ws, 75-11 n 97th, 25x100, 5-sty bk tnt; Geo W Meyer to Chas Bolte, 278 Johnston av, Jersey City, NJ; mtg \$31,500; Sept15; Sept 18'13; A\$30,000-40,000. **O C & 100**

Columbus av, 681-9 (4:1207-1-3), nec 93d (No 69), 76.1x100x72.1x100, 5-sty bk tnt & str & 1-sty bk str; Jacob Ruppert, a corpn, to Jacob Ruppert Realty Corpn, 1639 3 av; mtg \$125,000 & AL; Aug26; Sept 17'13; A\$109,000-156,000. **nom**

Fairview av, see Bway, see Bway, see Fairview av.

Lexington av, 343 (3:895-24), es, 83 n 39th, 20x83, 3-sty & b stn dwg; Edmund Wetmore to Francis Connor, 21 E 126; Sept17'13; A\$27,000-30,000. **O C & 100**

Madison av, 1713 (6:1619-22), nec 113th (No 61), 25x76.5, with rights to strip 25x 1 on e, 5-sty bk tnt & str; Matilda, wife Henry Precht, to Henry Precht & Matilda, his wife, 61 E 113, as tenants by entirety; mtg \$21,000 & AL; Sept12; Sept13'13; A \$23,000-35,000. **nom**

Madison av, 2040 (6:1754-16 1/2), ws, 132.7 s 130th, 16.5x75, 3-sty & b stn dwg; Irving Smith to Commonwealth Security & Mfg Corpn, at Croton-on-Hudson, NY [care Hy Caplan]; Aug22; Sept17'13; A\$8,000-10,000. **O C & 100**

Park av, 973 (5:1511-71), es, 45.11 s 83d, 18.9x100, 4-sty stn tnt; Danl J Gallagher to Mary A Gallagher, his wife, 973 Park av; mtg \$10,000; Aug27; Sept12'13; A\$28,000-33,000. **nom**

Pleasant av, 345 (6:1806-22), ws, 40.11 n 118th, 20x88, 3-sty & b bk dwg; Fredericka Miller widow to Roy B Davis, 820 Lex av; mtg \$9,000 & AL; Sept17'13; A\$6,500-8,000. **O C & 100**

Prescott av (8:2248-53-57 & 117-118), s, 614.2 e Bolton rd, runs e207.10x141.4xw 151.9x160.7 to ns Seaman av xw50x1158.11 & 158.5 to beg, vacant; Percival H Gregory, ref, to Marguerite A Nash, — Melrose pl, Montclair, NJ; mtg \$12,000; FORECLOS Sept9; Sept18'13; A\$15,200-15,200. **1,000**

Riverside dr, 720, see 149th W, ns, 160 w Bway.

St Nicholas av, 670-6 (7:2051-39), es, 308.9 s 145th, 100x100, 6-sty bk tnt; Isaac Simons to Geo Mayer, 1245 Ams av [1257 Ams av]; QC; Sept17; Sept18'13; A\$45,000-150,000. **O C & 100**

St Nicholas av, 930 on map 928-30 (8:2107-14), es, 248.4 n 155th, 124.9x124 to ws Old Croton Aqueduct x120.3x90.11, 6-sty bk tnt; Queen Mab Co, a corpn, to Mary Meade, 212 E 73; mtg \$190,000 & AL; Sept 11; Sept16'13; A\$85,000-220,000. **nom**

Seaman av, ns, abt 640 e Bolton rd, see Prescott av, ss, 614.2 e Bolton rd.

West End av, 761 (7:1887-50-53), nwc 97th (No 201), 100.11x100; vacant; Rebecca Mayer et al heirs &c Aaron Jacobs, decd, et al to Saml McMillan [210 W 42]; QC; Nov17'09; re-recorded from July18'10; Sept 16'13; A\$110,000-110,000. **nom**

1ST av, 125 (2:449-33), ws, 68.6 s St Marks pl, 21x50, 5-sty bk tnt & str; Hermine E Molke to Ludwig Kuebler, 116 1 av; mtg \$16,500; Sept15; Sept16'13; A\$12,000-17,000. **nom**

1ST av, 966 (5:1365-1 & 4 1/2), nec 53d (Nos 401-3), runs n20.5x67x140x27x86.5 to st xw94 to beg, 4-sty bk tnt & str, 2-sty bk shop & 5-sty bk tnt; Peter Doelger et al, EXRS Peter Doelger (decd), to Peter Doelger Brewing Co, Inc, a corpn, 407 E 55; June6; Sept12'13; A\$16,500-30,500. **nom**

1ST av, 1108-14 (5:1455-38-48), sec 61st (Nos 400-18), 100.5x300, 3-sty bk factory, 1-sty fr stable & vacant; Fredk Buse to Susan F Buse, 35 Academy, L I City; 1/4 of 1-7 int; Sept15; Sept16'13; A\$93,000-108,500. **nom**

1ST av, 1199 (5:1439-30), swc 65th (No 352), 25.5x90, 5-sty stn tnt & str; Peter Doelger et al, EXRS Peter Doelger (decd), to Peter Doelger Brewing Co, Inc, a corpn, 407 E 55; June6; Sept12'13; A\$18,500-36,000. **nom**

1ST av, 2070 (6:1701-1), nec 107th (Nos 401-3), 25.11x113, 6-sty bk tnt & str; Carmela Palladino to Cath Marrone, 121 St Nicholas av; 1/4 pt; mtg \$27,000; Sept12; Sept17'13; \$17,000-42,000. **O C & 100**

2D av, 655 (3:916-35), nws, 49.4 sw 36th, 24.8x100, 1 & 2-sty bk theatre; Sadie Kramer to Alex Beitelman, 337 E 49, & Isaac Gevertz, 138 E 60; 1/4 pt; AT; mtg \$14,000 on whole; Sept12'13; A\$17,500-22,500. **nom**

2D av, 1392 (5:1447-1), nec 72d (No 301), 76.2x25, 4-sty stn tnt & str; Peter Doelger et al, EXRS Peter Doelger (decd), to Peter Doelger Brewing Co, Inc, a corpn, 407 E 55; AL; June6; Sept12'13; A\$22,000-33,000. **nom**

2D av, 1512 (5:1453-49), sec 79th (No 300), 25.2x75, 5-sty stn tnt & str; Peter Doelger et al, EXRS Peter Doelger (decd), to Peter Doelger Brewing Co, Inc, a corpn, 407 E 55; AL; June6; Sept12'13; A\$22,000-38,000. **nom**

3D av, 1687 (5:1540-49), es, 75.6 s 95th, 25.2x100, 4-sty stn tnt & str; Abr Silverstone to Rosa Strauss, 274 W 140; mtg \$15,000; Sept12'13; A\$16,500-22,000. **nom**

7TH av, 228 (3:773-42), ws, 49.4 n 23d, 19.8x80, 4-sty bk tnt & str; Hiram H Kirk, ref, to Lena Rothschild, 54 Morningside dr; AL; FORECLOS July17; Sept15'13; A \$32,000-33,500. **28,100**

7TH av, 856 (4:1026-36), swc 55th (No 200), 25.5x100, 6-sty bk tnt; Robt S Clark to Thos D Green, 210 W 55; B&S; AL; June5; Sept16'13; A\$90,000-105,000. **O C & 100**

7TH av, 856; Thos D Green to Hotel Woodward Co, a corpn, 210 W 55; mtg \$95,000; Sept16'13. **O C & 100**

8TH av, 2074 (7:1828-31), es, 50.5 n 112th, 25.2x100, 5-sty bk tnt & str; Lillie Baum to Nettchen Seligmann, 213 W 105; mtg \$30,000; Sept15; Sept16'13; A\$22,000-34,000. **O C & 100**

8TH av, 2641 (7:2042-52), swc 141st (Nos 300-4), 24.11x100, 5-sty bk tnt & str; Jacob Ruppert, a corpn, to Jacob Ruppert Realty Corpn, 1639 3 av; mtg \$39,000 & A L; Aug26; Sept17'13; A\$25,000-43,000. **nom**

10TH av, 128 (3:715-62-63), sec 18th (Nos 460-4), runs e100x347.4xw25x22.4xw 75 to av xw25 to beg, 3 & 4-sty bk tnt & str & 3-sty bk tnt; Wm L Fawcett to Lycon Realty Co [care J A Lynch], 51 Chambers, 8-29 pt; AT; mtg \$20,000; Sept 12; Sept16'13; A\$16,500-28,000. **nom**

10TH av, 466 (3:734-1), nec 36th (Nos 455-7), 24.8x72, 4-sty bk tnt & str; Peter Doelger et al, EXRS Peter Doelger (decd), to Peter Doelger Brewing Co, Inc, a corpn, 407 E 55; June6; Sept12'13; A\$16,000-24,000. **nom**

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Sullivan st, 24 (2:477-25), ws, 32 n Grand, 21.2x72.3 to alley x20x64.4, 3-sty bk school; re life annuity of \$2,000 &c; Edith E Tinker to Henry C Tinker, 48 E 57; QC; Sept 5; Sept18'13; A\$9,000-9,500. **nom**

Sullivan st, 24; re life annuity of \$200, &c; Jane R Chesebro to Henry C Tinker, 48 E 57; QC; Aug28; Sept18'13. **nom**

21ST st, 344 E (misc), ss, 100 w 1 av, 30 x92; power of atty; Geo A Metzger at Rife, Colo, to S Clinton Crane, 825 W 180; Aug19; Sept15'13. **---**

63D st, 120 W (4:1134), ss, 300 w Col av, 25x100.5; certf as to partial satisfaction of mtg to extent of \$2,500 & that there is still due thereon \$1,000; Caroline Schumacher to Herman Schumacher, both at 205 W 84; Sept17; Sept18'13. **---**

141ST st W (7:2088-75-79 & pt lt 74), ns, 350 w Bway, runs n99.11xw165 to ses Riverside dr xsw102.6 to 141st xe188 to beg, vacant; re mtg with consent to Carnegie Constr Co; Oaklawn Corpn to Newmark & Davis, Inc, a corpn, 3470 Bway; Sept15; Sept17'13; A\$—\$. **62,000**

141ST st W (7:2088-75-79 & pt lt 74), ns, 400 w Bway, 138 to ses Riverside dr x102.6x115x99.11; vacant; re mtg, with consents by Oaklawn Corpn & Carnegie Constr Co; Union Dime Savgs Bank to Newmark & Davis, Inc, a corpn, 435 W 119; Sept17; Sept18'13; A\$—\$. **55,500**

141ST st W, nec Riverside dr, see 141st W, ns, 350 w Bway.

Riverside dr, nec 141st, see 141st W, ns, 400 w Bway.

Riverside dr, nec 141st, see 141st W, ns, 350 w Bway.

3D av, 1107-9 (5:1419); consent to additional tracks; D Comyn Moran & ano, EXRS &c Chas Moran, to Manhattan Railway Co; 1/3 pts; July21; Sept12'13. **---**

3D av, 1319 (5:1430); consent to additional tracks; Chas Armbruster & Jno Hock to Manhattan Railway Co; July15; Sept12'13. **---**

3D av, 1355 (5:1432); consent to additional tracks; Jno W Siefke & C W Franke to Manhattan Railway Co; July9; Sept12'13. **---**

3D av, 1443 (5:1527); consent to additional tracks; Thos & Emma V Connor to Manhattan Railway Co; July10; Sept12'13. **---**

3D av, 1775 (6:1648); consent to additional tracks; Estate of Edw Roberts to Manhattan Railway Co; July14; Sept12'13. **---**

3D av, 1811 (6:1650); consent to additional tracks; Hanna Rundquist to Manhattan Railway Co; July14; Sept12'13. **---**

3D av, 1849 (6:1652); consent to additional tracks; Robt R Reinhardt to Manhattan Railway Co; July17; Sept12'13. **---**

3D av, 1851 (6:1652); consent to additional tracks; Robt R Reinhardt to Manhattan Railway Co; July17; Sept12'13. **---**

3D av, 2139 (6:1666); consent to additional tracks; Otto Maier to Manhattan Railway Co; July22; Sept12'13. **---**

3D av, 2141 (6:1666); consent to additional tracks; Otto Maier to Manhattan Railway Co; July22; Sept12'13. **---**

3D av, 2142 (6:1644); consent to additional tracks; Geo Strecker to Manhattan Railway Co; July18; Sept13'13. **---**

3D av, 2187 (6:1784); consent to additional tracks; Jno Wimmer to Manhattan Railway Co; July23; Sept12'13. **---**

3D av, 2354 (6:1776); consent to additional tracks; Elise Tiedemann to Manhattan Railway Co; July28; Sept12'13. **---**

Order of court (misc) granting permission of Times Square Hotel Co, Inc, to change or assume name of Cafe de Paris, Inc, after Sept15'13; July24; Sept12'13. **---**

Power of atty (P A); Edw Gibbon & Sons, Ltd, of Coleraine & Belfast, Ireland, & 54 & 56 White, NY, to Andw R Steven & Frank F L Lange, 54-6 White; June14; Sept12'13. **---**

Power of atty (misc); Caroline R, wife Wm Baker, of Tuscan, Ariz, to Wm C Newell, of Doylestown, Pa; Sept10; Sept 13'13. **---**

Power of atty (misc); Isaac Centner of Toronto, Can, to Ruby Centner of NY; Apr 12; Sept15'13. **---**

Power of atty (misc); Lorenzo Semple, ADMR of Manuel Angel Blanco Garcia to Paul Fuller et al, firm of Couderit Bros, 2 Rector; Aug11; Sept17'13. **---**

Power of atty (Pa); Edgar J Kohler to Max J Kohler, 52 William; May-'04; Sept 18'12. **---**

WILLS.

Borough of Manhattan.

13TH st, 545 E (2:407-38), ns, 65 w Av E, 30x46, 5-sty bk tnt & str; Christian G Flick Est, Eliz Schleick EXTRX, 657 Eagle av, Bronx; atty, Theo Baumeister, 35 Nassau; A\$10,000-16,000. Will filed Sept13'13. **---**

50TH st, 441 W (4:1060-12), ns, 274.10 e 10 av, 25x100.11, two 4-sty bk tnts; Anna Osenkop Estate, 1-3 int; Otto H Osenkop EXR, 464 W 149; attys, Campbell, Moore & Amerman, 233 Bway; A\$12,000-16,500. Will filed June20'13. **---**

75TH st, 407 E (5:1470-6), ns, 113 e 1 in rear; Chas H L Dicke Est, Peter Dicke, EXR, 407 E 75; atty, Jos Hlavac, 1509 1 av, 25x102.2, 4-sty bk tnt & 1-sty fr shop av; A\$8,000-12,000. Will filed Sept17'13. **---**

93D st, 139 W (4:1224-17), ns, 412 w Col av, 18.9x97.1, 3-sty bk dwg & extn; A\$10,500-17,000; also 180TH ST, 708 W (7:2176-42), ss, 254.1 w Bway, 58.4x100, 5-sty bk tnt; Cornelia W Butler Est, Henry L Butler EXR, 196 Lefferts pl, Bklyn; atty, Harry N French, 31 Nassau; A\$26,000-64,000. Will filed Aug8'13. **---**

111TH st, 156 E (6:1638-50), ss, 50 e Lex av, 18.9x100.11, 3-sty br stn dwg; Chas F Cahill Est, pt int, Jno J O'Grady EXR, 166 E 111; atty, Wm E O'Grady, 277 Bway; A \$8,000-9,500. Will filed Sept13'13. **---**

122D st, 10 W (6:1720-62), ss, 166 w Mt Morris av, 22x100.11, 3-sty br stn dwg & str; A\$13,500-23,000; also 122D ST, 106 W (7:1906-38), ss, 100 w Lenox av, 17x100.11, 3-sty & b stn dwg; A\$9,500-16,000; Richard Van Santvoord Est, Jno V Van Santvoord EXR, Englewood, NJ; atty, Taylor More, 30 Broad. Will filed Sept 13'13. **---**

122D st, 106 W, see 122d, 10 W.

180TH st, 708 W, see 93d, 139 W.

2D av, 2081-3 (6:1657-22 & 23), ws, 25 n 107th, 50.3x75, 2 4-sty bk tnts & str; Moses E Hyman Est, 1/2 int, Sophie E Hyman, EXTRX, 251 W 95; attys, Fleischman & Fox, 32 Liberty; A\$17,000-29,000. Will filed Sept18'13. **---**

CONVEYANCES.

Borough of the Bronx.

Beech st (*), ss, 475 e Elm, 50x100; Leopold Salamon to Hyman Davidowitz, 318 Stanton; AL; Sept12; Sept16'13. **O C & 100**

Dorothea pl, nec Marion av, see Marion av, nec Dorothea pl.

