

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, NOVEMBER, 1, 1913

THE ENGLISH LAND TAXES IN OPERATION

Values Have Declined and Real Estate Transactions Have Decreased From £13,000,000 a Year to £9,000,000—An Interesting Economic Experiment.

By ELISHA SNIFFIN, Secretary of the Real Estate Board of New York.

WHEN the real estate record of 1913 comes to be written there is no doubt that the unanimous opinion will be that the year has been a strenuous one in England. As was the case with its predecessor, dullness and depression were its leading characteristics. This was the inevitable sequel of the Finance Act of 1909-1910, a bill which placed upon the statutes what are generally known as the Land Taxes.

Before this revolutionary measure was enacted comparative immunity from land taxation had been enjoyed, a state of things reflected in the gross totals of business done.

Thus, if we take a typical year at random, say 1898, the year before the South African war, the aggregate realizations registered at the Estate Exchange amounted to £13,363,358. At the close of 1909, when the famous budget and land taxes were introduced, the figures were £6,344,215, a shrinkage of about seven millions sterling. From that period the sum of the transactions have gradually increased, until they reached last year £9,089,543.

For the first eight months of the present year the published statements show that dealings have amounted to £6,203,896, the figures for the like period of 1912 being £6,960,986.

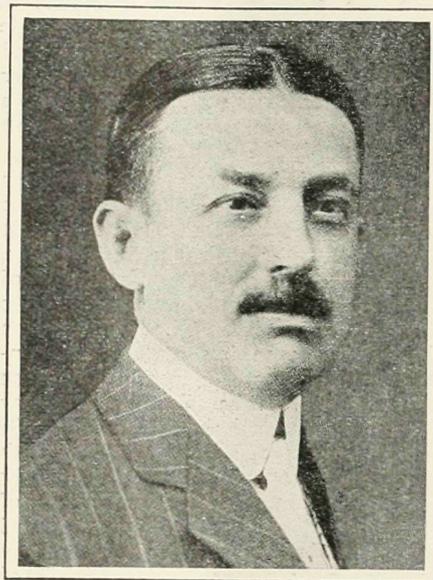
Now, to the uninitiated perhaps, it may seem that the market is gradually regaining its normal condition. A little reflection, however, will soon dispel this misapprehension.

The New Land Taxes.

Let us glance at the nature of the new land taxes. What are they and what do they comprise. They comprise the Increment Value duty, the Reversion duty and Undeveloped Land tax, all duties being a first charge upon the property and recoverable under penalties.

Increment Value is a duty of £1 for every £5 of increased site value that may have taken place in the value of the bare land. It is payable on the transfer of the land or any interest therein, or on the granting of a lease for a term exceeding fourteen years, or on the death of an owner, or periodically every fifteen years in the case of a body corporate or unincorporate. Purely agricultural land is exempted, and small houses in the occupation of owners of a rental value not exceeding £40, agricultural land not exceeding fifty acres and £75 in capital value, separate leasehold tenements and flats, Crown lands and land occupied by rating authorities, charitable and statutory companies.

Reversion duty is levied on the value of the benefit accruing to the lessor on determination of a lease, and is fixed at £1 for every £10 in value of benefit.



ELISHA SNIFFIN.
Secretary Real Estate Board.

Agricultural land is again free and leases not beyond twenty-one years in duration.

Undeveloped Land duty is fixed at the rate of ½d. per annum for every £20 of the site value of undeveloped land. All land where the site value does not exceed £50 per acre, public parks and gardens, woodlands and other places where the public are allowed access are exempted under the act, while land kept free from buildings in pursuance of some scheme of development, and other minor instances, escape taxation, as also does agricultural land held under agreement before the Act, and similar land occupied and cultivated by an owner where the total land owned does not exceed £500.

The Mineral Rights duty of one shilling in the £ is not a land tax, but rather an income tax, and the amount collected, £1,234,483, should be deleted from a general analysis.

To secure these taxes a valuation department has been established which at the outset sent out about eleven million forms demanding information to enable it to value properties.

Revenue from Land Taxation.

It will be apparent that an enormous cost immediately devolved upon property owners, who were already paying an income tax, generously maintained for the past ten years by a paternal government at a war rate of 1 shilling 2 pence in the £. The Valuation Department has cost up to March of this year £1,393,000. In return for this expenditure the land taxes have realized £223,430. The cost to owners in supplying informa-

tion under professional advice has been estimated at over half a million, and the decrease in sales of London and suburban properties at something like £3,000,000.

For instance, in July last the transactions officially registered at the Estate Exchange were almost £1,000,000 less than in the same month last year. That decrease was, without doubt, attributable to the generally prevailing uncertainty and irritation in connection with the land taxes. Freehold ground rents, licensed houses and the usual type of brick and mortar investments have become almost a drug, capital value having fallen 20 per cent. to 30 per cent.

Land Hunger.

The fact that agricultural land was not to be taxed had the effect of forcing some of the most magnificent residential estates on a dull market, and of course it is in this direction that the dealings have been significant. County Councils and other public bodies have powers vested in them under the Small Holdings Act to acquire suitable areas with the hope of satisfying the so-called "land hunger." They have taken advantage of this legislation, but the high prices paid for farms by these bodies have had the effect of materially raising the heretofore moderate rentals.

The wet blanket will hardly be lifted from the market, for the Chancellor of the Exchequer has promised to renew the "land campaign" with the autumn session. There can be no doubt about the dullness of the realty market throughout the British Isles, and from the best information obtainable, it seems likely to continue.

David Lloyd-George, Chancellor of the Exchequer, has undertaken to free British land from landlordism and get the people back on it. He disclaimed any desire to attack landlords as a class, but believes that the land system of Great Britain is a failure. He says the agricultural laborers of the British Isles receive lower pay and work longer hours than any other, and 90 per cent. of the farm laborers in England do not live as well as those in the poorhouse. He thinks the issue is between the great power of the landlord and the prosperity of the laboring classes. He advocates that the great game preserves in the British Isles should be reduced by two-thirds; that the best labor should be drawn to this land by giving them a better wage, shorter working hours and the proper kind of homes to live in. He believes in encouraging the farm laborer, so that he may ultimately own a small farm and become a land owner, instead of paying out approximately the same amount of money to some one else in the way of

rent or leasehold. Leaseholds do not encourage thrift.

The Land System.

The British land system differs widely from that prevailing in other countries. In Great Britain the bulk of the land in town and country is in the hands of a small number of large land-owners. About 2,500 people own more than one-half of the national soil. The vast majority of the British people are landless. Great Britain is a land of leaseholders and tenants. Abroad the bulk of the land is not held by a few thousand large landholders, but by millions of small ones. Freehold farms and cottages are the rule in the country, and freehold houses are the rule in the towns. The majority of the families in France, Germany and many other countries live in freehold houses of their own and till their own soil, and most other nations are nations of freeholders. During the last few decades British agriculture has utterly declined and decayed. Millions of acres which were fit for intensive cultivation have been abandoned by the plow.

The ominous rapidity with which agriculture has shrunk can be seen from the following decrease in acreage under crops, 3,981,281 acres, and the increase in acreage under permanent pasture, 3,683,012 acres, leaving a balance of 300,000 acres unaccounted for which have probably been converted into golf courses, parks and building sites. In the fifty years between 1851 to 1901 the number of male agricultural laborers declined in England and Wales from 1,097,800 to 583,000; in Scotland from 140,500 to 73,800; and in Ireland from 850,100 to 212,200.

Decay of Agriculture.

I am told that the average value of agricultural land in England indicates a fall in capital value of from £27.3 per acre in 1910 to £24.4 per acre in 1911.

In Germany 87 per cent. of the land is cultivated by owners, and in Great Britain 12 per cent. is cultivated by the owners. In Germany it has been the universal experience that small holdings are far more productive than large and very large ones, and this is only natural because the small freehold farmer who works for himself works far more conscientiously than the agricultural laborer who works for a wage, or the tenant farmer who fears that a substantial improvement in his farm may lead to an increase in the rent.

The arguments in favor of re-creating

British agriculture by creating a very large number of small freeholds are absolutely overwhelming.

Housing Conditions Poor.

The housing problem is also one of Great Britain's problems, and much dissatisfaction of the masses is no doubt due to bad housing conditions. I am of the opinion that this most important problem will work out its own salvation as soon as the other land reforms are well under way.

In the towns as in the country, the soil is in comparatively few hands. British townspeople are leaseholders and tenants, but not freeholders. The leasehold system is a British institution. In foreign countries the house and the soil on which it stands go together as a matter of course, and in many countries it is illegal to separate the one from the other. The leasehold system has many grave disadvantages; by dividing the house from the soil on which it stands it introduces divided ownership in a single object, and thereby causes friction and wastefulness. The interests of the owner of the soil or of the owner of the lease and those of the tenant or sub-tenant are not identical, but antagonistic.

The leasehold system discourages thrift. Wherever the freehold system obtains the workingmen are thrifty. It is significant that in France, in Germany, and many other countries two-thirds of the families absolutely own the houses in which they live. The workingman who has a house improves it, and endeavors to accumulate in addition some liquid capital. The German working masses, for instance, have £1,000,000,000 in their savings banks, while British workingmen have less than one-quarter of that amount. As the ownership of freehold land and houses is widespread among the German working masses, they own probably about £3,000,000,000 of capital, while the capital of the British working masses is estimated to amount only to from £600,000,000 to £1,000,000,000.

Owing to the wastefulness which is indissolubly connected with the leasehold system, that system is responsible for excessive rents. An investor in house property may be satisfied with a net return of 5 or 6 per cent. upon his capital. However, in view of the very heavy waste involved in lawyers' and surveyors' expenses, rent-collecting, repairs, and the losses arising from unpaid rent and empty houses he has to exact a rent

which comes frequently to about 10 per cent. on the capital cost of workingmen's dwellings.

Workingmen's Houses.

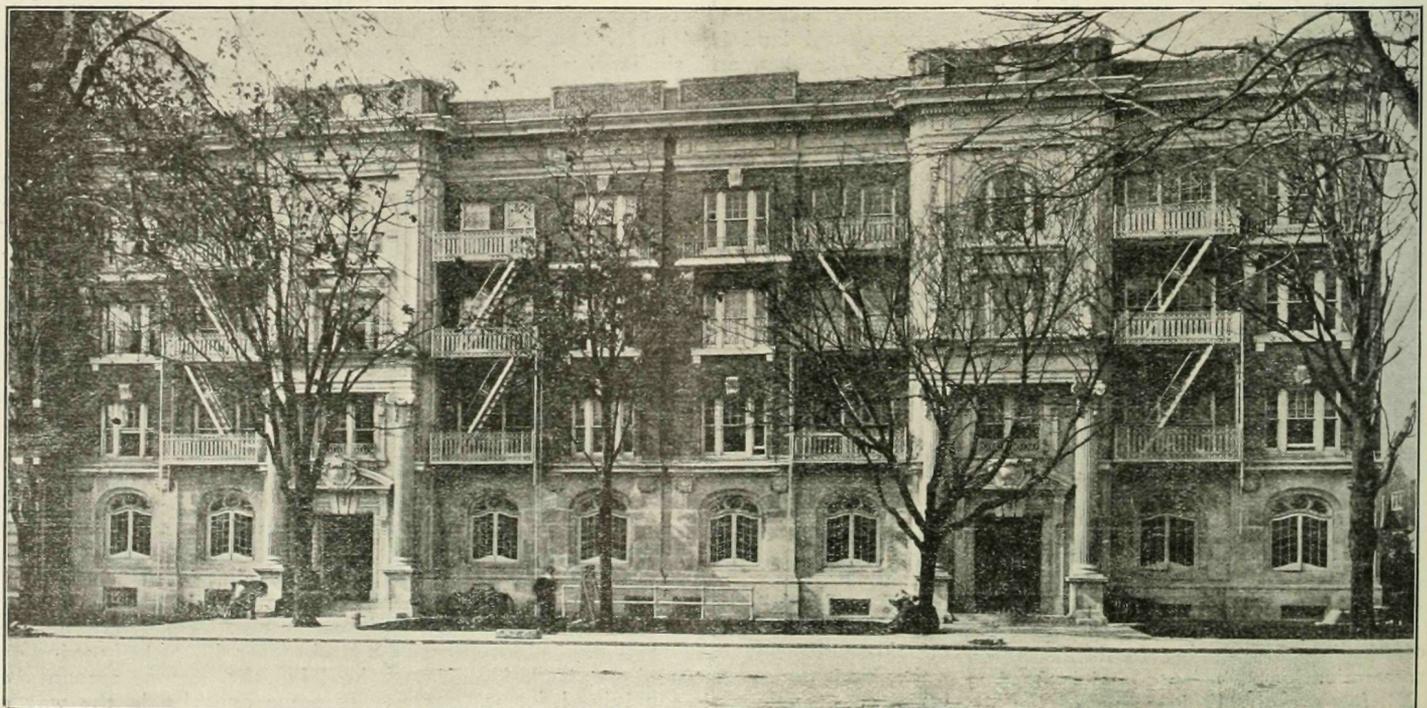
Investigation has shown that there is a widespread desire among workingmen to become the absolute owners of the houses in which they live. That desire is only natural, and many theories are advanced as to the best way to help him in this laudable desire. The plan of building and selling small houses to workingmen on long-time payments has been successful in Belgium and Germany and is now being tried in the United States, where for very little more than ordinary monthly rent a man can become the owner of a dwelling of the most modern character with a little ground, and in many cases an added feature of life insurance goes with it.

A Flatbush Improvement.

Shampan & Shampan were the architects of the "Valence" and "Vernon" apartment houses, which have recently been completed on the west side of Ocean avenue one hundred feet north of Beverly road, Flatbush. The facade of the buildings is designed in a French Renaissance style of architecture, the first story being entirely of white limestone, while the upper stories have a background of brick of rough texture with white limestone trimmings and flower balconies. The buildings are considered to be typical of the best class of apartments in Brooklyn.

The houses were built by the Ditmas Realty Company of Brooklyn, upon a plot of 130 by 131 feet. Each building being 65 by 112 feet, there is ample space for good ventilation and light. Public halls and reception halls are richly finished in marble and tile. The apartments consist of four, five or six rooms with luxurious appointments and elaborate decorations. Living-rooms are finished in white enamel and dining-rooms in quartered oak wainscoted to a Dutch shelving, which is finished in Tiffany silver setting.

All chambers are finished in white enamel with mirrors in the doors. The buildings in general have been equipped with vacuum cleaners, telephones, garbage closets, refrigerators, etc. Apartments rent from nine hundred to twelve hundred dollars a year. These buildings adjoin Buckingham Court and cost \$200,000.



NEW APARTMENT HOUSES ON OCEAN AVENUE, FLATBUSH.

Shampan & Shampan, Architects.

SKYSCRAPER MAY RISE ON TOWER SITE

O. T. Waring, One of the Owners, Non-Committal About Reviving Plans for Thirty-Eight Story Skyscraper Approved in 1908.

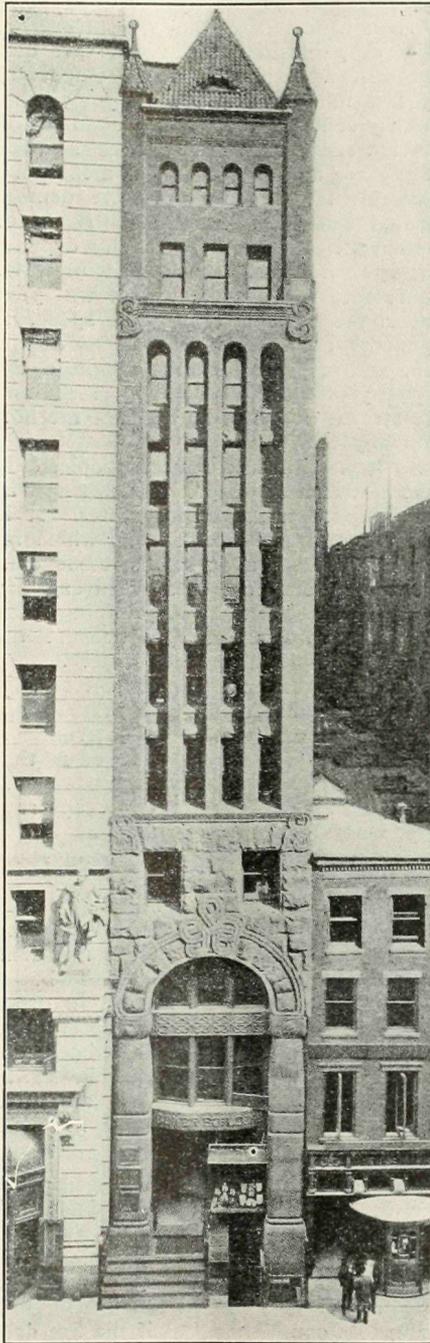
A REPORT was in circulation this week to the effect that plans approved in 1908 for a thirty-eight story skyscraper drawn by W. C. Hazlett, the architect of 1133 Broadway, would be revived and that it would succeed the Tower Building at 50 Broadway which the Morris Building Company, a subsidiary of the Standard Oil Company, had decided to tear down. O. T. Waring, of 26 Broadway, who with A. T. Bedford Horace S. Platt and a few others comprise the company holding title to the properties from 44 to 50 Broadway, said that as far as present plans were concerned the building was to be razed and that was all. He was non-committal about reviving the Hazlett plans, but the impression was gained that the property in question would not remain idle indefinitely and that it was perhaps a little early to go into details regarding the ultimate use of the site.

In the Record and Guide of August 1, 1908, the following prospective building report appears:

A \$3,475,000 SKYSCRAPER FOR BROADWAY.

Architect W. C. Hazlett, 1133 Broadway, has completed scale drawings for the construction of a skyscraper office building to contain thirty-eight stories, 81x175 ft. in ground dimensions, to be situated at 44 to 50 Broadway and Nos. 43 to 47 New Street, at an approximate cost of \$3,475,000. From the sidewalk level the building will rise to a height of 467 ft., comparing with the City Investing Building, which is 455 ft., the Antwerp Cathedral, which is 476 ft., and the Strasburg Cathedral, 474 ft. The owners are said to be Pittsburgh capitalists, and call themselves the Broadway and New Street Realty Company, with offices at 50 Broadway. Milton I. Deuel is president and James A. Simmons secretary and treasurer. Three high office buildings now occupying the site will be torn down. The foundations will be of caisson construction on rock, and the exterior building materials will include light brick, terra cotta and granite, with a copper and tile flat and mansard roof, with terra cotta and marble coping. No building contract has yet been awarded. The present 15-story structure, 50 Broadway, was designed by Architect Bradford L. Gilbert.

The Broadway & New Street Realty Company referred to in the report was closely identified with the Standard Oil Interests. In 1909 Samuel Lachman, acting as referee in foreclosure proceedings, sold the property to Raphael Cerero, of Brooklyn, and the Morris Building Company foreclosed on him, paying \$1,681,274 for the plot. Nos. 44 and 46 are assessed at \$675,000 unim-



IT CANNOT PAY ITS OWN TAXES.

proved and \$750,000 improved; No. 48 is assessed at \$195,000 unimproved and \$200,000 improved and No. 50 Broadway, the site of the Tower building, is assessed at \$425,000 unimproved and \$540,000 improved.

When the Tower Building at 50 Broadway was finished twenty-four years ago from plans by Bradford Lee Gilbert it was not the first tall building in the city nor of steel skeleton construction. Yet it introduced in New York the type of construction of which the fifty-seven story Woodworth Building is the modern consummation.

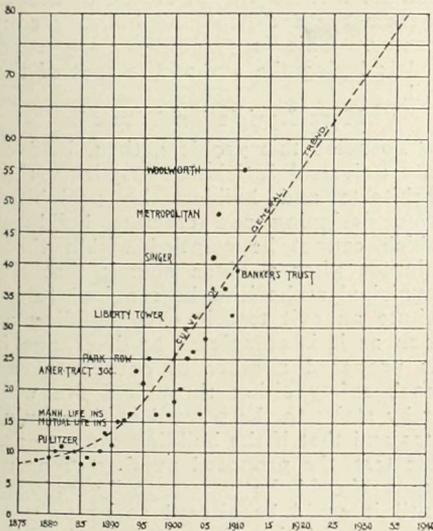
The Tower Building embodied the principle of skeleton construction in the side walls, where an iron framework supported not only the floor beams but also the masonry of the walls. The practicability of the principle having

been demonstrated, the advantages of steel over iron for the framework were at once apparent, and from that first experiment steel skeleton construction dates its later development.

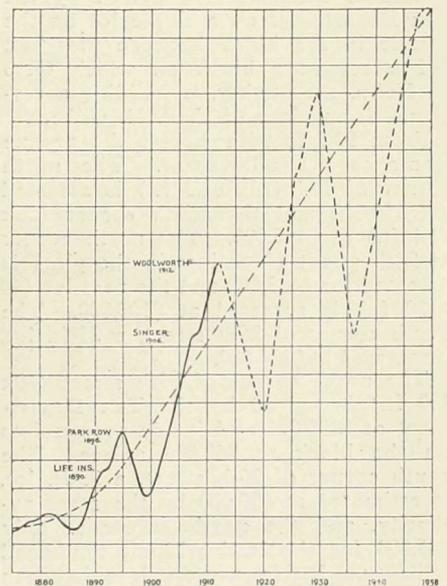
In 1889, the year in which the Tower Building was finished, the total amount of steel required for structural purposes in this country was only 336,000 tons. Most of this went into railroad bridges. In the early nineties the rapid expansion of steel skeleton building construction began to make itself felt in the steel industry. After the panic of 1893 mill capacities were doubled, and later trebled, to take care of the demand for rolled steel for buildings. In 1907 the output of structural steel for bridge and building construction went to the great total of 905,000 tons in the year, or almost three times what it had been a little more than a decade previously. In 1909 the tonnage passed the million mark by 474,000 tons; in 1911 it rose to 1,758,000 and last year it almost touched the 2,000,000 tonnage mark.

As steel gained in popularity, so did common brick. Massive walls were no longer needed, and common brick and hollow brick came into greater use as filler material. Front brick and later architectural terra cotta began to vie with stone that formerly held practical dominion over the construction field for facade material. Portland cement at about that time began to assert itself as a building commodity, and as its use increased a demand arose for a different type of structural steel, in the form of bar and wire reinforcement. Then came the burned clay floor arch and at about the same time the reinforced cinder concrete floor arch.

But brick gained, next to steel, the greatest impetus as a building commodity. In 1880 approximately 500,000,000 common brick were used in this city in building construction annually, while last year the total was 1,019,370,000, a gain in value from \$3,880,215 to \$5,850,770. In the same time a remarkable gain was made in the output of Portland cement. Strictly local figures are not obtainable, but the sharp advance



SHOWING TALLEST BUILDINGS EACH YEAR SINCE 1875.

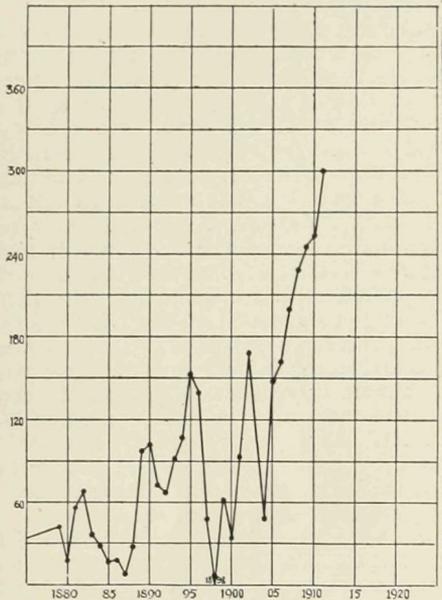


SHOWING VARIATIONS IN TOTAL STORIES EACH YEAR BETWEEN 1875 AND 1912.

Illustrations accompanying this article are published by courtesy of David H. Ray, Sc.D., and "Building Progress."

in mill output from 300,000 barrels in 1889 to more than 87,000,000 barrels in 1912 at least shows the influence upon this industry of the steel skeleton and reinforced concrete building.

Almost simultaneously cast iron as a facade material began to be displaced largely by front brick and architectural terra cotta. Architectural terra cotta has been used in this city in increasing quantities ever since. In 1890 the mill value of architectural terra cotta did not exceed \$600,000. In 1908 its value was \$1,039,856 and last year it reached the grand total of \$2,330,065. Fireproofing material, terra cotta lumber and hollow



WAVE CYCLES IN TALL BUILDING DEVELOPMENT CULMINATING EVERY 16 YEARS WITH LACK OF INTEREST IN SKYSCRAPERS.

tile or block, scarcely known to the building trade in 1880, showed a mill value in 1908 of \$826,224 and in 1912 of \$2,031,350. The foregoing figures cover architectural terra cotta and hollow tile coming into this market from only one source, although the principal one, so that the foregoing figures are very conservative. Front brick has gained in consumption since the day of the construction of the Tower building from a 52,000,000 a year to more than 220,000,000 in 1912.

Assessed Valuations on Carnegie Hill.

A remarkable difference in the assessed valuations of land above 96th street and land south of there is a matter of record. Ninety-five thousand dollars is the valuation placed by the Tax Department on a single lot on the avenue in the block between 91st and 92d streets—the block on which Otto H. Kahn, the banker, is building a residence from plans of C. P. H. Gilbert.

From 93d to 96th streets the avenue frontages are all vacant. The north corner of 93d (25x102.3 ft.) is assessed at \$110,000 and the south corner (25x93.4 ft.) at \$105,000. The north corner of 94th street (four lots in the plot) is assessed for \$325,000 and the next lot (40x100 ft.) is assessed at \$104,000. The south corner of 96th street, a 25-ft. lot, is assessed at \$206,000.

The north corner of 95th street (70x100 ft.) is valued by the Tax Department at \$198,000 and inside avenue lots on the block at \$60,000 apiece. The south corner of 96th street, a 25-ft. lot, is estimated at \$95,000 by the same authority, and the north corner at only \$65,000 for the land without the small building. Inside avenue lots between 96th and 97th streets are assessed at \$37,500, and the south corner of 97th street (25x100 ft.) at \$56,000.

FIRE WALLS THE ONLY SURE REFUGE

Exit Tests Supplanting the Fire Drill—Is "Burn or Jump" the Present-Day Alternative For Factory People?

AS a means of saving lives from fire or panic in buildings the fire drill is obsolete. Although made compulsory by law in New York, New Jersey and Pennsylvania and generally endorsed in other States, this far-heralded solution of the fire hazard problem is a failure.

Simple laws of physics have demonstrated this fact. A vertical tube, for instance, has a definite capacity depending upon its area. If a stream of water pours into it from the top, it will pour out of the bottom at the same speed. If openings are made in the sides of the tube and more streams are admitted, the capacity of the tube is not increased and the stream does not flow out at the bottom any faster.

So it is with a stream of people, only that a stream of people does not flow as smoothly as a stream of water. It is composed of irregular bodies, which interlock and when several streams converge on a staircase of a given capacity from different floors, jamming and disaster and death follow because the flow of people downward ceases.

For this reason the exit test is supplanting the fire drill. The primary object of the exit test is to determine if the building is properly designed so that in the emergency of a fire the occupants would be able to effect their escape rapidly without the probability of injury from stairway or other congestion, which inevitably causes panic.

Such is the honest opinion of H. F. Porter, expert on safety from fire, who is known as the father of the fire drill. After installing many fire drills in buildings, which had to be altered in order to install them, Mr. Porter determined that instead of putting drills in badly designed buildings it would be better to design the buildings properly and thus eliminate the necessity of the fire-drill.

The Drill is Futile.

"As a solution of the fire-hazard problem in loft buildings the drill is futile," said Mr. Porter, when seen yesterday in his offices in the Masonic Temple Building, Sixth avenue and Twenty-third street, "It may be valuable in giving occupants confidence, but if the fire drill fails to accomplish its purpose of furnishing a quick and safe egress this confidence is misplaced.

"I have been repeatedly requested to put fire drills in loft buildings. A proper and effective fire drill cannot be put in a single loft building as ordinarily tenanted.

Three Solutions.

"When we analyze the situation there seems to be three ways of solving the escape from a crowded building:

"First. Increase the number of stairways in a building so as to have two independent stairways leading down from each floor with independent exits at their base; in a ten or twenty or more story building this would be impossible, as great sections of the building would have to be engrossed by stairways, and stairways are where the congestion occurs which causes accidents.

"Second. Reduce the number of occupants per story to the capacity of the stairways. By actual test, the capacity of a stairway wide enough for two peo-

ple to go down abreast, where the distance between floors is from ten to twelve feet, is twenty-four people per story. It will be manifestly impossible to limit the number of people per story in this way; manufacturing or business must be run in accordance with other requirements.

Fire Walls Infallible.

"Third. Eliminate the stairways by some means altogether, from consideration, so as to make each story, for purposes of escape from danger, practically a first story or ground floor; that is, enable people to flow out horizontally from it.

"The method to accomplish this result is a fire wall so arranged on a building as practically to bisect it. This wall must be continued from cellar to roof and be provided with doorways on each floor, closed by automatic fire doors. The building must be designed with two sets of egress facilities of ample proportions, one set located on each side of the wall accessible from each floor. No fire is at all likely to occur on both sides of this fire wall simultaneously, unless it is of incendiary origin.

A fire drill will empty either side of a building so equipped, no matter how many stories high, in a minute. The refugees remain in the safe side of the building until the fire fighters have put out the fire, or they may at any time without haste use the egress facilities provided there, which would be free from smoke or fire.

Burn or Jump.

"Until this standard of escape from fire is universally enforced by laws there will be no intelligent solution of the fire problem anywhere. The only alternative for occupants of factory buildings in which a fire occurs is either to burn to death or to jump to death, under present conditions.

"How much better then it would be in the first instance before buildings are erected so to plan them that they will be emptiable in three minutes, beyond which time it is not safe for occupants to remain in a burning building, and to ascertain this fact by using the exit test. If any building failed to meet this test, its owners should refuse to accept it from the architect and building contractor. This is prevention, not cure, and is laying the axe at the root of the evil.

More Legislation Wanted.

"To solve this problem, then, I advocate universal legislation requiring that architects and builders be prohibited from designing and erecting buildings which cannot be emptied within three minutes after a given signal; that the municipal authorities be required to institute an exit test in each building as soon as it is completed to determine if its proposed number of occupants can reach safety either through a fire wall or by stairs to the ground in three minutes and that if the building cannot pass this test, the proposed number of occupants should be peremptorily reduced until it could be altered so as to pass the test and that the proper authorities afterward be required to repeat the exit test from time to time.

NEW REGULATIONS FOR FILING PLANS

Building Bureaus Will Examine For State Department of Labor—Where Permits Must Be Obtained—Statements From Superintendent Miller and Commissioner Johnson.

THE new building regulations which went into effect on the first of October have complicated somewhat the duties of architects and owners with respect to filing plans. Once it was sufficient that plans be filed with the Superintendent of Buildings only, but now the approval of other department and bureau heads must be obtained before a new building operation is safely through the intricacies and beyond the reach of the penalties of the law.

All the building laws were once contained in the local Building Code, but since the Board of Aldermen has found it impossible to amend the code the Legislature has intervened from time to time and enacted many building laws, ostensibly for the benefit of all the cities in the State, but in reality aimed primarily at the city of New York. Building regulations are now contained not only in the Building Code enacted in the year 1899, but also in the—

State Tenement House Law,
State Factory Law,
State Fire Prevention Law,
State and City Health Laws and Ordinances,
Special Theatre Ordinances, and the Regulations of the Highway and Park Departments.

As laws affecting the construction of buildings are now to be found in all these statutes and ordinances, applicants for a building permit, in consequence, must obtain the approval for plans and specifications of the Superintendent of Buildings, the Tenement House Commissioner, the State Labor Commissioner, the Commissioner of the Fire Department, the head of the Department of Health, the Superintendent of Licenses and the Commissioner of Highways, and follow his plans through all these legal lanes.

However, in no one case would the approval of all these functionaries be necessary. Unless one intends to build a cellar bakery, a slaughter-house or a cowbarn he need not consult the Health Department. The Fire Commissioner has no authority over tenement house construction, and the State Factory Inspector has nothing to do with any other sort of building than those used for manufacturing and mercantile purposes. But the number of departments that have to be applied to in most cases for permits is becoming too numerous for pleasant contemplation by the building interests.

Superintendent Rudolph P. Miller was asked this week to explain for the benefit of the readers of the Record and Guide what the course of procedure should be in filing plans under the laws in effect since the first of October.

Supt. Miller Explains New Requirements.

Superintendent Miller said it should be distinctly understood in the first place that any permit issued by his bureau covers only such matters as under the laws are within the jurisdiction of the bureau. The applicant for a permit from his bureau must make sure that the requirement of all other bureaus or departments having jurisdiction are properly met.

By arrangement with the Tenement House Department permits for the con-

struction or alterations of buildings coming under the provision of the Tenement House Law will not be issued by the Superintendent of Buildings until a certificate from the Tenement House Department, giving its approval of the plans, is filed.

Permits for the construction or alteration of buildings affected by the requirements of the Labor Law will be issued by the Superintendent of Buildings, even though not approved by the Department of Labor, but applicants are warned that such buildings may not be used or occupied as factories unless they conform to all the requirements of the law.

While it is not required in the fire-prevention laws to file plans with the Fire Department, Superintendent Miller said that before permits are obtained from his bureau the approval of the Fire Prevention Bureau of the Fire Department as to the adequacy of exits be obtained in the case of such buildings as are not subject to the revisions of the Tenement House or Labor Laws. The Building Bureau is to be the Clearing House.

Losing No Time.

"In any case," added Superintendent Miller, "plans and applications submitted to this bureau will be examined pending their consideration by other departments or bureaus."

The procedure in the case of tenement houses is in nowise changed. The architect leaves a copy of his plans and specifications with the Tenement House Department, which undertakes to examine them to determine whether they comply with the laws as to light, ventilation and the other matters over which this department has exclusive jurisdiction. The certificate of approval which the architect obtains from the Tenement House Commissioner he files with the Superintendent of Buildings, who, meanwhile, has been examining another copy of the plans and specifications to note if they comply with the requirements of the general building code.

The Factory Laws.

Relative to the new amendments to the factory law, the regulations which will govern its administration have not yet been formulated. A conference between the Superintendent of Buildings and the Deputy Commissioner of Labor, William C. Rogers, was held on Wednesday, October 22, at which the basis of a working arrangement between the State and city authorities was decided upon.

At this conference it was made clear that under Section 79d of the Labor Law it is optional with the Commissioner of Labor whether he requires construction plans for buildings over which he has jurisdiction to be filed with him or not. In cities where there is an officer having power to inspect buildings for the purpose of determining their conformity to the requirements of law or ordinance governing the construction thereof the State Commissioner of Labor may request such local officer to inspect factory buildings to see if they comply with the law and the rules and regulations of the Industrial Board. The local officer in that case will make a return to the State Commissioner.

The State Labor Department will not undertake to act as plan examiner for all the cities, towns and villages in the State. The local building superintendents and inspectors will continue to perform this duty. Between the State Departments and the superintendents of buildings in New York City it has been arranged that the Labor Department will make a general request that the city building bureaus examine plans and specifications for the construction and alterations of buildings under the jurisdiction of the State Labor Commissioner and inspect the work during construction. The city building bureaus will be furnished in due time with a code of regulations and blank forms to be filled, which will embody the requirements of the State law and the rules and regulations of the State Industrial Board, and the Superintendent of Buildings will make a return in the case of each building by means of these forms.

This will save duplication of work as between these two departments at least. If the plans are in conformity with the law, a certificate will be issued to that effect by the State Labor Department, and if there should be a defect in the plans this will be apparent from the return made by the Building Bureau.

The Fire-Prevention Laws.

The Fire Commissioner has received an opinion from the Corporation Counsel interpreting the effect of the amendments to the Labor Law and the changes in the Greater New York Charter relating to the subject of fire-prevention, which became effective on Wednesday, October 1, 1913.

He has been advised by the Corporation Counsel that it is his duty to enforce all laws and ordinances and the rules and regulations of the Industrial Board relating to fire perils, with the exception of means of egress, the jurisdiction of which has been transferred to the Industrial Board of the Labor Department. The head of this Industrial Board is the State Commissioner of Labor.

The new laws take from the Fire Commissioner all authority over the means of exit from factories; that is, the Fire Commissioner no longer can issue an order correcting unsafe or inadequate means of exit, such as locked doors, improperly constructed doorways, insufficient stairways and fire-escapes.

Statement of the Fire Commissioner.

Fire Commissioner Johnson stated that he cannot now issue orders in any case except for the installation of fire-alarm equipment and extinguishing apparatus, including automatic sprinklers. In all other cases he must proceed directly by criminal prosecution for violations of fire laws relating to factories. Violation of these laws is a misdemeanor under the provisions of Section 1275 of the Penal Law.

The Industrial Board under the new law has been appointed and is now in existence, but it has no subordinates except those already employed in the Department of Labor for inspection and supervision. The Fire Department, however, without assuming any responsibility which has been taken away from it by law, will continue to co-operate in

every manner with the State Labor Department in the enforcement of laws for the protection of life in factories.

There still remain many duties for the Fire-Prevention Bureau to perform in connection with the construction of buildings, and it is here advised that plans be submitted to the Fire Commissioner before the approval of the Building Bureau is obtained, in order to avoid delay.

Other New Laws.

New regulations for the construction of bakeries in basements are to be found in the health laws (see Record and Guide of May 17), but the plans are to be filed for the approval of the State Commissioner of Labor, who will presumably request the Superintendent of Buildings to officiate as in the case of factory plans.

Applicants for permits to build picture theatres must first file their plans with the Superintendent of Buildings, and, when approved, a duplicate set must be filed with the Bureau of Licenses, when application is made for a license. This law went into effect August 8. (See Record and Guide of July 26.)

Permits must be obtained as heretofore from the Highway Bureau for the construction of vaults under the sidewalks and for crossing the sidewalks.

From the foregoing it will be perceived that those powers of the Fire-Prevention Bureau which the State Labor commissioner has taken over he in turn requests the Superintendents of Buildings to perform for the most part, and that, while architects and builders have more departments to consult than formerly, the arrangement between the State Labor Commissioner and the local building officers make it easier for the building interests to file plans and obtain permits than it otherwise would be.

The Building Bureau in each borough continues to be the main clearing house, and the plans and specifications on file there will serve as well for the Factory Department, the Bureau of Licenses and the Highway Bureau. Copies of plans and specifications for tenements will be filed as heretofore at the Tenement House Department, and in certain cases at the Fire-Prevention Bureau.

Along University Avenue.

New York is a city of sudden transformations. One may drive through some one outlying section frequently during a long period of years without observing any noticeable change in the status of real estate there, but upon his next visit, after an interval of a few months, he will find that the district has suddenly been built up. Something like this has happened along University avenue (formerly Aqueduct avenue) in the vicinity of Featherbed lane and Tremont avenue. A number of apartment houses of excellent type have been erected this year on the principal avenue, houses which have no stoops and areaways and no projections over the building line, and are all the better for it. Entrance to the yard is through a covered alley, the floor of which is below the level of the sidewalk. The near approach of the Jerome avenue subway line has of course something to do with the new building movement hereabouts, just as it has inspired the opening up of the adjoining Moss estate, which latter proceeding will of itself have a markedly beneficial effect upon all the surrounding neighborhood.

—The name of the Wendover avenue station on the Third Avenue elevated line, in The Bronx, has been changed to Claremont Parkway, to conform to a recent change in the name of that thoroughfare.

MOSS ESTATE AUCTION.

An Average of \$1,648 for 345 Lots—Great Turnout of Small Investors.

The complete success which is usual for the big auctions conducted by Joseph P. Day, as auctioneer, attended the disposal of the 345 lots comprising the Theodore Moss estate on Tuesday at the Real Estate Exchange in Vesey street. The lots being situated in what is now, on the eve of the construction of a rapid transit line up Jerome avenue, one of the most interesting speculative sections in the city, the offering attracted the maximum of attention from real estate investors.

The sale had been heralded and prepared for in a thorough manner. Streets had been graded through the estate, and all the lines plainly marked for the information of the throngs that visited the premises in the days preceding the event. Mr. J. Clarence Davies was associated with Mr. Day in conducting the sale. Both express satisfaction at the prices the lots brought. From ten in the morning until eight o'clock at night

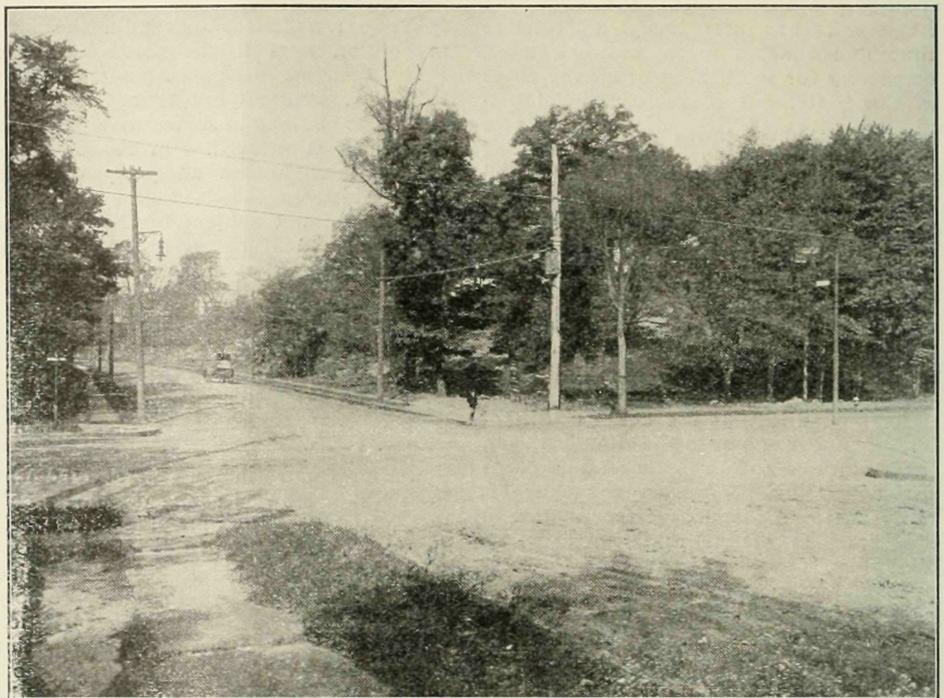
WEST FARMS ALL RENTED.

But the Sales Market Is Quiet—Vacant Sites at Low Figures.

Renting has been good this year in the West Farms section. At least twenty-five new apartment houses have been completed within the last three months, and all of them are practically rented, with a good class of tenants, paying from \$5.50 to \$7.50 a room. Among the older apartment houses, where vacancies existed these have also all been rented, and the owners of the houses are so well pleased that they do not care to dispose of them, because of the profitable incomes they are receiving.

Yesterday an owner of an apartment house stated to John A. Steinmetz, local agent, that he was making 18 per cent. on his investment, and that this was far better than investing in banks and Wall Street stocks, as one always felt that property investment was more substantial.

"The sales market has been very quiet this last year," Mr. Steinmetz said, "but during the last month I have had many



VIEW OF THE MOSS ESTATE, AT JEROME AVENUE AND FEATHERBED LANE.

the salesroom held a large and eager crowd of bidders.

The geographical situation of the tract is about as good as there is in the Bronx, but the lay of the land itself is uneven in places. The lot at the southwest corner of Jerome avenue and Featherbed Lane brought the best price. It sold for \$7,400. Three adjoining lots on the avenue went for \$4,100 each. J. Romaine Brown bought almost the entire block front of short lots on the east side of Clifford place. Full size lots on the west side of the avenue sold for from \$2,000 to \$4,000 for inside parcels and from \$3,400 to \$7,400 for corners. Short lots on the east side of Jerome avenue, running from 86 feet deep at 174th street, down to a small gore at 175th street, brought from \$1,200 to \$2,175 each. The gore lot having an area of 147 feet brought a price of \$8 a square foot.

The corner parcel at Featherbed Lane and Davison avenue sold for \$1,500, while lot No. 152, irregularly shaped, brought \$1,300. Corner lots Nos. 173 and 247 on Division avenue went for \$1,625 and \$1,500, respectively. Corner lots Nos. 95, 102, 123 and 130 on the block bounded by Jerome and Grand avenues, 176th and 174th streets, were sold for \$1,725, \$1,700, \$2,000 and \$1,700 in the order named. A complete report of the prices paid will be found elsewhere in this paper.

inquiries for houses by people who want permanent investments, therefore I look to a good future in this line. Every indication says that owners of real estate in the West Farms section will realize big profits as soon as a little more activity arises in the market.

"The West Farms section is one of the best of the five boroughs. We have Bronx Park and the Zoological Park, which are decided assets. Our railroad facilities are second to none. For five cents one can travel to any part of Manhattan. The New York, Boston and Westchester Railway Terminal is located within this section, which brings many out of town people to make their homes here."

Income Tax Confusing.

Washington advices state that many queries are being received at the Treasury Department regarding the meaning of the new regulations for the collection of the income tax from corporations "at the source," and it appears that there will be considerable confusion before the system operates smoothly.

Thus far the department officials have been content to reply to the queries so far as possible by referring to regulations covering particular cases. It is recognized that supplemental regulations will be necessary, and these will be announced soon.

SUBWAY BUILDING PLANS COMING FAST

Three Hundred More Draughtsmen Put at Work—Many More Sections to Be Put Under Contract Before Year Closes.

THE results of the increase in the engineering staff of the Public Service commission for the First district are being made manifest in the frequent approval of plans for additional sections of the Dual System subways and the advertisements for bids for their construction. When the agreements with the Interborough Rapid Transit company and New York Municipal Railway corporation were signed last March, the commission began scouring the city for additional draftsmen and engineers.

Notwithstanding the fact that the engineering force at that time numbered about 800 persons, there was so much work to do that the chief engineer decided he would have to get much additional help if the plans for new work were to be prepared and promptly advertised for bids. In a few months about 300 draftsmen and engineers were employed and set to work. This enabled the chief engineer to start work on the plans for all parts of the system, and now many of these plans are approaching completion.

Manhattan Work.

When the Dual System agreements were signed, not one section of the Seventh avenue line in Manhattan was under way. Today the commission has opened bids for one section, has advertised for bids for two additional sections, will soon advertise for two more, and next month will hold hearings on the forms of contract for the last two sections of that line. By the first of the year, therefore, the whole Seventh avenue subway, from Times Square south to the Battery, should be under contract.

Plans for additional sections of the Broadway subway, in Manhattan, and for subway extensions in Brooklyn, the Bronx and Queens have also been completed. In the Borough of Queens every construction contract for all the new lines in that borough has been placed under contract, with the exception of the Steinway tunnel from its present terminus to the Queensboro Bridge, and that is now being advertised for bids.

Brooklyn Contracts.

In Brooklyn the New York Municipal Railway Corporation has been authorized to contract for the reconstruction of the Sea Beach line, which will connect the Fourth avenue subway with Coney Island, and work thereon has been started. The same company also has been authorized to contract for the building of the proposed line through 38th street, Brooklyn, to connect the Fourth avenue subway with the proposed elevated railroads through New Utrecht avenue and Gravesend avenue to Coney Island. Work has also begun on this line. It is expected that this road, as well as the reconstruction of the Sea Beach line, will be finished within eighteen months.

The Public Service Commission has about completed the plans for the elevated railroad through New Utrecht avenue, and will advertise for bids for its construction early this week. It also has the plans for the Gravesend avenue, or Culver, line well under way, and will advertise for bids for its construction within a short time. Plans are also

approaching completion for the two new tunnels under the East River—one for operation by the Interborough Rapid Transit Company and the other by the New York Municipal Railway Corporation. These should be ready to advertise before the end of the year.

Plans for the Eastern Parkway subway in Brooklyn and its connections are also well advanced. The first sections of the line, from the end of the existing subway, out Flatbush avenue to Eastern Parkway, will be submitted to bidders within a short time.

Bronx Lines.

In the Bronx three separate lines of feeders for the new subway system will soon be under construction, namely, the Pelham Bay Park branch, the Jerome avenue branch and the White Plains road branch. The plans for all these branches are nearly completed, and while it is necessary to hold a few hearings on forms of contracts for new sections, a large portion of the work will be put under contract this month. The total amount of money to be expended by the city of New York in the construction of new lines under the Dual System contracts is estimated at \$200,000,000. Of this amount about \$83,000,000 worth of work is already under contract, and it is expected that \$65,000,000 worth additional will be ready to let by the close of the year; so that by the first of January, 1914, nine months after the signing of the Dual System agreements, three-fourths of the city's part of the work should be under way.

Assignment of Contract.

The Public Service Commission for the First District has consented to the assignment of the contract for section No. 1 of routes Nos. 19 and 22, the Southern Boulevard and Westchester avenue branch of the Lexington avenue subway, from the John F. Stevens Construction Company to the Richard Carvel Company. This piece of work calls for the building of a three-track subway from Alexander avenue through 138th street and Southern Boulevard to about 147th street. The contract was awarded in September, 1912, to the John F. Stevens Construction Company, which went into bankruptcy in August, 1913. Since August 14 work has been suspended, and the commission has been negotiating with the receivers of the construction company to bring about a continuation of the work. The receivers made arrangements with the Richard Carvel Company for the assumption of the contract, and after examination by its engineers the commission approved the transfer. There will be no further delay, therefore, in pushing the construction of this line.

Another Great Traffic Centre Coming.

Commissioner O'Keefe's plans for the Queensboro Bridge fall in admirably with the project for an Eastern District subway that would form a connecting link between Williamsburgh and the Queensboro bridges. The principal feature of this plan is the use of Roebling street instead of Bedford

avenue, which would make possible physical connection with the elevated tracks across the bridges.

The route advocated would go under Manhattan avenue to Union avenue, and thence through the newly widened Roebling street, across the Williamsburgh Bridge Plaza as far as Taylor street, under which it would pass as far as Bedford avenue, under Bedford avenue to Wallabout street, and there curve into Franklin avenue, through which a straight route to the Brighton Beach line at Fulton street would be available.

The principal arguments in favor of the Roebling street route are that it would be shorter, more direct, less expensive, and would serve a more important part of Brooklyn. Roebling street has recently been widened at great expense to the city and by the construction of a subway under it this expenditure of widening would be returned in form of increased tax valuation. Roebling street is thirty feet wider than Bedford avenue north of the Williamsburgh Bridge Plaza, and would be more adapted for a subway route, the North Side Improvement Association people say.

Canal Street Area of Assessment.

The hearing on the proposed extension of the area of assessment in the acquisition of the lands for the widening of Canal street, at the Bowery junction, has been laid over until next week by the Board of Estimate. The matter has been in the hands of a sub-committee of the Board, consisting of Messrs. Prendergast, Esterbrook and Cromwell.

The land was occupied by eight buildings, all but two of which will be fully destroyed. Title to the land was vested in the city on December 12, 1912. When the widening was laid out in 1909 it was suggested that a portion of the expense be placed upon a local area, the land being required partly to prevent congestion of traffic at the bridge entrance and partly for subway purposes. Under the Board resolution and in accordance with the recommendation of the Borough President, provision was made for placing one-third of the expense upon the locality and two-thirds upon the city at large.

The commissioners' report shows that the awards aggregate \$500,500 and that the total expense is estimated at about \$633,500. The assessments aggregate about \$211,200 and have been apportioned in such a way as to place about \$6,000 on each lot of 25 feet by 100 fronting upon the new street, the remaining assessments ranging from about \$4,000 per lot on the opposite side of the Bowery to about \$70 per lot at the perimeter.

The petitioners for an extension of the area of assessment allege that the land was needed for bridge purposes and that the local benefit is negligible. They also call attention to the amendment recently made in the apportionment of the expense of the Roebling street widening, this street serving as an approach to the Williamsburgh bridge, and one of them asks that the assessment on the local area be decreased to 3 1-3 per cent. and that the remaining amount to be raised by assessment be placed upon the Borough of Brooklyn.

Chief Engineer Lewis says the question of local benefit was given ample consideration both at the time when the street was laid out and when the proceeding was authorized and Mr. Lewis has recommended that the original determination as to the apportionment of this particular be adhered to. It is suggested, however, that the district of assessment be enlarged by the inclusion of an adjoining area, thereby extending some relief to the property owners within the district as heretofore laid out.

BUILDING MANAGEMENT

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

EFFICIENCY OF EMPLOYEES.

What the New Organization of New York Building Managers Hopes to Accomplish by United Effort.

REALIZING that the greatest menace to the success of any building is the employee who is impudent, careless and otherwise oblivious to the best interests of his employers, some of the most prominent building managers in this city have practically completed the organization of one of the most far-reaching associations of its kind ever attempted.

The scope of the New York Building Managers' Association, as it will be called, covers a thorough training and supervision of employees, a bureau for testing various materials used in building maintenance, a system of intercommunicating references on the rating of tenants and supply houses, a series of conferences whereby general efficiency in building management may be increased, a mechanical department where a periodical symposium on cost of operation, privileges, concessions and other matters may be discussed with the object of eliminating waste wherever possible, and legislative, publicity and insurance committees whose province will be to guard the welfare of buildings as an investment from any quarter from which good management may be jeopardized.

At the call of a special committee appointed to draw up a set of by-laws, a board of governors was elected at the meeting held in the board room of the St. Paul Building, Tuesday afternoon. The committee, which consisted of A. J. Blecker, W. H. Class, E. A. Leasenfeld, C. H. Burdett and B. E. Martin, submitted the following articles and recommended that the board of governors meet again on Thursday afternoon, November 6, at two o'clock, to elect officers and to close up other details relating to the organization:

ARTICLE NO. 1—NAME.

The name of this association shall be the NEW YORK BUILDING MANAGERS' ASSOCIATION.

ARTICLE NO. 2—OBJECT.

The object of this association is the promoting of a fraternal spirit of co-operation on the part of the managers of building properties, and the attainment of greater efficiency and economy in the renting and operating of buildings.

ARTICLE NO. 3—MEMBERSHIP.

The membership of this association shall comprise active managers of important buildings in Greater New York.

ARTICLE NO. 4—MANAGEMENT.

Sec. 1. The management and the direction of the affairs of this association shall be exercised by a board of governors, hereinafter called a "governing committee," of eighteen members, who shall be elected in classes of six each year at the annual meeting of the association by the association at large to serve a term of three years, or until successors are elected.

Any vacancy in the board of governors shall be filled by the remaining members of the board; the person thus elected to hold office for the unexpired term.

Any member of the governing committee who shall absent himself from three consecutive regular meetings of the committee without permission or excuse, shall be deemed to have resigned, and shall cease to be a member of the committee.

Sec. 2. Subject only to the provisions of the by-laws.

The governing committee shall have entire control and supervision over the funds and the policy of the association. The governors may appoint committees with such powers and duties as they may from time to time designate.

They may also remove committees, officers, managers, clerks or agents as they think necessary, and may fix their duties and compensation. They may also lease necessary premises for the conduct of the work of the association. In general they shall have entire management of the affairs of the association and make such by-laws and other rules and regulations as they may deem necessary and proper.

Sec. 3. Regular meetings of the governing committee shall be held on the first Tuesday in each month. Special meetings may be held at any time by direction of the president, or on request of five members of the committee.

Notice of all meetings shall be given in writing to the members of the committee.

Sec. 4. Ten members shall constitute a quorum for the transaction of business. The order of business shall be as follows: 1, Reading of Minutes; 2, Report of Treasurer; 3, Report of Efficiency Committee; 4, Report of Membership Committee; 5, Report of Tenant Committee; 6, Report of Employees' Committee; 7, Report of Equipment and Supply Committee; 8, Report of Legislative Committee; 9, Report of Press and Insurance Committee; 10, Report of Special Committees; 11, Deferred and Unfinished Business; 12, New Business. This order may be altered or suspended, or other action taken by a majority vote of those present.

Sec. 5. Rules of order prescribed in Cushing's Manual shall govern the proceedings of all meetings of the association, and of the governing committee.

ARTICLE NO. 5—OFFICERS AND ELECTION.

Sec. 1. The officers of the association shall be a president, a vice-president, a secretary and a treasurer, who shall be governors, and shall be elected by ballot on the first meeting of the governing committee held after the annual meeting of the association in each year. They shall hold office for one year, or until their successors are elected.

Sec. 2. Powers and Duties: (a) The president shall preside at all meetings of the association, and of the governing committee; and shall have the power to perform the duties usually incident to his office. He shall submit a written report at each annual meeting of the association.

(b) The vice-president shall perform the duties, and exercise the functions of the president in case of his absence or disability. In the absence of both the president and vice-president, a temporary chairman may be elected to preside at any meeting.

(c) The secretary shall keep record of all the proceedings of the association and of the governing committee. He shall serve notices of all meetings of the association, and of the governors. He shall conduct the correspondence of the association, and shall have the custody of the corporate seal, and of all records except such as pertain to the office of the treasurer. In general he shall have such powers as usually pertain to his office. He shall perform such other duties as may be imposed upon him from time to time by the governing committee.