Elsmere pl 789 (11:2956), ns, 375 w Marmion av, 25x100, 2-sty fr dwg; Eleanor A Engeldrum to Jno Juppe, 790-2 Elsmere pl; mtg \$4,000; Sept11; Sept12'13. **O C & 100**

Fox st (10:2714), ws, 585 n 163d, runs w104.1xw64.9xne79.7xe36.3 to st at pt 145.1 s Westchester av x8110 to beg; vacant; Rebecca Goldberg to Max Hoffman, 916 So Blvd; mtg \$24,000 & AL; Sept15'13. **O C & 100**

Garden st (11:3099), ss, 400 e Orchard ter, now Crotona av, 25x200 to ns 183d, vacant; Willard M Smith, EXR, &c, Edwin H Smith to Gertrude Boecheer, 1150 West Farms rd; June20; Sept18'13. **5,000**

Madison st, nwc Van Nest av, see Van Nest av, nwc Madison.

Madison st, swc Van Nest av, see Van Nest av, nwc Madison.

Meade st (*), ns, 25 e Garfield, 25x100; A Rezzano Constn Co to Geo Czawczka & Nellie, his wife, 2346 1 av, tenants by entirety; July 19; Sept 12 '13. O C & 100

Milford pl, 1445-7 (11:2977), ws, 251.6 s 172d, 51.6x100, 2-4-sty bk hts; Alvin C Cass et al to Estate Holding Corp, 68 William; AL; Sept 9; Sept 12 '13. nom

Parker st (*), sec Maclay av, 18.11x95x 23.11x95.4; Conrad Dignus to Josephine Lewis, 1628 Parker; AL; Sept 15; Sept 16 '13. O C & 100

Tier st, swe King av, see King av, swe Tier.

Tier st (*), ss, at nec premises hereby conveyed, adj lands of Henry Freeman, runs s100 to land of Fordham xw207 to h w mark Eastchester Bay xn106 to av xe 150 to beg, with all title to land below h w mark, City Island; Jno O Fordham to Frank D & Albt A Fordham, 19 Bay st, City Island; mtg \$2,800 & AL; Sept 12; Sept 15 '13. nom

Vineyard pl (11:2958), es, 90 s 176th, 25x 75; vacant; Geo Andrews to Karl Stromberg, at Hempstead Gardens, LI; Sept 11; Sept 15 '13. nom

141ST st, 410 E (9:2285), ss, 137.6 e Williams av, 37.6x100, 5-sty bk hnt; Diedrich Bunke et al individ, EXRS, &c, Ratie Bunke to Justine Bunke, widow, 355 E 135; AL; Aug 26; Sept 17 '13. 40,000

142D st, 357 E (9:2305), ns, 322.3 e Alex av, 16.8x100, 2-sty & b bk dwg; Peter J Hatting to City Real Estate Co, a corpn, 176 Bway; AL; Sept 11; Sept 12 '13. O C & 100

145TH st, 356 E (9:2306), ss, 78.4 e 3 av, 25x100, 2-sty fr bk ft dwg; Mary Meade to Hiram T Wood, 115 W 104; mtg \$6,500 & AL; Sept 15; Sept 17 '13. O C & 100

146TH st, 474 E, see Brook av, 467.
147TH st, 540 E (9:2273), ss, 149.6 w St Ann av, 25x100, except pt for st, 2-sty & b fr dwg; Lena Green to Morris Kandel, 2 W 119; mtg \$5,000; Sept 8; Sept 18 '13. O C & 100

147TH st, 733-5 on map 735 E (10:2579), nes, 117.6 se Jackson (Robbins) av, 37.6x 79, 4-sty bk hnt; Jno W Ahern to Henry Kaufmann, 570 E 141; mtg \$20,000; Sept 15; Sept 16 '13. O C & 100

156TH st, 298 E (9:2415), ss, 499.7 w Courtlandt av, 25x98.7x25x98.8, 2-sty fr dwg; Benenson Realty Co to Geo H Janss, 1057 Hoe av; mtg \$4,000; Aug 5; Sept 12 '13. O C & 100

156TH st, 300-2 E (9:2415), ss, 449.7 w Courtlandt av, 50x98.4x50x98.5, with all title to any strip adj on s, 5-sty bk hnt; Benenson Realty Co to Peter Handibode, 1172 Castle Hill av; mtg \$30,000; Sept 12; Sept 13 '13. O C & 100

156TH st, 342 E, see Courtlandt av, 731-3.

164TH st, 422-4 E (9:2385), ss, 32 e Brook av, runs se43.11 to es Brook av ss 55.9xne87.10 to 164th xnw33.3 to beg, 2-2-sty fr dwgs; Chas R Manning, as TRSTE Henrietta Manning, to David Mayer Brewing Co, a corpn, 3560 3 av; mtg \$3,200 & AL; Sept 11; Sept 12 '13. 7,000

165TH st E, swe Grant av, see Grant av, swe 165.

165TH st E, see Sherman av, see Grant av, swe 165.

169TH st, 358 E (9:2436), ss, 80 e Findlay av, 20x90, 3-sty fr tent; Louise M Keil et al, heirs Christina Keil, to Anthony A Keil, 358 E 169, also heir Christina Keil; B&S; mtg \$5,000 & AL; June 25; Sept 15 '13. nom

174TH st E (11:2899), ns, 110.5 e Webster av, runs n along ws Brook st, now closed, 100.8xe47 to c 1 Mill brook xs93.5 to 174th xw40.2 to beg, vacant; E Louis Jacobs to Tremont Mills, a corpn, at Webster av & Ittner pl; QC; AL; Sept 10; Sept 16 '13. omitted

176TH st, 100 E, see Walton av, see 176.

179TH st, 499 E, see Bathgate av, 2029, on map 2021.

181ST st E, nec Arthur av, see Arthur av, 2130.

182D st E, ns, abt 400 e Crotona av, see Garden st, ss, 400 e Crotona av.

187TH st, 441 E, see Park av, 4674.

203D st E (12:3308), ss, 823.6 w Briggs av, late Williamsbridge rd, 25x100, vacant; Carrie L Rogers to Jno Kenny, 2867 Webster av; mtg \$2,000 & AL; Sept 15; Sept 17 '13. O C & 100

215TH st (1st E) (*), ss, 425 e Bronxwood av (5th), 50x100, Laconia Park; Sidney J Cowen, ref, to Jos A Mascia, 775 S Oak dr; FORECLOS Sept 4; Sept 15; Sept 16 '13. 5,000

219TH st E (5th st) (*), ss, 79.5 w White Plains av (3 av), 18.7x131.5x18.7x132.9; also 219TH ST E (5TH) (*), ss, 98 w White Plains av (3 av), 18.8x130.1x18.9x131.5; also 219TH ST E (5TH) (*), ss, 116.8 w White Plains av (3 av), 18.9x128.10x18.9x 130.1, Wakefield; Bartholomew Mitchell to Fredk Fraser Graham, 68 Irving pl, Buffalo, NY; mtg \$13,500 & AL; Sept 18 '13. nom

219TH st E, ss, 98&116.8 w White Plains av, see 219th E, ss, 79.5 w White Plains av.

225TH st E (*), ss, 236.3 w Paulding av, 25x109.6; Royal Bronx Realty Co, Inc, to Otto Weiss & Madalene, his wife, 838 E 230, as tenants by entirety; mtg \$3,500 & AL; Sept 13; Sept 15 '13. O C & 100

231ST st E (*), ss, 155.9 e Barnes av, 10 x114.6; Jos J Wadick to M Katharine & Julia Wadick, both at 812 E 231; Sept 15; Sept 17 '13. O C & 100

233D st E (12:3363), ns, 50.6 w Napier av, 50.7x110.10x50x103.5; vacant; Thos Wilson to Thos B Dyer, 2963 Decatur av; mtg \$800; Sept 11; Sept 12 '13. O C & 100

234TH st, 350 E (Clinton av) (12:3382), ss, 171.6 w Verio av (1st st), 75x107.9x82.7x142.5, 2-sty fr dwg; Julius T Wolff to Henry J Diering, NY; Mar 28 '88; re-recorded from Apr 27 '88; Sept 15 '13. 1,300

234TH st E (12:3375), ns, 110 w Katonah av, 75x100, vacant; Wove Realty Co to Sidney L Duck, 70 Morningside dr; AL; Sept 9; Sept 16 '13. O C & 100

235TH st E, see Carpenter av, see Carpenter av, sec 235.

236TH st, 277 E (12:3377), ns, 135 w Katonah av, 25x100, 2-sty fr dwg; Fairmount Realty Co to Dora M Schrenkeisen, 29 Fletcher av, Mt Vernon, NY; B&S; July 11; Sept 16 '13. nom

240TH st, 263-5 E (12:3381), ns, abt 210 w Katonah av, 40x100, 2-sty fr dwg; Artubus Realty Co to Jacob F Mack, 263 E 240; mtg \$4,600 & AL; Aug 13; Sept 12 '13. nom

Bathgate av, 2029, on map 2021 (11:3046), nwc 179th (No 499), 60.5x94, 5-sty bk hnt & str; Harriet W Bacon to Chas J Butterly, 127 Covert, Bklyn; mtg \$60,000 & AL; Sept 15; Sept 17 '13. O C & 100

Arthur av, 2130 (11:3070), nec 181st, 46.8 x90x70x93; vacant; Chas A Corby to Angel Constn Co, a corpn, 1228 Hoe av; mtg \$9,800 & AL; Sept 9; Sept 12 '13. O C & 100

Belmont av, 2137 (11:3082), ws, 62 n 181st, 16.7x79.2x16.7x78.9, 2-sty bk dwg; Maria Germano to Vincenza Ciletti, 24 N 4 av, Mt Vernon, NY; mtg \$5,000; July 15; Sept 17 '13. nom

Bronx & Pelham Pkway, ss, 79 w Williamsbridge rd, see Munroe av, es, 168.6 s Bronx & Pelham Pkway.

Brook av, 467 (9:2290), swe 146th (No 474), 24.11x90, 5-sty bk hnt & str; Jacob Ruppert, a corpn, to Jacob Ruppert Realty Corp, 1639 3 av; mtg \$21,500 & AL; Aug 26; Sept 12 '13. nom

Brook av, es, abt 50 s 164th, see 164th, 422-4 E.

Burnside av, 2, see Jerome av, 2019-23.

Carpenter av (*), sec 235th, 27x105; Northern Bank of N Y by Geo C Van Tuyl, Jr, Supt, of Banks, to Saml H Cranston, 1746 Mad av; B&S & CaG; Sept 15; Sept 17 '13. 1,350

Castle Hill av (*), es, 125 s St Raymond av, 25.6x100, except pt for av; North Bronx Realty Co to Jacob Rumpf, 719 Prospect av; mtg \$1,450; Sept 12; Sept 17 '13. nom

Cauldwell av, 727 (10:2624), ws, 80 s 156th, 20x52.6, 2-sty & b fr dwg; Annie, wife Herman Heil, to Giacomo Guagliardo, 727 E 180; Sept 13; Sept 15 '13. nom

Chatterton av (7th st) (*), sec Havemeyer av (Av B), 50x100, except pts for Chatterton & Havemeyer avs, Unionport; Christina Schuessler to Theo M Macy, 907 Faile; mtg \$6,000; Sept 12; Sept 15 '13. O C & 100

Chatterton av (7th st) (*), ss, 50 e Havemeyer av (Av B), 73x108, except pt for Chatterton av; Christina Schuessler to Albt M Childs, 728 W 181; mtg \$4,500; Sept 12; Sept 15 '13. O C & 100

Clinton av, 2076 (11:3094), es, 107 s 180th, 41x120.9x46x120.9, 5-sty bk hnt; Carl L Janke to Israel Rosenberg, 451 E 171; QC; AL; Sept 12; Sept 15 '13. nom

Clinton av, 2076; Israel Rosenberg to Hadassa Buchholter, 689 E 170; mtg \$36,000 & AL; Sept 13; Sept 15 '13. O C & 100

Colden av (*), ns, 225 e Pierce av, 25x 100; Morris Park Estates to Saml N Caplow, 67 E 97; Sept 11; Sept 16 '13. nom

Colden av, see Sackett av, see Lurting av, ws, 115.7 n Sackett av.

Commonwealth av (*), ws, 50 s Tacoma, 50x100, except pt taken by city; Henry Seebeck to Rose Zoglin, 146 W 121; AL; July 30; Sept 16 '13. nom

Courtlandt av, 731-3 (9:2415), swe 156th (No 342), 49x100x48.11x100, 6-sty bk hnt & str; Hubener-Escher Co, a corpn, to Jacob C Stirn, 1147 Hoe av; mtg \$48,000 & AL; Sept 1; Sept 13 '13. nom

Davidson av, nec Burnside av, see Jerome av, 2019-23.

Decatur av, 3192 (12:3354), es, 44.4 n 205th, 25x100, 2-sty bk dwg; Alfred E Ommen, ref, to Agnes Peck, 2303 Bathgate av; mtg \$5,250 & AL; FORECLOS Aug 6; Aug 11; Sept 12 '13. 100

Decatur av, 3194 (12:3354), es, 69.4 n 205th, 25x100, 2-sty bk dwg; Alfred E Ommen, ref, to Agnes Peck, 2303 Bathgate av; mtg \$5,250 & AL; FORECLOS Aug 6; Aug 11; Sept 12 '13. 100

Fairmount av (*), ns, 25 w Ellsworth av, 50x100; Jacob Rumpf to North Bronx Realty Co, a corpn, 2022 Boston rd; mtg \$490; Sept 12; Sept 16 '13. nom

Fordham rd, 613-5 on map 611-3 (Pelham av) (12:3273), ns, 89.1 w Hughes av, 38.2x 100, 5-sty bk hnt & str; Port Jervis Land Impt Co, Inc, to Chas Wynne, 321 S 4 av, Mt Vernon, NY; 1/2 pt; mtg \$30,000 & AL; Sept 11; Sept 13 '13. nom

Fowler av (*), ss, 125 w Neil av, 25x 100; Morris Park Estates to Annie Murray, 302 Morris av; Sept 9; Sept 16 '13. nom

Franklin av, 1240 (10:2615), es, 100.9 n 168th, 40.9x135.5, 5-sty bk hnt; Louis Lass to Benj M Gruenstein, 60 W 95; mtg \$42,000; Apr 15; Sept 16 '13. O C & 100

Grant av (9:2447), swe 165th, 81.2x201 to es Sherman av, x56.4 to 165th x202.5 to beg, vacant; Lillian B Rogers to Morris Weinstein, 332 Central Park W; mtg \$10,000 & AL; Sept 2; re-recorded from Sept 3 '13; Sept 16 '13. O C & 100

Haight av (*), es, 200 n Morris Park av, 50x100; Morris Park Estates to Mary Elkin, — 12th st, Woodside, LI; July 31; Sept 17 '13. nom

Harrington av (*), ns, 175 e Mapes av, 25x100; Chas A Laumeister to Concrete Realty & Holding Corp, 420 E 161; 1/2 pt; AT; Sept 11; Sept 17 '13. O C & 100

Harrison av, 1842 (11:2869); Louise M Schrank to Kate Boschen, 1872 Jerome av; mtg \$7,000; Sept 11; Sept 17 '13. O C & 100

Havemeyer av, see Chatterton av, see Chatterton av, sec Havemeyer av.

Hill av (*), es, 475 s Randall av, 50x 100; Theresa Tengstrom to Frank Oharek & Mary, his wife, 439 E 71, as joint tenants; Sept 12; Sept 16 '13. O C & 100

Hone av (*), ws, 100 s Morris Park av, 50x100; Morris Park Estates to Chas H Lantz at Thomas, Fayette Co, W Va; July 31; Sept 17 '13. nom

Hone av, nwc Pierce av, see Pierce av, nwc Hone av.

Hone av (*), es, 84.10 n Sackett av, 25x 100; Morris Park Estates to Alex Forstein, 1779 Bway; July 24; Sept 13 '13. nom

Jerome av, 2019-23 (11:2863), swe Burnside av (No 2), runs w227.9 to es Davidson av xs3.6xe— to Jerome av xn76.8 to beg; vacant; Julia Ruvane to Julia M Broderick, 2 W Burnside av; mtg \$46,800; Sept 18 '13. O C & 100

King av, 345 (*), swe Tier, 57.4x120.5, City Island; Annie A Leviness to Harry G Horn, 403 W 123; mtg \$2,500; Sept 15 '13. nom

Kingsbridge rd, 32 E (11:3191), swe Morris av, 18x80, 3-sty bk dwg; Westbury Terrace, a corpn, to Minnie H Rothschild, 104 Hendrix, Bklyn; mtg \$9,500; Sept 17; Sept 18 '13. nom

Leland av (*), es, at nws Old rd (closed), runs ne109xs40 to old rd xsw150xn40 to beg; Patk Monahan to Jos Kelly, 186 Mercer, Jersey City, NJ; QC; Dec 9 '10; Sept 15 '13. nom

Leland av (*); same prop; Jos Kelly to Mchl Monahan, 1840 58th, Bklyn; Dec 9 '10; Sept 15 '13. nom

Livingston av (13:3415), ws, 508.1 s 246th, runs sw175xs81xne175 to av xnw 81 to beg; vacant; Parkway Heights Co to Florence E Pegram, on ws of Waldo av, 220 n 245th; AL; Sept 15; Sept 18 '13. O C & 100

Lurting av (*), es, 120.5 s Esplanade, 50x100; Morris Park Estates to Athanase Nicolaidis, 16 W 31; July 28; Sept 17 '13. nom

Lurting av (*), ws, 115.7 n Sackett av, 25x100; also SACKETT AV, nwc Lurting av, 25.3x115.7x25x111.9, also COLDEN AV, see Sackett av, 17.11x93.11x36.10x99.4; Morris Park Estates to Irene H Clark, 2931 Railroad av, Bklyn; July 30; Sept 13 '13. nom

Lydig av, ss, 118 w Paulding av, see Neil av, ns, 50 e Colden av.