(d) The treasurer shall collect, and under direction of the governing committee, shall dispose of the moneys of the association. He shall keep an account of the association which shall at all times be open to the inspection of the governors, and he shall make a full report in writing at each annual meeting of the association. He shall have authority to receive and give receipt for all moneys due and payable to the association from any source whatever, and to endorse on behalf of the association all checks, drafts, notes, warrants and orders for the payment of money. He shall render statement to the governing committee whenever requested. He shall have custody of all books of accounts, and other books of financial record. In general he shall have the powers as usually pertain to his office, and he shall perform such other duties as may be imposed upon him from time to time by the governing committee.

ARTICLE NO. 6—COMMITTEES.

Sec. 1. Efficiency Committee: It shall be the duty of the Efficiency Committee to report on new and improved methods, which will pertain to the more efficient management of buildings in a general way.

Sec. 2. Membership Committee: The Membership Committee shall inquire into the qualifications of all applicants for membership, and shall make reports thereon to the governing committee from time to time. All communications received by, or information furnished to this committee, shall be considered strictly confidential, and shall not be divulged outside of committee meetings. Resignations will also be referred to this committee.

Sec. 3. Tenant Committee: The Tenant Committee shall keep a record of all tenants reported as undesirable, and shall at frequent intervals, or on request, furnish this association with a list of such tenants and such information as may be obtainable.

Sec. 4. Employees Committee: The Employees Committee shall investigate and record all applications for employment, and keep for the benefit of the members of the association, a record of both well qualified and undesirable applicants. If requested this committee may

also investigate and recommend a more uniform scale of wages for the various grades of service, and offer suggestions which will tend to better the condition of employees and encourage efficiency.

Sec. 5. Equipment and Supply Committee. The Equipment and Supply Committee on request shall supervise tests of new and untried equipments and material, and make reports of same for the benefit of the association. It is specifically understood that members of the association furnish information under this heading entirely voluntarily, and the association does not in any way request or bind a member as a feeling of necessity.

Sec. 6. Legislative Committee: The Legislative Committee shall watch closely the proceedings of the city and State legislators, and on request of the association oppose or support any legislation which the association deems proper. While in no way interfering with the individual rights, this committee on request shall represent the association before the various city departments in protesting against the unjust regulations or orders.

Sec. 7. Press and Insurance Committee: It shall be the duty of the Press and Insurance Committee to see to it that the association's doings receive the proper newspaper reports; also to keep the association posted on matters of interest pertaining particularly to fire and liability insurance.

The board of governors consists of Clarence T. Coley, M. E., operating manager of the Equitable Building; Edward J. Hogan, of the Woolworth Building; C. B. Best, of William Cruickshank Sons; C. B. Artaud, of the Hudson Terminal Buildings; John C. Knight, of the Metropolitan Life Building; W. H. Class, of Geo. R. Read Co.; A. J. Blecker, of the Singer Building; C. H. Burdette, of the New York Title Insurance Company; Corwin Black, C. A. Leasenfeld and George T. Mortimer, of the U. S. Realty & Improvement Co.; A. O. Wallace, of the Western Union Building; Charles H. Clark, of Horace S. Ely & Co.; A. L. Deane, of the City Investing Building; John H. Fedeler, of the New York Public Library; D. N. Butz, of the New York Telephone Building, and D. E. Martin, representing the Havemeyer estate, and manager of the St. Paul Building.

Depreciation of Buildings.

George A. Rutherford, president of the Cleveland Builders' Exchange, in discussing the depreciation of mercantile and factory buildings before the Cleveland Real Estate Board, stated that one of the general rules adopted by builders was to charge off 2 per cent. for depreciation each year. Another rule was to allow this percentage of depreciation only after the first five years, some experts holding that a building will not depreciate much until it is five years old.

Generally speaking, according to Mr. Rutherford, the life of an ordinary building is about fifty years. In figuring the depreciation of apartment houses and terraces, the first item to consider, he asserted, was that of location. Frequently an apartment house began to depreciate before it was even occupied, because it was not placed on the right site. The second item was found in construction, which embraces plans, material and the quality and amount of labor expended upon the building. The third was mismanagement. On a poorly constructed building, whether occupied by owner or tenant, the depreciation was practically double. In smoke belts it would be about 50 per cent. higher than elsewhere. The longevity of a frame building was thirty years.

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.

An Improved Fireplace Damper.

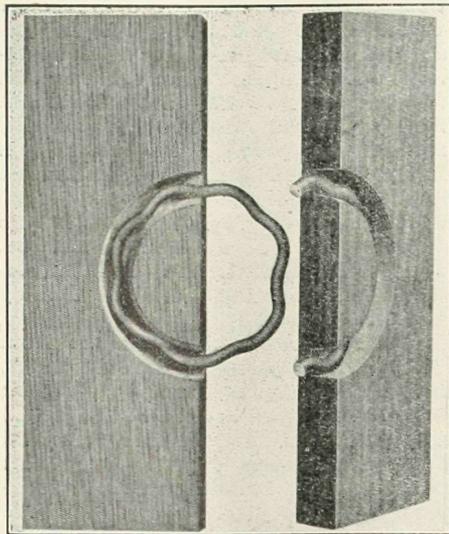
IT IS not always possible to obtain thoroughly seasoned wood for fireplaces, either in city or country residences. Green wood generally makes a smudgy atmosphere, especially on a damp day when the open fireplace is the greatest comfort. To obviate this last remaining drawback to the open fireplace the H. W. Covert Company, 71 Murray street, is putting on the market a new improved damper and reinforced-concrete smoke chamber.

Metal Joint for Woodwork.

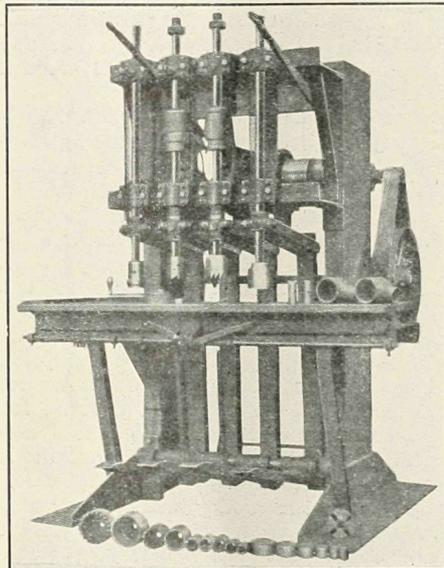
ONE of the current innovations in the wood-working department of building construction is the Evans ring joint. In brief, it is a metal ring that is pressed down into a mortise evenly distributed between the two pieces to be bound together, making a joint that is not only warp proof, but is so rigid that nothing can disturb it once the joint has been made.

The first illustration shows the application of the new idea in a casing. The entire frame can be put together ready to be set into place and no amount of fitting or adjusting will weaken it where

of installation a smaller press is provided so that casings need not necessarily be set up with ring joints complete where the mortising is done.



In putting the work together, the corrugated tempered steel ring is expanded over a steel cone until it forms a true circle and at the same time it is put into place under a very great pressure. Each joint requires a corrugated ring clamp, for the ring is left on the work,



exerting a constant pressure on the joint. The pressure is sufficient to take up any variation caused by shrinkage, keeping the joint perfect, and the more the wood swells, it is claimed, the tighter the joint sets.

A New Refractory Cement.

FIREPROOFING interests using burned clay in its various forms have long sought for a cement that will stand proportionately as high a temperature as the fireproofing material itself will stand. For that reason the announcement that a cement is on the market that will stand 3,100 degrees Fahr. will be of interest to contractors, and especially to architects and engineers.

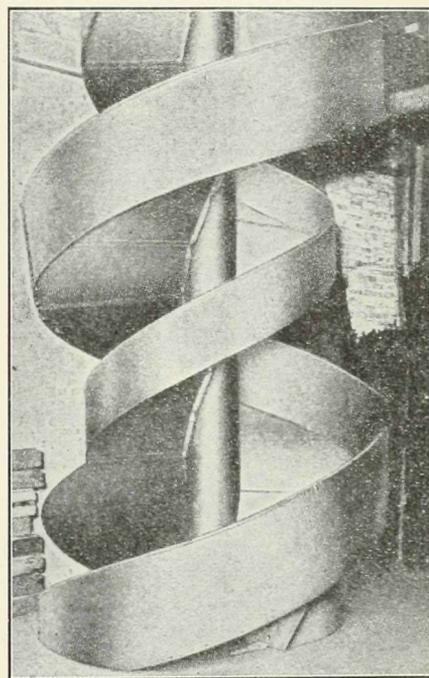
Fire-clay heretofore has been most generously used for laying up brick walls, cementing joints, patching and lining of furnaces, kilns and retorts, where high temperatures were encountered. It was also used sometimes for laying up fire walls. The H. W. Johns-Manville Co., of 33d street and Madison avenue, has recently put on the market a high-temperature cement, which, it is said, can be used where temperatures range from 1,500 degrees to 3,100 degrees Fahr.

This new material is a dry powder mixture, composed of asbestos and other materials of secret preparation. It is

mixed with water to the proper consistency, usually about 18 to 20 pounds of water to 100 pounds of powder, for working like mortar or tamping around moulds. When used for setting up fire-brick for boilers, roofing surfaces of various kinds, or moulded into door jambs, lining fire doors, or making stay-nut caps, it has considerable mechanical strength. When air-dried it will sustain a crushing strain of 883.5 pounds a square inch. It vitrifies at the comparatively low temperature of 1,418 degrees Fahr. and melts at 3,182 degrees Fahr. Being semi-acid in character it can be used with chrome brick, silica brick, or fire-clay brick.

The Rise of the Spiral Chute.

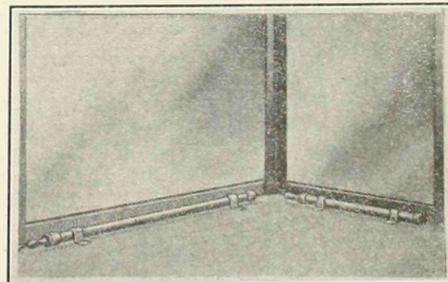
EFFICIENCY in business is forcing new methods of handling freight to the fore, and the spiral gravity chute is taking a prominent place in the cam-



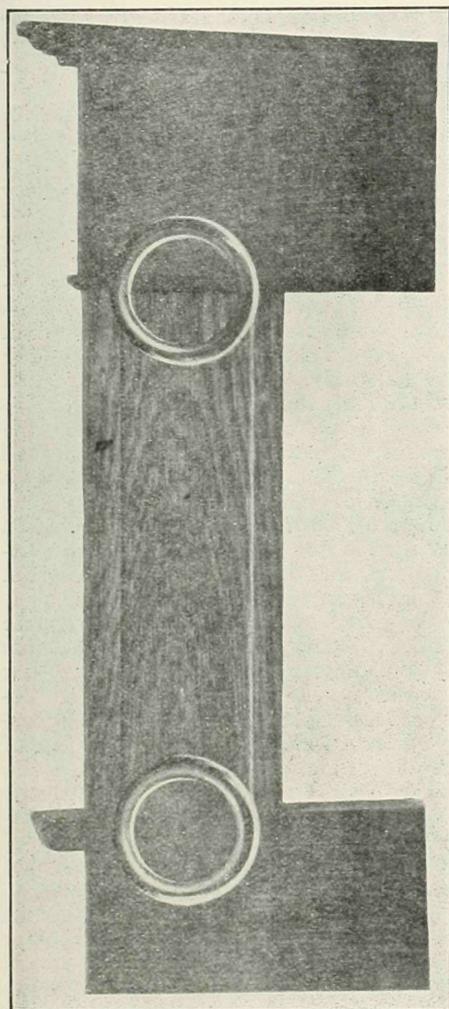
paign being waged against unnecessary overhead charges in stores, warehouses, factories, etc. Factory owners note the advantage of a spiral freight chute in times of fire or panic. When the windows are choked and the elevators are going down with loads of human freight under emergency the spiral chute knows no limit of capacity and offers a safe and speedy escape from one floor to another.

An Electric Window Heater.

ENGLISH architects who design store buildings are specifying a new device for keeping show windows from steaming or frosting in cold weather. It is called the Moss heater and has as its chief advantage the requirement of an infinitesimal amount of room and current and is not visible from the out-



side. The illustration shows how it is placed at the base of the window frame. The tubes are made in various lengths up to eight feet and only a very small amount of electricity is consumed for even the longest tubes. Harry Moss, 116 Horton Grange Road, Radford, England, is introducing it.



usually the weak spot in such work exists—in the joints. The cost of putting together is very slight because the rings are set by a special machine that has been designed and perfected by W. L. Evans, of Washington, Ind.

The second illustration shows just how two boards are permanently matched by the use of this ring system.

The machine that makes the joints weighs about 3,000 pounds and operates automatically so that a perfect joint can be made in about ten seconds. For the purpose of applying the rings at places

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The budget committee of the Board of Estimate expects to hold the budget for 1914 down to \$195,000,000, making an increase of less than \$2,300,000 over this year. The average annual increase for several years past has been about \$10,000,000.

The demand for New York City bonds has expanded materially as a result of the Federal income tax, which exempts municipal securities. The bonds of the recent issue, which went below par for a time, have this week gone above 105. Evidently, the income tax will give some valuable return for the money it takes out of New York by strengthening the city's credit.

The refusal of the Appellate Division this week to grant a writ of certiorari to review the Public Service Commission's order concerning fares on the Williamsburgh Bridge establishes the power of the commission to control the rates of railroads within its jurisdiction. The commission's order reducing the fare over the bridge to 2 cents and requiring the transit companies to give three tickets for 5 cents is upheld.

Lawson Purdy, president of the Tax Department, gave out a statement this week comparing the assessed valuations with the recorded considerations in 1,906 Manhattan deeds and 1,223 Brooklyn deeds filed between January 1, 1912, and July 1, 1913. The Manhattan assessments amounted to 101 per cent. of the considerations, and the Brooklyn assessments to 100 per cent.—a good proof of the efficiency of the Tax Department under Mr. Purdy. If assessments are kept at 100 per cent. of market value, as demanded by law, the tax rate will be worth watching as a reliable index to the cost of government.

The Annual Budget.

At a time when property owners have many grounds for complaint and grievance any little crumbs of satisfaction which the political and business situation affords should be the more welcome. The tentative budget just adopted by the Board of Estimate affords most emphatically a good excuse for satisfaction. The increase in the total appropriations amounts to only a little over \$2,000,000 and the current rate of taxation applied to the increase in the assessed valuation of real estate will be sufficient to raise a larger sum than the total of the budget increase. The consequence is that a small decrease in the tax rate is entirely possible.

The income of the city apart from taxation is likely to be somewhat larger, and this increase, whatever it amounts to, will result in the actual relief of the tax bills as compared with those of the current year. The effect of the relief can hardly fail to be beneficial. For two years the tax bills have been either stationary or slightly smaller. It is very fortunate that a respite of this kind has occurred just at the present juncture. The consequence of an increase in taxation at a time when many modern buildings are badly rented and when real estate cannot be sold except at a sacrifice might well have been serious. Under the circumstances the amount of liquidation which has resulted from the sluggish business has been comparatively small, but any increase in taxation would have made it substantially larger.

The real estate of New York is obtaining the rest from increasing burdens which is indispensable to its restoration to a healthy condition.

During the coming year there is every reason to believe that a substantial improvement in health will supervene. Building has been reduced to such a low level that by next spring central vacancies will be pretty well filled up and the way prepared for a resumption of speculative building operations. At the same time an increased demand for real estate in the central business districts and in the outlying boroughs is assuredly foreshadowed. Accidents apart from, the money market will also present a much more favorable aspect than it has during the past year. The serious uncertainties of the situation lie outside the region of local or general business. They arise rather from the international situation and the menace of intervention by the United States in Mexico. Such intervention would subject the money market to a prolonged drain, which would be sure to necessitate cautious and conservative business preparations all along the line.

City Stock Increasing In Value.

Property owners of New York may also derive a certain small but substantial amount of satisfaction from the recent increase in the price of city stock. At the time of the last issue of securities by the city, the money had to be borrowed at four and one-half per cent., and it was freely predicted that in the course of the next few years it might become necessary to pay as high as five per cent. Of late, however, city stock has been rapidly increasing in value, because its owners do not have to pay any income tax on the interest derived from this source. It has become very desirable for large estates whose owners are liable to the super-tax to have considerable holdings of income-tax exempt securities.

Just what effect this discrimination in favor of municipal bonds will have upon the credit of New York and other cities cannot be predicted, but it looks

as if New York might, as soon as the money market returns to a more normal condition, be able to borrow once more at four per cent. If such proves to be the case, an enormous saving will be effected in the cost of subsequent public improvements and a condition removed which has been seriously threatening the future ability of the city to go as far as was desirable in the planning of such improvements. The interest on the debt at present amounts to twenty-eight per cent. of the total budget instead of only twenty-four per cent., as was the case ten years ago, and if the average rate of interest had continued to increase this percentage would have become larger and larger, to the serious disadvantage of other aspects of the city government.

Advantages From Excess Condemnation.

So many protests have recently been appearing in the daily newspapers against the proposed amendment to the constitution, permitting New York to practice a policy of excess condemnation, that it seems desirable to make a final brief statement of the reasons which should persuade property owners to vote for amendment No. 1. The chief reason is that in case the city possesses the power of excess condemnation, the government will be enabled to extend and widen streets in the settled parts of the city at a smaller cost and with much less annoyance and injustice to property owners.

At present whenever an improvement of this kind is planned a very large proportion of the total cost is assessed upon property which is supposed to be benefited. This is done because of the very small margin which remains for borrowing money to pay for improvements of any kind. The officials who determine the area of assessment doubtless perform their task to the best of their ability, but a large amount of injustice is inevitable. In the case of the Seventh avenue improvement, for instance, hundreds of property owners have been assessed whose property will not be immediately benefited in any tangible way. It is barely possible that in the long run some small benefit may be scattered over the large area covered by the assessment, but even this slight benefit would only accrue after a number of years and would even then be problematical and difficult to trace. The consequence is that every assessment of this kind arouses a widespread sense of injustice.

Property owners instinctively oppose street widening and extensions because they object to being forced to pay for benefits which are usually either deferred or extremely dubious. The application of the principle and policy of excess condemnation would tend to do away with assessment for betterments in the case of this class of street improvements. By condemning a strip of additional property along the line of the improvement sufficiently deep to make a series of practical building lots, the city would itself reap the major part of the benefit from the new street; and the experience of foreign cities has proved that in the majority of cases the profit from the sale of these lots is sufficient to pay a large proportion of the cost of the operation. Of course a few more property owners are deprived of their property than is the case at present, which is always to be regretted, but surely it is better that fifty property owners should have property taken from them with full compensation than that five hundred property owners should have property taken away from them, frequently without any compensation.

Will Not Answer Specific Questions.*Editor of the RECORD AND GUIDE:*

This is to advise you that in advance of the publication of the rules and regulations governing the administration of the Income Tax law, it is not deemed advisable to answer any specific or hypothetical questions.

The regulations will be prepared with a view to covering the many questions submitted and will be issued in ample time for taxpayers and others interested to inform themselves before making their returns. The general rules and regulations, as well as the forms to be used in making the returns, will be in the hands of Collectors of Internal Revenue, of whom copies may be had, about December 15.

Special regulations covering the withholding of the tax at its source on bond coupons, etc., may be had of the collectors in a few days, at least prior to the date when this feature of the law becomes operative. L. F. SPEER,

Deputy Commissioner.

U. S. Treasury Department,
Washington, D. C.**A Suggestion for Union Square.***Editor of the RECORD AND GUIDE:*

Would it not be well if the present line of Broadway surface cars were to follow the course of the Subway now traversing Union Square park? This would eliminate Death Curve, shorten the route and expedite travel over five distinct car lines. The usual hysteria and cry against the invasion of the park would not be warranted, as Union Square has become a mere passageway for pedestrian use, rather than a "recreation" or "resting" place, owing to the lack of tenement or residential environments.

Moreover, the city could build a low structure over the car tracks, which too would act as a weather protector, and at the same time this arcaded building could be used as a place in which to provide light attractions for the public, such as phonographs and motion pictures, which are available at slight operating expense, and for a very small charge to public for admission. This would provide an attraction which would be a good substitute in the winter and spring for the park concerts and recreation pier attractions.

LEWIS PHILLIPS.

Amendments to Condemnation Law.*Editor of the RECORD AND GUIDE:*

Two amendments to the Constitution of the State of New York affecting the method of taking private property for public use, are to be voted upon by the people at the coming election. Unless public attention is directed to this very important topic it may be lost in the excitement of the election of our local candidates.

Strictly speaking, perhaps it is an error to describe these amendments in all cases as methods for reducing taxation directly, as many public improvements such as streets and the like are not paid for out of taxes, but by assessment on neighboring property, while other improvements, such as parks, school sites, court house sites and the like do affect taxation, as they are paid for with the proceeds of the sale of city bonds, which must be met by taxation. In the larger sense, however, they are methods of reducing taxation, as the profits and savings to the city by their exercise undoubtedly would lessen the amount to be raised by taxation. Whether they affect taxation directly or assessments, their operation in all cases will decrease the burdens on real estate.

The two amendments proposed are to Section 7 Article 1 of the Constitution of the State of New York. They are

mentioned as one amendment and will appear together on the ballot as Amendment Number One in the following form:

"Shall the proposed amendment to Section Seven of Article One of the Constitution, designated in the election notice as Amendment Number One in relation to the method of ascertaining compensation on taking private property for public use, and empowering the Legislature to authorize municipalities to condemn property in excess of the amount actually needed for public parks, streets, and places, be approved?"

The first, known as the "Supreme Court With or Without a Jury" amendment, provides in short, that the compensation to be given to the owner whose property is taken in condemnation proceedings for public purposes may be ascertained by the Supreme Court with or without a jury. The present method provides that the compensation shall be ascertained by a commission composed of three men residing in the vicinity.

When this method was adopted it was satisfactory for small cities or towns or rural districts, where every man knew the value of every piece of property in his neighborhood, but the growth of cities like New York, where general knowledge of values no longer is possible has shown it to be slow, cumbersome and expensive. Appointments on such commissions have been made solely as political rewards, without any regard whatever to the fitness of the persons appointed. The pay is \$10 per day for each commissioner. A day is an hour.

The temptation to men who make a living from such a source is to prolong the proceeding as much as possible. In New York, because of the necessity of experts, stenographers, corporation counsel's assistants and others, whose pay is charged to the proceeding, the expenses are large. Such sessions cost \$65 apiece in ordinary proceedings. Without regular rules of procedure and often no previous experience on the part of the commissioners themselves, progress is bound to be slow. All of this must be paid for either by assessment of the cost on nearby property or by city bonds. Sometimes the expenses amount to more than the cost of the property taken. It is not impossible to spend three sessions at \$65 each to find out the value of a fence worth \$75. A Supreme Court Justice familiar with such matters would dispose of it in about twenty minutes.

The second, known as the "Excess Condemnation" amendment provides in short that when private property is taken for public use, not only the exact property needed for the improvement, but an excess amount sufficient to form suitable building sites abutting on the improvement can be taken. It is necessary to take enough for building sites so that the excess property taken shall be saleable. No injustice can be done the owner whose property is taken because he is paid full value for it. It will, however, prevent such owner from claiming direct damages for the property actually taken and "consequential damages" for injury to the rest of the lot or house. Also in many cases it will avoid the necessity of destroying property by cutting off the fronts of buildings, as the whole building can be taken and moved back in the lot.

Because the city is prevented from taking more property than is actually needed for the improvement, many strips and gores and other injured pieces of property are left, which are serious obstacles to the proper development of adjoining property, as their owners some-

times demand extortionate prices for them. This affects the city as it prevents the increase of taxable values.

The amendment also provides that "the Legislature may authorize cities to take more land than is needed" for the improvement. In other words, if the amendment is adopted, it will be necessary for the Legislature to pass a law regulating the proceeding to be followed in such cases before the amendment can take effect. If any safeguards are needed in the method of procedure, they may be urged upon the Legislature and incorporated in the law. It would be a pity to lose the great benefits of such amendments merely because of a fear that the Legislature might not enact a wise law to make them workable.

It is urgent to adopt these amendments at this election because Section 1 Article XIV of the Constitution provides that such amendments must be adopted by two successive Legislatures before they can be submitted to the people. As the Legislatures of 1912 and 1913 have approved these amendments, the people may vote upon them at the coming election. If a majority of the voters do not favor them they cannot be voted on again until after they have been approved again by two successive Legislatures.

Every resident of the State, whether he be rentpayer or owner, is affected by the burdens upon real estate. Every dollar of unnecessary expenditure must be paid for somehow and by somebody. In favoring these amendments every voter is favoring himself and those dependent upon him, for the adoption of the amendments and their proper application cannot fail to reduce the expense of real estate.

CYRUS C. MILLER,

President of the Borough of the Bronx.
New York, Nov. 27, 1913.**CHAINS OF TITLE.****Deeds Back to 1840 to Be Newly Indexed—Old Maps Copied—Aids to Conveyancers.**

Are conveyancers aware that, while the books have not yet been officially placed on file for public use, it is possible to run back a chain of title from 1890 when the block-index went into effect, to 1856 when the "Printed Indexes" begin, with their alphabetically subdivided names of grantors? In fact, the deeds back to 1840 will be indexed on the same block index system, with a lot index as to each block, by the close of the year.

It is well known that as a rule chains of title need not be run farther back than this period.

The new indexes are in the room on the second floor at the southwest corner of the Register's office and their inspection will well repay a visit by any one interested in the improvement of the methods of title examination. New York County, instead of being a byword and a reproach among conveyancers, has at one leap come into the foremost rank, well worthy of the county where the present system of recording deeds mainly originated.

At the front of each liber of the index is a key map, showing the block, subdivided into lots, with a number on each lot; every deed in that block has been located with reference to that key map and the index gives these deeds in chronological order, with the proper key number, so that it is possible to pick out the deeds in a chain of title, affecting any lot, by merely running down the column containing the numbers of the lots. Compared with the old method of hunting through volumes and volumes of unclassified names of

grantors, during this period, the present system can be described, to use a slang phrase, as being "as easy as rolling off a log."

All of the maps in the libers of deeds have also been copied during Mr. Grifenhagen's administration, and under Judge Davenport's supervision indexed with reference to the blocks which they affect. These indexes and copies of maps are just now completed and can be seen and used in the Map Room on the third floor, although not yet officially turned over to the public for use. Anyone who has examined titles knows what a godsend such an old map often is.

Lost maps have also been hunted up, in other offices and where they could not be found new maps have been reconstructed from the descriptions in old conveyances. All this has been accomplished during the one administration of Mr. Grifenhagen.

The Tax On Guaranteed Mortgages.

The Home Title Insurance Company of New York has taken an advanced position with reference to its guaranteed mortgages. It proposes to pay the new Federal Income Tax of one per cent. on all of such mortgages subject to the tax.

Henry B. Davenport, president of the company, said in an interview, "The great attraction of guaranteed mortgages has always been that both principal and interest were sure and net."

"Our company means that so far as its own guaranteed mortgages are concerned the income from them shall continue to be net without deduction because the so-called normal income tax of one per cent."

"The growth in sales of our guaranteed mortgages has exceeded all expectations and shows that investors are more and more coming to appreciate the high character of this class of investment, and we believe that this step taken in the interest of our clients will greatly stimulate demand for these investments."

"This action of the Home Title Company will benefit present holders and those who may become holders of its guaranteed mortgages."

Factory Fire Drills.

The following law became effective October 1:

"In every factory building over two stories in height, in which more than twenty-five persons are employed above the ground floor, a fire drill, which will conduct all the occupants of such a building to a place of safety, and in which all the occupants of such a building shall participate simultaneously, shall be conducted at least once a month."

The Fire Commissioner is empowered to carry out the above provisions as to this city. He is required to organize, supervise and regulate such fire drills, and make rules, regulations and special orders necessary to carry out the intent of the law.

—Some families cannot get used to living in a house with others, as there are annoyances and noises that overbalance the admitted conveniences of apartment-house life. Whether it is a change of fashion that has set in or merely a broadening of the market, decidedly more interest is being taken this fall in high-grade private dwellings both furnished and unfurnished.

—Soft wood for trim is coming back into popular favor. It would not be at all surprising to see some of the new office buildings trimmed with Norway pine, finished in natural color, stained or enameled.

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
	Oct. 24 to 30	Oct. 25 to 31
Total No.	116	133
Assessed value	\$4,937,000	\$10,050,300
No. with consideration	11	19
Consideration	\$722,750	\$707,500
Assessed value	\$611,000	\$796,500
Jan. 1 to Oct. 30		
Total No.	6,510	7,360
Assessed value	\$393,736,461	\$566,288,195
No. with consideration	891	773
Consideration	\$36,317,033	\$48,580,400
Assessed value	\$39,548,662	\$46,331,700

Mortgages.