Maclay av, see Parker, see Parker, sec Maclay.

Marion av (12:3275), nec Dorothea pl, 50x98, 2-sty bk dwg & 1-sty bk rear garage; Hugh I Young to Cornelius B Fish, at Scarsdale, NY; AL; Sept 15 '13. nom

Marmion av, es, 115 n Tremont av, see Southern blvd, 2885.

Morris av, swe Kingsbridge rd E, see Kingsbridge rd, 32 E.

Morris Park av (*), ss, 100 e Lurting av, 25x100; also PAULDING AV, es, 125 s Neil av, 125x100; Morris Park Estates to Henry Walsh, at Albany, NY; July 18; Sept 13 '13. nom

Mott av (11:2841-85), being pt of said av as shown on map of Inwood, which lies n of Marcy pl, —x—; Chas H Topping to Saml B Hamburger, 36 W 35, & Chas W Hoffman, 307 W 137; QC; Sept 12; Sept 15 '13. nom

Munroe av (*), es, 168.6 s Bronx & Pelham Pkway, 50x100; also BRONX & PELHAM PKWAY, ss, 79 w Williamsbridge rd, 26.4x185.7x25x177.5; Morris Park Estates to Chas M McGuire & Edw McLaughlin, both at Syracuse, NY; Aug 14; Sept 17 '13. nom

Neil av (*), ns, 50 e Colden av, 25x100; also LYDIG AV, ss, 118 w Paulding av, 58.1x115.4x50x84; Morris Park Estates to Edwin Lyons, 32 Grace st, Malden, Mass; July 14; Sept 16 '13. nom

Newbold av (14th st) (*), ss, 230 e Olmstead av (Av D), 50x108, Unionport; Jacob Jung to Amelia K Angeloch, 2128 Newbold av; Aug 30; Sept 12 '13. nom

Newbold av (14th st) (*), ss, 280 e Olmstead av (Av D), 25x108; Jacob Jung to Amelia K Angeloch, 2128 Newbold av; mtg \$3,500 & AL; Aug 30; Sept 12 '13. nom

North Chestnut dr (*), ns, 56 w line bet lots 91 & 92, runs n96xw26xs96 to st xe26 to beg, being pts 89 & 90 amended map Bronxwood Park, except pts for Cedar av (now Barnes av); Mary A Handibode to Benenson Realty Co, a corpn, 407 E 153; mtg \$4,000 & AL; Sept 11; Sept 13 '13. O C & 100

Old rd, nws, at es Leland av, see Leland av, es, at nws Old rd.

Park av, 4674 (11:3041), nec 187th (No 441), 34x100, 5-sty bk hnt & str; Theo M Macy to Christina Schuessler, 1018 Havemeyer av; mtg \$28,000; Sept 12; Sept 15 '13. O C & 100

Paulding av, ws, 46.5 s Lydig av, see Van Nest av, sec Paulding av.

Paulding av, es, 125 s Neil av, see Morris Park av, ss, 100 e Lurting av.

Paulding av, see Van Nest av, see Van Nest av, sec Paulding av.

LEASES.

Borough of Manhattan.

SEPT. 12, 13, 15, 16, 17 & 18.

Pierce av (*), nwc Hone av, 25x100.3; Morris Park Estates to A Allen Galerstein, 247 East Bway; Sept12; Sept17'13.

Pierce av (*), sec Hone av, 50x100; Morris Park Estates to Michl M Cunniff Jr, 1032 Beacon st, Brookline, Mass; July11; Sept13'13.

Pierce av (*), ns, 75 e Radcliff av, 25x100.3; Morris Park Estates to Lewis Hodgkins, at Ellsworth, Me; Aug8; Sept13'13.

Prospect av, 1320 (10:2694), es, 143.6 n Home, runs n37.6xe100xs16.3xw45.11 & 59.3 to beg, 5-sty bk tnt; Ejjay Realty & Holding Co, Inc, to Jafco Realty & Holding Co, Inc, 51 Chambers; mtg \$28,000; Sept16; Sept18'13.

Rhineland av (*), swc Haight av, 25x100; Morris Park Estates to Wm Curran, 12 E 85; July31; Sept13'13.

Rhineland av (*), ns, 75 e Hone av, 75 x100; Morris Park Estates to Elias Gottfried, 530 E 72; July10; Sept16'13.

Sackett av, nwc Lurting av, see Lurting av, ws, 115.7 n Sackett av.

Sherman av, sec 165th, see Grant av, swc 165th.

Southern blvd, 876 (10:2733), es, 150 n Tiffany, 33.4x100, 4-sty bk tnt; Jacob C Stirn to Hubener-Escher Co, a corp, 748 Melrose av; mtg \$16,000; Sept1; Sept13'13.

Southern blvd, 2885 (11:3117), nwc 177th or Tremont av, runs n209.8xw201 to es Marmion av xs75xe90.3xs0.10xe75xs115 to ns 177th or Tremont av xe122.1 to beg, 2-sty fr hotel and vacant; Jacob Ruppert, a corp, to Jacob Ruppert Realty Corp, 1839 3 av; mtg \$78,210 & AL; Aug26; Sept17'13.

Taylor av (*), es, 125 s Lacombe av, 25 x100x25x99.11; Margt Schwalenberg, to Beach Estates Impt Co, a corp, at Clasons Point; mtg \$4,450 & AL; Sept17; Sept18'13.

Taylor av (*), ws, 100 s Lacombe av, 25x100; Beach Estates Impt Co, a corp, to Margt Schwalenberg, 2160 Ellis av; AL; Sept17; Sept18'13.

Tinton av, 625-9 (10:2653), ws, 175 s 152d, 75x100, 2 5-sty bk tnts; Harry B Davis, to 160 Bway Holding Corp, 160 Bway; mtg \$62,000; Sept18'13.

Tremont av, nwc Southern blvd, see So blvd, 2885.

Van Nest av (Columbus) (*), nwc Madison, 25x100, except pt for Van Nest av; also VAN NEST AV (*), swc Madison, 50x100; Angela Cioffi to Chas A Corby, 2308 Hughes av; mtg \$2,900 Sept9; Sept12'13.

Van Nest av (*), ss, 75 w Lurting av, 25 x100; Morris Park Estates to Richd Elliott at Southington, Conn; July31; Sept16'13.

Van Nest av, swc Madison, see Van Nest av, nwc Madison.

Van Nest av (*), sec Paulding av, 25x100; also PAULDING AV, ws, 46.5 s Lydig av, 50x100; Morris Park Estates to Leah Sobel, 196 Vernon av, Bklyn, & Rebecca Marmor, 431 Mad st, Bklyn; July11; Sept17'13.

Villa av, 3098 (12:3310), es, 585.3 n Bedford Park blvd, 25x82.4x25x83.8, 3-sty fr bk ft tnt & str; Biagio Guigliano to Giuseppe Guigliano, his wife, 3090 Villa av; AT; mtg \$4,500; Sept11; Sept12'13.

Vyse av, 1887 (11:2992), ws, 72.3 n Boston rd, 58.8x145.3x49x147.2, 2-sty fr dwg & 2-sty fr rear bldg; Benenson Realty Co to Frank Willetts, 1379 White Plains rd; mtg \$6,500; Sept16; Sept17'13.

Walton av (11:2826), sec 176th (No 100), 102.11x15x100x26.10, 3-sty fr tnt; Lorraine Lorey to Mundane Realty Co, 55 Liberty; mtg \$16,000; Sept15; Sept16'13.

Webster av, 1710 (11:2898), es, 95.1 n 173d, 14.2x159.2 to ws former Brook st x 14x157.9, 2-sty fr dwg; Lucy C Delcher to Martin Baumann & Annie J, his wife, 1710 Webster av; mtg \$4,459; Aug29; Sept13'13.

Whitlock av, 832-44 (10:2731), es, 431 s Tiffany, 156x90, 4 5-sty bk tnts; Lockwhit Co, a corp, to Gertrude K Graham, 630 Faile; AL; Sept16; Sept17'13.

White Plains rd, 1379 (*), ws, 27 s Wood av, 23x80; Frank Willetts to Benenson Realty Co, a corp, 407 E 153; mtg \$4,500 & AL; Sept16; Sept17'13.

White Plains rd, 1379 (*), ws, 27 s Wood av, 23x80; Benenson Realty Co to Tenea Herzog, 1840 Anthony av; mtg \$4,500; Sept16; Sept17'13.

Willis av, 458 (9:2290), es, 50 s 146th, 25x100, except part for av, 3-sty fr tnt & str; Mary A McGrath & ano to Mary Moser, 451 E 145; mtg \$9,000 & AL; Sept15; Sept16'13.

3D av, 3882 (11:2929), es, 200 s 172d, 25x125; vacant; Martha Perna to Gibraltar Realty Co, Inc, a corp, 280 Bway; mtg \$3,000; Sept15; Sept18'13.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

156TH st (Melrose), 300 E (9:2415), ss, 475 w Courtlandt av, 25x100; pt 5-sty bk tnt; re mtg; Jno Riegelman to Benenson Realty Co, a corp, 407 E 153; Sept12; Sept13'13.

158TH st E, nec 3 av, see 3 av, nec 158th.

163D st E, nec 3 av, see 3 av, nec 163d.

Bronx & Pelham Pkway (*), ss, 26.4 w Hone av, 26.4x156.9x25x165.2; re mtg; N Y Trust Co to Morris Park Estates, a corp, 25 Broad; Sept8; Sept13'13.

Colden av, sec Sackett av, see Pierce av, sec Hone av.

Elder av, 1223 (*), ws, 263.11 n Westchester av, 40x100; re mtg; N Y Trust Co to Winnie Co, 939 Intervale av; Sept15; Sept16'13.

Fowler av (*), ss, 125 w Neil av, 25x100; re mtg; Lawyers Title Ins & Trust Co to Morris Park Estates, a corp, 25 Broad; Sept15; Sept16'13.

Fowler av, es, 125 s Neil av, see Pierce av, sec Hone av.

Harrison av, 1842 (11:2869), es, abt 430.1 n Tremont av, 26.11x115x25x125.2, 3-sty fr tnt; re mtg; Addie A Sullivan to Louise M Schrank, 1842 Harrison av; Sept16; Sept17'13.

Livingston av (13:3415), ws, 508.1 s 246th, runs nel75xse81xsw175 to avxw81 to beg; vacant; re mtg; Lucetta B Makepeace to Parkway Heights Co, a corp, 25 Broad; Sept15; Sept18'13.

Lurting av, ws, 115.7 n Sackett av, see Pierce av, sec Hone av.

Morris Park av, ss, 100 e Lurting av, see Pierce av, sec Hone av.

Paulding av, es, 125 s Neil av, see Pierce av, sec Hone av.

Pierce av, ns, 75 e Radcliff av, see Pierce av, sec Hone av.

Pierce av (*), see Hone av, 50x100; also LURTING AV, ws, 115.7 n Sackett av, 25x100; also SACKETT AV, nwc Lurting av, 25.3x115.7x25x111.9; also COLDEN AV, sec SACKETT av, 17.11x93.11x36.10x99.4; also PIERCE AV, ns, 75 e Radcliff av, 25x100.3; also MORRIS PARK AV, ss, 100 e Lurting av, 25x100; also RHINELAND AV, swc Haight av, 25x100; also PAULDING AV, es, 125 s Neil av, 125x100; also FOWLER AV, es, 125 s Neil av, 25x100; re mtg; N Y Trust Co, a corp, to Morris Park Estates, a corp, 25 Broad; Sept12; Sept13'13.

Rhineland av, swc Haight av, see Pierce av, sec Hone av.

Riverdale av (13:3428), ws, at c l of stone fence bet lands hereby described & Mt St Vincent, & also 33.8 s of line bet cities of N Y & Yonkers, runs sw240 & 203 xnw272 to lands of Cornell xne220 & 191.9 to av xs320 to beg; cert that following each own 1/2 part of above; Carlton Motion Picture Laboratories, a corp, at Riverdale av, Yonkers, NY, & Majestic Motion Picture Co, a corp, 540 W 21; Sept16'13.

Sackett av, nwc Lurting av, see Pierce av, sec Hone av.

Story av (3d st) (*), ns, 100 e Olmstead av, 50x103; consent of stockholders to conveyance of Mar15'12; Mink Constn Co to Adam Mink; Sept15; Sept16'13.

Taylor av (*), ws, 100 s Lacombe av, 25x100; re mtg; Alice L Beach to Beach Estates Impt Co, a corp, at Clasons Point; Sept16; Sept18'13.

Tinton av, 625-9 (10:2653), ws, 175 s 152d, 75x100; asn rents to extent of \$3,000; 160 Bway Holding Corp to Estates Mtg Securities Co, a corp, 160 Bway; Sept18'13.

3D av (9:2364), nec 158th; consent to additional tracks; Chas Palm to Manhattan Railway Co; Sept2; Sept12'13.

3D av (10:2621), nec 163d; consent to additional tracks; Cyrille Carreau to Manhattan Railway Co; Sept16; Sept18'13.

3D av, 2937 (9:2374); consent to additional tracks; Jos Miller, EXR Barbara Miller, to Manhattan Railway Co; Sept12; Sept18'13.

3D av, 3219 (9:2367); consent to additional tracks; Thos L Quinn to Manhattan Railway Co; Sept5; Sept12'13.

3D av, 3221 (9:2367); consent to additional tracks; Robt H Bergmann to Manhattan Railway Co; Sept5; Sept12'13.

3D av, 3254 (10:2621); consent to additional tracks; Hulda Kandler to Manhattan Railway Co; Sept9; Sept18'13.

3D av, 3256 (10:2621); consent to additional tracks; Jno Neumann to Manhattan Railway Co; Sept12; Sept18'13.

3D av, 3313 (9:2369); consent to additional tracks; Henry Voss to Manhattan Railway Co; Sept10; Sept13'13.

3D av, 3892-4 (11:2929); consent to additional tracks; Martin H Cohen to Manhattan Railway Co; Sept10; Sept13'13.

3D av, 3896 (11:2929); consent to additional tracks; Martin H Cohen to Manhattan Railway Co; Sept10; Sept13'13.

3D av, 4430-2 (11:3054); consent to additional tracks; Abr & Marcus Berliner to Manhattan Railway Co; Sept10; Sept13'13.

3D av, 4378-84 (11:3062); consent to additional tracks; Marcus Beckmann to Manhattan Railway Co; Sept5; Sept18'13.

Parcel of Salt Meadow, with lands under water, being lot 30, blk 5155; lot 34, blk 5166; lot 46, blk5170, & part lot 10, blk 5156, Eastchester, contains 2.03 acres; cautionary notice; Jno H Campbell, Piff vs Mary Esch & Jno C Rodgers et al; Sept12; Sept15'13.

Consent (10:2608-4) to additional tracks; Max Schwartz & Arthur D Wolfe to Manhattan Railway Co; Sept11; Sept18'13.

Consent (10:2621-2) to additional tracks; Cyrille Carreau to Manhattan Railway Co; Sept16; Sept18'13.

Consent (11:3055-33) to additional tracks; Jos Matarese to Manhattan Railway Co; Sept13; Sept18'13.

1Courtlandt st, 85-7 (1:58), all; Meyer Jar-mulowsky to Jno Castani, 129 Washing-ton; 2 7-12yf Oct1; Sept17'13.

1Hudson st, 262 (2:578); asn Ls; Jno Dwyer to Thos Anglim, 46 Dominick; mtg \$—; Sept13; Sept16'13.

1Lafayette st, 206 (2:482); agmt modify-ing Ls; Alfd R & Howard Conkling indivd & EXRS Laura R Conkling, to Michl Bri-gando, 218 Lafayette; Sept17'13.

1Lewis st, 115 (2:330); all; Hyman Silber-man to Adolph Hartstein, 115 Lewis; 5yf May1'15; 5y ren; Sept18'13.

1Lewis st, 115; asn Ls recorded Mar16'10; Congress Brewing Co to same; June30; Sept18'13.

1Lewis st, 120 (2:330), all; Abr Savada & ano to Gussie Sultan, 530 E 16; 3yf Aug1; Sept17'13.

1Pearl st, 456 (1:118), all; Mary Koessel to Thos Ross & Giuseppe A Brandi, 456 Pearl; 5yf Oct1; 5yren; Sept16'13.

1Prince st (2:503), swc Thompson, cor str & b, also str & b w of cor & str adj cor on s, also 4th b on Prince st from cor; Emilia & Frank G Malzone, EXRS, & c, Faust D Malzone to Domenico Blois, 131 Thompson; 5yf Sept1; Sept16'13.