	1913	1912
	Oct. 24 to 30	Oct. 25 to 31
Total No.	75	92
Amount	\$1,236,713	\$2,565,602
To Banks & Ins. Cos.	12	19
Amount	\$732,000	\$1,271,500
No. at 6%	40	36
Amount	\$202,718	\$360,752
No. at 5½%	2	1
Amount	\$11,000	\$2,500
No. at 5%	18	29
Amount	\$320,895	\$1,550,250
No. at 4½%	.....	3
Amount	.....	\$61,500
No. at 4%	1	.....
Amount	\$6,500	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	14	23
Amount	\$695,600	\$590,600
Jan. 1 to Oct. 30		
Total No.	4,112	5,108
Amount	\$148,739,663	\$254,170,682
To Banks & Ins. Cos.	919	1,090
Amount	\$85,706,099	\$156,936,159

Mortgage Extensions.

	1913	1912
	Oct. 24 to 30	Oct. 25 to 31
Total No.	31	31
Amount	\$675,300	\$797,475
To Banks & Ins. Cos.	4	7
Amount	\$145,000	\$171,200
Jan. 1 to Oct. 30		
Total No.	1,574	1,791
Amount	\$63,136,922	\$61,711,279
To Banks & Ins. Cos.	516	566
Amount	\$36,092,300	\$36,627,700

*Corrects typographical error in issue of June 28 when amount should have been stated at \$74,251,650 instead of \$44,251,650.

Building Permits.

	1913	1912
	Oct. 25 to 31	Oct. 26 to Nov. 1
New buildings	7	5
Cost	\$525,500	\$560,600
Alterations	\$94,907	\$275,400
Jan. 1 to Oct. 31		
New buildings	503	463
Cost	\$51,945,435	\$91,804,160
Alterations	\$10,390,476	\$9,862,900

BRONX.
Conveyances.

	1913	1912
	Oct. 24 to 30	Oct. 25 to 31
Total No.	105	207
No. with consideration	19	19
Consideration	\$107,040	\$223,413

—Clinton avenue, one of the choicest private residential neighborhoods in Brooklyn, is surrendering to apartment houses. The dwelling at No. 450 will give place to a six-story house to accommodate twenty-four families. Slee & Bryson are drawing the plans.

—In the marble apartment house at 998 Fifth avenue the owners tried out the idea of going the limit. No finer location, no better material and workmanship, no equipment more elegant and convenient was to be had than that chosen for this palatial apartment house. The highest schedule of rentals ever known in the city attracted families from the best circles of society. No more distinguished social functions have occurred anywhere this year in the city than were enjoyed in this house. Hardly two years after completion the builders are enabled to consummate their notable operation with a satisfactory sale. It paid to go the limit.

	Jan. 1 to Oct. 30	Jan. 1 to Oct. 31
Total No.	6,297	6,235
No. with consideration	622	957
Consideration	\$5,397,198	\$8,351,267

Mortgages.

	1913	1912
	Oct. 24 to 30	Oct. 25 to 31
Total No.	78	112
Amount	\$604,818	\$686,014
To Banks & Ins. Cos.	6	10
Amount	\$187,500	\$167,500
No. at 6%	33	38
Amount	\$258,744	\$90,142
No. at 5½%	8	6
Amount	\$125,820	\$22,900
No. at 5%	23	31
Amount	\$179,890	\$191,361
Unusual rates	2	13
Amount	\$4,764	\$107,677
Interest not given	12	24
Amount	\$35,600	\$273,934
Jan. 1 to Oct. 30		
Total No.	4,790	4,876
Amount	\$33,565,001	\$43,297,963
To Banks & Ins. Cos.	306	453
Amount	\$5,178,241	\$8,821,069

Mortgage Extensions.

	1913	1912
	Oct. 24 to 30	Oct. 25 to 31
Total No.	16	12
Amount	\$216,500	\$190,600
To Banks & Ins. Cos.	4	4
Amount	\$123,000	\$97,000
Jan. 1 to Oct. 30		
Total No.	515	568
Amount	\$11,241,260	\$9,030,396
To Banks & Ins. Cos.	98	101
Amount	\$2,636,650	\$2,677,890

Building Permits.

	1913	1912
	Oct. 24 to 30	Oct. 26 to Nov. 1
New buildings	15	11
Cost	\$474,850	\$220,950
Alterations	\$86,150	\$2,0910
Jan. 1 to Oct. 30		
New buildings	734	1,122
Cost	\$18,712,306	\$30,183,535
Alterations	\$1,122,833	\$980,050

BROOKLYN.
Conveyances.

	1913	1912
	Oct. 23 to 29	Oct. 24 to 30
Total No.	415	420
No. with consideration	53	20
Consideration	\$242,064	\$93,563
Jan. 1 to Oct. 29		
Total No.	19,776	20,759
No. with consideration	1,880	1,300
Consideration	\$11,185,666	\$11,233,604

Mortgages.

	1913	1912
	Oct. 23 to 29	Oct. 24 to 30
Total No.	269	317
Amount	\$1,131,792	\$1,314,769
To Banks & Ins. Cos.	46	82
Amount	\$476,450	\$700,800
No. at 6%	125	179
Amount	\$277,088	\$485,528
No. at 5½%	84	32
Amount	\$493,999	\$92,350
No. at 5%	45	87
Amount	\$302,496	\$700,950
Unusual rates	1	4
Amount	\$2,000	\$5,100
Interest not given	14	15
Amount	\$56,209	\$15,841
Jan. 1 to Oct. 29		
Total No.	14,145	16,434
Amount	\$55,286,871	\$66,982,690
To Banks & Ins. Cos.	3,079	4,223
Amount	\$20,499,215	\$39,452,414

Building Permits.

	1913	1912
	Oct. 24 to 30	Oct. 25 to 31
New buildings	63	99
Cost	\$347,275	\$565,150
Alterations	\$64,470	\$44,675
Jan. 1 to Oct. 30		
New buildings	3,068	4,829
Cost	\$25,285,306	\$33,465,867
Alterations	\$3,627,415	\$3,745,256

QUEENS.
Building Permits.

	1913	1912
	Oct. 24 to 30	Oct. 25 to 31
New buildings	62	183
Cost	\$288,305	\$530,485
Alterations	\$21,875	\$23,800
Jan. 1 to Oct. 30		
New buildings	3,895	4,078
Cost	\$14,400,884	\$15,006,149
Alterations	\$1,133,233	\$847,447

RIICHMOND.
Building Permits.

	1913	1912
	Oct. 23 to 29	Oct. 25 to 31
New buildings	13	8
Cost	\$19,525	\$17,850
Alterations	\$10,385	\$4,137
Jan. 1 to Oct. 29		
New buildings	812	811
Cost	\$1,809,762	\$2,431,743
Alterations	\$262,773	\$269,130

BUILDING MATERIALS AND SUPPLIES

ATTITUDE OF THE STEEL INTERESTS REGARDING RESTRICTION OF CAPACITY MAKES GENERAL DISTRIBUTORS HOPEFUL

Supply Men Look for Good Results from Organization of Building Managers.

WHEN Judge E. H. Gary, chairman of the board of directors of the United States Steel Corporation, was asked if there was any truth in the rumor that business was so slack that the big company considered it expedient to shut down some of its capacity indefinitely, his emphatic answer in the negative gave more encouragement to the building material interests of the metropolitan district than they have been able to sap from any single source in half a year.

"You can tell your people," he said, "that the subject of laying off our capacity was not considered at the president's meeting. The practice has been that in case of a decrease in business we would lay off enough men to close one or more mills at the plant affected, which would give us a chance to make repairs and put in improvements at the mills so closed which were impossible of accomplishment while the mill was in operation.

"No mills are shut down at present. They are all running. I hope none of them will be shut down, and it is certain that we shall not shut down any, unless we have to. All the plants are running with regular forces, including the emergency mills.

"We discussed the general state of business at our presidents' meeting. The general view seemed to be that there had been some recession in business and that this might be expected to continue for a short period. But this general opinion was given, that in the early spring, if not before, we would probably experience good and satisfactory volume of trade."

There had been very persistent rumors that the steel company was about to curtail capacity, and in some quarters it had been intimated that this depressing report was the cause of the recent slump in the demand for future brick, cement, hardware and other commodities entering into building construction. The material market is in such a nervous state at present that almost any foolish report seems to have a bear effect upon current lists or demand. But the very positive statement of the chairman of the U. S. Steel Corporation's directors has changed a very sinister bear raid on building materials into a bull movement of some stability.

The building supply department was interested this week in the report that the building managers of New York had effected an organization intended to standardize supplies used in local buildings to some extent. The experiments that managers have made singly in testing various lubricating oils, greases, coal, machines, paints, oils and the thousand and one things that enter the cost of upkeep and management of a building have proved costly and unsatisfactory to manufacturers, who sometimes have been at the mercy of unscrupulous underlings. If the managers themselves intend personally to investigate the merits of new things that come within their list of supplies from time to time, they figure that they will be able to get at least a more intelligent hearing and will be able to do business on a much more satisfactory basis.

BRICK MARKET SLUGGISH.

Gain of 1,173,000 Moved to Job This Week Over Total a Week Ago.

THE demand for common brick in the wholesale market continued dull, but an encouraging sign of a better movement to job for Hudsons was shown in the fact that 1,173,000 more brick were unloaded this week than last. Optimism seems to be taking the place of dejection among brick interests and especially among front brick men, who report a slight improvement in inquiry calling for winter deliveries.

Inquiries received at this office this week for further information regarding the new statistics appearing in the subjoined table make further elucidation necessary. The daily unloading report covers sixty per cent. of the quantity of discharged brick consigned to the Greater New York Brick Company, which represents in this market eighty per cent. of the brick output of the North River district.

Manufacturers, estimators and contractors in using these figures as a guide to the absorbing capacity of the current market should take into consideration that a rainy day may have a retarding effect upon consumption for several succeeding days, particularly if it is a hard, driving rain which not only stops bricklaying at the time but makes necessary a further delay until the brick at the job can be dried out sufficiently to permit laying.

Official transactions for Hudson common brick covering the week ending Thursday, Oct. 30, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption in this market this week and last, follow:

1913.		Arrived.		Sold.	
Left over, Friday A. M., Oct. 24—56.					
Friday, Oct. 24.....	9	6	6	6	6
Saturday, Oct. 25.....	9	3	3	3	3
Monday, Oct. 27.....	5	5	5	5	5
Tuesday, Oct. 28.....	6	4	4	4	4
Wednesday, Oct. 29.....	7	8	8	8	8
Thursday, Oct. 30.....	6	8	8	8	8
Total.....	42	32	32	32	32
Sold, but unassigned, Friday A. M., Oct. 31. 3.					
Reported enroute, Friday A. M., Oct. 31. 5					
Condition of market, dull. Prices, Hudson, \$6.00 to \$6.50. Specials at top. Raritants, \$6.00 to \$6.50. (Wholesale dock, N. Y. For dealers' prices add profit and cartage.) Newark, \$7.25 to \$7.50 (Yard). Dull. Left over, Friday A. M., Oct. 31. 66.					

HUDSON BRICK UNLOADED.			
(Current and last week compared.)			
Oct. 17.....	1,131,000	Oct. 24.....	1,008,500
Oct. 18.....	500,000	Oct. 25.....	*78,000
Oct. 20.....	*76,500	Oct. 27.....	1,374,000
Oct. 21.....	1,113,000	Oct. 28.....	1,820,500
Oct. 22.....	1,415,500	Oct. 29.....	1,137,000
Oct. 23.....	1,345,000	Oct. 30.....	1,426,500
Total.....	5,631,000	Total.....	6,804,500
*Rain.			

1912.		Arrived.		Sold.	
Left over, Friday A. M., Oct. 25—33.					
Friday, Oct. 25.....	5	3	3	3	3
Saturday, Oct. 26.....	10	6	6	6	6
Monday, Oct. 28.....	29	15	15	15	15
Tuesday, Oct. 29.....	5	10	10	10	10
Wednesday, Oct. 31.....	7	6	6	6	6
Thursday, Oct. 31.....	9	12	12	12	12
Total.....	65	52	52	52	52

Condition of market, dull. Prices: Hudsons, \$6.75 to \$7.25. Raritants, \$6.75. L. O. Friday A. M., Oct. 31. 46.

OFFICIAL SUMMARY.	
Left over, Jan. 1, 1913.....	113
Total No. barge loads arrived, including left over barge loads, Jan. 1 to Oct. 30, 1913.....	1,700
Total No. barge loads sold Jan. 1 to Oct. 30, 1913.....	1,634
Total No. barge loads left over, Friday A. M., Oct. 30.....	66
Total No. barge loads left over, Jan. 1, 1912.....	71
Total No. barge loads arrived, including left over, Jan. 1, to Friday A. M., Oct. 31, 1912.....	1,859
Total No. barge loads sold, Jan. 1 to Friday A. M., Oct. 31, 1912.....	1,813
Total No. barge loads left over, Friday A. M., Oct. 31, 1912.....	46

GREATER GYPSUM PRODUCTION.

Consumption in 1912 Greatest in the History of the Country.

GYPSUM showed wonderful gains in consumption during 1912, based upon the statement of production just issued by the United States Geological Survey. In fact, the production last year broke all records, the total output being 2,500,757 short tons. The value of gypsum and gypsum products was \$6,563,908, an increase of \$101,873 over 1911. In 1880 only 90,000 tons

of gypsum were produced; in 1900 the production was 500,000 tons.

The bulk of the gypsum produced in the United States is manufactured by grinding and partial or complete calcination into the various plasters, such as plaster of Paris, molding and casting plaster, stucco, cement plaster, flooring plaster, and hard-finish plaster. A steadily increasing quantity is being used in the raw state as a retarder in Portland cement.

USE OF CRUSHED STONE.

Statistics of Production—Demand in This Market—Prices Since 1880.

THE quantity of crushed stone used in this city annually, according to the best information available from producers supplying this market, is indicated in what follows: Pennsylvania was the greatest producer of stone in 1911, with an output valued at \$8,147,505. Of this more than \$5,000,000 is credited to limestone. New York came second, with a total production valued at \$6,895,466. The following states may be considered leaders in 1911, each having produced stone to the value of more than \$2,000,000.

VALUE OF STONE PRODUCED IN LEADING STATES IN 1911:

Pennsylvania.....	\$8,147,505
New York.....	6,895,466
Vermont.....	6,145,351
Ohio.....	5,796,829
California.....	4,676,902
Indiana.....	4,413,655
Massachusetts.....	3,846,211
Illinois.....	3,467,930
Wisconsin.....	2,375,102
Missouri.....	2,338,585
Maine.....	2,257,034

The following figures show the values of the different kinds of stone marketed in 1911:

VALUE OF STONE SOLD IN THE UNITED STATES IN 1911.

Limestone.....	\$33,897,612
Granite.....	21,391,878
Marble.....	7,546,718
Trap Rock.....	6,399,622
Sandstone.....	5,854,395
Bluestone.....	1,876,473

Stone quarrying is rated as one of the ten greatest mineral industries of the country. In value, the product is exceeded only by coal, iron, clay products, copper, oil and clay. The gain made in stone consumption as shown by stone produced in the United States since 1900, follows:

1901.....	\$47,284,183
1903.....	57,433,141
1905.....	63,798,748
1907.....	71,105,805
1909.....	71,345,199
1910.....	76,520,584
1911.....	76,966,698

In a recent issue of the Record and Guide reference was made to the fact that the demand for crushed stone in this market at the present time is almost unprecedented and that producers are having a hard time to meet the demand. The Record and Guide obtained this week an estimate of the probable quantity of crushed stone that will be brought into this market for consumption during the current year. The increase in the use of crushed stone is graphically shown in the following table covering price per yard at dock and estimated quantities arrived since 1880:

Year.	Price per cu. yd.	Quantities into New York, cu. yds.
1880.....	\$1.50 to	80,000
1885.....	1.40 to \$1.50	120,000
1890.....	1.30 to	340,000
1895.....	1.20 to 1.35	500,000
1900.....	1.00 to 1.10	600,000
1905.....	.90 to 1.00	900,000
1910.....	.80 to .90	1,500,000
1911.....	.75 to .85	2,010,000
1912.....	1.00 to	2,225,000
1913.....	.95 to 1.15	2,350,000

The foregoing quotation and estimate for 1913 covers the low range for bluestone and the high current quotation for trap rock, and the total estimated quantity as here given is based upon the current demand, shown by orders taken covering this year and orders being taken covering the remainder of 1913. Allowance is made for the elimination of one important quarry by fire during the year. The slump in building construction and the difficulty of supplying the market from a restricted supply accounts for this discrepancy.

NET WEIGHT LAW.

Applies to Building Commodities as Well as to Food Stuffs.

BUILDING material interests in this city will soon be liable to prosecution if any should fail by chance to give full weight and full count in selling structural commodities, according to information obtained at the office of the District Attorney by the Record and Guide this week.

The statute, known as the Net Weight Law, was passed in 1912 and became partially effective in this city on June 1, when the State Superintendent of Weights and Measures began an aggressive campaign against short weight practices in meat markets and other food stores. The State department is now engaging a corps of inspectors to investigate alleged short weight and under count practices in the building material business. There are some "tolerances" in the new regulations of the Weights and Measures department. As an evidence of the disposition of the department to be fair with dealers between now and February 1, package goods, like cement, dry paints, varnishes and other materials which are packed in cans, barrels or cartons at a factory or mill, do not become affected by the new law before February 1.

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THE WEEK'S REAL ESTATE NEWS

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

Trades Comprised the Bulk of the Business

With a Fifth avenue apartment house in a \$3,500,000 transaction and an 80-year lease of Astor dwellings on 33d street, the week's real estate business was not without elements of interest. The commercial leasing branch of the market continues to be active. Throughout the week, reports of big deals were rumored; but the actual business involved mostly properties of the average kind. Outside of the two big transactions, the most noticeable feature of the market was the number of trades, loft buildings especially figuring in the exchange of equities.

The total number of sales in Manhattan this week was 18.

The number of sales south of 59th street was 11, against 3 last week and 22 a year ago.

The sales north of 59th street aggregated 7, compared with 11 last week and 20 a year ago.

From the Bronx 3 sales at private contract were reported, against 8 last week and 22 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$1,056,669, compared with \$1,188,911 last week, making a total since January 1 of \$44,134,275. The figure for the corresponding week last year was \$1,096,345, making the total since January 1, 1912, of \$40,406,163.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

BARCLAY ST. 7, a 6-sty loft building (St. James P. E. Church leasehold) on lot 25x75.3, sold for C. K. Reichert to a client, by Edward J. Hogan. The buyer is said to be F. W. Woolworth, who recently bought 12 Park pl, adjoining the Woolworth Building, to insure permanent light and air for that structure.

CHRISTOPHER ST. 114-16, 6-sty apartment house, on plot 52x100, bet Bleecker and Bedford sts, sold by Arienna Kahn to an investor, for price said to have been \$90,000.

CLEVELAND PL. s e cor Kenmare st, lot 17.4x100x irreg, sold for the Goldenberg Estate to George W. Loft, by Hiram Rinaldo. By the purchase of this lot Mr. Loft now owns the entire block front on the east side of Cleveland pl from Broome to Kenmare st, he having purchased the remainder of the front at auction last year from the city. He has just completed the erection of a 7-sty candy factory on the site.

11TH ST. 718-722 East, 5-sty factory, on plot 63.11x75.4, sold for Max Haefner to a client of Louis Wender, Jr., by Albert & Platt. The buyer gave in part payment 560 East 158th st, a 6-sty apartment house, on plot 33x100; 756 St. John's av, a 5-sty business building, on lot 25x90, and 17 Fulton st, Brooklyn, a 4-sty business building, on lot 25x60.

12TH ST. 224 East, 4-sty and basement dwelling, on lot 23.4x106.6, bet 2d and 3d avs, sold for the estate of Patrick T. McGovern (Lincoln Trust Co., Exrs.) to Max Friedman for occupancy, by the Douglas Robinson, Chas S. Brown Co.

22D ST. 423 West, private dwelling, on lot 16.8x98.9, sold for John Slade to a client for occupancy, by James N. Wells' Sons.

29TH ST. 158-60 West, 12-sty loft building, on plot 50x98.9, sold by the 25th St. Construction Co. to Aaron Coleman, who gave in part payment 254 West 31st st, a 4-sty building, on lot 25x98.9, opposite the Pennsylvania Station. The entire transaction involved about \$475,000. The brokers were M. & L. Hess, Inc.

48TH ST. 402 East, 5-sty tenement, on lot 25x75.4, adjoining the southeast corner of 1st av, sold by Annie Olinka to G. D. Guiseppe, who gave in part payment the brick dwelling at 725 East 161st st, on lot 21x75.

48TH ST. 133 and 135 West, two 3-sty and basement dwellings, on plot 37.6x100.5, sold for Elizabeth Downs, of St. Johnsbury, Vermont, to James H. Post et al, by Slawson & Hobbs. The property adjoins the Playhouse. The buyers gave in part payment 103 Front st, a 5-sty building on lot 21.1x72, at the northeast corner of Jones lane.

55TH ST. 528 West, 2-sty building, on lot 25x100.5, bet 10th and 11th avs, sold for the estate of Catherine Lohr to Diedrich Huneke, by Joseph P. Day. The property was to have been sold at auction on Thursday by Mr. Day.

BROADWAY, 433, n w c Howard st, 5-sty building, on lot 26x75, sold for Charlotte Rice Lowery and Lucy Murray Rice to a client for investment, by the Cruikshank Co.

Manhattan—North of 59th Street.

83D ST. 41 East, 4-sty and basement dwelling, on lot 15x102.2, sold for Edith S. McVickar to the Harvard Realty Construction Co. (Goldberg & Kramer), by Tucker, Speyers & Co. The buyers took this property in part payment for the Yale and Princeton apartment houses at 966 and 968 St. Nicholas av, reported sold last week.

90TH ST. 318 West, 3½-sty dwelling, on lot 17x100.8, sold for Mrs. Georgianna R. Brower to Charles Gulden for occupancy, by the F. R. Wood, W. H. Dolson Co.

114TH ST. 606 West, 4-sty American basement dwelling, on lot 14x100.11, west of Broadway, sold for John Purdon to Mrs. Isabel Sinclair, by Slawson J. Hobbs.

135TH ST. 36 and 38, 3-sty brick moving picture theatre, on plot 50x100, running through to 134th st, sold for the Crescent Theatrical Co. to Andrew C. Ely by J. E. Wood.

BRADHURST AV. n e c 150th st, 7-sty apartment house. "Colonial Court," on plot 99.11x100, sold for Herman F. Bindseil to Joseph Schwartz, by Platt & Albert and Hein & Crakow. The buyer gave in part payment the block front on the east side of Barry st, bet Longwood av and Worthen st.

WEST END AV. 381, n w cor 78th st, 3-sty dwelling, on plot 29x50, sold for Lillian H. Levy to a realty company by E. Y. Eltonhead. The buyers will erect a 13-sty apartment hotel.

5TH AV. 998, n e cor 81st st, 12-sty apartment house, on plot 102.2x125, sold for the Century Trading Co. (Lee & Fleischman) to Commodore Arthur Curtiss James, by the Douglas Robinson, Charles S. Brown Co. The building is one of the costliest apartment houses in the world. It is composed entirely of steel, granite, and marble, inside and out. Its list of tenants, in point of responsibility, probably is the most unusual in this city, numbering among others Senators Elihu Root and Murray Guggenheim, Levi P. Morton, Robert E. Todd, Lloyd Aspinwall, Henry Rogers Winthrop, Mrs. E. M. Shepard, Henry Goldman, Col. George Peering and Alfred M. Copes. Senators Root and Guggenheim pay \$25,000 annually in rent for their apartments, while other tenants pay from \$10,000 to \$20,000 a year.

It part payment for this property Mr. James gives to the sellers the holdings of the estate of D. Willis James at the southwest corner of Amsterdam av and 86th st. It has a frontage of 250 ft. on 86th st and 125 ft. on Amsterdam av, upon which stand four 6-sty apartment houses. The transaction involved approximately \$3,500,000.

Bronx.

SEABURY PL. 1464-1472, three new 5-sty flats, sold by N. & C. Lopard to a client for investment.

BURNSIDE AV. 109, 3-sty brick flat, with store, sold for W. R. Osborn to an investor, by E. H. Weisker.

WEBSTER AV. 2236 and 2238, 6-sty apartment house. "The Millbrook" on plot 50x127, reported sold by the Dayton Realty Co. to an investor. The property was recently acquired by the sellers from Marshall P. Wilder in a trade for the Dayton Arms at 603-611 West 140th st.

Brooklyn.

JACKSON ST. 147, 2-sty 2-family frame dwelling, on lot 25x100, sold for William Herbst to a client, by Westervelt Prentice. The same broker also sold for J. Resnakowski, 632 Humboldt st, a 2-sty frame dwelling, on lot 24x100.

MONROE ST. 729, 3-sty double brownstone apartment house, sold for Celia Kenney to Joseph and Mathilda Meyerfeld for investment, by Henry P. Cain.

UNION ST. 2-sty and basement brick dwelling on lot 20x50x100, bet 5th and 6th avs, sold for Mrs. Mary C. Bosche to a client for occupancy, by the John Pullman Real Estate Co.

SOUTH 9TH ST. 243, 3-sty and basement brick dwelling, on lot 20x80, sold for Edward F. Siney to M. Josephson, by James B. Fisher.

9TH ST. 81-83, dock property extending to the 7th st basin of the Gowanus canal, sold by Mrs. Mary Cunningham to M. F. Hickey, who plans extensive improvements. The broker was F. C. Santer.

10TH ST. 648, 3-sty and basement brownstone private dwelling, on lot 19x100, sold for O. H. Frank to a buyer for occupancy, by Burrill Brothers.

BAY 26TH ST. w s, 160 ft. north of Benson av, 3 lots sold for Manuel Pleasantin to Samuel Kushin by W. G. Morrissey.

55TH ST. 156, 1-family house, sold for Louis Olsen to the American Machine & Foundry Co. by Frank A. Seaver.

CLASSON AV. ETC.—The Realty Associates report the following sales: Southwest corner of Classon av and Clifton pl, plot 100x100, Nos

360 to 368, through Henry A. Frey, broker. Purchaser will improve this plot; northeast corner of 3d av and 31st st, plot 100x100.2, through T. F. Leonard, broker, to Farina & Golka Construction Co., who will build five 3-story stores and flats. Southeast corner of New Utrecht av and 54th st, 10 lots to Connelly Construction Co., through M. S. Hogan. Purchaser has already started several buildings on this property. Northwest corner of New Utrecht av and 52d st, 5 lots, to J. Manheimer, who will erect a theatre. M. S. Hogan was the broker in this transaction.

NEW YORK AV, 1048 and 1050, one-family residences sold by the H. K. Realty Co. to Emil Witfield, who gave in part payment a 37-acre farm at North Madison, Conn.

13TH AV, s w c 75th st, plot 100x100, sold by the Montague Mortgage Co. to the Chadwick Construction Co., which will improve with five 4-story flats.

HYDE PARK, ETC.—Wood, Harmon & Co. report the recent sales of lots here to Mrs. C. G. Connelly, to Walter J. Quick, Miss M. M. Duffy, Mary A. Quick, George A. Groves, Mrs. M. Hildyard, R. P. Dale, L. Hill, M. C. McDonnell, W. S. Sawyer, A. E. French, and F. W. Kummer. The same company also sold at Kensington Park, lots to W. M. Woods and Geo. B. McKay; at Midwood Manor, lots to Edward Etyring, Wilkinson J. Lee, W. H. Colvig, J. B. Sommerville, L. L. Candles, J. P. Lucas and Mrs. M. L. Washburn.

Queens.

BAYSIDE.—Samuel K. Jacobs has sold the southwest part of his property, known as The Oaks, adjoining the Oakland golf course, to Andrew Shiland, president of that club. Two other golf clubs are negotiating for the balance of Mr. Jacobs's property.

WOODHAVEN.—Taendler & Scholz have sold for R. Mercogliano the two-family house at 3842 Shoe and Leather st, to Stanley J. Bell, of Manhattan, who gave in part payment a 25-acre farm in Mount Marion township, Ulster County, New York.

Richmond.

NEW DORP.—D. T. Cornell sold the Grof farm on Rockland av for Montague Lessler to John Maurer.

Rural and Suburban.

EASTPORT, L. I.—Louis E. Strong, of Copague, sold for the heirs of the late Ira D. Sankey a tract containing 10 acres of land and a residence. The purchaser is William H. De Guomens, of Brooklyn.

LAKE RONKONKOMA, L. I.—A. von Osterman sold for Mrs. Emily Wiechers to W. N. Harte, formerly treasurer of the Title Insurance Company, of New York, her country estate, consisting of 70 acres. This home is considered one of the show places of Suffolk county, L. I. After extensive improvements Mr. Harte will occupy the premises. The property was held at \$50,000.