1Suffolk st, 171 (2:355); asn two leases; Lena Krellberg to Suffolk Amusement Co, Inc, a corp, 299 Bway; mtg \$8,000; Mar 27; Sept16'13.

1Thompson st, swc Prince, see Prince, sw c Thompson.

1Thompson st, 132-4 (2:516), all; Gio-vanni Ronca Inc, a corp, to Carmelo & Lilla La Capria, 153 Bleecker; 5yf Oct1; Sept15'13.

1Warren st, 60-2, see West Bway, 83.

1Waverly pl, 130, see 6 av, 74.

1West st, 126 (1:82); asn Ls; Patk Ryan to Neil Barrett, 43 Bethune; mtg \$2,481.09; Sept12'13.

1West st, 371 (2:603); asn Ls; Charlotte Adler to Albt A Adler, 371 West; June26 '12; Sept15'13.

1West st, 371; sur Ls; Albt A Adler to Marx Ottinger, 20 E 70, & Moses Ottinger, 23 W 75; AT; Sept9; Sept15'13.

16TH st, nwc Av C, see Av C, 89.

17TH st, 53 E (2:449), all; S Solovinsky of Bklyn, to Bertha Lassman, 128 2 av; 3yf Oct1; Sept16'13.

19TH st, 730 E (2:378), all; David Gold-berg to Benni Wittes, 730 E 9, & Louis Appelbaum, 108 7th; 2y & 15 days f Sept 15; Sept17'13.

19TH st, 730 E; asn Ls; Jennie Fricht-koff, widow, to Benni Wittes, 730 E 9; A T; Sept13; Sept17'13.

10TH st 460-4 E (2:366), 1st fl; Estate Wm Rowland to Ross & Sisti; 3yf May1; Sept16'13.

11TH st E, nwc 3 av, see 3 av, 188.

14TH st, 344-6 W (2:629); sur Ls; Harry Silverman to Ig Roth, Inc, a corp, 80 5 av; AT; Sept17'13.

126TH st, 327 W (3:750); asn Ls; Kres-cenzia Henschele to Luigi Merusi & ano, 327 W 26; mtg \$—; Sept4; Sept16'13.

19TH st, 39-41 W (3:831), ns, 175 e 6 av, 49.11x98.9, all; Michl J O'Connor et al to Rockbridge Realty Co, Inc, 35 W 39; 21yf May1, privilege of 2 rens of 21 yrs each; Sept12'13.

129TH st, 134-40 W (3:804), 8th loft; Chas F Simons Inc to Barnett Leibowitz & Co, 88 University pl; 2 2-12yf Decl; Sept 17'13.

141ST st, 225 W, see 42d, 226 W.

142D st, 226 W (4:1013), ss, 300 w 7 av, 25x98.9, all, 5-sty bldg to be erected to connect with theatre bldg on 41ST St, 225 W (4:1013), ns, 300 w 7 av, 100x98.9; Asa G Candler, of Atlanta, Ga, to Two-Twenty Three, Two Twenty-Nine West Forty-First St Corp, 1467 Bway; Sept13; 21yfrom completion of bldg, 21y ren; Sept18'13.

taxes & c 5% on cost of land & bldg

142D st, 261-3 W, see 8 av, 660.

144TH st, 65 W (5:1260), 2d & 3d floors; Algonquin Hotel Co, a corp, to Rocky Mountain Club of N Y, a corp, 55 W 44; 10yf Nov1; Sept17'13.

150TH st W (4:1097), ss, 375 e 12 av, 100x100.5; asn Ls; Thos McLarnon to Auto Pneumatic Action Co, a corp, 619 W 50; April1; Sept18'13.

151ST st, 30 W (5:1266); asn Ls; Chas H Stout, EXR Ada Howe, to Clara L Birkin individ of Lamcote, Nottingham, Eng, 1/2 pt, & Clara L Birkin as TRSTE of Ada Howe; AL; 1/2 pt; Sept4; Sept13'13.

159TH st, 110-2 E (5:1313); all, except fronts of b & 1st fl, which pts are to be altered into four str; Nathan & Carrie Kauffmann to Harry Bimberg, 127 W 141; 5yf May1; Sept18'13.

165TH st, 218-220 W (4:1156), 2-sty & b bldg, all; Rose Weber to C T Silver Motor Co, Inc, a corp, 1599 Bway; 5yf Oct1; Sept 16'13.

167TH st, 205-17 E (5:1422), the concert hall in Central Opera House, including 1-sty bldg adj on east of said hall for mov-ing picture theatre; Kroyden Realty Co to Sixty-Seventh Street Amusement Co, Inc, a corp; 3yf Mar10; Sept15'13.

167TH st, 329 W (4:1179); str & c; Nellie Mills to Vincenzo & Nicholas Barbieri; 1yf July'12, 2y ren at \$600; Sept12'13.

475TH st, 318 E (5:1452), agmt as to sur Ls; Isaac Altman, 1665 3 av, with Ida Sindband, 74 E 93; Sept12; Sept15'13. nom

478TH st, 326 E (5:1452); agmt as to sur of Ls; Isaac Altman, 1665 3 av, with Ida Sindband, 74 E 93; Sept12; Sept15'13. nom

486TH st E, nec 3 av, see 3 av, nec 86.

486TH st E, nec 3 av, see 3 av, nec 86th.

107TH st, 1-3 E (6:1613), all; Philip Schulang to Augusta Brendler, 9 1 107; 3y f Oct1; Sept16'13. 4,359

107TH st, 5-7 E (6:1613), all; Philip Schulang to Augusta Brendler, 9 E 107; 3y f Oct1; Sept16'13. 4,350

107TH st, 325-9 E (6:1679); agmt correcting & modifying Ls recorded Aug13 so that rental shall be \$6,000 instead of \$5,000 per annum; Irving I Kempner with Saverio Fiducia & Matteo Vintaloro, 330-2 E 107; Aug29; Sept18'13. nom

108TH st E, sec Mad av, see Mad av, 1603.

113TH st, 111-5 E (6:1641), all; Hugo Greenberger to Victor R Askie, 21 W 115; 3yf Sept1; Sept13'13. 5,040

115TH st, 311 E (6:1687), part ground fl & b; Kanter & Wilkins to Giuseppe Lanzetta; 3yf Sept15; Sept13'13. 780

117TH st, 185 E (6:1645), str & b to be used as an exit to theatre on 3 av, bet 117th & 118th sts; Ellen G Roberts to Dome Amusement Co, 185 E 117; 5 2-12yf Aug1; 5y ren at \$540; Sept15'13. 480

162D st W, nwc Bway, see Bway, nwc 162.

170TH st, 500 W, see Ams av, 2208-10.

177TH st W, nwc Amsterdam av, see Ams av, nwc 177th.

1 Av C, 89 (2:389), nwc 6th; str; Jno C Eberle & ano to Hyman Morgenstern, 89 Av C; 6yf May1; Sept12'13. 1,800

Amsterdam av, 2208-10, also 170TH ST, 500 W (8:2126); asn Ls & all title to chat-tels, etc; Chas F Eberspacher to Andw J Poole, 242 W 109; mtg \$4,875; Sept15; Sept 17'13. nom

Amsterdam av (8:2132), nwc 177th, 84.4x 100; all; Chas M Rosenthal to Brethholz Krumholz Constn Co, 302 Bway; 21yf Sept 1, privilege 21 yrs ren; Sept12'13. taxes &c & 2,500 & 3,000

Broadway (8:2137), nwc 162d, str & b; asn Ls; Michl Cassidy to Redmond O'Neill, 156 W 144; Aug29; Sept16'13. O C & 100

Lexington av, 884 (5:1400), 2d fl; Ernst Struck to Chas C Schneider, 218 E 75; 5yf Sept11; Sept12'13. 334

Madison av, 1603 (6:1613), sec 108th; str & b; Jacob Stone to Israel Winograd, 1866 3 av, & ano; 5yf May1'14; Sept18'13. 1,500

Park Row, 153 (1:119-58), all; Ernst Plath to Patk Bohan, 153 Park Row; 5yf May1; Sept13'13. 2,700

Pleasant av, 375-7 (6:1807), all; Jos Kantowitz to Rosie Brandt, 289 E 155; 3y f Aug1; Sept16'13. 3,200

Riverside dr, 440 (7:1990), 7 rooms on 4th fl; Paterno Constn Co to Francis C McMillin at Port Jefferson, LI; 2yf Oct1; 3yren; Sept16'13. 1,500

West Broadway, 83 (1:136), nec Warren, (Nos 60-2), str fl; Peters Cartridge Co to Isaac Finkelstein, 1250 51st Bklyn; 4 9-12 yf Aug1; Sept16'13. 1,900

1ST av, 2036 (6:1699), front & back stores, &c; Raffaella De Grazia to Michele Santini, 2036 1 av; 5yf Sept1; Sept17'13. 1,500

1ST av, 2264 (6:1710), str & b; Angela & Alfonso Lanzalone to Carmine De Falco, 2264 1 av; 5yf Oct1; Sept17'13. 660

2D av, 2217 (6:1663), all; Matilda Eggers, EXTRX & Diedrich Eggers to Peter Mengrone, 222 E 73; 5yf Oct1; Sept17'13. 2,160

2D av, 2452 (6:1802); asn Ls; Rudolph Baum to Fredk Lauderbach, 504 Broome; mtg \$1,820; Sept13; Sept18'13. nom

3D av, 188 (3:873), nwc 11th; asn Ls; Herman F Schaer to Wm Siemens, 234 E 18; mtg \$5,500; Sept18'13. nom

3D av, 1866 (6:1630); str & c; Jno Schreiner to Israel Winograd or Winograd, 107 E 103; 5yf May1; Sept18'13. 2,160

3D av, 2361 (6:1793), str; Interborough Rapid Transit Co to Lillian Connor, 234 E 128; 4 9-12yf Aug1; Sept17'13. 1,500

3D av (5:1532), nec 86th; all flrs except str fl & b; Jacob Lauchheimer to L F Blumenthal, 11 Abbott, Jersey City, NJ, et al; from July1 to June30'18; Sept12'13. 5,000 to 7,500

3D av (5:1532), nec 86th; asn Ls; L F Blumenthal et al to M H B Amusement Corp, 30 Union sq; Sept13; Sept16'13. nom

6TH av, 74, & Waverly pl, 130 (2:552); asn two leases; Fredk Prax to Wm D Lyons, 74 6 av; AT; Sept15; Sept16'13. nom

6TH av, 74, & Waverly pl, 130; asn two leases; Wm D Lyons to Arthur Jost, 157 W 129; Sept15; Sept16'13. nom

6TH av, 682 (3:841); asn Ls; Chas Meyer to Jno Forst, 682 6 av; Aug4; Sept16'13. nom

6TH av, 682; sur Ls; Jno Forst to Adolph A Hageman, 31 W 36; AT; Sept16'13. nom

6TH av, 682; consent to asn & mtg Ls to Jno B Friob; Adolph A Hageman to Jno Forst, 682 6 av; Sept16'13. nom

6TH av, 682; asn Ls; Jno Forst to Jno Friob, 682 6 av; Sept16'13. nom

6TH av, 682 (3:841), str & b; Adolph A Hageman to Jno Forst, 682 6 av; from Sept1'13 to May1'17; Sept16'13. 2,400 & 2,600

7TH av, 759 (4:1002), all, except the roof; J Arthur Fischer to Robt J McClemlent, 781 7 av; 9 11-12yf June1; Sept15'13. 5,000 to 6,000

7TH av, 759; consent by landlord that tenant mtg, Ls, etc, to Geo Ehret, 1197 Park av; same to same; Sept9; Sept15'13. nom

8TH av, 482 (3:784); front pt of str; Sophia A Pound to Jas Perrone, 482 8 av; 2 5-12 yrs & 15 days from Apr15; Sept 12'13. 1,400

8TH av, 660; also 42D ST, 261-3 W (4:1014), 20x100, $\frac{1}{2}$ pt of all; Henry L Brant, ref, in action by Richd S Treacy, life tenant, et al to Edmund Sens, of Rye, NY; 15 yf May1; Sept17'13. increased taxes, &c, & 8,000 & 9,000

8TH av, 660, also 42D ST, 261-3 W (4:1014); asn Ls dated May5'13; Edmund Sens to Sens Corp, 660 8 av; $\frac{1}{2}$ pt; June19; Sept17'13. O C & 100

8TH av, 660; also 42D ST, 261-3 W (4:1014); asn Ls dated Sept9'13; same to same; $\frac{1}{2}$ pt; Sept11; Sept17'13. O C & 100

LEASES.

Borough of the Bronx.

Freeman st, 934 $\frac{1}{2}$ (11:2979), str & pt c; Saml Lyttle to Saml Gottlieb, 970 Freeman, & ano; 3yf Sept1; Sept18'13. 660 & 720

Hoffman st, 2377 (11:3054); all; Francesco Morrone & ano to Wm Elvers, 838 Eagle av; 6 4-12yf Oct1; Sept12'13. 1,320

Hoffman st, 2377; asn Ls; Wm Elvers to Ebling Brewing Co, 760 St Anns av; Sept5; Sept12'13. nom

Tiffany st, nwc Westchester av, see Westchester av, nwc Tiffany.

138TH st, 530 E (9:2265), all; Ansonia Realty Co to Abr & Joe Levy, 166-8 E 118; from Sept15 to Aug31'16; Sept13'13. 5,350

154TH st E, swc Morris av, see Morris av, 687.

155TH st E, nwc 3 av, see 3 av, 3021.

180TH st, 819 E (11:3111), all; Adolph & Henry Bloch to Harry Myers, 2060 Mapey av; Sept12; ext of Ls from Sept17 to Sept19; Sept17'13. 2,700

180TH st, 819 E; asn Ls dated Sept12'13; Hary Myers to Chas W Hunter at Caldwell, NJ, & ano; Sept12; Sept17'13. nom

180TH st, 819 E; asn Ls dated July19 '12; same to same; Sept12; Sept17'13. nom

Boston rd (11:2963), sec Prospect av, 69.6x90x irreg x79.4; all, with option to purchase for \$65,000; Josephine Hertz to Ervin G Gollner, 256 W 121; 20yf Jan1'14; Sept18'13. taxes &c & 2,500 to 4,000

Longwood av, 866 & pt of 864 (10:2688); sur Ls; Fairyland Amusement Co, a corp, at Albany, NY, to Saml Winters, 357 W 118; Sept3; Sept18'13. nom

Marmion av, swc Tremont av, see Tremont av, swc Marmion av.

Morris av, 687 (9:2442), swc 154th; all; Michl Santangelo to Eliz D'Agostino, 556 Morris av; 5yf Apr1; Sept12'13. 4,900

Prospect av, sec Boston rd, see Boston rd, sec Prospect av.

Southern Blvd (11:3111), ws, 70 n 180th, a vacant plot n of 821-31 E 180th & east of Park Theatre at 819 E 180th, except strip 6x— to be used for open air motion pictures; Adolph & Henry Bloch to Harry Myers, 2060 Mapey av, bet May1 & Oct1 in years 1914, 1915 & 1916; Sept17'13. for each period 300

Southern Blvd (11:3111), ws, 70 n 180th, same prop; asn Ls; Harry Myers to Chas W Hunter at Caldwell, NJ, & ano; Sept 12; Sept17'13. nom

Southern Blvd, 1011 (10:2725), n str & b & apartment above str; Anna Viohl to Wildfeuer Bros, 87 Av B; 5yf Oct15; Sept 15'13. 1,800 & 2,000

Southern Blvd, 1011; agmt & consent to alterations under Ls; same with same; Sept12; Sept15'13. nom

Tremont av, 1048 (11:3021), str & c; Bronx County Realty Co to Gustav A Christian, 1048 Tremont av; 4 8-12yf Sept 1; Sept15'13. 720 to 900

Tremont av (11:2956), swc Marmion av, cor str & pt c; Bertha & Pauline Levy to Paul Witthaus, 725 Elton av; 10yf Oct1; Sept16'13. 1,500

Villa av, 3184 (12:3311), str & pt c; Monac Constn Co to Giuseppe Fittante & ano, 3188 Villa av; 5yf Oct1; Sept17'13. 480 to 600

Westchester av (10:2715), nwc Tiffany; asn Ls; Tiffany Operating Co, Inc, to Tiffany Theatre Corp, both at 145 W 45; Aug23; Sept18'13. nom

Westchester av, 837 (10:2666), store; Burkham Realty Co to Wildfeuer Bros, 87 Av B; 5yf Oct1; Sept15'13. 1,800 to 2,400

Willis av, 286 (9:2284); asn Ls; Michl L Condon to Geo W Randlel, 1484 St Nicholas av; July29; Sept12'13. O C & 100

3D av, 3021 (9:2377), nwc 155th; all; J Clarence Davies to Max Cohen, 3021 3 av; 10yf Oct1; Sept12'13. 1,560 to 3,000

3D av, 3021; asn Ls; Max Cohen to Ebling Brewing Co, 760 St Anns av; Sept9; Sept12'13. nom

Plot 17, lot 18 (*), on tax map Borough of Bronx; asn tax Ls No 3532 dated Oct31 '06; Nathalie Eichner to Geo F Johnson at Hanover Township, Morris Co, NJ; Sept 15; Sept16'13. 135.35

MORTGAGES.