VALLEY STREAM, L. I.—The Windsor Land & Improvement Company sold at Valley Stream to M. Callahan a plot, 45x100, on Argyle st and Albemarle av; to J. McCoy, a plot, 40x100, on Cottage st; to B. James, a plot, 40x100, on Mauler st. The same company sold at East Rockaway to J. A. Morris a plot, 100x100, to O. McArdle and F. Ledwith each a plot, 40x100, on Lawrence st; to E. Tully and R. Tully each a plot, 40x100, and to E. Thiel a plot, 60x100, on Sperry st East; to B. Feifer a plot, 20x100, on Hewlett Bay boulevard East and Court st East. The same company sold at Rosedale to A. Brewer a plot, 40x100, on Rosedale av; to P. Dempsey and C. Byrne a plot, 60x100, on Concord av; to M. J. and A. Keating a plot, 60 x100, on Cambridge rd. The same company sold at Floral Park to I. Miller a plot, 40x100, on Belmont st. The same company sold at Lynbrook to C. Tiedemann a plot, 42x96, and to A. Grube a plot, 40x107, on Buckingham pl. The same company sold at Rockville Centre to C. and A. Gruber a plot, 60x100, on Cornell av.

HARRISON, N. Y.—Bryan L. Kennelly sold the Henry A. Wolcott place on Purchase st, at Purchase, consisting of 56 acres with very fine residence and outbuildings, to Louis B. Rolston of the law firm of Geller, Rolston & Horan, Manhattan. The property was held at \$115,000. Mr. Rolston will occupy the place for a summer residence.

WESTFIELD, N. J.—Snowher & Smith have sold for Miss Margaret C. Lawrence her country estate, located on Washington st.

LEASES.

Manhattan.

ALBERT & PLATT leased for 3 years the store in 2823 8th av to Edward Lee.

SENATOR NELSON W. ALDRICH leased the residence of Mrs. K. A. Kingsland at 721 5th av for the winter months, furnished. The house is a handsome 5-story structure on a plot fronting 50 ft. in the avenue and 150 ft. in the street.

LEON S. ALTMAYER leased for Hannah Altmayer the 4-story American basement dwelling at 60 East 86th st.

AMES & CO. leased for Louis Keller from the plans the motion picture theatre which he will erect at 1343 and 1345 3d av, on a plot 38.3x75. The lease is for a term of 21 years; also leased for Wm. Abramson the 1st loft in 130 West 28th st to J. S. Silverstein & Bro.; also the 2d loft in 11 East 22d st for R. S. Min-turn to Silk & Ulman; also space in 20 West 31st st for L. & A. Pincus to Arson Thomasian & Co., and space to American Dry Ornamental Co., of 32 East 14th st.

DANIEL BIRDSALL & CO., INC. leased the store and basement in 60 and 62 East 11th st to I. Feldman; in 835 Broadway the 1st loft to S. Lewine; in 2 West 47th st, space to Charles Daniel, and in 130 West 29th st for Heil & Stern, agents, the 8th floor to Pillier Brothers, of 139 West 19th st; also the building at 79 Grand st to Lowy & Co., of 29 Lispenard

st; also the 1st floor and basement in 93 and 95 Franklin st to Cohn, Hall & Marx Co., of 112 Franklin st.

VASA K. BRACHER leased apartments in the Camden, at 206 West 95th st, to the following: Dr. A. S. Wolf, Mrs. Frances Howard, Mrs. Elizabeth R. Kelly, Mrs. B. B. Ermine and John D. Koster. This house is now completely rented. Also in Stanley Court, at 301 West 106th st, an apartment of 9 rooms and 3 baths to Harry W. Bennett, president of the Forestry Corporation.

BUTTERLY & HYND, with the McVickar, Gaillard Realty Co., leased a store in 1538 Broadway to Adolphe Mann, milliner, now located at 8th av and 42d st. The lease is for a term of years at an annual rental of \$4,500.

JOHN C. CLANCY & CO. leased 70 West 84th st to Mario T. Conway; 51 West 84th st for J. Madigan to Sarah J. Hart; 16 West 84th st for the Wormser estate to Emily Theune; 18 West 84th st for the Wormser estate to Marie Seifert; 329 West 57th st for Dr. Benham Snow to Mrs. Kumes; 322 West 58th st for Dr. H. Moeller to Ora N. Paul, and 335 West 58th st for Huberth & Huberth to Mrs. Hinchcliff.

THE CROSS & BROWN CO. leased for Wendell L. Nichols space in 244 West 49th st. to J. Madden.

THE CROSS & BROWN CO. leased for the Columbia Knickerbocker Trust Co., trustees for the estate of Sally W. Oakey, the entire building at 44 West 17th st to Jacob M. Feldman for a long term of years.

CROSS & BROWN CO. leased for a term of years from plans the 5-story fireproof garage erected by Thos. F. Devine at 256 and 258 West 68th st. Harry W. Biggs and Thos. Black are the lessees. Mr. Black was connected with the garage of Wyckoff, Church & Partridge for a great many years. They expect to get possession of the building on May 1, 1914. An important feature of the garage is that the floor space is entirely clear, as no posts were used in the erection of the building.

THE CROSS & BROWN CO. leased the 5th floor in 205 and 207 West End av to Builder & Bressel and the 6th floor to Edwards Brothers.

DUFF & BROWN CO. has leased for Edward Ryan to Mary A. Wilson, for a term of years, the 3-story dwelling at 952 St. Nicholas av.

THE DUROSS CO. leased the plot, 59.4x99.11x irregular, in the south side of 158th st, adjoining the New York Central Railroad tracks and overlooking the Hudson River, together with a 2-story cafe and hotel to be erected, for 21 years for Rosenthal & Bernstein to F. E. Hill; also leased, in conjunction with Warren & Skillin, the 3-story house at 346 West 18th st to Julius Strausser; also the building at 562 and 564 West 34th st and the 2d loft in 558 and 560 West 34th st to Charles Quidore.

DOUGLAS L. ELLIMAN & CO. leased for Kiliaen Van Rensselaer 39 East 65th st, a 4-story high stoop dwelling, on a lot 16.8x100, to Charles G. Meyer, secretary of the Cord Meyer Co.; also leased an apartment in 901 Lexington av for Mrs. Cheney to Allan A. Robinson, president of the Allied Real Estate Interests; also an apartment in conjunction with Gammann, Voorhees & Floyd, in the "Mayfair," at 449 Park av to Roland B. Conklin; and an apartment in 178 East 70th st to Mrs. Gerald N. Stanton.

E. Y. ELTONHEAD leased for the Alston Co., William E. Finn, president, to John Johnson the 3-story dwelling at 307 West 78th st for a term of 3 years.

HORACE S. ELY & CO. leased the 2d floor in 448 5th av to Avedon, Inc., dealer in ladies' wear, of 547 West 110th st; also with Moore & Wyckoff leased offices in the Passavant Building at 440 4th av to the Haledon Throwing Co., of 260 West Broadway.

PRESTON S. FAUST leased for Vincent Astor 2 to 16 West 33d st, opposite the Waldorf-Astoria, through to 15 West 32d st, for 21 years, with 3 renewal privileges of 20 years each, to a syndicate, headed by Leslie R. Palmer, which will be known as the Thirty-second-Thirty-third St. Corporation. Mr. Astor will receive an annual ground rental of \$121,250 for the first term, the amount to be paid for the renewals to be determined by a reappraisal of the property. The property will be improved with a new 12-story store, loft and office structure. For further details see Building News.

JOHN R. AND OSCAR L. FOLEY leased for L. B. Eskesen to the Esalmo Amusement Co. the northeast corner of St. Nicholas av and 174th st, 90x100. The lessor will erect a theatre and store building for the leasing company. The lease is for 21 years, at an aggregate rental of about \$260,000.

FREDERICK FOX & CO. leased for Emily B. Hopkins to Cornelius J. and John H. O'Hern about 8,000 sq. ft. of space in 30 to 34 West 33d st, running through to 29 and 31 West 32d st, for a long term of years; for the Marmac Construction Co. the 3d loft, containing over 8,000 sq. ft. of space, in 158 to 162 West 27th st to the W. & U. Manufacturing Co.; also for Ida L. Churchill the store and basement in 147 West 26th st to the Acorn Braid Co., of 45 University pl, and for the Fabian Construction Co. the easterly store and basement in 122 to 126 West 26th st for a term of years to Max Wulfsohn.

HERMAN FRANKFORT rented to Louis Windermann, of 72 Greene st, the top loft in 72 Greene st.

HEIL & STERN leased the 4th loft in 628 and 630 Broadway to H. Monness & Sons of 112 Bleeker st.; the 2d loft in 715 and 717 Broadway to Harry B. Samuels; the 2d loft in 719 Broadway to Munves & Berlin of 719 Broadway; the 8th loft in 6 and 8 West 32d st. to J. Cohen & Sons; the 3d loft in 3 and 5 East 28th st. to J. Blumenfeld; the 9th loft in 138 to 144 West 25th st. to Peerless Ladies' Tailoring Co. of 22 West 26th st., and the store and basement in 53 East 10th st. to Gold Bond Hat Mfg. Co. of 53 East 10th st.

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Manhattan Leases—(Continued.)

M. & L. HESS, INC., leased for Charles F. Hubbs & Co. the upper portion of the building at the southeast corner of Lafayette and 4th sts., covering a floor area of 80-120 ft., to the lithographic department of the well-known firm of Oberly & Newell. This firm was founded in 1876 and the department now moving to the Hubbs Building has for the past thirteen years been located at 53 Park st. The lease is for a long term of years, at an aggregate rental of \$100,000. This structure, which will be known as the Hubbs Building, and which is now nearing completion, was erected for Hubbs & Co., and with the above lease the entire building will be owned jointly by the Hubbs Corporation and the lithographing department of Oberly & Newell.

M. & L. HESS, INC. leased for Howe & Orvis, lessees of the Hotel Lorraine, at the southeast corner of 45th st and 5th av. the store and basement in 513 5th av. to Alfred F. James, of 428 5th av. The premises are about 17x74 in size, and are leased for a term of years at an aggregate rental of \$60,000. They will be fitted up by Mr. James as one of the show places of the avenue for the sale of imported jewelry and novelties.

M. & L. HESS, INC. leased the 8th floor in 242 4th av to Emden & Wormer, of 91 5th av. and the 6th floor in 31 and 33 21st st to Cohen, Levinson & Polwan; also the 2d loft in 172 5th av to the Allied Manufacturers Co.; the 7th floor in 7 and 9 East 20th st to the Premier Model Co., of 4 West 22d st and the 8th loft in 17 to 21 East 22d st to I. Warshawer.

EDWARD J. HOGAN leased to the Pentz Publishing Co., of 233 Broadway, owners of the Hardware Review, the entire 41st floor of the Woolworth Building for a term of years.

HORACE S. ELY & CO. leased space in the 42d St. Building to the Commercial Corporation of America; also the 4-sty dwelling at 104 East 30th st to Charles B. Harris.

J. EDGAR LEAYCRAFT CO. leased the store and basement in 81 and 81½ Walker st to the Hanson & Van Winkle Co.

VICTOR IEVI REALTY CO. rented for Mitchell B. Bernstein to Miller and Bonine the store and basement in the building 475 Broadway for a term of 5 years.

McDOWELL & McMAHON leased for a term of years the two 4-sty tenements with stores known as 559 to 561 11th av. to Louis Sarsen and Joseph Dugangich.

THE MAYFIELD CONSTRUCTION CO. leased the moving picture theatre now in course of construction at the northeast corner of Broadway and 103d st to the Broadway Photo-Play Co. for a term of five years at an annual rental of \$15,000.

WILLIAM R. MOORE leased the Hotel Delaney at 138 West 49th st for Chas. Braxmar, Jr., to M. Gilmore for a long term of years at an aggregated rental of about \$105,000. This is the second improvement in this block within the last two months and is situated opposite the new Hopkins Theatre, which is now being erected. This hotel is being entirely renovated at an outlay of about \$35,000 and will be one of the most attractive hotels in this section.

WILLIAM R. MOORE rented the store in the new remodeled building at 106 West 46th st for Kessler Bros to Heage Shirovama, former member of George M. Cohan's Co. The lease was made for a long term of years at an aggregate rental of \$20,000. The store will be used for restaurant purposes.

THE CHARLES F. NOYES CO. leased the store and basement in 208 Pearl st for A. H. Frankel and Morris Cooper to Harry Schneider, of 219 Division st. for 5 years from December 1; the 7th floor in 543 Broadway through to Mercer st to Mitchell Brothers; the 2d floor in 26 Murray st for John Gilgar to E. G. Lang Mfg. Co. Both leases are for a term of 3 years; also leased a large portion of the 9th floor of the Market & Fulton National Bank Building at 81 and 83 Fulton st to Alphonse Weil & Bro., of 70 Gold st; a portion of the 3d floor of the "Fulton-Chambers Building" to Bearte G. Fuller, and one-half of the 4th floor in 21 and 23 Ann st to I. O. Woodruff & Co.

THE CHARLES F. NOYES CO. leased for the St. John's Park Realty Co. William D. Kilpatrick president, James H. Cruikshank secretary-treasurer, the new 6-sty building at the southwest corner of Barrow and Commerce sts., covering lot of about 2,600 sq ft. The tenant is Vial and V. Risand, two of the largest perfumery concerns in the world with head offices in Paris, France. The lease, which is on a net rental basis, is for a period of 10 years at a total aggregate rental of about \$60,000. The leasing company is represented in this country by Dr. Frederick Sylvester Mason.

PEASE & ELLIMAN leased for Mrs. Harry Lehr the 4-sty high stoop house 22x100, at 20 West 56th st to Percival W. Hill; the 3-sty dwelling, on a lot 19x100, at 111 West 79th st for Edward Jansen to Frederick B. Cochran; for A. W. Dickinson to Harold C. Clark the 4-sty house at 55 East 73d st; also leased for the American Real Estate Co. a suite of offices at 527 5th av to the Beau Site Co., who will act as a reservation agent for the new Hotel Baltimore, which will be opened January 1 next.

PEASE & ELLIMAN leased an apartment in 144 East 56th st to Rev. Theodore Savage and one in 116 East 58th st to Arnold Day, the actor; also an apartment in the Essex, at Madison av and 58th st, to W. H. Hamilton, Boston; also apartments in 21 West 59th st to Dr. Charles Lee, 103 East 75th st to Mrs. Leo Tuttle, 29 and 41 West 55th st to Mrs. J. Russell Selzer; also a large apartment of 14 rooms and 4 baths at 555 Park av for the Lowell Realty Co. to Mrs. Thomas H. Howard, a niece of Mrs. Frederick Vanderbilt; also a duplex apartment of 12 rooms and 3 baths at 471 Park av to H. P. Williams, the vice-president of the Chicago, Milwaukee & St. Paul Railroad; also an apartment in 20 East 55th st to Howard McWilliams, one of 2405 Broadway to John O. Albert and in 21 West 50th st to Stoddard Hancock and Joseph Hartog; also leased furnished at 567 Park av one of the finest apartments in New York to Stephen C. Millet of the firm of Millet, Roe &

Hagan. It has 14 rooms and 4 baths and contains a living room 40 feet long.

PEASE & ELLIMAN leased apartments in the following buildings: 119 West 71st st to Mrs. A. M. McGray; "Servern," at 170 West 73d st, to Mrs. J. Lavinge; "Van Dyck," at 175 West 72d st, to Julian L. Street; 119 West 71st st to E. H. McArthur; 166 West 72d st to Harriet M. Lehmann; 115 West 71st st to Sidnev P. Stratton; 120 Riverside drive to W. P. Billings; 138 West 65th st to Julian L. Street; 53 West 72d st to Conrad Worms; 305 West 72d st to Calvin D. Bertine; "Ormonde," at Broadway and 70th st, to Robert C. Good; "Sylvia," at 59 West 76th st to J. W. Bradin, Jr., and Walter F. Dyett; 115 West 71st st to Mark M. Schlesinger; 115 West 71st st to Solomon M. Frechie; 128 West 72d st to Wm. A. Rogers; and 115 West 71st st for Hennessy Realty Co. to Neil U. Ward; also leased the following dwellings: 298 West End av to Arthur J. Taylor; 330 West End av to Miss Mary L. Read; 220 West 70th st to Dr. A. L. Sorely; 164 West 73d st to Cora Whitman and Mary Clark; 304 West 107th st to Foster Crampton; 132 West 72d st to the Andron Club, Inc.; 141 West 77th st to Frederick B. Cochran; and 255 West 91st st to Frederick Mathesius, Jr.; also leased space to the following in the Liberty Tower Building, at 55 Liberty st: Charles H. Smith, Edward H. Coy, Ashdown, Fedde & Co., of 31 Nassau st; Koch & Bergen and Farrell & Asch.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased space in 57 and 59 East 11th st to the Norwich Pharmacal Co., of 60 Beekman st; also with Harris & Vaughn, leased for Ralph Pulitzer his residence at 17 East 73d st, a 5-sty 22-foot front dwelling, furnished for the winter, to Sidney C. Berg.

WILLIAM J. ROOME & CO., INC., and Horace S. Ely & Co. have leased the store and basement at 147 Broadway to S. M. Brittingham & Co., who now occupy a store in the Flatiron Building. After extensive alterations, they will occupy same for the sale of men's furnishings.

THE M. ROSENTHAL CO. leased the 10th loft in 141 and 143 West 25th st to Nathan Poller.

SCHIFF BROTHERS, wholesale dry goods, leased through William C. Walker's Sons for a term of years the store, basement and sub-basement in 471 Broadway through to Mercer st, and also 110 Grand st, store and basement, which are to be connected, giving them approximately 20,000 sq. ft.

THE LOUIS SCHLIEP FACTORY BUREAU leased a large loft in 811 to 817 East 9th st to the E. B. Miller Cabinet Works, of 624 East 19th st.

W. J. SCHOONMAKER leased for Philip Brander in 104 to 112 East 25th st the 8th loft containing 10,000 sq. ft., to Arnstaedt & Co., woolen merchants, of 68 Greene st, for a long term of years.

LOUIS SCHRAG leased for Robert A. Chesborough the 5-sty dwelling at 458 West 23d st to Frances Maginn for a term of years; also for Catherine E. Fitzpatrick the 4-sty dwelling at 242 West 25th st to John Schillatani for a term of years.

H. C. SENIOR & CO. leased for Hooper C. Barrett the 3-sty dwelling at 133 West 64th st for a term of years to A. G. Carling; for the Cordette Realty Co. the 4-sty dwelling at 106 West 64th st for a term of years to Emma and Emily Whitehead, and for the Folsom estate the dwelling 741 West End av for 2 years to Mrs. Anna Leigh.

SHELDON & BECKER leased for a term of years the 4-sty dwelling at 114 West 44th st to Carrie M. Hexter for the Rocky Mountain Realty Co.

SLAWSON & HOBBS leased the following dwellings: 317 West 78th st to S. A. Mulligan; 226 West 70th st to E. S. Saul; 250 West 76th st to William Schreiber; 130 East 73d st to Mrs. M. A. Martin; 210 West 71st st to Dr. R. E. Paul; 665 West End av to W. S. Wilder; 135 West 71st st to E. Parr; 253 West 72d st to Mrs. M. F. Smart; 119 West 80th st, to S. K. Dobbs; 315 West 100th st to W. E. Griggs; 121 West 72d st to W. E. Virion, and 331 West 83th st to W. J. Jones.

FREDERICK SOUTHACK & ALWYN BALL JR., leased the 12th floor in 352 4th av to the National Raincoat Co., of 58 West 15th st.

SPEAR & CO. rented for the estate of Jos. Rufus Smith the 4th loft in 469 and 471 Broome st to Jay Ell Waist Co.; for the Convent Park Const. Co. the store and basement in 79 Mercer st to Restorff & Bettman; for the S. & S. Realty Co. the 8th loft in 37 to 45 West 20th st; to D. Pankin & Sons, of 57 West Houston st; for the Thermos Bottle Co. a loft in 243 and 245 West 17th st to the Everwear Playsuit Co., of 10 Waverly pl; for the West 20th Street Bldg. Co. the 5th loft in 141 West 20th st to the Times Waist & Dress Co., of 119 Mercer st; for Peter Gilsey the top loft in 51 to 55 7th av to Custen Bros.

UNGER & WATSON, INC., leased for Carrie Schwab to Mme. Ryan the store at 706 Lexington av for a beauty parlor; the store at 619 Lexington av for Julia Wood to John C. Quinn, and apartments in 137 and 139 East 57th st to Mr. F. C. Young and Miss G. B. Welchman.

WILLIAM C. WALKER'S SONS leased to the S. Herbert Cut Glass Co., of 48 West Broadway, the entire building at 35 and 37 West 23d st for a long term. After the improvements are made they will occupy it as their salesrooms.

SIDNEY L. WARSAWER leased the 3d loft in 419 West 42d st to Bach Brothers, of 310 East 144th st.

JAMES N. WELLS' SONS leased for M. O'Connell the store in 190 9th av to F. B. Dorland for a term of years.

J. G. WHITE & CO., INC., leased the store, basement and sub-basement in 35 Murray st to the Colonial Rubber Specialties Co., of 155 5th av, the 3d loft in 143 Chambers st to M. E. Bernhardt, of 157 Chambers st, and space in 32 to 36 West 18th st to George Jacobson, of 32 West 18th st.

J. G. WHITE & CO. leased the store and basement in 542 and 544 Broadway to H. P. Friedman & Brother, of 52 Lispenard st.

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WILLIAM A. WHITE & SONS rented to the Yale & Towne Manufacturing Co., of 9 East 40th st, the stores in 111 and 113 Hudson st; to the Porto Rico Trading Co., of 127 Franklin st, the top floor in 8 Beach st; to William H. Baker offices in 100 Hudson st, and in the Franklin-Hudson Building to David S. Finck and Morris Libby, Philip F. Cohen, of 127 Franklin st; Direct Sales Co., of 127 Franklin st; Salada Tea Co., of 198 West Broadway; and the Oval Wood Dish Co., of 127 Franklin st; also the 3d loft in 185 Duane st to Albert L. Frost, of 192 West Broadway; the 1st loft in 171 Duane st to George W. Baylis; also space in 12 to 16 John st to Abraham Frackman and Nathan Sigler; the 1st loft in 45 South st to the New York and Cuba Mail Steamship Co. of pier 14, East River; apartments in 19 West 54th st to Francis H. Kinnicut and H. B. Hardenbergh, and space in 129 to 135 Charlton st to the Union Paper Co., of 844 Washington st; Seamless Products Corporation, and New Doll Co.

WILLIAM A. WHITE & SONS, in conjunction with Manheimer Brothers, rented space in 443 and 445 Broadway to the C. A. Edgerton Manufacturing Co., of Shirley, Mass. The Studebaker Corporation is the tenant in the store and basement.

THE J. P. WHITON-STUART CO. leased for James J. Van Alen the 5-sty dwelling at 40 East 50th st to George E. Dadmun.

BERNARD WURTENBERG leased space in 41 and 43 West 25th st to Haurowitz & Goldberg, of 41 West 25th st, for Charles Kaye, 12,500 sq. ft., at the southeast corner of Madison av and 30th st, to M. I. Nathan, Inc., of 19 West 21st; in 145 to 149 West 30th st to B. Geist Co., of 159 West 25th st, and for Heil & Stern to the Excel Manufacturing Co., of 60 West 15th st; 12 West 34th st, to Kraus, Handman & Powell, Inc.; in 128 and 130 West 25th st to the Belle Dress House, of 130 West 25th st, and Menagh & Co. of 130 West 25th st; in 36 and 38 West 25th st, in conjunction with Trenkman Co. the store and basement to Abraham Cohen; 419 and 421 Lafayette st to the Triune Printing Co., of 138 Spring st; in 7 and 9 West 30th st to Sonnehill & Co., of 83 Wooster st; in 31 and 33 East 28th st to Schloss Brothers for E. S. Willard & Co.; in 596 Broadway, two lofts to S. Treeger, of 15 West 4th st, for Webster B. Marble & Co.; in 112 to 114 East 19th st the store and basement to Esterson & Esterson, of 450 Broome st.

Brooklyn.

BURRILL BROTHERS leased the third apartment in 507 2d st for Johnson Ryerson Co. to S. W. Sinclair; the 2d apartment in 719 8th av for Albert Jaret to G. J. Prettyman; the 1st apartment in 211 8th av for G. H. Newton to G. H. Giggies; the store in 305 7th av for Dr. J. H. Shea to Bert H. Gumbert for 3 years, and the 2-family house at 494 2d st for H. Batchis to L. J. Williamson.

THE BUSH TERMINAL CO. leased space to the following: The Anglo-American Rubber Corp., now at 595 4th st, who will conduct all their shipping operations from Bush Model Loft Building No. 19; The Grolier Society, publishers, whose New York offices are at 2 West 45th st, and whose warehouses will hereafter be located in Bush Building No. 1; Oliver M. Burton Co., of Chicago, manufacturers of cotton mattresses, are establishing eastern headquarters in Bush Building No. 19; the Greek Products Co., of 32 Nassau st, importers of Greek preserves, will conduct their receiving and shipping operations from Bush Building No. 1; the Prager Co., wall paper manufacturers, have taken lease in Bush Building No. 6, and the Bishop Calculating Recorder Co., manufacturers of Calculating Recorders, now at 82 Duane st, will have their manufacturing plant in Bush Building No. 5; also leased a loft in its 29th st, Manhattan, building to the Pioneer Novelty Manufacturing Co., manufacturers of campaign buttons.

THE BULKLEY & HORTON CO. leased 606 St. Marks av, a 3-sty stone dwelling, near Bedford av, for a term of years to Mrs. G. A. Moore.

ARTHUR TRUSLOW leased for 10 years the store and basement in 1327 Broadway for Henry Von Glahn to Edward Friedman, dealer in boots and shoes. He has also leased a suite of offices in the Doctors' Building at 67 Hanson pl, for the Hanson Realty Co to Dr. Frank Harnden.

Suburban.

FISH & MARVIN rented for Mrs. J. H. Gunning her residence at Scarsdale, known as Lone Oak, to Alfred I. Esberg, furnished, for the winter.

LOUIS SCHLESINGER leased the theatre at 118 to 122 Market st, running through to 193 to 199 Halsey st, for William Sheerer to a syndicate known as the B. & A. Corporation. It is composed of Max Spiegel, Mitchell H. Mark and Charles L. Robinson. They intend to erect a large theatre on the plot, with the entrance on Market st. The lease is for a long term of years at an aggregate rental of over \$1,000,000. The new theatre will accommodate about 1,800 persons and will be ready in March, 1914.

ALFRED E. SCHERMERHORN, 7 East 42d st, has closed the following rentals at Southampton, L. I., for the season of 1914: For Wm. Allen Butler his "To Windward," on north side of Gin lane to George Arents; for Mrs. Newbold Edgar her cottage on the west side of Main st to Mrs. Henry Mortimer Brooks; for Mrs. Frederic H. Betts her "Mocomanto," on First Neck lane to Joseph R. Dilworth; for Mrs. Percy Kent her cottage on First Neck lane to Mrs. George Q. Whitney; for Mrs. Elihu Root and Edward H. Wales their "The Ox Pasture," to Joseph F. Stillman; for L. F. H. Betts his "Golden Rod," on the ocean, to R. A. Franks; for Estate of John F. Pupke their "Duneward," on Cooper's Neck lane to Elon Huntington Hooker; for the Markee Estate their "Sunnyside," on Main st to Joseph P. Grace; for Miss Sophie Johnson her

"Metauwack," on Toilsome lane to Lyttleton Fox; for Miss Julia A. Wilson her cottage on Main st to Oren Root; for J. Hervey Topping his cottage on Wyandanch lane to Gerard B. Lambert; for Mrs. Alfred Nelson her "Fleur-de-Lys" to J. Frederic Kernochan; for Samuel L. Parrish his cottage on First Neck lane to John McGaw Woodbury; for Mrs. Frederic H. Betts her "A-Weel-Y-Moor" on the Ocean to Mrs. Alexander H. Tiers; for Mrs. Robert Waller her "Vyne Croft" on First Neck lane to B. Ogden Chisolm; on the Shinnecock Hills for Charles L. Atterbury, his "Sugar Loaf House" to Reginald Brooks. At Bridgehampton, L. I., for E. Twyeffort his "Beach House" to David F. Downs; for Edward T. H. Talmage his cottage on the ocean to Henry R. Rea; for Mrs. David H. Burnett her cottage on Main st to George E. Dadmun; for E. P. Huntington his "Nestoria" on Great Plains road to W. DeLancey Kountze; for George H. Fordham his cottage on Shinnecock road to William M. Barnum; for Dr. H. Holbrook Curtis his "Hampton Court" on Ox Pasture road to Mrs. William Lowe Rice; for William Chester his "Halcyon Lodge" on the Ocean to Mrs. Cornelius N. Bliss, Sr.; for the Peabody Estate their "The Hollyhocks" on Main st to William H. Barnum and their "Agawam" on Main st to Mrs. James H. Kidder; for Mrs. Edward C. Rushmore her cottage on Main st to Veryl Preston; for Mrs. W. Rosseter Betts her "Wylls House" on First Neck lane to Albert Gallatin; for Elihu Root his cottage on Pond lane to Fairfax S. Landstreet; for the Duer Estate their cottage on the south side of Gin lane to George S. Patterson. Mr. Schermerhorn has rented his own house, "Red House," to Ambrose Monell; his "Street House" to Henry A. Budd; his "Lake House" to Mrs. William Constable; his "East Cottage" to William C. Potter, and his "North Cottage" to W. W. Sharp.

S. S. WALSTRUM GORDON & FORMAN leased the Casper T. Zabriskie homestead on Paramus rd, consisting of about 22 acres, to J. A. Radford of Manhattan.

REAL ESTATE NOTES.

THE KINGS COUNTY TRUST CO. has been appointed executor of the estate of the late William J. Gaynor.

PEASE & ELLIMAN have been appointed agents for 46 East 10th st by the Thompson estate; also for 202 West 81st st.

HORACE S. ELY & CO. represented the owner, Eben E. Olcott, in the leasing of the property, 38 West 39th st, and 35 and 37 West 38th st to the National Civic Federation.

THE G. H. MASTEN REALTY CO. is the buyer of 222 to 226 East 46th st, reported sold recently by the Strange & Slawson Co. The 5-sty flat, 605 West 17th st, was given in part payment.

NELSON & LEE and Lounsbury & Tharp negotiated the recent sale of 134-6 West 25th st, a 7-sty loft building, on plot 50x81.8, for William A. Kerr to the Co-operative Land Co. of Long Island, which gave in part payment 70 acres at Babylon, L. I.

ARTHUR TRUSLOW, after November 1, will be connected with the office of Ruland & Whiting Co., where he will continue his specialty of renting stores in New York and other cities. He will also co-operate with this concern in other departments of real estate.

IT IS RUMORED that the three buildings corner of 6th av and 39th st have been sold by the Wright Estate. The sale could not be confirmed, but if consummated will probably forecast the erection of a new commercial. It is close to

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the new Vantine and Lord & Taylor buildings now in course of construction.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new 9-story apartment house to be erected at 116 to 122 East 63d st by the Lenox Hill Realty Co. This property was purchased through the same brokers last spring, and the tearing down of the old structures is now under way.

THE REPUBLIC OF PANAMA filed a notice of foreclosure in the County Clerk's office against the property at the southwest corner of Central Park West and 65th st, a plot 100.5x125. The mortgage is for \$700,000 and was made July 12, 1909. The action is against the Apartment Holding Co., William A. Martin, and the Adirondack Trust Co., as trustees. Sullivan & Cromwell are the attorneys for the plaintiff.

MELVILLE E. BOAS is the buyer of the Briarcliff apartment house, a 6-story structure, on a plot 99.11x100, at the southeast corner of Broadway and 162d st, reported sold in July by L. J. Phillips & Co. In part payment Mr. Boas gave the seller, Mrs. Minnie Bonner, Nos. 1358 to 1374 Rockaway Parkway, nine 3-story 2-family dwellings, with stores, each on a plot 20x60, in the Canarsie section of Brooklyn.

THE MANHATTAN CLUB has taken title to its clubhouse at the southeast corner of Madison av and 26th st, from the Lincoln Trust Company, trustee. The structure, which is 5-stories in height, occupies a plot fronting 49.4 ft. on the av and 175 ft. on the st. The consideration named was \$475,000. The club gave back to the trust company two mortgages, one for \$250,000 and the other for \$125,000, both of which are subject to a prior mortgage of \$60,000.

SAMUEL HUNTINGTON, for many years a member of the Board of Counsel of the Title Guarantee & Trust Company, has retired from active service with the company, twenty-five years after he joined its legal staff. Mr. Huntington came with the Title Guarantee & Trust Company October 15, 1888, and having passed his seventieth year, retires now to enjoy his remaining years free from responsibility. At the request of the company, Mr. Huntington will continue to attend the weekly meetings of the Board of Counsel, and give the company the benefit of his great experience and knowledge of real estate law. In recognition of his long and valuable service, the company will place Mr. Huntington on its pension roll.

REAL ESTATE APPRAISALS.

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

ESTATE OF HELEN A. MOWBRAY—premises 64 West 11th st, valued at \$21,000; 66 West 11th st, \$21,000.

JOHN LOFFEL—1445 St Lawrence av, \$7,000.

JENNIE TAYLOR—281-285 1st av, \$51,000.

LOUISE CONNOR—118 West 23d st, \$115,000.

ISABEL B. COE—18-26 South William st, \$67,668.

CHRISTOPHER COX—491 West 22d st, \$10,000.

OBITUARY

SAMUEL EBERLEY GROSS, of Chicago, a wealthy real estate operator and author, who sued Edmond Rostand, the French dramatist, for plagiarism, died at Battle Creek, Mich., on Oct. 24.

FREDERICK D. COLCORD, of 551 2d street, Brooklyn, died in the New York Hospital on Monday night. He was born at Stockton Springs, Me., in 1853, and was in the real estate business in Manhattan and Brooklyn. Three sons and a daughter survive him.

AUSTIN CORNWELL, who owned extensive properties in Freeport, L. I., and adjoining places died on Tuesday at the home of his daughter, Mrs. Frank T. Delano, in Freeport. He was 81 years old and is survived by three daughters.

Big Long Island City Auction Sale.

The Jere Johnson, Jr., Co. has been directed by the owner to sell at auction, without reserve on Saturday, Nov. 8, at 1.30 p. m., on the premises 146 improved city lots at the junction of Thomson avenue (Queens Boulevard) and Greenpoint avenue, Long Island City. The property is about a mile from the Bridge Plaza, right at the Bliss street station of the dual subway system. The property is level, yet on a commanding elevation, overlooking the near-by Borough of Manhattan; and thus the situation is ideal for residential purposes. Thomson avenue is now Queens Boulevard and is the great artery between Queensboro Bridge and Jamaica. It is being widened to 200 feet to provide for the constantly increasing travel passing over it. The lots have sewers, cement sidewalks and curbs, brick gutters, etc.; all laid under city inspection and according to city specifications. The streets are all on city grade and are macadamized, and as the above work has been paid for by the owners, there will be no assessments for the same.

Buying Reformatory Site.

The Board of Estimate has authorized the purchase, at private sale, of property in the town of Goshen, N. Y., as a site for the New York City Reformatory for Misdemeanants. The prices paid were \$30,000 for Farm No. 1, \$15,000 for Farm No. 2 and \$2,100 for Farm No. 3. The Prison Association of New York strongly urged this action, stating that the land had been carefully inspected by representatives of the State Department of Agriculture and by the State Conservation Commission and had been declared by them to be a very good purchase.

OCEAN FRONT REAL ESTATE.

Steady Growth Along South Shore—A New Summer Hotel—Effect of New Trolley Lines.

An interesting real estate study at this time is the ocean front of Long Island and the effect of its occupancy and use on the southern and central parts of the mainland. The most recent instance of the increasing use of this ocean front is at Hemlock Beach, opposite Amityville, where a new hotel is being built as a summer pleasure resort for residents of Long Island along the line of the cross-island trolley road from Huntington to Amityville. A ferry is in operation between the latter place and the beach. The steady influx of commuters to the south shore and the central part of Long Island has resulted in giving reciprocal values to properties on the beach and the mainland.

Especially this is the condition in the territory west of Amityville in Nassau County communities that are homes of thousands of commuters and their families at High Hill Beach, and at Nassau-by-the-Sea on the eastern end of Long Beach large cottage colonies have been established in recent years that derive their investment sustenance almost entirely as a result of the steady all-year growth of population at Freeport, Rockville Centre, Oceanside, East Rockaway and contiguous points as well as from Floral Park and Hempstead in the central section which are joined to the south shore of Nassau County by a trolley road. The circumstance illustrates, too, the beneficial effects of the trolley on ocean front values by traffic feeding the ferries from the mainland to the beach.

The development of the western end of Long Beach by the Reynolds interests a few years ago marked the inception of ocean front improvement east of the city line. Previous to that time only the ocean front of Brooklyn and Queens was in demand. The city of New York recently asserted ownership of most of the ocean front of Brooklyn which has for thirty years past been a metropolitan playground. The Borough of Brooklyn has grown southward and been improved even to the ocean front, and the presence of the latter aided the improvement of all of Brooklyn's southern tier. All of Rockaway Beach and Far Rockaway have been improved and the circumstance aided the growth of all the southern part of Queens Borough.

Real estate history is repeating itself in Nassau County. The improving of Long Beach was the precursor of vast improvements along the south shore of the mainland. The deepening of waterways leading to and across Hewlett and Hempstead bays added thousands of dollars to assessed valuations in the township of Hempstead, as did also the improvement of Long Beach.

When the Rockaways became popular many years ago, for summer purposes, a railroad was built across Jamaica Bay on a trestle across Hempstead Bay and it will in turn aid fee values in all of the communities of southern Nassau County. It will mean that the trolley roads in this part of the county will run cars directly to the ocean front. The constant growth of population in southern Nassau County will make a trestle road across the bay imperative. In fact a company has been incorporated for that purpose, while the Long Beach corporation plans to run a trolley road along the beach.

UNDER THE HAMMER.

Delancey and Madison Street Tenements to Be Sold to the Highest Bidders.

Those who have been on the East Side between the hours of six and seven, particularly on Delancey street, in the neighborhood of the entrance to the Williamsburg Bridge, know what a tremendous flow of humanity passes on that street in that busy evening hour and in the equally busy morning hours of the day.

In spite of the fact that Delancey Street is a 150-foot thoroughfare, the street is hardly large enough to carry this vast flow of population that elbow each other on the sidewalks.

In this busy neighborhood, at 40 and 42 Delancey street, adjoining the northeast corner of Forsyth street, Joseph P. Day will sell at absolute auction sale on Tuesday, November 11th, at twelve o'clock noon, in the Vesey Street Salesroom, the two five-story and cellar brick tenements, with two stories, each containing two apartments of three rooms and two apartments of four rooms on each of the upper floors. No. 42 Delancey street contains one basement store and two apartments of three rooms on the ground floor. No. 40 Delancey street occupies a plot 25.1½x100x irregular, and No. 42, a plot 25.1½x100.2x irregular. The properties, which will be sold for the Estate of Isidor Simon, will first be offered separately and then as one parcel, and will each be sold subject to a mortgage of \$20,000 held by the East River Savings Institution.

No. 217 Madison street, between Jefferson and Rutgers streets, a five-story and cellar brick and brownstone tenement containing one 3 and one 4-room apartment in the cellar, and two apartments of three rooms and two apartments of four rooms on each of the upper floors, will also be sold at absolute auction on the same day for the Estate of Isidor and Louis Simon. The house stands on a plot 26.1x100, and will be sold subject to a mortgage of \$19,000 at 5 per cent. held by the East River Savings Institution.

Automatic Voltage Regulators.

The General Electric Company has just issued Bulletin No. A4123, which is a 44-page bulletin, attractively covered, and describing that company's automatic voltage regulators for the regulation of generator voltage. These regulators are made for use with both alternating and direct current. This bulletin supersedes the company's previous bulletin on this subject.

LAW DEPARTMENT

A Broker's Rights.

Editor of the RECORD AND GUIDE:

I am agent for a piece of property of which A is the owner and B a tenant. About a year ago A leased to B the portion of the premises now occupied by him, I being the broker in the transaction. At that time B made an offer to buy the property which A would not accept. Subsequently, on several occasions, I spoke to B about buying the property, and finally B made me an offer, which I succeeded in getting A to accept; and now, after the contracts are ready, B comes back with a lower offer which A declines.

Under the above circumstances, since B made an offer which I had the owner A accept, is my commission not earned, and can I not hold B for the amount of same, he being the party to default?

Answer:—The above constitutes a very interesting state of facts which occasionally occurs in the brokerage business. While the statute of frauds requires a contract for the sale of real estate to be in writing, or a sum of money paid down, in order to bind the principals, and while the legal decisions require a broker to produce a purchaser able and willing, and to remain able and willing until the sale is consummated, or the broker relieved of that responsibility by the seller accepting a written contract of sale, before he can hold the seller for his earned commission,—yet none of these enter into this.

It is only by eliminative reasoning that we may arrive at an answer, or at a test question which may strike to the root.

It is clear neither principal can hold the other, and that the broker cannot hold the seller for a commission.

There remains then the question, can the broker hold the defaulting purchaser for a commission earned? If the sale had been consummated the supposition is the seller was to pay a commission—the purchaser not. Can the burden of paying one be now shifted to him? In our opinion, no! The risk which the broker took is a customary one, and the damage to him caused by the default of the expected purchaser is too remote and indirect for legal recognition.—Ed.

A Party Wall Case.

In the Supreme Court recently Justice Bijur appointed a referee in the smallest partition suit ever held before that tribunal. The suit affects the one inch of land on the dividing line between the property at 65 and 67 East 91st street, and is brought because the owners of one-seventh of the strip are incompetent.

In the petition for the appointment of the referee counsel for the plaintiff, Philip Voss, said that Voss has acquired title to six-sevenths of the inch of land and needs the other seventh to clear the title to the strip, on which the party wall has rested for years. The seventh interest is owned by William B. Foster and his sister, Ethel, both of whom have been adjudged incompetent.

The court appointed Godfrey Goldmark referee at the suggestion of counsel, as Mr. Goldmark had previously volunteered to act without fee and was not a party in interest.

Widening of Riverdale Avenue.

A hearing will be given November 20 by the Board of Estimate on the subject of the proposed area of assessment in the matter of acquiring title to the lands required for the widening of Riverdale avenue, from West 235th street to West 236th street, Borough of the Bronx.

A hearing was given on June 27, 1912, concerning a proposed proceeding for acquiring this street from West 231st street to Spuyten Duyvil parkway. The matter was repeatedly laid over and on June 19, 1913, consideration was indefinitely deferred. The Borough President now advises that in carrying out a grading improvement affecting West 235th street, which meets Riverdale avenue at a point where both a high level and a low level street has been proposed, an approach was constructed on private property within the area needed for the widening of Riverdale avenue, between West 235th street and West 236th street. The property owners have filed a claim for damages, and to permit of the improvement of the street along legal lines, it is now desired that title to this block be acquired by the city. The street has been given a width of 100 feet and between the limits named has a length of a little over 300 feet. Title for a width of about 66 feet on the east-erly side has already been legally acquired. There are no encroachments.

Favorable action has been recommended by Chief Engineer Nelson P. Lewis and a district of assessment suggested. All of the cost is to be assessed upon the property benefited.

Small Feeder Voltage Regulators.

The General Electric Company recently issued Bulletin No. A4129, which illustrates and describes in considerable detail that company's small feeder voltage regulators. This regulator is of the pole type and is built for use on single-phase feeders only. It is made in two designs, one for outdoor installation and automatically operated, and the other for hand operation, and to be installed indoors only. This bulletin contains internal and external views, connection and dimension diagrams.

Bronx Swamps are to be Drained.

Borough President introduced a resolution on Thursday at the Board of Estimate, for the filling in of a number of sunken lots in Kingsbridge, in which water had accumulated and become stagnant. The Northwestern Bronx Property Owners and a number of residents in the section protested against the presence of disease-breeding areas in close proximity to the homes and enlisted the support of Mr. Miller. Vigorous opposition came from one of the non-resident real estate owners who objected to the entire proceeding, but the Board of Estimate adopted the resolution and the swamp land will be drained.

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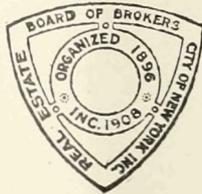
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AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisements of 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 Oct. 31, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

Sale of 345 Lots, Moss Estate.

- *Clifford pl, nec Jerome av, 25x51.8x25.5 x49.8; S M Barber. 3,900
- *Clifford pl, sec Jerome av, 25x56.4x25.8 x58.4; Geo E Buckbee. 2,750
- *Featherbed la, nwc Jerome av, 25x100; Mathilda Weisker. 5,400
- *Featherbed la, swc Jerome av, 25x95; Francis McDermott. 7,400
- *Featherbed la, ss, 75 e Inwood av, 25x100; Virginia Pallman. 2,900
- *Featherbed la, ss, 95 w Jerome av, 25x100; Francis McDermott. 3,000
- *Featherbed la, sec Inwood av, 50x100; Saml Eisnitz. 6,900
- *Featherbed la, ss, 50 e Inwood av, 25x100; E F Elers. 3,000
- *Featherbed la, ns, 175 w Jerome av, 25x100; Jno F Conway. 1,500
- *Featherbed la, ss, 120 w Jerome av, 50x100; A M Feldman. 6,000
- *Featherbed la, ns, 582.11 w Jerome av, runs sw132.7xn186.2xse83.8, gore; Marshall S Marden. 3,750
- *Featherbed la, ns, 554.10 w Jerome av, 28.11x102.11x25x115.9; Marshall S Marden. 1,225
- *Featherbed la, ns, 280 w Jerome av, 50x100; Richd P Lydon. 2,400
- *Featherbed la, ns, 402.4 w Jerome av, 77.3x86.2x75x102.11; W L Thompson. 3,300
- *Featherbed la, ns, 330 w Jerome av, 49 x100x70x107.10; Emil Schurman. 2,850
- *Featherbed la, ns, 379 w Jerome av, 24.6 x107.10x37.9x118.3; Fred Budde. 1,300
- *Featherbed la, ns, 230 w Jerome av, 50x100; Philip Sacks. 2,100
- *Featherbed la, ns, 552.6 w Jerome av, 49.10x92.3x70x86.3; Josie Pokarny. 2,400
- *Featherbed la, swc Inwood av, see Inwood av, swc Featherbed la.
- *Featherbed la, ns, 100 w Jerome av, 25 x100; Jno P Mulholland. 1,050
- *Featherbed la, ns, 125 w Jerome av, 25 x100; Jno Schrempf. 1,000
- *Featherbed la, ns, 198 w Jerome av, 24.6 x92.3x40x103.3; J Geier. 1,200
- *Featherbed la, ns, 173.6 w Jerome av, 24.6x103.3x40.1x118.3; A Shapiro. 1,225
- *Featherbed la, ns, 150 w Jerome av, 25 x100; —. 900
- *Featherbed la, ses, 92.7 sw on curve from Inwood av, 42.9x60.9x28.3x47.2; Wm Conley. 1,500
- *Featherbed la, ns, 198 w Jerome av, 24.6 x92.3x40x103.2; J Geier. 1,200
- *Featherbed la, ns, 173.6 w Jerome av, runs sw39.6xse47.2xe55 to Inwood av xn along ws Inwood av, 25xw37.2xn37.11 to beg; Ignatz Roth. 3,100
- *Featherbed la, ses, 177.4 sw on curve from Inwood av, 124.3x87.8x123.4x64.5; Thos H Reynolds. 6,000
- *Featherbed la, ses, 135.4 sw on curve from Inwood av, runs sw42.1xe129.5 to Inwood av xn along ws Inwood av 25xw60 xs abt 3.8xnw60.9 to beg; Albt Peterson. 3,000
- *174TH st W, ns, 116.3 e Macombs rd, 98.10x101.7x111x100; W F Gallagher. 4,000
- *174TH st W, ss, 50 w Davidson av, 50x100; Conrad H Sherwood. 2,350
- *174TH st W, nwc Davidson av, 50x100; Jas Poggi. 3,000
- *174TH st W, ss, 100 w Davidson av, 25x100; Alton L Smiley. 1,200
- *174TH st W, ss, 25 w Davidson av, 25x100; Wm C Rothkranz. 1,200
- *174TH st W, swc Davidson av, 25x100; Morris Blank. 1,450
- *174TH st W, ss, 125 w Davidson av, 50 x100; Thos Laughlin. 2,600
- *174TH st W, nec Grand av, 50x100; Carmilla H Petersen. 4,200
- *174TH st W, ns, 50 w Davidson av, 50x100; Wm A McHugh. 2,250
- *174TH st W, ns, 50 e Grand av, 50x100; E L Rosewater. 2,400
- *174TH st W, sec Macomb's rd, see Macomb's rd, sec 174.
- *174TH st W, swc Grand av, see Grand av, swc 174.

- *174TH st W, ss, 175 w Davidson av, runs e25x100xw12.9xnw17.3xn87.10; Kathryn Reilly. 1,200
- *174TH st W, ss, 200 w Davidson av, runs w29xsw41.4xse82.9xn87.10 to beg, gore; Jacob Grossman. 1,625
- *174TH st W, ss, 103.3 w Grand av, 50x74.9x50x99.4; Mary J Ross. 1,750
- *174TH st W, ss, 100 e Macomb's rd, 25x99.4x25x111.11; Mrs M E Burkhardt. 1,225
- *174TH st W, nec Jerome av, see Jerome av, nec 174.
- *174TH st W, nec Macomb's rd, see Macomb's rd, es, from 174 to 175.
- *174TH st W, nwc Grand av, see Grand av, nwc 174.
- *175TH st W, nec Macomb's rd, see Macomb's rd, nec 175.
- *175TH st W, sec Macomb's rd, see Macomb's rd, es, from 174 to 175.
- *175TH st W, nwc Grand av, see Grand av, nwc 175.
- *175TH st W, swc Grand av, see Grand av, swc 175.
- *175TH st W, ns, 86.1 w Grand av, 22.3x100x35.1x101.7; Mrs H Berwaldt. 1,050
- *175TH st W, ns, 133.4 w Grand av, 25x100; Leon Dashew. 1,000
- *175TH st W, ns, 158.4 w Grand av, 50x100; Edw Livingston. 2,000
- *175TH st W, ns, 108.4 w Grand av, 25x100; Marshall Hasslister. 1,025
- *175TH st W, ns, 90.11 e Macombs rd, 19.11x100x29.11x101; Mary F Wilson. 1,025
- *175TH st W, ss, 100 w Grand av, 61.8x103.4x36x100; R W Spence. 2,000
- *175TH st W, ss, 100 e Macombs rd, 130.9 x102.3x110.3x100; Harry Goldowsky & Geo Hauffer. 5,250
- *175TH st W, ns, 135.10 e Macombs rd, 25 x100; Wm A Huggins. 975
- *175TH st W, ns, 110.10 e Macombs rd, 25 x100; Elmer G Hooper. 1,050
- *175TH st W, ns, 160.10 e Macombs rd, 50x100; Jos M Lesser. 1,950
- *176TH st W, ss, 200 e Macombs rd, 50x100; L B Hohmeyer. 2,100
- *176TH st W, ss, 125 e Macombs rd, 75x100; Alfred Fergess. 3,375
- *176TH st W, ns, 135.10 w Grand av, 50x100; Jean Clavere. 2,150
- *176TH st W, ss, 100 w Grand av, 35.10x103.3x10.1x100; Anna Kleinman. 1,000
- *176TH st W, ss, 210.10 w Grand av, 50x100; J Simpson. 2,150
- *176TH st W, swc Grand av, 100x25.10; Leon G Szeffyk. 1,825
- *176TH st W, ss, 185.10 w Grand av, 25x100; Stephen Kiss. 1,075
- *176TH st W, ss, 51.7 w Davidson av, 51.7x112.9x50x99.11; H Clark. 2,350
- *176TH st W, swc Davidson av, 51.7x125.7x50x119.2; Jessie B Park. 2,450
- *176TH st W, ss, 77.5 e Grand av, 25.10x124.11x25x118.6; Wm B Peters. 1,100
- *176TH st W, ss, 25.10 e Grand av, 51.7x118.6x25x105.7; Jno J Lord. 2,650
- *176TH st W, sec Grand av, 25.10x105.7x25x99.2; Eliza A Ross. 1,700
- *176TH st W, ss, 100 e Macomb's rd, 25x100x4.11x102.3; Andrey Avitabile. 1,050
- *176TH st W, sec Macomb's rd, see Macomb's rd, sec 176.
- *Davidson av, nwc 174th, see 174th W, nwc Davidson av.
- *Davidson av, swc 174th, see 174th W, nwc Davidson av.
- *Davidson av, ws, 300 n 174th, 25x100; Jere Reardon. 1,000
- *Davidson av, ws, 275 n 174th, 25x100; G De Genaro. 1,000
- *Davidson av, ws, 200 n 174th, 50x100; Aug H Kischoff. 2,000
- *Davidson av, ws, 100 n 174th, 50x100; Ben Glassberg. 2,400
- *Davidson av, ws, 150 n 174th, 50x100; Elbert C Sherwood. 2,000
- *Davidson av, ws, 100.7 s 176th, 25x100; Asher Papish. 1,075
- *Davidson av, ws, 175.7 s 176th, 25x100; Mary E McKee. 1,075
- *Davidson av, ws, 350.7 s 176th, 50x100; Chas F Goodfriend. 2,200
- *Davidson av, ws, 225.7 s 176th, 25x100; Wm N Graber. 1,050
- *Davidson av, ws, 325 n 174th, 25x100; Saml Olsen. 975
- *Davidson av, ws, 300.7 s 176th, 25x100; Stephen Gasperick. 1,050
- *Davidson av, ws, 225.7 s 176th, 50x100; Bernard D Cruse. 2,050
- *Davidson av, ws, 275.7 s 176th, 25x100; W J Carey. 1,025
- *Davidson av, ws, 250 n 174th, 25x100; L Carpigano. 1,000
- *Davidson av, es, 175 n Featherbed la, 200x100; Colon & Hartman. 7,600
- *Davidson av, es, 450 n Featherbed la, 25 x100; Mary J Ross. 1,500
- *Davidson av, es, 100 n Featherbed la, 75 x100; Christian Doenecke. 2,775
- *Davidson av, es, 375 n Featherbed la, 75x100; W J James. 2,775
- *Davidson av, es, 730 n Featherbed la, 25 x100; Hy Stein. 1,175
- *Davidson av, es, 680 n Featherbed la, 50x100; Margt Harrigan. 2,450
- *Davidson av, es, 830 n Featherbed la, 25x100; Bracco Bros. 1,175
- *Davidson av, es, 555 n Featherbed la, 100x100; Max Glassberg. 4,800
- *Davidson av, es, 755 n Featherbed la, 50x100; Morris Harrison. 2,350

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Wants and Offers

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

FOR SALE—RECORD & GUIDE COPIES 1888 TO 1912, INCLUSIVE. E. C. GAINSBORG, 981 WOODYCREST AVE., NEW YORK CITY.

KEEN, young, aggressive real estate man, 24 years of age, six years' experience with prominent house. Salary \$18. Record and Guide, Box 194.

YOUNG energetic married man with over ten years' experience as manager of insurance brokerage office desires to make a connection with real estate firm to handle and develop their insurance business. Box 186, Record and Guide.

WANTED—Hyde maps from 72nd street north. Must be reasonable for cash. Box 193, Record and Guide.

FOR SALE—Mortgage records complete to date on card system giving expirations, mortgagee and mortgages. Box 196, Record and Guide.

We are entirely out of the New York Edition of the Record and Guide of March 1, March 22, April 19, June 14, July 5 and July 12, 1913. We will pay 20 cts for these numbers, if both sections are delivered to us in good conditions. 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 October 28, 1913. Record and Guide Company, 119 West 40th Street, New York.

WANTED—By prominent downtown real estate concern, a broker familiar with rental and sale of business property below Canal Street. Good opportunity. Submit qualifications to S. J. T. No. 197, Record and Guide.

SOLICITOR—Experienced with General Contractor; acquainted with Architects, open for engagement November 1st. T. W. HOLITE, 661 East 170th Street, N.Y.C.

AGGRESSIVE and hard working young man, age 29, desires position, ten years' experience in property management, renting and collecting. Box 187, Record and Guide.

PARTNER wanted for newly established real estate and insurance business; small capital required. Box 189, Record and Guide.

WILL consider taking a partner, an active broker providing he can prove his ability. No investment necessary. Box 195, Record and Guide.