Borough of Manhattan.

SEPT. 12, 13, 15, 16, 17 & 18.

Allen st, 150, see Rivington, 70.

Elizabeth st, 242 (2:507), es, 331.7 s Houston, 20x91.4x19.6x91.4; pr mtg \$—; Sept5; Sept16'13; due, &c, as per bond; Paolo Bonomolo to Mansueto Disalvo, 242 Elizabeth. 1,800

Hamilton ter, 39 (7:2050); ext of \$12,000 mtg to July26'16 at 5 $\frac{1}{2}$ %; July30; Sept12'13; Corpn for the Relief of Widows & Children of Clergymen of the Protestant Episcopal Church in State of N Y with Barney Estate Co. nom

Hudson st, 298 (2:579), sec Spring (No 290); sal Ls; Sept4; Sept16'13; demand, 6%; Patk E Magee to Lion Brewery, 104 W 108. 1,500

Levis st, 55 (2:328); ext of \$15,000 mtg to Aug1'18 at 5 $\frac{1}{2}$ %; Aug 26; Sept15'13; Girard Trust Co trustee Anne C Alden with Eastern & Southern New York Realty Co. nom

Lewis st, 115 (2:330); asn Ls by way of mtg to secure \$2,691.30; June30; Sept18'13; Adolf Hartstett to Interboro Brewing Co, Inc, 960 Franklin av, Bklyn. nom

Ludlow st, 41-3 (1:309); ext of \$21,000 mtg to July21'18 at 5%; July21; Sept16'13; Abt H Hastorf with Abr L Wolbarst & Rose W Levy, exrs, &c, Bernard Wolbarst. nom

Orchard st, 196 (2:412), ses, 68.10 sw Houston, 24.9x87.10; Sept8; Sept16'13; 5y 5%; Morris Lipschitz of Bklyn to German Savings Bank, a corp, 157 4 av. 20,000

Orchard st, 196; sobrn agmt; Sept12; Sept16'13; same & Gussie Pressin, admx Max Pressin with same. nom

Pearl st, 456 (1:118); sal Ls; Sept15; Sept16'13; demand, 6%; Thos Ross & Giuseppe A Brandi to Lion Brewery, 104 W 108. 2,000

Prince st, 172-4 (2:503), swc Thompson (Nos 115-7); sal Ls; Sept11; Sept16'13; demand, 6%; Domenico or Dominick Blois to Lion Brewery, 104 W 108. 4,250

Rivington st, 70 (2:416), nec Allen (No 150), 22.4x75; Sept13'13; 1y6%; Isidor Leibowitz to Anna Levine, 1252 Clay av. 4,500

Rivington st, 158 (2:349), ns, 127 e Suffolk, 23x100; PM; pr mtg \$15,000; Sept15; Sept16'13; 3y6%; Renilo Mort Co, 67 Clinton, to Isaac Lefkowitz, 154 Delancey. 11,000

Suffolk st, 143-5 (2:354), ws, 40 s Stanton, 40x75; pr mtg \$—; Sept17; Sept18'13; due Oct17'16, 6%; Pincus Rubel to Jacob Rieger, 572 Monroe, Bklyn. 3,395

Spring st, 290, see Hudson, 298.

Sullivan st, 24 (2:477), ws, 32 n Grand, 21.2x72.3 to alley x20x64.4; all title to said alley; PM; Sept17; Sept18'13; installs, 5%; Chas Burkelman, 216 W 100, to Henry C Tinker, 48 E 57. 10,000

Thompson st, 115-7, see Prince, 172-4.

Water st, 610 (1:259), ns, abt 125 w Gouverneur, 24.10x63.3x25x62.3, ws; Sept3; Sept 12'13; 15y5%; Isaac Goldberg to Shep J Goldberg, 1137 Eastern Pkway, Bklyn, trustee Rae L Aisenstein. 15,000

9TH st, 637-9 E (2:392), ns, 183 w Av C, 30x92.3; Sept15; Sept16'13; 3y6%; David Wasser to Wolf Brand, 56 W 112. 2,000

11TH st, 273 W (2:623), ns, 175 e Bleeker, 25x102; Sept18'13; due &c as per bond; Harvey N Weed, Noroton, Conn, to N Y Savgs Bank, 81 8 av. 10,000

20TH st, 5 W (misc); certf & consent to chattel mtg for \$2,000; Sept12; Sept13'13; The Willett Press to Martha Hellthaler. —

20TH st, 229 W (3:770), ns, 367.3 w 7 av, runs n92xw33.4xs16xe8.4xs76 to st xe25 to beg; Sept2; Sept13'13; 1y4 $\frac{1}{2}$ %; Danl J Early to Bernard Carlin, 545 E 167. 5,000

21ST st, 344 E (3:926), ss, 100 w 1 av, 30x92; Sept15'13; 3y5%; Geo A & August Metzger to Winthrop A Chanler, Geneseo, NY, & ano, exrs Jno W Chanler. 16,000

22D st, 237 E (3:903), ns, 125 w 2 av, 25 x98.9; Sept12'13; 3y5%; Theresa J Kelly, Cedarhurst, LI, to N Y Title Ins Co, 135 Bway. 2,500

23D st, 40 E (3:851), ss, 200 w 4 av, 23x 98.9; pr mtg \$28,000; Aug8; Sept18'13; 5y 5%; Kath J Reichert & Chas N Talbot, trustees Geo Siegel, to Woman's Hospital, in State N Y, 141 W 109. 12,000

24TH st, 425-35 E (3:956); ext of mtg for \$160,000 to July16, 6%; June30; Sept 13'13; Equitable Life Assur Soc of U S with Arthur W Little at Short Hills, NJ, et al exrs Jos J Little. nom

25TH st, 313 W (3:749), ns, 130 w 8 av, 24x98.9; $\frac{1}{2}$ pt; AT; Sept15'13; due, &c, as per bond; Margt wife Robt J Walsh, to Ethel V Sullivan, 3131 Bway. 300

26TH st, 249 W (3:776), ns, 150 e 8 av, 25x98.9; PM; Sept17'13; 1y5%; Margt D wife of & Geo Achenbach 10 E 72, to Franklin Savings Bank, 8 av & 42. 16,000

41ST st, 225 W (4:1013), ns, 300 w 7 av, 100x98.9; PM; pr mtg \$145,000; Sept17; Sept18'13; due Apr7'14, 5%; Two Twenty-Three Two Twenty-Nine West Forty-First St Corp to Old School Realty Co, Inc, a corp, 1451 Bway. 50,000

44TH st, 154 W, see 46th, 106 W.

44TH st, 540 W (4:1072), ext of mtg for \$12,000 to Aug16, 5%; July25; Sept13'13; Equitable Life Assur Soc of U S with Jacob Hirsch, 624 10 av. nom

46TH st, 106 W (4:998), ss, 120 w 6 av, 20x100.5; also 44TH St, 154 W (4:996), ss, 179.3 e Bway, 20.4x100.5; leasehold; all title; Sept11; Sept17; due & c as per notes; Max & Morris Kessler, 237 E 115, to Hyman Steinberg, 208 W 143. 2,925 notes, 2,925

49TH st, 49 E (5:1285); ext of \$45,000 mtg to Oct6'18 at 5%; Sept5; Sept15'13; U S Trust Co of N Y with J Bentley Squier, Jr. nom

49TH st, 140 W (4:1001), ss, 257 e 7 av, runs s100xe18xn18.9xw0.6xn81.3 to st xw 17.6 to beg; pr mtg \$19,000; Sept10; Sept17'13; due & c as per bond; Emilie Simon 611 W 114 to Century Bank of City NY, 135 5 av. 8,309.33

52D st, 315 E (5:1345); ext of \$9,500 mtg to Sept21'14 at 5%; Sept9; Sept16'13; Henry A Loth exr Leopold Lehman with Jno Mohrmann. nom

55TH st, 200 W, see 7 av, 856.

57TH st, 339 W (4:1048), ns, 295 e 9 av, 20x100.5; Sept16'13; 3y5%; Sarah D wife Geo H Robinson to Bowery Savings Bank, 128 Bowery. 22,000

61ST st E, sec 3 av, see 3 av, sec 61.

66TH st, 65-75 E, see Park av, 640.

67TH st E, nwc Park av, see Park av, 600.

70TH st, 40 E (5:1384), ss, 203.6 e Mad av, 21.6x100.5; Aug23'86; Sept17'13; due Aug23'89, 5%; Emily M wife P Hackley Barhydt to Albt H Baldwin trste Jos C Baldwin. 26,210.62

71ST st, 249 E, see Lex av, 985-9.

71ST st, 48 W (4:1123); ext of \$24,000 mtg to Jan1'16 at 5%; June19; Sept13'13; Equitable Life Assur Soc of U S with Lina M Robert, Greenwich, Conn. nom

72D st, 242 W (4:1163), ss, 290 e West End av, 20x102.2; pr mtg \$35,000; Sept16; Sept17'13; due, & c, as per bond; Edith de Lancey Woolsey, 2101 Bway, to Albt Zimmerman, 427 3d, Bklyn. 7,000

72D st, 303-7 W (4:1184), ns, 115 w West End av, 60x102.2; ext of \$300,000 mtg to Sept18'14 at 6%; Sept17; Sept18'13; City Mtg Co with A Campagna Constn Co, 601 W 115. nom

75TH st, 320 W (4:1184); ext of \$25,000 mtg to Aug16'16 at 5%; Sept16'13; Trustees of The Elberon Memorial Presbyterian Church of N J with Lewis H Spence, 320 W 75. nom

79TH st, 153 W (4:1210); ext of \$15,900 mtg to May1'16 at 5%; June30; Sept13'13; Equitable Life Assur Soc of U S with Ermine M Carruthers, White Plains, NY. nom

81ST st, 410 E (5:1560); agmt as to share ownership in mtg for \$17,000; Sept17; Sept18'13; Ernest N Adler, exr Caroline Stueber, with Simon M Roeder, 174 E 95. nom

84TH st, 201 W, see Ams av, 500.

85TH st, 550-2 E (5:1581), ss, 115 w East End av, 33x102.2; pr mtg \$—; Sept12; Sept13'13; installs, 6%; Rose Schumann, 550-2 E 85, to Marguerite E Schaeffers, 526 E 86. 1,100

86TH st, 32-4 W (4:1199), ss, 300 e Col av, 50x102.2; ext of 2 mtgs aggregating \$45,000 to Sept10'16 at 5%; Sept10; Sept17'13; Stephen C Clark with May L Has-kin, 34 W 86. nom

88TH st, 12-18 E (5:1499); ext of \$140,000 mtg to July1'14 at 5%; July25; Sept13'13; Equitable Life Assur Soc of U S with Union Real Estate Co, 60 Wall. nom

89TH st, 311 E (5:1552), ns, 200 e 2 av, 25x100.8; PM; pr mtg \$14,000; Sept15; Sept16'13; 3y6%; Jacob Treiber to Franz Lenz, 311 E 89. 6,000

91ST st, 320-2 E (5:1553); ext of mtg for \$40,000 to May15'18, 5%; Sept12'13; Citizens Savings Bank, 56 Bowery, with Frank Solomon, 1186 Lex av. nom

92D st, 420 E (5:1571), ss, 219 e 1 av, 25 x100.8; Sept15'13; 5y5%; Helena M Schilling to Emigrant Indus Savings Bank. 5,500

92D st, 436-8 E (5:1571), ss, 144 w AV A, 50x100.8; also 92D ST, 440-2 E (5:1571), ss, 94.1 w AV A, 50x100; leasehold; Sept15; Sept16'13; 1y6%; Manhattan Ice Co, 436 E 92, to Henry Gillhaus, 447 Ft Washington av. 2,000

92D st, 440-2 E, see 92d st, 436-8 E.

92D st, 138 W (4:1222), ss, 440 w Col av, 20x100.8; Sept12; Sept13'13; 3y5%; Laura R Graham, widow, 138 W 92, to Trustees of The Theological Seminary of The Presbyterian Church, located at Princeton, N.J. 5,000

92D st, 317 W (4:1252), ns, 200 w West End av, 30x55.7; Sept1'01; Sept16'13; due Sept1'04, 4%; Albt L Brockway to Jno Dunn, Jr, of Syracuse, NY. 10,000

93D st, 126 E (5:1521), ss, 250 se Park av, 25x100; pr mtg \$20,000; Aug27; Sept13'13; due Oct27'13, —; Moses Kinzler to Adolf Mandel, 56 E 87. 3,000

93D st, 4 & 6 W (4:1206), ss, 125 w Central Park W, 50x100.8; supplemental to mtg recorded Dec17'08; pr mtg \$75,000; Sept12; Sept13'13; due, & c, as per mtg recorded Dec17'08; N Y Real Estate Security Co to N Y Trust Co, 26 Broad, trste. 1,000

97TH st, 205 E (6:1647), ns, 115 e 3 av, 25x100.11; PM; pr mtg \$—; Sept10; Sept16'13; 3y6%; Jennie Paley to Benj M Gruenstein, 60 W 95. 3,000

100TH st, 317 E (6:1672), ns, 260 e 2 av, 40x100.11; pr mtg \$38,500; Sept10; Sept17'13; due & c as per bond; Jennie Glekie to Esther Lengel, 860 E 161 & ano. 1,000

100TH st, 317 E (6:1672), ns, 260 e 2 av, 40x100.11; ext of \$33,000 mtg to June30'16, at 5%; July29; Sept18'13; Equitable Trust Co trste Kath R Fierz with Jennie Glekie. nom

106TH st, 204 W (7:1877); ext of \$5,000 mtg to June15'18 at 6%; June17; Sept17'13; Wm Meyer with Eva D Ludeman, 204 W 106. nom

108TH st, 306-10 E (6:1679), ss, 139.3 e 2 av, 78.6x125; Sept15; Sept18'13; 3y6%; Eliz A Moore, 15 E 38, to Meta Homburg, 110 E 39. 1,500

108TH st, 315-21 E (6:1680); ext of 2 mtgs for \$40,000 each to Sept1'16 at 1/2%; Sept11; Sept17'13; Lawyers Mtg Co with Theresa Lemmon. nom

111TH st, 526 W (7:1882), ss, 341.8 w Ams av, 108.4x91.10; pr mtg \$186,500; Aug21; Aug22'13; due Feb21'14, 6%; Vanderveer Estates Inc, a corp, 52 Bway, to Rental Mtg Securities Corp, 15 Broad; corrects error in issue of Aug30 as to location. 6,000

112TH st, 22 E (6:1617); agmt as to share ownership in mtg for \$40,000; Sept15; Sept17'13; Stephen P Sturges with Lawyers Title Ins & Trust Co, 160 Bway. nom

112TH st, 22 E; ext of \$40,000 mtg to Sept15'18 at 5%; Sept15; Sept17'13; Lawyers Title Ins & Trust Co with Saml & Davis Michelson. nom

112TH st, 245 E (6:1662), ns, 100 w 2 av, 25x100; pr mtg \$—; May3'12; Sept12'13; due Nov1'13, 6%; Clemente De Luisi to Danl Woodcock, 1166 Pacific, Bklyn. 1,000

114TH st, 27-9 E, see Mad av, 1734.

114TH st, 19 W (6:1598), ns, 295 w 5 av, 25x100.11; pr mtg \$20,000; Sept11; Sept12'13; 3y6%; Jacob Horowitz, Bklyn, to Katharina Denner, 123 Lockwood av, New Rochelle, NY. 2,000

115TH st, 338 E (6:1686), ss, 175 w 1 av, 25x100.11; pr mtg \$—; Sept8; Sept12'13; demand, 6%; Carmela Palermo to Ebling Brewing Co, a corp, 760 St Anns av, 1,000

115TH st, 338 E; sobrn agmt; Sept8; Sept12'13; Clementina Battista with Ebling Brewing Co, 760 St Anns av. nom

118TH st, 5 & 7 E (6:1745), ns, 110 e 5 av, 50x100.10; pr mtg \$57,500; Sept18'13; 5y5%; Griffon Realty Co, Inc, a corp, to Leon Tuchmann, 1990 7 av. 3,500

118TH st, 5-7 E; certf as to above mtg; Sept18'13; same to same. —

118TH st, 153-5 E (6:1767), ns, 285 w 3 av, 50x100.11; ext of \$4,000 mtg to July22'16 at 5%; Aug19; Sept18'13; Thos B Hidden, trste Henrietta A Webb, with Jacob Freeman, 1115 Boston rd. nom

118TH st, 537-9 E (6:1815), ns, 457.1 e Pleasant av, 40.10x100.11; pr mtg \$25,500; Sept12; Sept15'13; installs, interest as per bond; Fredk Stichweh, 329 E 89, to Jeremiah W Dimick, Rifton, NY. 1,500

119TH st, 20 E (6:1745); ext of \$8,000 mtg to Sept1'18 at 6%; Sept10; Sept17'13; Jos F Stier with Beke wife Max Schneider, 43 W 36. nom

119TH st, 24 E (6:1745), ss, 153.4 w Mad av, 15.6x100.11; PM; Sept12; Sept15'13; 2y 6%; Charlotte Zuckerman to Wm Zuckerman, 24 E 119. 1,000

120TH st, 201 W, see 7 av, 2006-8.