Davidson av, es, 855 n Featherbed la, 75x100; Santo Savoca. 3,600
Davidson av, es, 655 n Featherbed la, 25x100; Anthony Pinard. 1,200
Davidson av, es, 530 n Featherbed la, 25x100; Geo Hamburg. 1,200
Davidson av, es, 980 n Featherbed la, 61.7x103.3x87.3x100; Riker R James. 3,800
Davidson av, es, 930 n Featherbed la, 50x100; Alfred Fergess. 2,450
Davidson av, es, 505 n Featherbed la, 25x100; Harry J McCabe. 1,625
Davidson av, es, 805 n Featherbed la, 25x100; Patk F Foley. 1,200
Davidson av, swe 176th, see 176th W, s wc Davidson av.
Davidson av, ws, 125.7 s 176th, 50x100; Jas J McSherry. 2,200
Grand av, nws, 82.9 n Macomb's rd, see Macomb's rd, es, 82.9 n Grand av.
Grand av, nes, at es Macomb's rd, see Macomb's rd, es, at nes Grand av.
Grand av, see 176th, see 176th st W, sec Grand av.
Grand av, nws, 107.9 ne Macomb's rd, runs ne0x11w07.9xsw04.5xse46.3 to beg; H C Coleman. 1,000
Grand av, nws, 157.9 ne Macomb's rd, runs ne0x11w03.5xsw04.5xse67.9 to beg; Michl J Madden. 1,000
Grand av, ws, 51.7 s 176th, 51.7x100; Mrs H Berwaldt. 2,800
Grand av, es, 99.2 s 176th, 50x100; Abt Herrmann. 2,000
Grand av, es, 149.2 s 176th, 75x100; Josephine B Hamlin. 4,000
Grand av, es, 224.2 s 176th, 75x100; J Y Higginson. 4,200
Grand av, es, 100 n 174th, 25x100; Wm G Gasset. 1,000
Grand av, ses, 154.3 e Macomb's rd, 00x100; Lawrence J Kelly. 2,000
Grand av, ses, 51.3 e Macomb's rd, 20x101.2x00.0001; A Scaivani. 1,000
Grand av, nws, 201.9 ne Macomb's rd, runs ne0x11w04.5xsw02.5xse85.5 to beg; Fred Wagner. 1,100
Grand av, nws, 257.9 ne Macomb's rd, 50x100; R F Haeffinger. 2,100
Grand av, ws, 116.2 s 174th, runs ne0.5x100.5x0.5x0.2 to beg, Gore; H O Bummer. 1,000
Grand av, ws, 66.2 s 174th, runs souxe 76.5x11w22.5x103.4x00.9 to beg; Lewis A McGowan. 2,400
Grand av, ws, 41.2 s 174th, 25x95.9x20.1x98.0; G R Tindall. 1,025
Grand av, swe 174th, 41.2x98.5x10.7x103.0; Jno Schnopp. 1,100
Grand av, ws, 77.5 n 174th, 25.10x100; Sidwen J Waum. 1,200
Grand av, nwc 174th, 77.5x100x75.10x001; Edw J Headington. 3,375
Grand av, ws, 51.7 s 175th, 51.7x100; Wm A McHugh. 2,400
Grand av, ws, 25.10 s 175th, 25.10x100; Martin Stein. 1,275
Grand av, es, 325 n 174th, 25x100; Amalie Jay. 1,200
Grand av, es, 275 n 174th, 25x100; Leo V Martina. 1,200
Grand av, es, 175 n 174th, 50x100; Gabriel Martocchia Carabee. 2,000
Grand av, es, 300 n 174th, 25x100; Martin Becker. 1,225
Grand av, es, 125 n 174th, 50x100; Maedline Sullivan. 2,400
Grand av, es, 225 n 174th, 50x100; A Rabe. 2,450
Grand av, es, 350 n 174th, 50x100; Jno Balso. 2,400
Grand av, sec Macombs rd, runs e04.3xs 86.4xw04.10x11w40.5x119.3 to beg; Abr Caspak. 5,000
Grand av, ss, 79.3 e Macombs rd, 50x132.8x05.6x101.7; A Scaivani. 3,000
Grand av, ss, 204.3 e Macombs rd, 25x100; Jno E Bennett. 1,400
Grand av, ss, 129.3 e Macombs rd, 25x100; Marshall S Marden. 1,475
Grand av, swe 175th, 25.10x100; Henry J Lathan. 1,025
Grand av, ws, 51.7 n 175th, 25.10x100; Jno Zimmerman. 1,500
Grand av, nwc 175th, 51.7x86.1x50x100; Martha Miller. 3,175
Grand av, ws, 25.10 s 176th, 25.10x100; Mary F Wilson. 1,475
Grand av, ss, 279.3 e Macombs rd, 100x100; L M Freud. 5,800
Grand av, ss, 229.3 e Macombs rd, 50x100; A E Pingree. 2,900
Grand av, ws, 77.6 n 175th, 25.10x100; Alex Bandersky. 1,500
Grand av, swe 176th, see 176th W, swe Grand av.
Grand av, nec 174th, see 174th W, nec Grand av.
Inwood av, sec Featherbed la, see Featherbed la, sec Inwood av.
Inwood av, ws, 102.5 s Featherbed la, see Featherbed la, ses, 135.4 sw on curve from Inwood av.
Inwood av, ws, 52.5 s Featherbed la, see Featherbed la, ses, 53.6 w Inwood av.
Inwood av, sws Featherbed la, 53.6x52.5x37.2x37.11; Ignatz Roth. 3,000
Inwood av, ws, 77.5 s Featherbed la, 25x60x24.7x55; Ignatz Roth. 1,500
Inwood av, ws, 127.5 s Featherbed la, 75x74x74x65; Ignatz Roth. 4,350
Inwood av, ws, 202.5 s Featherbed la, 50x80x49.4x74; L Werner. 2,700

Inwood av, es, 100 s Featherbed la, runs s75xe111.1xne24.10x68.1xw135 to beg; Ignatz Roth. 7,500
Inwood av, es, 175 s Featherbed la, runs s75xe32.11xne63.8xne again 57.9xw 111.10 to beg; Ignatz Roth. 4,200
Inwood av, es, 250 s Featherbed la, 12.10x32.11x18.10x26.5; Andrey Avitable. 800
Jerome av, nec Clifford pl, see Clifford pl, nec Jerome av.
Jerome av, sec Clifford pl, see Clifford pl, nec Jerome av.
Jerome av, ws, 580 n Featherbed la, 75x100; Emma M Lardino. 7,500
Jerome av, ws, 655 n Featherbed la, 125x100; Krugman & Pelts & J H Rubin. 15,250
Jerome av, ws, 780 n Featherbed la, 50x100; Jno Pfluger. 6,400
Jerome av, ws, 830 n Featherbed la, 25x100; Arco Realty Co. 1,330
Jerome av, es, 90 s 175th, 100x36.1x101.6x20.6; Philip Woolly. 6,100
Jerome av, ws, 25 n Featherbed la, 100x100; H J Kantrell. 12,700
Jerome av, ws, 125 n Featherbed la, 25x100; R D Murray. 2,300
Jerome av, ws, 150 n Featherbed la, 25x100; H A Stoll. 2,375
Jerome av, ws, 175 n Featherbed la, 50x100; Stephen Kelly. 4,200
Jerome av, ws, 225 n Featherbed la, 25x100; Philip A Rosenthal. 2,100
Jerome av, ws, 250 n Featherbed la, 25x100; Aronson & Spiegel. 2,000
Jerome av, ws, 275 n Featherbed la, 50x100; Chas Kaepfel. 4,050
Jerome av, ws, 325 n Featherbed la, 50x100; Mary Strackle. 4,650
Jerome av, ws, 375 n Featherbed la, 100x100; C Doenecke. 9,600
Jerome av, ws, 1055 n Featherbed la, 38.1x103.3x12.3x100; Jno F Kaiser. 4,800
Jerome av, ws, 955 n Featherbed la, 100x100; Jno F Kaiser. 14,400
Jerome av, ws, 930 n Featherbed la, 25x100; David Kauffman. 3,750
Jerome av, ws, 855 n Featherbed la, 75x100; Arco Realty Co. 9,975
Jerome av, es, 75 s Clifford pl, 50x62.3x50.1x66.2; L Dashew. 4,050
Jerome av, nec 174th, runs n280.2xe66.2xs258.3xsw38.11xw54.6 to beg; J Romaine Brown. 26,400
Jerome av, es, 25 n Clifford pl, 175x36.1x175.6x49.8; Jno F Kaiser. 10,325
Jerome av, ws, 530 n Featherbed la, 50x100; A E Roesser. 5,900
Jerome av, es, 25 s Clifford pl, 50x58.4x50.1x62.3; C C Rogers. 4,250

Jerome av, es, 5 s 175th, 85x87.5x20.6, gore; Gustav Eckstein. 3,600
Jerome av, ws, 25 s Featherbed la, 75x95; Francis McDermott. 12,300
Jerome av, ws, 100 s Featherbed la, 29.5x140.5x68.1x135; Wm C Mead. 5,400
Jerome av, ws, 505 n Featherbed la, 25x100; Paul Herzog. 3,400
Jerome av, swe Featherbed la, see Featherbed la, swe Jerome av.
Jerome av, nwc Featherbed la, see Featherbed la, nwc Jerome av.
Macomb's rd, see Grand av, see Grand av, sec Macomb's rd.

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BEAR IN MIND THAT THE SUBWAY IS THE GREAT EQUALIZER OF VALUES

Lots at the Bliss St. Dual Subway Station, now building, and equidistant from Herald Square with 96th Street, must be worth eventually as much as any property of a similar character in Manhattan. This Bliss Street Station, right at the property to be sold, will be served by

Both Interborough Subway and "L" Trains and by B. R. T. Rapid Transit Trains

Estimated running time to Times Square about 8 minutes, or to City Hall about 15 minutes. 5 cent fare to any point.

The lots are now reached in 15 minutes from the Manhattan side of the Queensboro Bridge by the Thomson Avenue trolley cars, which pass the property.

With the present rapid transit facilities alone, without any reference to the subway, the lots are worth every penny they will bring at the auction. Again, if they were out in a cornfield, but with the dual system subway extension assured them (remember, this is now building), they are intrinsically worth several times what they will bring.

Terms: 60% may remain on mortgage at 5%.

ALL TITLES INSURED without expense to purchasers by the Title Guarantee and Trust Co. M.A.S. and further particulars upon application.

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Auction Sales of the Week, Manhattan & Bronx
(Continued.)

*Macombs rd, sec 176th, 51.3x100; 6,075
 *Macombs rd, es, 25.6 n 175th, 25.6x100x 25x95.6; Mary F Wilson. 2,450
 *Macombs rd, es, 51.3 s 176th, 25.6x100; Jno B Ritchie. 2,150
 *Macombs rd, nec 175th, 25.6x91x25x95.6; P J Roache. 3,100
 *Macombs rd, es, 76.6 s 176th, 76.6x100; Alfred Fergess. 6,300
 *Macombs rd, es, whole front bet 174th to 175th, runs w100xs203.11xe116.3xn100xw 35.3xn102.3 to beg; Harry Goldowsky & Geo Hauffer. 12,750
 *Macomb's rd, es, 107.9 n Grand av, 50x 78.10x54.5x46.3; E H Hopson. 2,750
 *Macomb's rd, es, 82.9 n Grand av, runs n25xe46.3xse46.3 to Grand av xsw25xn35.7 xw35.7 to beg; Jno H Bradnack. 2,000
 *Macomb's rd, es, 57.9 n Grand av, runs n25xe35.7xse35.7xsw25xn24.10x w 24.10 to beg; Audrey Avitable. 1,800
 *Macomb's rd, es, at nes Grand av, runs n57.9xe24.10xse24.10xsw57.9 to beg, gore; Michl J Botsold. 2,425
 *Macomb's rd, sec 174th, 25.2x100x25x 99.4; Adelaide Murnane. 2,025
 *Macomb's rd, es, 25.2 s 174th, 50.4x99.4x 50x100.6; Sol J Yastan. 3,000
 *Macomb's rd, es, 75.6 s 174th, runs n63.6 xe100.6xs36.11xsw54.5xw78.10 to beg; Julius Schork. 3,450
 *Macomb's rd, es, 138.7 s 174th, 25.5x67.9 x27.2x78.10; Chas Schwartz. 1,125
 Broome st, 116 (), nwc Willett (Nos 19-23), 25x87.6, 5-sty bk tnt & str; due, \$42,388.75; T&c, \$403.60; Fredk W Senff, trste. 40,000
 Water st, 501 (), ss, 315.11 e Pike sl, 24x77x—x75.8, 4-sty bk market; due, \$1,700.83; T&c, \$200; sub to pr mtg of \$10,000; Star Mortgage Co. 11,000
 *Willett st, 19-23, see Broome, 116.
 *44TH st, 347-9 W, ns, 145.6 e 9 av, 54.6x 100.5, 2-5-sty stn tnt; exrs sale; bid in at \$7,800.
 *54TH st, 535 W, ns, 400 w 10 av, 25x 100.5, 4-sty bk tnt & str; executor's sale; bid in at \$10,000.
 *55TH st, 528 W, ss, 400 w 10 av, 25x100.5, 2-sty bk bldg & str; executor's sale; withdrawn.
 71ST st, 351 W (), ns, 455.3 w West End av, 18.9x102.2, 4-sty bk dwg, 3-sty ext; due, \$4,184.33; T&c, \$2,290.11; Mannados Realty Co. 12,000
 *84TH st, 439 E, ns, 194 w Av A, 25.1x 102.2, 5-sty stn tnt; due, \$8,702.18; T&c, \$225; sub to mtg of \$15,000; G A Meyer. 24,850
 *135TH st, 356 E, ss, 417 w Willis av, 20x 100, 3-sty & b bk & fr dwg; voluntary sale; Michael McLaughlin. 4,300
 *135TH st, 358 E, ss, 397 w Willis av, 20x100, 3-sty & b bk & fr dwg; voluntary sale; Carlton Realty Co. 4,275
 *135TH st, 379 E, ns, 131.5 w Willis av, 16.8x100, 3 2-sty & b bk dwg; voluntary sale; bid in at \$4,550.
 *147TH st, 547-53 W, ns, 125 e Bway, 100 x99.11, 6-sty bk tnt; executor's sale; bid in at \$160,000.
 167TH st, 850 E (), ss, 119.2 e Stebbins av, 37.6x111, 5-sty bk tnt; action 1; due, \$37,029.07; T&c, \$769.90; Geo F Schwarz. 30,000
 167TH st, 854 E (), ss, 113.4 w Hall pl, 37.6x111, 5-sty bk tnt; action 2; due, \$37,026.87; T&c, \$933.20; Geo F Schwarz. 30,000
 *180TH st, 315 E, see Tiebout av, 2081.
 *216TH st W, sec 9 av, see 9 av, sec 216.
 *Audubon av, nec 176th, 99.11x100, 6-sty bk tnt; voluntary sale; bid in at \$160,000.
 Beach av, 1363 (), ws, 75 s Beacon, 25 x102.11x25x102.9; due, \$3,466.52; T&c, \$309.92; Martha A Arnow. 3,000
 *Davidson av, swc Buchanan pl, 100x100, vacant; voluntary sale; withdrawn.
 *Intervale av, 1015-17, swc 165th, 45.6x 102x—, 5-sty bk tnt & str; voluntary sale; bid in at \$69,000.
 Lexington av, 2135 (), es, 79.11 s 129th, 20x60, 4-sty bk tnt & str; due, \$7,700.28; T&c, \$442.11; United States Trust Co of N Y trste. 7,000
 Macomb's rd (), ws, 194.6 s Featherbed la, 126.10x124.3x—x144.10, vacant; due, \$10,725.27; T&c, \$2,832; Herman H Oppenheimer. 5,300
 *Madison av, 2024, ws, 37.11 n 128th, 18x 70, 3-sty & b stn dwg; voluntary sale; bid in at \$6,000.
 *St Nicholas av, nwc 177th, 94.11x100, 6-sty bk tnt & str; executor's sale; bid in at \$18,700.
 St Nicholas av, 844 (), es, 47.5 n 152d, runs n21.5xe66.4xs06xe3.4xs17xe2.4xs3.6xw 67.7 to beg, 5-sty bk dwg; due, \$15,005.62; T&c, \$312.05; N J Title Guar & Trust Co trste. 15,000
 *Sheridan av, es, 153.7 s 168th, see Sherman av, ws, 150 s 168.
 Sherman av (), ws, 150 s 168th, 125x 121.6 to Sheridan av, x128.1x93.9, vacant; due, \$4,373.36; T&c, \$60.58; sub to mtg of \$25,900; Jno R Todd et al. 28,400
 Tiebout av, 2081 (), nwc 180th (No 315), 100x25, 5-sty bk tnt; due, \$6,842.40; T&c, \$1,183.20; sub to 1st mtg \$22,000; Thornton Bros Co. 28,000
 *Villa av, 3162, ss, 375 e Potter pl or 204th, 16x100, 3-sty fr tnt & str; due, \$644.03; T&c, \$275; Wm H Austin. 1,075

2D av, 2206-8 (), es, 60.11 n 113th, 40x 80, two 4-sty stn tnts & str; due, \$9,404.82; T&c, \$750; sub two mtgs aggregating \$18,500; Biagio Perneti. 25,300
 9TH av () sec 216th, 49.11x100, vacant; due, \$9,506.29; T&c, \$1,128.81; Dora M Upton. 8,000

HERBERT A. SHERMAN.
 *182D st, 550 W, see Audubon av, 334.
 Audubon av, 334 (), swc 182d (No 550), 70x25, 3-sty fr dwg; due, \$11,837.40; T&c, \$640.80; Jos Bird trste, &c. 11,000
 Franklin av, 1239 (), ws, 66.3 n 168th, 50x115.4x46.2x100, 5-sty bk tnt; due, \$7,309.34; T&c, \$458; sub to mtg of \$27,000; Aurelia Boband. 34,000
 *3D av, 4529, swc 183d (No 548), 94x 58, 5-sty bk tnt & str; due, \$4,422.78; T&c, \$1,404.71; sub to pr mtg \$63,300; Ebling Brewing Co. 69,000

HENRY BRADY.
 *Coster st, 640, es, 360 s Spofford av, 20x 100, 2-sty bk dwg; withdrawn.
 141ST st, 552-4 W (), ss, 170 e Bway, 55 x99.11, 6-sty bk tnt; due, \$21,880.52; T&c, \$3,156.24; sub to pr mtg \$65,000; Jno Schreyer. 71,219
 *Lenox av, 151, ws, 81.3 s 118th, runs w75 xs19.7xe17.1xs06xe57.10xn20.1 to beg, 4-sty bk clubhouse; due, \$21,360.32; T&c, \$375; Philip Rhinelandier exr & trste. 21,500
 *Maclay av, 2419, ns, 364.5 w Seddon, 25 x103; withdrawn.

L. J. PHILLIPS & CO.
 *Adams st, ss, 106 e Van Nest av, see Van Nest av, nec 180th.
 *180TH st E, nec Van Nest av, see Van Nest av, nec 180th.
 Van Nest av (), nec 180th, runs e218.3x nw49.3 to Adams xw122.3xs abt 26xw—xse — to beg; due, \$4,290.37; T&c, \$3,511.66; Henry Barre. 2,500

JACOB H. MAYERS.
 *Clason's Point rd, es, 70.6 s n line lot 39, 25.11x85.7 to White Plains rd x25x85.7; withdrawn.
 SAMUEL MARX.
 *Ft Schuyler rd, 1472, sec La Salle av, 50x122.6x49.11x124.1; due, \$3,248.99; T&c, \$809.62; Clarence Mase & Jas Walsh, 4,950
 *La Salle av, see Ft Schuyler rd, see Ft Schuyler rd, 1472.

Total	\$1,056,669
Corresponding week 1912.....	1,096,345
Jan. 1, 1913 to date.....	44,134,275
Corresponding period 1912.....	40,406,163

Borough of Brooklyn.
 The following are the sales that have taken place during the week ending Oct. 29, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WILLIAM H. SMITH.
 MARION ST (), ns, 268 e Saratoga av, 19x 100; Margt D Bishop. 4,250
 WARWICK ST (), es, bet Liberty & Glenmore avs, lot 28; Tax Lien Co of N Y. 800
 *W 2D ST, ws, 100 s West av, 25x100; also W 2D ST, nwc West av, 50x200xirreg; A B Roberts. 20,000
 BAY 44TH ST (), nws, 200 sw Benson av, 205x160.8xirreg; also BAY 43D ST, nws, intersec Benson av, 100x193.4xirreg; also 26TH AV, nws, intersec sws Benson av, 60.3x31.8; also BAY 43D ST, nec Benson av, 165x146.4; also BENSON AV, nwc Bay 43d, 193.4x130; also BENSON AV, nwc 26 av, 67x120; Chas H Merrill; action 1. 5,000
 94TH ST (), nes, 350 nw 3 av, 25x100; Bay Ridge Savgs & Loan Assn. 3,000
 NEW YORK AV (), ws, 118.11 n President, 16.11x100; Mary A Gordon-Jennings. 9,000

JAS. L. BRUMLEY.
 PARCEL (), of land on highway leading from Unionville to Gravesend Village adj land of Garret Stryker Estate, 350x166xirreg; also BAY 44TH ST, nws, 200 sw Benson av, 268.11x 195xirreg; also BAY 43D ST, nws, 100 sw Benson av, —x87.3xirreg; also BAY 43D ST, nws, 400 sw Benson av, 60x77xirreg; Chas H Merrill; action 2. 5,000

AINSIE ST (*), ns, 150 w Leonard, 25x100; Agnes Neff et al. 100
 PROSPECT PL (), ns, 275.7 e Troy av, 20x 55.7; Howard H King. 500
 E 13TH ST (), ws, 100 s Av K, 298.6x100; also E 13TH ST, es, 100 s Av K, 260x100; Lawyers Title Ins & Trust Co. 50,000
 40TH ST (), ns, 233.4 e 3 av, 16.8x100.2; Silas F Hallock exr. 2,500
 *49TH ST, ss, 100 e 2 av, 25x100.2; A B Roberts. 8,000

JEROME AV, ss, adj land of Stephen I Voorhies, runs e1,114.2xse—xsw1,368xnw10,013.9 to beg, 4-5 pt; also PARCEL of land at Hog Point adj land of party of the first part, runs se 1,408.3 to Broad Creek by s, se&n—xnw—xw—to beg, containing 53.10 acres; also PARCEL of land beg at intersec land of Stephen Van Derveer & Stephen I Voorhies, runs s1,755 to Hog Point Creek xw—to Hog Point Sprout xw—to beg; also PARCEL of land beg on ns Hog Point Creek in the line dividing lands of Danl D Stilwell & C S & R D Stryker xw—to Hog Point Sprout xw—xw—xw—to beg; also LAND bounded by land of Richd Stilwell ex lands of Jno I, Stephen I Jacobus, Wm & Bernardus Voorhies, & Henry Van Dyke s by land of Richd Stilwell e land of Jacob Voorhies being 1 chain 17½ links wide on es, 10 chains 40 links on ss, 1 chain 80 links on ns, 10 chains 39¼ links wide on ws; also LAND bounded n by land of Jacobus Voorhies e by land of Henry Van Dyke xs land of Bernardus Voorhies xw land of Wm Voorhies; also PARCEL

of land beg at sec of land of F Smith and a right of way runs sw70xse—xne70xnw—to beg; also LOTS 6, 7 & 8, map of land of Alanson Tredwell & Jno H Wray; also PARCEL of land known as Plum Island bounded s by Sheepshead Bay & Coney Island Inlet & Atlantic Ocean, e by Dead Horse Creek, wx Hog Point Creek, except parts sold to U S Government which comprises about 50 acres; except parts released; Geo U Bradiech. 230,000

ROGERS AV (*), ws, 107.8 n Martense, 16x 97.1; Maria E Davies et al. 4,500

CHAS. SHONGOOD.

MACKAY PL (*), sws, 105.9 se Narrows av, 40x89.11x40x91.8; Anna C Wille. 3,250
N 2D ST, ns, 29.9 w Havemeyer, 31.6x55.8x irreg; David Stott. 11,465

N 5TH ST, ns, 100 w Havemeyer, 25x100; withdrawn.

5TH AV, swc 22d, 25x100; action 1; David H Eisener. 18,800

5TH AV, ws, 25 s 22d, 25x100; action 2; David H. Eisener. 11,250

LOTS 166 to 175 (*), block 6; also LOTS 367 to 376, block 12; 391 to 394, block 12; 428 to 431, block 13; 507 to 526; 530 to 533, block 15; 664 to 684; 689 to 695, block 21; Alex A Wem-mell et al. 5,000

WM. P. RAE.

FROST ST, ns, 133.4 e Leonard, 50x100; Abr Weinstein. 3,560

OCEAN PKWAY, ws, 45 n West av, 60x200 to Brighton pl; withdrawn.

WOODRUFF AV, ss, 200 e St Pauls pl, 37.6x 125; withdrawn.

BLOCK 5735, sec 17, containing between 2 and 3 acres; also 64TH ST, nes, 80 nw 9 av, 292.11x300.6xirreg; Alex Clark. 18,000

WM. R. DORMAN.

DAHLGREN PL, ws, bet 92 & Fort Hamilton av, lot 27; Realty Redemption Co. 900

Total. \$414,875
Corresponding week 1912. 201,266

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

NOV. 6.

SAMUEL GOLDSTICKER.

PEARL ST, 74, nec Coenties sl, 24x32.6x61.10 x—, 5-sty bk bldg & str; exrs sale.

Brooklyn.

NOV. 6.

WM. H. SMITH.

CUMBERLAND ST, 345.

FULTON ST, 738.

PRINCE ST, 110.

ATLANTIC AV, 952.

CARLTON AV, 95.

DE KALB AV, 225.

GATES AV, 508.

HUDSON AV, 380-2.

LAFAYETTE AV, 724.

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 Sales-room, 3208-10 Third Avenue, unless otherwise stated:

NOV. 1.

No Legal Sales advertised for this day.

NOV. 3.

91ST ST E, ns, 225.8 e Madison av, 1 in x 100.8; Philip Voss et al—Wm Forster et al; J Garfield Moses (A), 52 William; Godfrey Gold-mark (R); no amt due or taxes; Joseph P Day.

169TH ST E, nwc Grand Blvd & Concourse, see Grand Blvd & Concourse, nwc 169.

*GRAND BLVD & CONCOURSE, nwc 169th, 85.5 x141.2x84.2x126.9, vacant; Jas Devlin—Patrick F Goff et al; Hirsh & Newman (A), 391 Ful-ton, Brooklyn; Jno H Judge (R); due \$8,823.75; T&c, \$2,707.76; Bryan L Kennelly.

NOV. 4.

No Legal Sales advertised for this day.

NOV. 5.

KAPOCK ST, nec Arlington av, see Arling-ton av, nec Kapoock.

120TH ST, 4 E, ss, 100 e 5 av, 25x100.11, 5-sty bk tnt; Antoinette Dudensing—Patk Reddy et al; Edgar Pitske (A), 156 Bway; Wilbur Larremore (R); due, \$2,789.76; T&c, \$280.55; sub to 1st mtg \$19,000; D Phoenix Ingraham.

124TH ST, 230 E, ss, 250 w 2 av, 19x100.11, 3-sty & b stn dwg; Fredk W Cooper—Fredk W Meysenburg et al; Harold Swain (A), 176 Bway; Melvin G Palliser (R); due, \$8,548.50; T&c, \$216.77; Mtg recorded May17'05; Samuel Goldsticker.

133D ST, 65 W, ns, 160 e Lenox av, 25x99.11, 5-sty bk tnt; Augusta Schork—Georgena K Wilson et al; Jno J Pheelan (A), 261 Bway; Wilbur Larremore (R); due, \$16,071.46; T&c, \$1,000; D Phoenix Ingraham.

ARLINGTON AV, nwc Kapoock, —x4.11x157.4 x70.5, 2-sty fr dwg; Kate C Boyer—Maud E L Dodge et al; Chas P Latting (A), 34 Pine; Har-old H Herts (R); due, \$12,994.60; T&c, \$224.96; J H Mayers.

SO BOULEVARD, es, 66.11 s 145th, 25x58.11x 25x59.1, 1-sty fr bldg; W Stebbins Smith—Sarah Moritz et al; W Stebbins Smith (A), 462 E 167th; Gilbert H Montague (R); due, \$1,462.98; T&c, \$254.07; Joseph P Day.

NOV. 6.

TILDEN ST, 841, ns, 55 w Bronxwood av, 25 x210, Wakefield; Bridget Williamson—Jas J O'Connell et al; Friend & Friend (A), 132 Nassau; P A Hatting (R); due, \$4,372.51; T&c, \$474.17; Joseph P Day.

11TH ST, 363 W, ns, 176 w Washington, 20x 03.2, 4-sty bk tnt; Anna M Cassidy—Mary Sher-idan et al; Hugo S Mack (A), 7 Beekman; Lewis S Burchard (R); dower; Bryan L Ken-nelly.

27TH ST, 141-3 W, ns, 475 w 6 av, 50.2x98.9, 3-sty bk tnt & str & 5-sty bk tnt & str; Henry Goldstone—Louise M Stevens et al; Jerome Eis-ner (A), 41 Park Row; Phoenix Ingraham (R); due, \$12,894.23; T&c, \$2,700; sub to 1st mtg \$75,000; D Phoenix Ingraham.