122D st, 70 E (6:1747); ext of \$14,500 mtg to Sept2'16 at 5%; Sept2; Sept13'13; Equitable Life Assur Soc of U S with Regina L Reese, 562 W 164. nom

123D st, 107 W (7:1908); ext of \$5,000 mtg to Jan1'15 at 5%; July29; Sept13'13; Equitable Life Assur Soc of U S with Wilma S Haber, 150 W 80. nom

123D st, 107 W (7:1908); ext of \$7,000 mtg to Jan1'15 at 5%; July29; Sept13'13; Equitable Life Assur Soc of U S with Wilma S Haber, 150 W 80. nom

127TH st, 619 W (7:1995); agmt as to share ownership in mtg; Sept15'13; Jno C Orr Co with Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. nom

128TH st, 85 W, see Lenox av, 360.

129TH st, 264 W (7:1934), ss, 60 e 8 av, 20x80; ext of \$12,000 mtg to Apr18'18 at 5%; Sept8; Sept16'13; Archer V Pancoast to Hatty Schreibersdorf, 887 Longwood av. nom

135TH st, 41-3 W (6:1733), ns, 372.6 e Lenox av, 37.6x99.11; pr mtg \$45,500; Sept12'13; demand, 6%; David Angermann to Caroline Wall, 239 E 126. 2,500

136TH st, 235 W (7:1942); ext of \$8,500 mtg to July1'16 at 5%; June20; Sept13'13; Equitable Life Assur Soc of U S with Casper Levy. nom

136TH st, 260 W (7:1941); ext of \$9,000 mtg to July1'16 at 5%; June24; Sept13'13; Equitable Life Assur Soc of U S with Harriette N Finch, 260 W 136. nom

139TH st, 207 W (7:2025); ext of \$11,000 mtg to Feb1'16 at 5%; May13; Sept13'13; Equitable Life Assur Soc of U S with Cassell Cohen, 207 W 139. nom

139TH st, 209 W (7:2025); ext of \$9,500 mtg to Feb1'16 at 5%; May13; Sept13'13; Equitable Life Assur Soc of U S with Cassell Cohen, 207 W 139. nom

141ST W (7:2088), ns, 350 w Bway, 188 to ses Riverside dr x102.6x165x99.11; Sept17'13; due Marl'19, 6%, until completion of bldg & 5 1/2% thereafter; Newark & Davis, Inc, a corp, to Metropolitan Life Ins Co, 1 Mad av. 675,000

141ST st W (7:2088), same prop; certf as to above mtg; Sept17'13; same to same. —

141ST st W (7:2088); same prop; sobrn agmt; Sept17'13; Same & Oaklawn Corp with same. nom

141ST st W (7:2088), same prop; sobrn agmt; Sept17'13; Newark & Davis, Inc a corp & Union Dime Savings Bank with same. nom

141ST st W (7:2088), ns, 250 w Bway, 288 to Riverside dr x205 to 142d x243.8x 199.10 to beg; PM; pr mtg \$—; Dec20'12; Sept17'13; 1y6%; Newark & Davis, Inc, a corp, to Carnegie Constn Co, 435 W 119. 100,000

141ST W (7:2088); same prop; certf as to above mtg; Sept17'13; same to same. —

141ST st W (7:2088), same prop; sobrn agmt; Sept17'13; same & Carnegie Constn Co with Metropolitan Life Ins Co, 1 Mad av. nom

141ST st W, nec Riverside dr, see 141st W, ns, 340 w Bway.

142D st W, see Riverside dr, see 141st W, ns, 250 w Bway.

144TH st, 459 W (7:2059), ns, 177.8 e Ams av, 20x99.11; Sept15; Sept16'13; 3y5%; Josephine de H Hooton of Washington, D C, to Edw C Sheehy, 1374 Lex av. 15,000

147TH st, 419 W (7:2062), ns, 159.8 w St Nicholas av, 15.3x99.11; pr mtg \$—; Sept12; Sept13'13; 5y5%; Mary J Andrews, 790 Riverside dr, individ & as extrx Chas S Andrews, to Sarah C Rodenstein, 790 Riverside dr. 3,500

147TH st, 537 W (7:2079), ns, 291 e Bway, 17x99.11; pr mtg \$10,000; Marl; Sept16'13; due, & c, as per bond; Mary W Williams, Crescent City, Fla, to McCormick, Hubbs & Co, 279 Washington, 5,000

149TH st, 304-6 W (7:2045); ext of mtg for \$33,000 to Aug27'16, 5 1/2%; Aug23; Sept12'13; Baron De Hirsch Fund, a corp, 80 Maiden la, with Benj S Nathanson at Fayetteville, Tenn, & Jno S Nathanson, 304 W 149. nom

158TH st, 529-31 W (8:2117), ns, 375 w Ams av, 50x99.11; bldg loan; Aug14; Sept16'13; 1y6%; Gross & Herman, Inc, a corp, to Title Guar & Trust Co. 45,000

158TH st, 529-31 W; certf as to above mtg; Aug14; Sept16'13; same to same. —

160TH st W, nec Ft Washington av, see Ft Washington av, nec 160th.

162D st W, nwc Bway, see Bway, nwc 162.

166TH st, 458 W (8:2111), ss, 125.4 w Edgecombe av, runs s113.8xw25xw12.7xw 111.10 to st xe37.6 to beg; pr mtg \$—; Sept15'13; 2y6%; Rose Wilner to Jos Roeder, 174 E 95. 4,000

191ST st W, see Wadsworth av, see Wadsworth av, sec 191.

Av A, 1239, see St Nicholas av, 930, on map 928-30.

Av A, 1511 (5:1560), sal Ls; Sept11; Sept12'13; demand, 6%; Jos Sautner to Jacob Ruppert, 1639 3 av. 2,300

Amsterdam av, 500 (4:1232), nwc 84th (No 201), 40x100; pr mtg \$82,000; Sept18'13; due & c as per bond; Margt E Hughes, 135 Bainbridge, Bklyn, to Jos Gehegan, 631 E 168. 10,000

Amsterdam av, 755 (7:1851); ext of \$35,000 mtg to Aug25'16 at 5%; July23; Sept17'13; Rector & c of Church of The Ascension with Louise Kissling. nom

Amsterdam av, 2125-7 (8:2111); ext of \$59,000 mtg to June22'16 at 5 1/2%; July24; Sept15'13; Lawyers Mort Co with Chas C Marshall & Chas A & Danl E Moran, nom

Broadway, 279-83 (1:149); ext of \$100,000 mtg to July1'14 at 5%; July29; Sept13'13; Equitable Life Assur Soc of U S with Steenbeck-Carter Estate, Inc, 126 E 24. nom

Broadway (8:2137), nwc 162d; sal Ls; Aug29; Sept15'13; demand, 6%; Redmond O'Neill to Jacob Ruppert, a corp, 1639 3 av. 5,500

Broadway, 520-2 (2:483), ext of \$225,000 mtg to July1'16, at 5%; June30; Sept13'13; Equitable Life Assur Soc of U S with Jos Guinet, Lyons, France. nom

Central Park W, 236 (4:1197), ws, 60.4 s 84th, 20x98; Sept12'13; due Sept25'16, 5%; Hannah Elias of New Rochelle, NY, to Soc for the Relief of Poor Widows with Small Children, 28 W 88. 20,000

Fort Washington av (8:2137), nec 160th, 102.2x124.3x99.11x102.8; pr mtg \$160,000; Sept18'13; 2y6%; Saranac Constn Co to Robt L McGehee, 325 W 88. 25,000

Fort Washington av (8:2137); same prop; certf as to above mtg; Sept18'13; same to same. —

Lenox av, 360 (6:1726), nec 128th (No 85), 24.11x75; given as collateral security for payment of note for \$1,000; Sept8; Sept16'13; 1y6%; Matthias Pfau, Yonkers, NY, to Dudley R Van Ness, Yonkers, NY. 1,000

Lexington av, 246 (3:890), ws, 104.6 n 34th, 20.6x82x20.6x81.6; pr mtg \$15,000; Sept3; Sept17'13; due & c as per bond Gert-rude H wife Francis L Ogden to Carrie H Wells, 250 W 88. 5,000

Lexington av, 343 (3:895); es, 83 n 39th, 20x83; PM; Sept17'13; 5y5%; Francis Connor, 21 E 126 to Edmund Wetmore, 125 E 57. 24,500

Lexington av, 811 (5:1397), es, 70.6 n 62d, 18x70; pr mtg \$9,000; Apr29'12; Sept12'13; 2y6%; Cordelia Schnitzer to Dani Woodcock, 1166 Pacific, Bklyn. 5,500

Lexington av, 985-91 (5:1406), nec 71st (No 149), 100x19.8; pr mtg \$45,000; Sept17'13; 1y6%; Renee H Canalizo to Empire Mtg Co, 66 Bway. 2,000

Lexington av, 2011 (6:1771), es, 28.9 n 122d, 14.5x60; pr mtg \$6,000; Sept15'13; 1y 6%; Nathan Dreeben to Corn Exchange Bank, 11 & 13 William. 1,500

Madison av, 1734 (6:1620), nwc 114th (Nos 27-3, 25.11x100; Sept16; Sept17'13; due Jan16'17, 5%; N & Z Realty Co, 46 W 116, to Alma O Rice, 777 West End av. 33,000

Madison av, 1734; certf as to above mtg; Sept11; Sept17'13; same to same. —

Madison av, 1734; sobrn agmt; Sept16; Sept17'13; Same & Harry L Rosen with same. nom

Park av, 466 (5:1293); ext of \$35,000 mtg to May19'16 at 4 1/2%; May19; Sept18'13; Henry B Anderson with Saml Woolverton, trste Ann E Cairns, Scarsdale, NY; re-recorded from Aug15'13. nom

Park av, 600 (5:1382), nwc 67th, 100.5x20; Sept16'13; 3y, interest as per bond; Emilie B Grigsby to Farmers' Loan & Trust Co, 22 Wm. 50,000

Park av, 640 (5:1381), nwc 66th (Nos 65-75), runs w10xn100.5xe36x20.5xe74 to av xs80 to beg; pr mtg \$625,000; Aug28; Sept16'13; 5y6%; Fullerton Weaver Realty Co, 1 Mad av, to J E R Carpenter, 960 Park av. 100,000

Park av, 640; certf as to above mtg; Aug28; Sept16'13; same to same. nom

Park av, 1132 (5:1502), ws, 25.2 s 91st, 25.2x82.2; pr mtg \$16,500; Sept16'13; 2y6%; Wm Dietz to Reinhardt G Koch, 1061 St Nicholas av. 5,000

Park av, 1132 (5:1502), ws, 25.2 s 91st, 25.2x82.2; deed recorded Mar24'13 and now recorded as a mtg; mtg tax of \$10; pr mtg \$16,500; Mar19; Sept13'13; due, &c, as per agmt; Wm Dietz to Sylvia Shelby, 862 Beck. 18,500

Park Row, 153 (1:119); leasehold; Sept 11; Sept13'13; demand, 6%; Patk Bohan, 153 Park Row, to Obermeyer & Liebmann, 59 Bremen, Bklyn. 2,400

Riverside dr, sec 142d, see 141st W, ns, 250 w Bway.

Riverside dr, nec 141st, see 141st W, ns 350 w Bway.

St Nicholas av, 396 (7:1935); ext of \$12,000 mtg to Sept1'16 at 5%; Aug15; Sept13 '13; Equitable Life Assur Soc of U S with Teofila Spiro, 396 St Nicholas av. nom

St Nicholas av, 930 on map 928-30 (8:2107), es, 248.4 n 155th, 124.9x124 to ws Old Croton Aqueduct x120.3x90.11; PM; pr mtg \$190,000; Sept11; Sept16'13; installs, 6%; Mary Meade, 212 E 73, to Queen Mab Co, a corpn, 60 Wall. 11,000

St Nicholas av, 930, on map 928-30 (8:2107), es, 248.4 n 155th, 124.9x124 to ws Old Croton Aqueduct x120.3x90.11; also AV A, 1239 (5:1461), ws, 40.5 s 67th, 40x100; pr mtg \$243,000; Sept15; Sept16'13; due, &c, as per bond; Mary Meade to Jos D Rear-don, 438 W 47. 7,500

Wadsworth av (8:2169), sec 191st, 50x100; ext of \$53,000 mtg to Sept10'18 at 5%; Sept10; Sept16'13; Margt D Fitzpatrick with 191st Street Constn Co. nom

1st av, 125 (2:449), ws, 68.6 s St Marks pl, 21x50; ext of \$12,000 mtg to Apr25'17 at 5%; Sept15; Sept16'13; Felix Rieger with Hermine E Molke. nom

1st av, 125 (2:449), ws, 68.6 s St Marks pl, 21x50; PM; Sept15; Sept18'13; 5y5 1/2%; Ludwig Kuebler, 116 1 av, to Hermine E Molke, 538 E 147th. 4,500

2d av, 655 (3:916), nws, 49.4 sw 36th, 24.8x100; PM; pr mtg \$—; Sept12'13; 2 y5%; Alex Beitelman & Isaac Gevertz to Sadie Kramer, 246 E 51. 2,700

2d av, 1183 (5:1417), ws, 100.5 s 63d, 50 x105; leasehold; Aug16; Sept13'13; 5y5%; Jeannette E Monahan, Montclair, NJ, to Thos F Mulry, Ocean av, Sheephead Bay, NY. 1,000

2d av, 2007 (6:1653), ws, 75.8 n 103d, 25.3x75; pr mtg \$7,500; Sept15'13; 3y5%; Louis Sahn exr Julius A Kuenstler, Philippine & Edwin S Kuenstler & Antoinette A Zweifel, all of Plainfield, NJ, to Emi-grant Indus Savings Bank. 2,500

2d av, 2007 (6:1653), ws, 75.8 n 103d, 25.3 x75; ext of \$7,500 mtg; Sept15'16 at 5%; Sept15; Sept17'13; Emigrant Indus Savgs Bank with Louis Sahn, exr Julius A Kuenstler, Edwin S & Philippine Kuenstler & Antoinette A Zweifel. nom

2d av, 2217 (6:1663); sal ls; Sept17'13; demand, 6%; Peter Mengrone to Geo Ehret, 1197 Park av. 2,000

3d av, 640 (5:1296); sal ls; Sept16; Sept 17'13; demand 6%; Daniel Foley to Geo Ehret, 1197 Park av. 6,000

3d av (5:1415), sec 61st; sal ls; Sept12 '13; demand, 6%; Jno J Daly to Geo Ehret, 1197 Park av. 6,000

3d av, 1699 (5:1541), es, 50.8 n 95th, 25x100; pr mtg \$20,000; Sept12; Sept13'13; 3y 6%; Frank Beck to Sophie Fantel, 354 E 78. 3,000

5th av, 1324 (6:1595); ext of \$20,000 mtg to June27'18 at 5%; Aug25; Sept15'13; Henry Weiss with Frederic de P Foster at Tuxedo Park, NY. nom

6th av, 682 (3:841), es, 20.6 n 39th, 19.6 x75; str ls; PM; Sept16'13; installs, 6%; Jno Friob, 682 6 av, to Jno Forst, 682 6 av. notes, 7,000

7th av, 228 (3:773), ws, 49.4 n 23d, 19.8 x80; PM; Sept15'13; 3y5 1/2%; Lena Roth-schild, 54 Morningside dr, to Mamie E Cohn, Ocean av, West End, NJ. 21,000

7th av, 759 (4:1002); sal ls; Sept13; Sept15'13; demand, 6%; Robt J McClement to Geo Ehret, 1197 Park av. 6,000

7th av, 856 (4:1026), swe 55th (No 200), x75; str ls; PM; Sept16'13; installs, 6%; as per bond; Thos D Green to Robt S Clark, Cooperstown, NY. 95,000

7th av, 856; pr mtg \$95,000; Sept16'13; due, &c, as per bond; Hotel Woodward Co to Edw Wren, Springfield, O. 25,000

7th av, 2006-8 (7:1926), nwc 120th (No 201), 50.11x99.10; pr mtg \$122,650; Sept10; Sept17'13; 3y6%; Rachel Lederer, 533 W 151 to Jacob Cohen, 410 W 42. 5,500

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

An 1-6 share of estate of Henry Otten to extent of \$2,800; decedents estate; Nov 16'11; Sept18'13; due &c on distribution of estate; Wm Otten to Arthur Otten, 2627 8 av. 2,800

Certif (misc) as to mtg dated Sept2'13; Sept12; Sept15'13; Standard Statistics Co, Inc, to Columbia-Knickerbocker Trust Co. nom

Certif (misc) as to two mtgs for \$40,000 each; Aug5; Sept12'13; Vauban Realty Co, Inc, to Westchester & Bronx Title Guar-anty Co, White Plains, NY. nom

Certif (misc) as to chattel mtg for \$3,000; Sept11; Sept12'13; Ruggers Slip Board-ing Stable Inc to Carscallen & Cassidy, a corpn. nom

Certif (misc) as to 2 mtgs aggregating \$5,032.50; Sept17; Sept18'13; Chas A Brady & Co to Heilbrunn & Kahn. nom

Land in Bklyn, NY (misc); certf as to mtg for \$4,000; Sept10; Sept18'13; Marion Holding Co to Benj Moore et al. 4,000

Land in New Rochelle, NY (misc); certf as to mtg for \$4,000; Sept5; Sept12'13; Paw Realty Corpn to American Real Estate Co. nom

Land at Massapequa, L I (misc); certf as to mtg for \$7,500; Sept3; Sept16'13; Queens Land & Title Co to Jacob Jurin. nom

Land at Roselle Park, N J (misc); certf as to mtg for \$75,000; Sept11; Sept16'13; West 82d St Realty Co to American Ex-change National Bank. nom

MORTGAGES.

Borough of the Bronx.

Albany Crescent (12:3267), ws, 141.2 n 231st, 44.6x50; Sept18'13; 1y6%; Martin Passannanti to Jos Maffia, 2896 Bailey av. 2,000

B st, es, 100 s Elliott av, see Baisley av, ns, 100 sw Crosby av.

Commerce st, ns, abt 163 w Van Wyck, see Newman, ws, 200 s 150th.

Davis st, nwc Leland, see Leland, nwc Davis.

Elmsmere pl, 789 (11:2956), ns, 375 w Marmion av, 25x100; pr mtg \$4,000; Sept12 '13; due, &c, as per bond; Jno Juppe to Eleanor A Engeldrum, 1831 Clinton av. 500

Elmsmere pl, 789; ext of \$4,000 mtg to July10'16 at 5%; Sept10; Sept12'13; Lars Petterson with Jno Juppe, 790 Elmsmere pl. nom

Green la (*), ss, 379.9 e Castle Hill av, 25x103.9x25x103.10; Sept17'13; due &c as per bond; Chas J Verro & Salvatore Gen-zardi to Mary Dunn, 357 W 55. 5,500

Hawkstone st, nec Walton av, see Wal-ton av, nec Hawkstone.

Hobart ct, nec Hobart av, see Hobart av, nec Hobart ct.

Lafayette st (*), es, 125 s St Raymond av, 25.6x100; PM; Sept12; Sept16'13; due &c as per bond; Jacob Rumpf to North Bronx Realty Co, 2022 Boston rd. 250

Lafayette st (10:2732), nws, at ws Whit-lock av, 69.7x148.5x50x100; pr mtg \$—; Sept17'13; installs, 6%; Jennie Amdur to David Gordon, 952 Leggett av. 2,000

Leland st (*), nwc Davis, 75.4x100x49.10 x128.8; Sept15; Sept18'13; 3y5%; Fran-cesca Siviglia to Antonio Guido, 2282 8 av. 4,000

Marion st (*), es, 200 n 237th, 125x110, except pt for Bronx Blvd; Sept17; Sept18 '13; 3y6%; Philipp Freudenmacher, 327 E 154, to Warren B Sammis, Huntington, LL. 2,500

Newman st (*), ws, 200 s 150th, 25x111.6; also NEWMAN ST (*), es, 200 s 150th, 50x111.6; also WOOD ST (*), ws, 161.9 s 150th, 50x111.6; also 151ST ST E (*), ss, 100 e White Plains rd, 25x100; also NEWMAN ST (*), ws, 500 n 150th, 50x111.6; also NEWMAN ST (*), es, 250 n 150th, 50x111.6; also WOOD ST (*), ws, 150.11 s Commerce, 50x111.6; also WOOD ST (*), es, abt 130 s Commerce, 75x111.6; also 151ST ST E (*), ss, 25 w White Plains rd, 25x100; also WHITE PLAINS RD (*), ws, 100 s 151st, 25x100; also WHITE PLAINS RD (*), es, 125 n 151st, 50x— to Barretts Creek x—; also COMMERCE ST (*), ns, abt 163 w Van Wyck, abt 90x 150; agmt to re mtgs from time to time from lien of mtg of \$10,000 any of above lots upon payment of \$400 per lot & \$600 for each lot with bungalow erected there-on; Mar25'10; Sept12; Sept13'13; Porter Realty & Development Co, a corpn in NY, with Dollar Savgs Bank of NY, a corpn. nom

Newman st, es, 250 n 150th, see New-mann, ws, 200 s 150th.

Newman st, ws, 500 n 150th, see New-mann, ws, 200 s 150th.

Newman st, es, 200 s 150th, see New-mann, ws, 200 s 150th.

Roselle st (*), ws, 120.4 n Silver, 25x 125; Sept12; Sept16'13; 3y6%; Minnie C Runge to Fredk W & Pauline Kern, 2140 Story av, tenants by entirety. 1,000

Seabury pl (11:2977-2966), es, 185 s 172d, 45x100; ext of \$5,000 mtg to May29'16 at 6%; Sept9; Sept16'13; Morris Rosenfield with Angel Constn Co, Inc, 1228 Hoe av. nom

Seabury pl (11:2977-2966), es, 230 s 172d, 45x100; ext of \$6,000 mtg to May29'16 at 6%; Sept15'13; Morris Rosenfield & Saml Schwartz with Angel Constn Co, Inc, 1228 Hoe av. nom

Schwartz with Angel Constn Co, Inc, 1228 Hoe av. nom

Tier st, swe King av, see King av, 345.

Wood st, es, abt 130 s Commerce, see Newman, ws, 200 s 150th.

Wood st, ws, 150.11 s Commerce, see Newman, ws, 200 s 150th.

Wood st, ws, 161.9 s 150th, see Newman, ws, 200 s 150th.

140TH st, 485 E (9:2285), ns, 725 e Willis av, 37.6x100; due &c —; Sept18'13; due Mar18'16, 6%; Sadie Levy, 485 E 140; Hat-tie Rosenfeld, 133 W 140, & Gertrude Man-del, 600 E 167, to Jos Siegel, 163 Clinton, Corona, LI. 3,000

145TH st E (9:2290), ns, 371 w Brook av, runs n100xw40.4xss88.3xs11.11 to st x 47.5 to beg; pr mtg \$3,500; Sept15'13; due Nov1'18, 5%; Mary Moser, 451 E 145, to Louise F Broomfield, 2496 Bathgate av. 1,000

151ST st E, ss, 25 w White Plains rd, see Newman, ws, 200 s 150th.

151ST st E, ss, 100 e White Plains rd, see Newman, ws, 200 s 150th.

156TH st, 300-2 E (9:2415), ss, 449.7 w Courtlandt av, 50x98.4; all title to any strip or gore adj above on south; Sept12 '13; 4y5%; Benenson Realty Co to Geo Zur Heide, Secaucus, NJ. 30,000

156TH st, 300-2 E; certf as to above mtg; Sept12'13; same to same.

156TH st, 300-2 E; PM; pr mtg \$30,000; Sept12; Sept13'13; 3y6%; Peter Handibode, 112 Castle Hill av to Benenson Realty Co, 407 E 153. 7,500

156TH st, 342 E, see Courtlandt av, 731-3.

156TH st, 878-80 E (10:2687); ext of \$3,000 mtg to Sept16'18 at 5 1/2%; Aug4; Sept 17'13; Alfd F H Streuli trste Herman A Streuli with Harry I & Ellen Smith. nom

156TH st, 931 E (10:2701); ext of \$9,000 mtg to Nov1'16 at 5%; Sept8; Sept18'13; Astor Trust Co with Geo M Stevens Jr, gdn Geo M & Jno W Stevens. nom

162D st, 496-8 E (9:2366); ext of \$27,000 mtg to Aug3'16 at 5 1/2%; Aug19; Sept17'13; Wm S Mason et al trstes for Geo P Smith will Jas H Smith with Nathan A Eisler. nom

163D st, 195 E (9:2455 & 2461); ext of \$14,000 mtg to Aug4'16 at 5%; Sept9; Sept 17'13; Lawyers Mort Co with Herman D Junge. nom

167TH st, 494-6 E (9:2371); ext of \$28,000 mtg to July31'16 at 5 1/2%; Sept8; Sept15'13; Lawyers Mtg Co with Max Cohen. nom

173D st E (*), es, 306.8 s Gleason av, 25 x100; Sept15; Sept16'13; 1y6%; Marie & Fredk Konig or Koenig to Fannie Catz, 258 E 138. 400

173D st E, sec Westchester av, see West-chester av, sec 173d.

175TH st E, nwc So Blvd, see So Blvd, nwc 175th.

179TH st E, nwc Clinton av, see Clinton av, nwc 179th.

187TH st, 441 E, see Park av, 4674.

198TH st, 112 E (12:3315); agmt as to share ownership in mtg for \$6,000; July 3; Sept18'13; Josephine M Fox with Law-yers Mtg Co, 59 Liberty. nom

204TH st, 225-7 E (12:3311), ns, 400 w Cadiz pl, 50x82.6; pr mtg \$7,500; Sept12; Sept15'13; 2y6%; Rachel Defina or Defeno to Flora E Solomon, 536 W 113. 2,000

204TH st, 225-7 E; pr mtg \$9,500; Sept 12; Sept15'13; due &c as per bond; same to Beatrice L Laski, 364 Manhattan av. 500

204TH st, 225-7 E; ext of \$7,500 mtg to Sept11'16 at 5 1/2%; Sept11; Sept15'13; Noah C Rogers, trste Jno L Rogers, with Rachel Defina or Defeno, 225-7 E 204. nom

214TH st E, ss, 250 e Bronxwood av, see Bronxwood av, nwc 214th.

214TH st E, nwc Bronxwood av, see Bronxwood av, nwc Sheil.

215TH st E (1st) (*), ss, 425 e Bronx-wood (5th av), 25x100, Laconia Park; Sept15; Sept16'13; due, &c, as per bond; Jos A Mascia, 775 S Oak dr, to North Side Mort Corpn, 391 E 149. 6,500

215TH st E (1st) (*), ss, 450 e Bronx-wood (5th av), 25x100, Laconia Park; Sept 15; Sept16'13; due, &c, as per bond; Jos A Mascia, 775 S Oak dr, to North Side Mort Corpn, 391 E 149. 6,500

215TH st E (1st) (*), ss, 425 e Bronx-wood (5th av), 50x100, Laconia Park; also TIMPSON AV (*), ws, 100 n 205th, 25x100; pr mtg \$13,000; Sept15; Sept16'13; due, &c, as per bond; Jos A Mascia, 775 S Oak dr, to T Emory Clocke, 800 Riverside dr. 1,500

235TH st E, sec Carpenter av, see Car-penter av, sec 235.

237TH st E (12:3371), ss, 150 w Kepler av, 50x100; pr mtg \$—; Sept15; Sept16 '13; due Dec1'14, 6%; Gertrude E wife of & Chas Miller, to Laurence H Cummings, 318 E 236th. 1,100

Bainbridge av (12:3286), es, 172.10 n Fordham rd, 50x80; pr mtg \$28,000; Sept 18'13; due &c as per bond; Bainbridge Realty Co to Edw W Dufft, 789 Carroll, Bklyn. 6,000

Bainbridge av (12:3286); same prop; certf as to above mtg; Sept18'13; same to same.

Bainbridge av (12:3286); same prop; sobrn agmt; Sept18'13; Inland Holding Co with same. nom

Baisley av (*), ns, 100 sw Crosby av, 25x100; also B ST (*), es, 100 s Elliott av, 124.11x100.4x124x100; Sept6; Sept16'13; due May15'14, 6%; Jos R S Duval to Mary A Walsh, 2487 Westchester av. 200

Barker av (*), es, 225 s Mace av, 50x100; Sept5; Sept16'13; 3y5½%; Richd Cooper to Eliz K Dooling, 179 E 80. 4,000
Barker av (*), same prop; pr mtg \$4,000; Sept5; Sept16'13; 3y5½%; same to same. 500
Bathgate av (11:2918), ws, 108 n 176th, runs w94.5xn22.3xe10xn21xe84.5 to av xs 43 to beg; Sept11; Sept12'13; 1y6%; 173d Street Improvement Co, Inc, a corpn, to Wm C Arnold, 30 Bard av, B of R, NY. 5,000
Bathgate av (11:2918), same prop; certf as to above mtgs; Sept11; Sept12'13; same to same.
Bathgate av, 2404 (11:3056), es, 114.10 n 187th, 20x89.11; Sept6; Sept18'13; due &c as per bond; Kath Aichele to Title Guar & Trust Co. 5,000
Boston rd, 1351-3 (11:2934), nws, abt 255 s Jefferson pl, 35.11x142x37.6x131, except pt for av; Sept13; Sept15'13; due Dec15'13, 6%; Jacob Kronenberger to Marie R Winters, Port Washington, LI. 600
Bronxwood av (*), nwc Sheil or 214th, 50x100; Sept18'13, 3y6%; Margt T Sullivan, (late SHEIL ST) (*), ss, 250 e Bronxwood av, 50x100; Sept13; Sept16'13; 3y6%; Wm L Phelan, 2049 Ryer av, to Charlotte E Ebeling, trste Louisa Wolper, 670 Napier av, B of Q. 2,500
Bronx Park av, nec Walker av, see Walker av, nec Bronx Park av.
Bronx & Pelham Pkway, ss, 79 w Williamsbridge rd, see Munroe av, es, 168.6 s Bronx & Pelham Pkway.
Bruner av (*), ws, 125 s Edenwald av, 50x100; Sept18'13; 3y6%; Margt T Sullivan, 129 West Lincoln av, Mt Vernon, NY, to Pilade Bertieri, 16 Victoria rd, London, Eng. 1,000
Burnside av, swe Jerome av, see Jerome av, swe Burnside av.
Carpenter av (*), sec 235th, 27x105; PM; Sept16; Sept17'13; demand, 6%; Saml H Cranston to Northern Bank of N Y, 60 Bway. 1,100
Cauldwell av, 727 (10:2624), ws, 80 s 156th, 20x52.6; PM; Sept13; Sept15'13; due &c as per bond; Giacomo Guagliardo to Annie Heil, 727 Cauldwell av. 5,000
Clay av (9:2425), es, 375 n 165th, 27x80; pr mtg \$—; Sept17; Sept18'13; due Feb 1'14, 6%; Lester J Klauber to Douglas Best, 1267 Webster av. 300
Clinton av (11:3095), nwc 179th, as on map Ryer Homestead, 25x100; pr mtg \$3,500; Sept12; Sept13'13; due &c as per bond; Lawrence Kronenberger Constn Co to Fredk Wein, 339 St Anns av. 750
Clinton av (11:3095); same prop; certf as to above mtgs; Sept12; Sept15'13; same to same.
Colden av (*), ns, 225 e Pierce av, 25x100; PM; Sept11; Sept16'13; 3y5%; Saml N Caplow to Morris Park Estates. 450
Colden av (*), sec Sackett av, 17.11x 93.11x36.10x99.4; PM; July30; Sept13'13; 3y5%; Irene H Clark, Bklyn, to Morris Park Estates. 1,155
Courtlandt av, 731-3 (9:2415), swe 156th (No 342), 49x100x48.11x100; PM; pr mtg \$48,000; Sept1; Sept13'13; due, &c, as per bond; Jacob C Stirn to Hubener Escher Co, 748 Melrose av. 9,500
Creston av (11:2807-2808), ws, 268.8 s Burnside av, 37.6x100; May20; Sept12'13; due, &c, as per bond; Mary B Whyte to Wm Hodgson, 153 E 179. 5,000
Creston av (11:2807 & 2808), same prop; sobrn agmt; May20; Sept12'13; Ernest Wenigmann with same. nom
Daly av (11:2992), es, 517.9 s 177th or Tremont av, 37.10x150.11; pr mtg \$23,000; Sept11; Sept16'13; due, &c, as per bond; Hoffman Co Builders Inc, 1132 Clay av, to Pauline Frank, 1144 Clay av & ano. 4,000
Daly av (11:2992), es, 517.9 s 177th or Tremont av, 37.10x150.11; certf as to mtg for \$4,000; Sept12'13; Hoffmann Co Builders Inc, a corpn, to Pauline Frank & ano.
Davidson av, sec Burnside av, see Jerome av, swe Burnside av.
Decatur av, 3192-4 (12:3354), es, 44.4 n 205th, two lots, ea 25x100; two mtgs, ea \$1,500; two pr mtgs \$— ea; Sept11; Sept12'13; 3y6%; Agnes Peck to Louis H Melbrook, 271 E 199. 3,000
Elder av, 1223 (*), ws, 263.11 n Westchester av, 40x100; Sept16'13; 3y5%; Winnie Co, 939 Intervale av, to American Tract Society, a corpn, 150 Nassau. 20,000
Elder av, 1223; certf as to above mtg; Sept16'13; same to same.
Elder av, 1223; sobrn agmt; Sept16'13; American Real Estate Co with same. nom
Garden av (11:3099), ss, 400 e Orchard ter, now Crotona av, 25x200 to ns 182d; Sept17; Sept18'13; due, &c, as per bond; Gertrude Boecher to Willard M Smith, exr, &c, Edwin H Smith, 19 Barker av, White Plains, NY. 3,000
Haight av (*), es, 200 n Morris Park av, 50x100; PM; July31; Sept17'13; due July9'16, 5%; Mary Elkin, Woodside, LI, to Morris Park Estates. 1,150
Harrington av (*), ns, 175 e Mapes av, 25x100; Sept16; Sept17'13; due, &c, as per bond; Teasdale Realty Co & Concrete Realty & Holding Corpn to Johanna Misch, 1440 Minford pl. 4,000
Harrington av (*), same prop; certf as to above mtg; Sept16; Sept17'13; Concrete Realty & Holding Corpn to same.
Harrington av (*), same prop; certf as to above mtg; Sept16; Sept17'13; Teasdale Realty Co to same.

Havemeyer av (*), ws, 83 n Quimby av, 50x105, except part for Havemeyer av; Sept16; Sept17'13; due July1'18, 5½%; Jno B Gohman to Margt M Morrison, 204 E 96. 2,500
Hobart av (*), nec Hobart ct, 20x91.11x 20.1x90.2; also HOBART CT (*), es, being lot 108 on map of re sub-division of lots 93, 94 & 108 on map 108 lots Coster Est, 30x48x33.4x60.3; Sept16; Sept17'13; 1y6%; Alemanno, Attilio & Silvestro Tozzini to Romualdo Martinotti, 229 W 27. 1,000
Hobart av (*), nec Westchester av, 1.9 to Buhre av x85x70.4 to Westchester av x109.2 to beg; Sept8; Sept12'13; 5y6%; J Lawrence Davis, 35 W 82, to Jennie M Derick, 1386 Dean, Bklyn. 3,000
Hone av (*), ws, 100 s Morris Park av, 50x100; PM; July31; Sept17'13; due July9'16, 5%; Chas H Lantz at Thomas, West Virginia, to Morris Park Estates. 1,750
Hone av, nwc Pierce av, see Pierce av, nwc Hone av.
Hone av (*), es, 84.10 n Sackett av, 25x100; PM; July24; Sept13'13; 3y5%; Alex Forstein to Morris Park Estates. 700
Jerome av (11:2863), swe Burnside av, runs w227.9 to es Davidson av xs3.6xe— to pt 76.8 s Burnside av xn76.8 to beg; PM; pr mtg \$46,800; Sept18'13; due &c as per bond; Julia M Broderick to Julia Ruvane, 3200 Hudson Blvd, Jersey City, NJ. 2,820
King av, 345 (*), swe Tier, 57.4x120.5, City Island; PM; pr mtg \$25,000; Sept15'13; due July1'14, 5%; Harry G Horn to Annie A Leviness, 345 King, City Island. 1,000
Livingston av (13:3415), ws, 508.1 s 246th, runs sw175xe81xne175 to Livingston xnw81 to beg; PM; Sept15; Sept18'13; due &c as per bond; Florence B Pegram to Parkway Heights Co, 27 Cedar. 7,000
Lurting av (*), es, 120.5 s Esplanade, 50x100; PM; July28; Sept17'13; due July9'16, 5%; Athanasie Nicolaidis to Morris Park Estates. 2,730
Lurting av (*), ws, 115.7 n Sackett av, 25x100; also SACKETT AV, nwc Lurting av, 25.3x115.7x25x111.9; PM; July30; Sept13'13; 3y5%; Irene H Clark, Bklyn, to Morris Park Estates. 1,240
Lydig av, ss, 118 w Paulding av, see Neil av, ns, 50 e Colden av.
Morris Park av (*), ss, 100 e Lurting av, 25x100; also PAULDING AV, es, 125 s Neil av, 125x100; PM; July18; Sept13'13; 3y5%; Henry Walsh, Albany, NY, to Morris Park Estates. 5,075
Mosholu av (13:3421), ss, 214.4 e Fieldstone rd, runs e75xe272.3xw79.6xn294.5 to beg; Sept17'13; due, &c, as per bond; Benj F Watkins, Bryn Mawr, Pa, to Maiden Lane Savings Bank, 170 Bway. 4,000
Muliner av (*), ws, 226.3 n Bronxdale av, 50x108.4x50x109.11; Sept16; Sept17'13; 3y6%; Olga wife Martin Bariffi, to Robt Marshall, 1814 3 av. 2,000
Munroe av (*), es, 168.6 s Bronx & Pelham Pkway, 50x100; also BRONX & PELHAM PKWAY, ss, 79 w Williamsbridge rd, 26.4x185.7x25x177.5; PM; Sept12; Sept17'13; due July9'16, 5%; Chas M McGuire & Edw McLaughlin, Syracuse, NY, to Morris Park Estates. 8,890
Neil av (*), ns, 50 e Colden av, 25x100; also LYDIG AV, ss, 118 w Paulding av, 58.1x115.4x50x84; PM; Sept8; Sept16'13; 3y5%; Edwin Lyons, Malden, Mass, to Morris Park Estates. 1,820
Olinville av (*), es, 350 n Magenta, 25x100x25x125; Sept11; Sept12'13; due, &c, as per bond; John V Braun to Eliz Gleason, 322 E 17. 1,000
Park av, 4674 (11:3041), nec 187th (No 441), 34x100; PM; pr mtg \$28,000; Sept12; Sept15'13; due &c as per bond; Christina Schuessler to Theo M Macy, 907 Faile. 9,500
Paulding av (*), ws, 46.5 s Lydig av, 50 x100; PM; July11; Sept17'13; 3y5%; Leah Sobel & Rebecca Mormar, Bklyn, NY, to Morris Park Estates. 1,680
Paulding av, sec Van Nest av, see Van Nest av, sec Paulding av.
Pierce av (*), nwc Hone av, 25x100.3; P M; Sept13; Sept17'13; due July9'16, 5%; A Allen Galerstein to Morris Park Estates. 700
Pierce av (*), sec Hone av, 50x100; PM; July11; Sept13'13; 3y5%; Michl M Cunniff Jr, 1032 Beacon st, Brookline, Mass, to Morris Park Estates. 1,730
Pierce av (*), ns, 75 e Radcliff av, 25x100.3; PM; Aug8; Sept13'13; 3y5%; Lewis Hodgkins, Ellsworth, Me, to Morris Park Estates. 630
Prospect av, 1322 (10:2694); ext of \$4,000 mtg to Sept15'14 at 6%; Sept15; Sept16'13; Jas McWalters Jr with Ella A Thomas, 89 W 134. nom
Rhineland av (*), swe Haight av, 25x100; PM; July31; Sept13'13; 3y5%; Wm Curran to Morris Park Estates. 750
Rhineland av (*), ns, 50 w Lurting av, 75x100; PM; Sept10; Sept16'13; 3y5%; Elias Gottfried to Morris Park Estates. 1,890
Rosedale av (*), ws, abt 467 s Harlem River Branch N Y & N H R R; Sept10; Sept12'13; due Mar19'14, 6%; Marie Kugelmann, 1503 Rosedale av, to Henrietta Beck, 1785 Bathgate av. 1,300
Sedgwick av (11:3237), ws, 548.5 s Kingsbridge rd, 37.6x115.2x37.8x118.5; June4; Sept17'13; due, &c, as per bond; Fordham Realty Co to E S Prince Co, 1870 Webster av. 1,500

Sedgwick av (11:3237), same prop; certf as to above mtg; June4; Sept17'13; same to same.
Seton av, ws, 300 n Nelson av, see Wright av, ws, 300 n Nelson av.
Sheridan av, 947 (9:2455 & 2461); ext cf \$14,000 mtg to Aug1'16 at 5½%; July16; Sept12'13; Farmers & Mechanics Savings Bank of City of Lockport with Adelbert J Howe. nom
South Oak dr, 775 (*), ns, 28x93x30.4x 96.4; pr mtg \$—; Sept15'13; due July15'15, 6%; Jos A Mascia, 775 So Oak dr, to Sol Rogers, 39 Brookside pl, New Rochelle, NY. 950
Southern blvd, 1052 (10:2743), sal Ls; Sept2; Sept16'13; demand, 6%; Michl O'Shea & Jno Bligh to Lion Brewery, 104 W 108. 500
Southern blvd (11:2958), nwc 175th; sal Ls; Sept15; Sept16'13; demand, 6%; Thos Lynskey to Lion Brewery. 2,500
Story av (*), ns, 116.8 e Olmstead av, 2 lots, each 16.8x103; 2 mtgs, each \$2,750; Sept15; Sept16'13; due, &c, as per bond; Adam Mink to Frank Reitmeier, 405 E 168. 5,500
Story av (*), ns, 100 e Olmstead av, 16.8 x103; Sept15; Sept16'13; due, &c, as per bond; Adam Mink to Frank Reitmeier, 405 E 168. 2,750
Timpson av, ws, 100 n 205th, see 215th E, ss, 425 e Bronxwood av.
Tinton av, 625-9 (10:2653), ws, 175 s 152d, 75x100; pr mtg \$63,000; Sept18'13; due Mar18'14, 6%; One Sixty Bway Holding Corpn, 160 Bway, to Estates Mtg Securities Co, 160 Bway. 3,000
Tremont av (11:3093), ns, 69 w Prospect av, 25x95; Sept12; Sept13'13; 1y6%; Clement H Smith to Eva Gold on Old South rd, Woodhaven, LI. 3,000
Van Nest av (*), ss, 390.8 w Bear Swamp rd, 33.4x47.6x33.4x52.3; Sept12; Sept16'13; 3y6%; Frederika Seeligmann widow to Sidney B Hickox, 2248 Powell av. 3,000
Van Nest av (*), sec Paulding av, 25x100; PM; July11; Sept17'13; 3y5%; Leah Sobel & Rebecca Mormar, Bklyn, NY, to Morris Park Estates. 1,015
Vyse av, 1887 (11:2992), ws, 72.3 n Boston rd, 58.8x145.3x49x147.2; PM; Sept16; Sept17'13; due, &c, as per bond; Frank Willetts to Benenson Realty Co, 407 E 153. 1,125
Walker av (*), nec Bronx Park av, being lots 124 to 127 & 226, 2d map (No 162) of Neil Estate; agmt consolidating two mtgs aggregating \$28,000 & extending same to June17'18 at 5½%; June17; Sept16'13; Wm N Cromwell et al trstes for Flora D Brown, will Emily H Moir with Jos Diamond, 1339 Wyatt. nom
Walton av (11:2838), nec Hawkstone, runs n42.9xe81.8 to ws (old) 5 av xs100 to ns Walnut xsw15.9 to ns Hawkstone xw 111.1 to beg; Aug12; Sept18'13; due &c as per bond; Harold Swain to Title Guar & Trust Co, 176 Bway. 4,000
Waterbury av (15th st) (*), ss, 305 w Zerega av (Av A), 100x108; Sept11; Sept16'13; 3y6%; Michl Fay to Kath Schmitt, 239 W 103. 1,500
Webster av (11:2898), es, 95.1 n 173d, 14.2x157.2x14x157.9; PM; Sept17; Sept18'13; 3y6%; Martin Baumann to Johanna Hellmer, 373 Wyckoff av, Glendale, LI. 1,800
Westchester av (*), sec Hammond av or 173d, 25.6x90.1x25x84.11; pr mtg \$—; Sept12; Sept17'13; 3y6%; Jane & Danl Kelleher, 1800 Westchester av, to Peter Doelger Brewing Co, 407 E 55. 2,500
Westchester av, nec Hobart av, see Hobart av, nec Westchester av.
White Plains rd, ws, 100 s 151st, see Newman, ws, 200 s 150th.
White Plains rd, es, 125 n 151st, see Newman, ws, 200 s 150th.
White Plains rd (*), ws, 530.1 s Westchester av, 50x99.8, 47 & 48 map 51 lots; Eliza G Ketchum; July1; Sept18'13; 4y6%; Ornero Caste to Guido Cazzaniga, 132 W 15. 1,000
Whitlock av, ws, at nws Lafayette, see Lafayette, nws at w s Whitlock av.
Wilkins av, 1422 (11:2966 & 2977), es, 231.6 n Jennings, 26.3x100; pr mtg \$—; Sept10; Sept15'13; 1y6%; Saml Greenfeld to Pauline Friedman, 40 Tompkins av, Bklyn. 2,000
Wilkins av (11:2966-2977), es, 206.5 n Jennings, 25x100; pr mtg \$—; Sept10; Sept15'13; due Mar1'15, 6%; Saml Greenfeld to Pauline Friedman, 40 Tompkins av, Bklyn. 1,500
Willis av, 286 (9:2284), sal Ls; July29; Sept12'13; demand, 6%; Geo W Randall to Jacob Ruppert, a corpn, 1639 3 av. 5,500
Willis av, 458 (9:2290), es, 50 s 146th, 25 x100, except part for av; PM; pr mtg \$3,000; Sept15; Sept16'13; due, &c, as per bond; Mary Moser to Mary A McGrath, 343 E 141. 6,000
Wright av (*), ws, 300 n Nelson av, 50x100; also SETON AV (*), ws, 300 n Nelson av, 50x100; also WRIGHT AV (*), es, 400 s Randall av, 25x105; Aug25; Sept18'13; 3y6%; Thos Banks, Portchester, NY, to Southern Nut & Fruit Co, 233 Bway. 2,000
Wright av, es, 400 s Randall av, see Wright av, ws, 300 n Nelson av.
3D av (11:2929), es, 200 s 172d, 25x125; PM; pr mtg \$3,000; Sept15; Sept18'13; due &c as per bond; Gibraltar Realty Co, Inc, 280 Bway, to Martha Perna, 1074 Fox. 1,200

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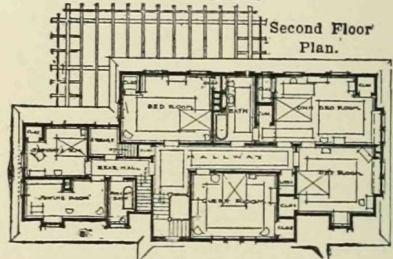
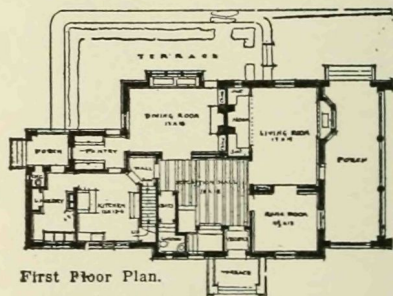
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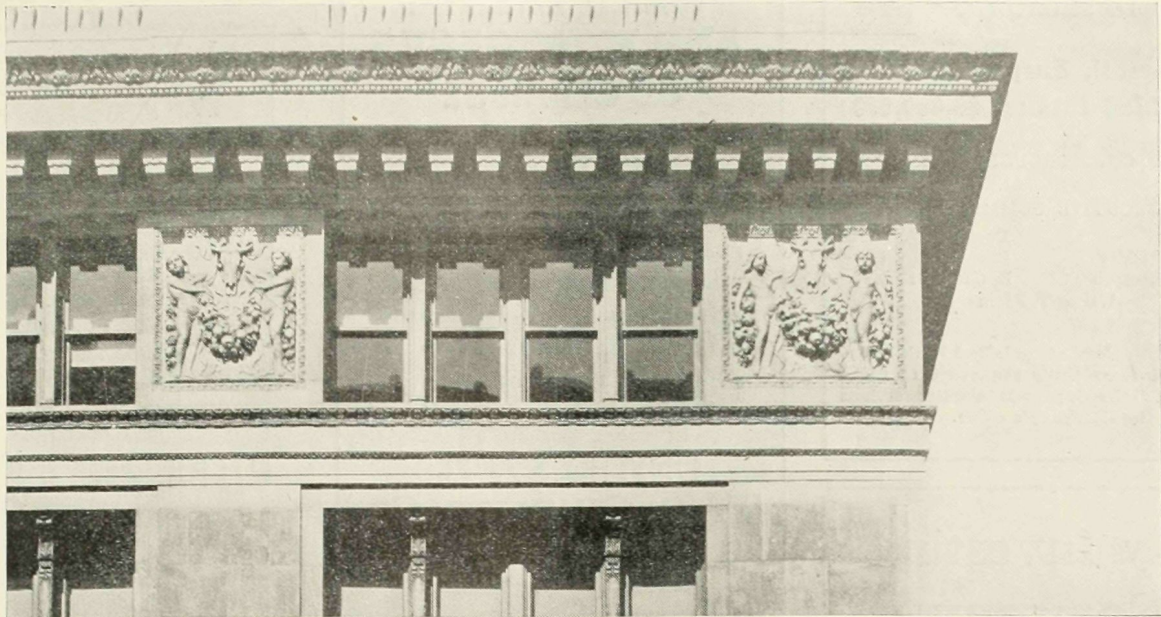
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