43D ST, 213 E, ns, 205 e 3 av, 25x100.5, 5-sty bk tnt; City Real Estate Co—Bertha Adler et al; Harold Swain (A), 176 Eway; Lawrence S Greenbaum (R); due, \$14,456.32; T&c, \$568.98; J H Mayers.

43D ST, 215 E, ns, 230 e 3 av, 25x100.5, 5-sty bk tnt; Flora A Colt—Chas Adler et al; Lyon & Smith (A), 46 Cedar; Harold H Herts (R); due \$14,153.88; T&c, \$1,550.97; mtg recorded Apr16'07; J H Mayers.

97TH ST, 151 W, ns, 434 w Col av, 16x100.11, 4-sty & b bk dwg; Chas L Weiher—Wm B Reynolds et al; Geo Ludwig (A), 1511 3 av; Saml S Koenig (R); due, \$13,299.38; T&c, \$278.85; mtg recorded Jan20'09; Joseph P Day.

163D ST, 438 W, ss, 250 e Ams av, 25x112.1, 5-sty bk tnt; Edw A Kerbs—Sophie M Goldstein et al; Bandler & Haas (A), 42 Bway; Francis X Mooney (R); due, \$21,023.12; T&c, \$698.30; Joseph P Day.

BAILEY AV, 2522, es, 295.8 n Heath av, 16.8 x100, 2-sty bk dwg; Jno S Wilson—Tessier Building Co et al; action 1; Jas C Higgins (A), 60 Bway; Jos T Ryan (R); due, \$5,024.05; T&c, \$251.54; mtg recorded Feb2'12; Herbert A Sherman.

BAILEY AV, 2524, es, 312.4 n Heath av, 16.8 x100, 2-sty bk dwg; same—same; action 2; same (A); same (R); due, \$5,067.36; T&c, \$251.54; mtg recorded Feb2'12; Herbert A Sher-man.

BAILEY AV, 2526, es, 345.8 n Heath av, 16.8x 100, 2-sty bk dwg; same—same; action 3; same (A); same (R); due, \$5,067.60; T&c, \$251.54; mtg recorded Feb2'12; Herbert A Sherman.

CAULDWELL AV, 695, ws, 325 s 156th, 16.8x 115, 2-sty & b bk dwg; Harry Meyer—Delia Rowan et al; Henry F Lippold (A), 63 Park Row; Martin Saxe (R); due, \$5,240.20; T&c, \$314.09; mtg recorded Apr4'02; George Price.

NAGLE AV, cl, 480 wcl Ellwood, 50x250, vac-ant; Jno Cabot, Jr—Wm A Mark et al; action 2; Taft & Sherman (A), 15 William; Alfred J Talley (R); due, \$10,285.68; T&c, \$226.75; Joseph P Day.

NOV. 7.

13TH ST, 123-7 E, ns, 262.6 w 3 av, 62.6x 206.6 to 14th (Nos 126-30), 3-3-sty bk tnts & 1 & 3-sty bk theatre; U S Marshall's Sale of all right, title, &c, which Tim D Sullivan et al had on July 18, 1913, or since; Stuart G Gib-boney (A), 30 Broad; Wm Henkel, at General Post Oace at 12 o'clock noon.

14TH ST, 126-30 E, see 13th st, 123-7 E.

MORRIS AV, 1910, on map 1912, es, 211.7 s Tremont av, 40.7x110x38.9x—, 4-sty bk tnt; Er-minie M Carruthers—Magda Operating Co et al; Richd G Babbage (A), 111 Bway; Edw J McGean (R); due, \$9,309.58; T&c, \$1,534.28; sub to 1st mtg \$22,000; Joseph P Day.

NOV. 8.

Ne Legal Sales advertised for this day.

NOV. 10.

88TH ST, 177 W, ns, 150 e Ams av, 16.8x 100.8, 3-sty & b stn dwg; Sarah B Booth et al —Sarah Friedman et al; Burlock E Rabell (A); 38 Park Row; Jno Mulholland (R); due, \$15,039.18; T&c, \$635; Henry Brady.

161ST ST, 558 W, ss, 284.6 e Bway, 16x99.11, 3-sty & b stn dwg; Columbia Knickerbocker Trust Co—Bertha H Heintz et al; Davies, Auer-bach & Cornell (A), 34 Nassau; Chas S Fet-tretch (R); due, \$8,632.82; T&c, \$221.15; Jo-seph P Day.

MADISON AV, 2103, es, 19.11 n 132d, 20x80, 3-sty & b stn dwg; Equitable Life Assur Soc of the U S—Percy F Salomon et al; Alexander & Green (A), 165 Bway; Geo B Hayes (R); due, \$6,390.25; T&c, \$145.67; Joseph P Day.

SARATOGA AV, ns, 50 w Newport, 100x100, Westchester; Jacob A Besemer et al—Jas Ken-nedy et al; Jno J O'Brien (A), 38 Park Row; Elek J Ludvigh (R); due, \$5,709.98; T&c, \$415.58; J H Mayers.

Brooklyn.

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

NOV. 1.

No Legal Sales advertised for this day.

NOV. 3.

17TH AV, ses, at Intersec sws 61st, 38x80x irreg; Jno R Pratt et al—Andw T Mack et al, Fredk E Barnard (A), 80 Bway; Chas F Mur-phy (R); Wm P Rae.

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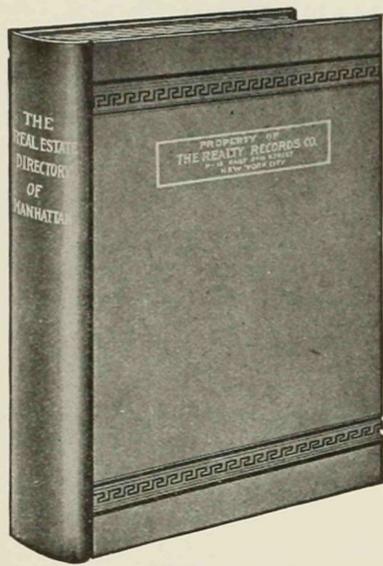
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Advertised Legal Sales—Brooklyn (Continued).

17TH AV, ses, 62 sw 61st, 19x80; same—same; action 2; same (A); same (R); Wm P Rae.

17TH AV, ses, 81 sw 61st, 19x80; same—same; action 3; same (A); same (R); Wm P Rae.

NOV. 4.

No Legal Sales advertised for this day.

NOV. 5.

DRESDEN ST, nec Atlantic av, 110.1x25.4; City of N Y—Clara H Alfred et al; Archibald R Watson (A), Hall of Records, Manhattan; Wm B Hurd, Jr (R); Wm H Smith.

HEMLOCK ST, es, 250 s Liberty av, 25x100; City of N Y—Chas H Smith Co et al; Archibald R Watson (A), Hall of Records, Manhattan; Fredk W Sparks (R); Wm H Smith.

3D ST, ns, 195 w Bond, 15x90; Mary F Wilkinson—Hugh Lee et al; Harry L Thompson (A), 175 Remsen; W K Van Meter (R); Wm P Rae.

E 14TH ST, ws, 460 n Av P, 40x100; Annie R Russell—Kath E Jaehne et al; J Wm Greenwood (A), 186 Remsen; J Philip Berg (R); Charles Shongood.

5TH ST, ns, 200 e 1 av, 60x100.2; Hannah C Lee—Harry A Hanbury et al; Edw J Fandrey (A), 207 Washington; Leon M Woodworth (R); Wm P Rae.

86TH ST, nes, 400 se 20 av, 20x100; Anna M Ahlefeld—Patk Greene et al; J Hunter Lack (A), 44 Court; Chas A Clayton (R); Wm P Rae.

AV D, swc E 28th, 102.6x28.10; City of N Y—Examiners Realty Co; Archibald R Watson (A), Hall of Records, Manhattan; Ernest P Seelman (R); Wm H Smith.

BATTERY AV, nec 88th, 174.10x100.1; City of N Y—Aaron Hersberg et al; Archibald R Watson (A), Hall of Records, Manhattan; Edwin L Garvin (R); Wm H Smith.

HAMBURG AV, ss, 50 w Bleecker, 25x90; Sigmund Siegeman—Peter Schober et al; David Siegelman (A), 217 Havemeyer; Louis R Bick (R); Chas Shongood.

NEW LOTS AV, sec Malta, 100x98.11; also NEW LOTS AV, ss, 20 w Alabama av, 40x74.6; Minnie Bartholme et al—Georgia Bldg Co et al; Milton Hertz (A), 391 Fulton; Jacob W Kahn (R); Chas. Shongood.

ROGERS AV, nec Lefferts av, 25x106.6; German Savings Bank of Brooklyn—Gabrielle Constan Co et al; Fisher & Voltz (A), 84 Bway; Fred L Gross (R); Wm H Smith.

SHERIDAN AV, ws, 340 s Blake av, runs w 200 to Lincoln av, xs30xe207xn6.7 to beg; also LINCOLN AV, es, 110 n Dumont av, 20x200x irreg; also ROCKAWAY AV, es, 50 n Riverdale av, 50x100; Louis Holm—Fannie Cohen et al; Chas C Suffern (A), 203 Montague; Eugene F O'Connor, Jr (R); Wm H Smith.

WASHINGTON AV, es, 140 s Willoughby av, 20x115; Max Kobre—Greenwich Investing Co et al; Feltenstein & Rosenstein (A), 309 Bway, Manhattan; Alfred T Davison (R); Wm H Smith.

NOV. 6.

N 8TH ST, ss, 100 e Kent av, 25x100; Dora A Horning—Ralph Lipschytz et al; Geo A Logan (A), 44 Court; Jas M Kelly (R); Wm H Smith.

N 10TH ST, sws, 200 se Bedford av, 25x100; Francis McG Peck—Ralph Lipschytz et al; Coombs & Wilson (A), 260 Bway; Earl J Bennett (R); Wm H Smith.

W 29TH ST, es, 150 n Mermaid av, 20x118.10; Antonio Nitti—Fortunata Marrazzo et al; Jas C Danzilo (A), 26 Court; Harry M Peyser (R); Chas Shongood.

BEVERLY RD, nwc Flatbush av, 100.6x35.7; Kings County Mortgage Co—Inter-Fraternal Realty & Development Co et al; Furst & Fursf (A), 215 Montague; Theo Gutman (R); Wm H Smith.

HOPKINSON AV, ws, 83 n Hull, 17x65.8; Wm C Keck—Anthony J Keck et al; Bernard Bloch (A), 233 Bway, Manhattan; Maurice F Miller (R); Chas Shongood.

NOV. 7.

SCHWEICKERTS WALK, cl, 133.7 s Surf av, runs s— to Bowery xell3 to Strattons New Walk xnw61.7xsl.3xnxw51 to beg; sheriff's sale of all right, title, &c, which Solomon Pariser had on Jan 4, 1913, or since; Chas B Law sheriff; Wm P Rae.

10TH ST, ns, 100 e 2 av, 74.8x100; Greater New York Savings Bank—Fredk Tilney et al; Jno E Ruston (A), 220 Bway; Almetz W Hoff (R); Wm H Smith.

19TH ST, es, 158.7 n Vanderbilt, 17.1x80; Crucita F Moore—Mary F Dugan et al; Selah E Strong (A), 44 Court; John B Stevens (R); Wm H Smith.

PROSPECT AV, sws, 1.8 n Hamilton av, runs sw490.8 to cl 18th xnw75xsw260.4 to cl 19th xnw—xne240.10xne283.4xne204.4xse600 xse80.5 x se250 to beg, except parts released; Irving Mead—South Brooklyn Saw Mill Co et al; Wm H Orr (A), 350 Fulton; Geo C Buechner (R); Wm H Smith.

NOV. 8.

No Legal Sales advertised for this day.

NOV. 10.

DEAN ST, ns, bet Schenectady & Utica avs, lot 62; Minnie Klein—Jas Mulvihill et al; Saml E Klein (A), 367 Fulton; Walter F Etfross (R); Chas Shongood.

HICKS ST, 43; East River Savings Inst—Minnie F Mark et al; Omri F Hibbard (A), 74 Bway; Eugene F O'Connor (R); Wm H Smith.

PARK PL, ss, 80 w Hampton pl, 20x109.9; Dime Savings Bank of Brooklyn—Peter Aronson et al; Dykman, Oeland & Kuhn (A), 177 Montague; Chas Harwood (R); Wm H Smith.

BROOKLYN AV, es, 335 s Farragut rd, 40x100; Emma Wertheim—Homesborough Realty

Co et al; Jones, McKinny & Steinbrink (A), 215 Montague; David F Price (R); Chas Shongood.

BROOKLYN AV, es, 375 s Farragut rd, 40x100; Julia Rosenzweig—Homesborough Realty Co et al; Jones, McKinny & Steinbrink (R); Chas Shongood.

VERNON AV, ns, 160 e Throop av, 20x100; Meyer Rich et al; Simon Berg (A), 714 Bway; Jos Eerg (R); Wm H Smith.

FORECLOSURE SUITS.

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

Manhattan and Bronx.

OCT. 25.

43D ST, ss, 289.3 w 6 av, 21.5x100.5; Frank Curtis exr—Sadie H Jacobs et al; J H Work (A).

147TH ST, ses, 375 e Prospect av, 50x100; Geo F Moritz—Wm Tomlinson et al; Miller & Bretzfelder (A).

14TH AV, ws, whole front bet 214th and 215th to Hudson River; also PARCEL of land beg at a point 75 ft w of 14 av, runs s259.10xw 389.5xne259.11xe382.3, containing 2 acres and 301-1.000 of an acre; Arthur J Baldwin—Frank M Van Wagonen et al; Griggs, Baldwin & Baldwin (A).

OCT. 27.

BEEKMAN PL, 4; Rosa Wirth—Chas J Wirth et al; J D Lyons (A).

MULBERRY ST, 231; Bowery Savings Bank—Mary Le Vien et al; Strong & Cadwalader (A).

SULLIVAN ST, ws, 260 n Bleecker, 40x100; Anthony L Aste—Premia Real Estate Co et al; Lindsay, Kalish & Palliser (A).

VESEY ST, 53; Isabella Wilson—Harry L Tisset et al; Kantrowitz & Esberg (A).

17TH ST, 50-4 W; Metropolitan Life Ins Co—Widern Realty Co et al; amended; Woodford, Bovee & Butcher (A).

63D ST, 147 W; Amy A C Montague—Patk J Cosgrove; C H Montague (A).

126TH ST, ns, 485 e Lenox av, 25x99.11; Mary H Timpkins et al—Thos Maloney et al; F de P Foster (A).

133D ST, 171 W; Henry Silverstone et al—Isaac Huppert et al; A F Silverstone (A).

BROADWAY, 1651-65; also 51ST ST, 215 W; also 51ST ST, 224 W; Louis Leavitt—Albany Apartments Corp; M D Steuer (A).

BROADWAY, es, 262 s 44th, 76.1x97.8x irreg; also BROADWAY, sec 4th, 26.2x69.11x irreg; leasehold; Title Guarantee & Trust Co—Hotel Rector Co et al; H Swain (A).

CENTRAL PARK W, swc 65th, 100.5x125; Republic of Panama—Apartment Holding Co et al; Sullivan & Cromwell (A).

COLLEGE AV, sec 163th, 77.3x27.1; also COLLEGE AV, 1014; Jos Lichtenstein—Jno A Braun et al; I M Levy (A).

SEAMAN AV, ss, 150 e Academy, 50x100; Daisy D Moran—Frederic J B Fuller et al; F S McAvoy (A).

1ST AV, 129; Rosa Wirth—Chas J Wirth et al; J D Lyons (A).

8TH AV, 2180; Edgerton Park Co—Thos J Coffey; J Walz (A).

LOTS 65 to 67, map of Waldo Hutchins Estate, Bronx; Mary J Mullis—Fordcrow Co; J C Meyers (A).

OCT. 28.

COLUMBIA ST, 77; Bella Feldman—Sarah Zazeela et al; A H Brill (A).

116TH ST, 151 E; A Gertrude Cutter—Edw T Rosenheimer exr et al; F M Tichenor (A).

120TH ST, ns, 199 e 7 av, 19x100.11; Equitable Life Assurance Society of the United States—Abram Roseman et al; Alexander & Green (A).

PROSPECT AV, ws, 25 s Oakland pl, 25x100; George W Moore—Fortunato De Lorenzo et al; D E Delavan (A).

3D AV, 2012-18; also 111TH ST, 186 E; Mary Wood—David Levine et al; C J McDermott (A)

OCT. 29.

BROOME ST, 42-4—Geo W Dibble—Nathan Tuckman et al; A M Clute (A).

CHARLES ST, 130; Myron Straus—Chas E Springstein et al; M Monfried (A).

FAILE ST, es, 148.8 s 165th, 20.8x100; Sarah E Van Riper—Emma Kempner et al; I Levison (A).

10TH ST, 60-2 W; Challenge Realty Co—Hudson Union Realty Co; Davis & Davis (A).

12TH ST, 413 E; Lawyers Mtg Co—Jas E Hayes et al; Cary & Carroll (A).

30TH ST, 237 E; Emigrant Industrial Savgs Bank—Cath V Corduke et al; R & E J O'Gorman (A).

85TH ST, 120-22 E; Anna D Bliss—Jos Toch et al; Coudert Bros (A).

172D ST, 510 W; Albt H Hastorf—Madge I Hannen; House, Grossman & Vorhaus (A).

182D ST, ss, 100 e Wadsworth av, 50x70; Michl Schroeder—Schuykill Realty Co; E I Ahrweiler (A).

BROOK AV, 553-55; two actions; Jonas Weil—Chas Seidenberg et al; amended; M Sundheimer (A).

ST NICHOLAS AV, nec 172d, 99.4x125; N Y Life Ins Co—Coller Consn Co et al; G W Hubbel (A).

TINTON AV, 682; Peter Sefferlen et al—Chas Hamm et al; H Brounich (A).

WHITLOCK AV, es, 275 s Tiffany, 78x90; two actions; Gertrude R Graham—Mary M Kelly et al; M Hyman (A).

5TH AV, es, 75.6 n 111th, 25.1x100; N Y Trust Co—Margt A Claffy et al; M S & I S Isaacs (A).

PLOT 7, map of 55 lots; prop of Fort Washington & Buena Vista Syndicates; Jas Douglas—Pincus Goldberg et al; Douglas, Armitage & McMann (A).

OCT. 30.

GIUON PL, lots 493 & 494, Mapes estate, West Farms; Mutual Benefit Society of the Members of the Eastern Conference of the M E Church—Margt Sullivan et al; J Eisner (A).

ORCHARD ST, es, bet Rivington & Stanton, 25x87.6; Margt A Mackay—Thos M Fanning et al; G B Winthrop (A).

98TH ST, 224 E; Saml Snow et al—Annie Goodman; Hamburger & Goldberg (A).

113TH ST, 216-8 E; Jas H Aldrich et al—Henry Passman et al; DeWitt, Lockman & De Witt (A).

161ST ST, 581 W; Moe A Isaacs et al—Frances Mendham et al; J S Rosalsky (A).

162D ST, ns, 290.6 se Morris pl, 43.6x115; Josephine Fox—Melrose Bldg Co et al; O A Samuels (A).

FULTON AV, ws, 54.10 s 174th, 18x86.3; Anna J Weiss—Rebecca Gruber et al; Strasbourger, Eschwege & Schallek (A).

MADISON AV, nec 120th, 17.9x83; Herman C Kudlich—Hirsh B Alper et al; C Putzel (A).

LOTS 48 & 49, map prop of W Hutchins estate, at Riverdale av & 238th, Bronx; Mary J Mullis—Westchester Av Realty Co et al; J C Meyers (A).

OCT. 31.

DAWSON ST, nwc Beach av, 25.6x100; Clara A Feuchtwanger, extrx—Anna Smith et al—M Cooper (A).

34TH ST, ss, 100 w 9 av, 20x98.9; Cornelia Ward Hall et al, trstes—Thos Doyle et al; Waish, Wallin, Beckwith & Edie (A).

68TH ST, 241 W; Amy A C Montague—Chas Pfizer, Jr, Co, Ltd et al; H H Montague (A).

74TH ST, ss, 62 w 9 av, 18x102.2; Arabella A Macfarland—Henry M Black et al; Coudert Bros (A).

114TH ST, 37 W; Meister & Bache Realty Co et al—Esther Schulman et al; Engel Bros (A).

116TH ST, ns, 130 w 8 av, 20x100.11xirreg; Church of the Incarnation of the City of N Y—Fred P Forster et al; Harrison, Elliott & Byrd (A).

AV D, ws, 78.1 s 3d, 25x100, Bronx; Emma Feulner—Lizzie M Ford; G Frey (A).

COLUMBUS AV, ws, 25.4 n 97th, 25.3x100; The German Savgs Bank—Percival C Ketterer et al; Amend & Amend (A).

MADISON AV, 1929; Rosetta Hart—Reginald & C Schenck et al; M S Hart (A).

MARMION AV, swc 179th, 39.1x150; three actions; Christian G Kuhner et al—C K Realty Co et al; G A Steinmuller (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan and Bronx.

OCT. 23.

FAILE ST, 642; Jno M Bisser et al—Spofford Estates; Henry C Böttve (A); Albt R Lesinsky (R); due, \$7,663.54.

LOT 54, block 474, map of sub-division property of Henry D Tiffany; Arnold Thayer et al—Jacob Streiffler Co; Jno F Coffin (A); Sampson H Weinhandler (R); due, \$25,993.33.

OCT. 24.

178TH ST, nec Northern av, 92.6x100; same—same; same (A); same (R); due, \$113,618.75.

179TH ST, sec Northern av, 92.6x100; N Y Life Ins Co—Birch Realty Co et al; Henry M Bellingier, Jr (A); Arthur D Truax (R); due, \$113,618.75.

OCT. 25.

No Judgments in Foreclosure Suits filed this day.

OCT. 27.

MORRIS AV, es, 310 n 165th, 20x95; Westbury Park—Aug Collet; Rufus L Weaver (A); Jos P McGowan (R); due, \$3,826.20.

LOT 8, Sec 11, block 3024; Simeon M Barber—Chas R Weeks et al; Harold Swain (A); C P Marrin (R); due, \$1,819.23.

OCT. 28.

45TH ST, ss, 113.9 w 3 av, 18.9x100.5; Albt Van Wyck—Geo Sosenheimer et al; Lyon & Smith (A); Phoenix Ingraham (R); due, \$14,678.61.

OCT. 29.

12TH ST, sws, 555 se White Plains rd, 50x114; Wm E Deller—Geo S Livingston et al; Seybel & French (A); Wm Bernard (R); due, \$1,001.85.

FORREST AV, es, 209.6 n 161st, 21x100; Sarah A Thurber, extrx, &—Margt J Tyrrell et al; F P Trautman (A); Geo H Francoeur (R); due, \$1,595.85.

LEXINGTON AV, 284; Farmers Loan & Trust Co—Matthew Morgan, extr, &c; Geller, Rolston & Horan (A); Jno M Ryan (R); due, \$26,397.92.

LIS PENDENS.

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

Manhattan and Bronx.

OCT. 25.

No Lis Pendens filed this day.

OCT. 27.

10TH ST, 28 E; Coleman & Krause—28 E 10th St Corp et al; action to foreclose mechanics lien; W McConihe (A).

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Lis Pendens, Manhattan and Bronx (Continued)

113TH ST, 203 W; Chas G Juster—Sarah Mainster; a notice of attachment; C Schwick (A).

181ST ST, ns, 362.3 w Bway, 50.7x198.11x irreg; Jno O Baker—Gurdon S Buck et al; partition; B L Peck (A).

AMSTERDAM AV, 112; Ricka Lippman—Saml Parsons et al; action to set aside deed, &c; Cohen Bros (A).

3D AV, 157; Coleman & Krause—Hamilton Fish Corp et al; action to foreclose mechanics lien; W McConihe (A).

OCT. 28.

125TH ST, 29 W; Eckley Dental Supply Co—Millicent S Denton; notice of attachment; H R Rising (A).

168TH ST, ss, 70.7 w Fulton av, 28.8x133.6x irreg; Louis C Rose—Wm J Diamond; specific performance; A J Romagna (A).

227TH ST, swe Bronxwood av, Lot 146; Louis Pines—Hirsh Solotareff et al; foreclosure of transfer of tax lien; F M Tichenor (A).

PROSPECT AV, 597; Jacob Altman—Rosey Smith; specific performance; G A Colvin (A).

OCT. 29.

BECK ST, ss, 100 w St John av, 200x125; Adolph Kugel—Ostre Constn Co et al; action to foreclose mechanics lien; H Kuntz (A).

7TH ST, 213-13½; Mary Grasnoff—Lambert Suydam; specific performance; O A Samuels (A).

20TH ST, 239 E; Geo O'Beirne, trste—Margt Nixon et al; partition; W L Tierney (A).

LEXINGTON AV, swe 83d, 52x46; Thos Turner—Mary R Washburn; action to debar claim; Hays, Kaufman & Lindhern (A).

OCT. 30.

TURNBULL AV, lot 5, Unionport; Louis Pines—Denver Realty Co et al; foreclosure of transfer of tax lien; T I Schwartzman (A).

2D AV, 2091; Benj Goldstein—Vito Bonomo et al; notice of execution; A Lichter (A).

LOT 109, Washingtonville, Bronx; E Stanley Hertwig—Chas W Baker et al; foreclosure of transfer of tax lien; T I Schwartzman (A).

LOT 1230, map of Wakefield; W Stanley Hertwig—Chas W Baker et al; transfer of tax lien; T I Schwartzman (A).

LOT 85, blk 376, Bronx; Louis Pines—David Pines et al; foreclosure of transfer of tax lien; T I Schwartzman (A).

LOT 15, blk 657, Bronx; Esther Lifschitz—Josephine Campbell et al; foreclosure of transfer of tax lien; C H Schwartzman (A).

OCT. 31.

VYSE AV, ws, bet Freeman & Jennigs, 50x 100; lot 33; Saml Goldsticker—Letitia L McCreery et al; foreclosure of tax lien; E Jacobs (A).

LOT 7, block 3185, section 11, Bronx; Sim- eon M Barber—Wilmore Realty Co et al; foreclosure of tax lien; H Swain (A).

Brooklyn.

OCT. 23.

BERKELEY PL, ss, 189 e 7 av, 20x95; Bklyn Trust Co—Laura B Jackson et al; H L Thompson (A).

LORIMER ST, nec Boerum, runs n100xe50xs 25xw25xs75xw25 to beg; Brevoort Savgs Bank—Nathan Levy et al; Wray & Pilsbury (A).

WARREN ST, ns, 412.9 w Smith, 12.9x100; Hanna C Strome—Robt W Haiff et al; to set aside deed; A B Freedman (A).

E 12TH ST, ws, 119.11 s Kings hway, 20x60; Natl Savgs Bank of Albany—Mamie Colish et al; T F Redmond (A).

E 32D ST, ws, 120 n Tilden av, 20x100; The Thrift—Geo J Avery & ano; F Jordan (A).

50TH ST, ns, 220 w 13 av, 40x100.2; Title G & T Co—Morris Jacob et al; T F Redmond (A).

58TH ST, ns, 120 e 7 av, 20x100.2; Caroliné L Browne—Thos McCauley & ano; T Witte (A).

59TH ST, ns, 140 e 8 av, 100.2x220; People's Trust Co—David P Leahy Realty Co et al; Wingate & Cullen (A).

75TH ST, ns, 116.6 e 6 av, 20x100; Equitable Life Assurance Soc of U S—Sullivan & Meyer Realty Co et al; Alexander & Green (A).

SUMNER AV, ws, 91 n Pulaski, 17.9x82; Harry Prager—Fannie Schutzman et al; I Allen (A).

12TH AV, nws, 60.2 sw 45th, 40x100; Bond & Mtg Guar Co—Max J Marymont et al; T F Redmond (A).

17TH AV, nws, 260 sw 86th, 40x108.4; Aniello Scaparti—Stefano Cognata et al; foreclosure of mechanics lien; R K Jacobs (A).

LOTS 256 & 257, map prop of "Ocean Breeze Bldg & Lot Assn"; Martin Carrig—Saml Strausberg et al; J R Jones (A).

OCT. 24.

CHESTER ST, es, 225.3 n Livonia av, 25x100; Dorville Realty Co—Collective Holding Co et al; M Wyckoff (A).

OAKLAND ST, es, 150 n Calyer, 89.1x105.6x 122.8x100; Peter Hull—Isabella C N Smith et al; W S Miller (A).

PARK PL, ns, 64 e Nostrand av, 19x100; Albro J Newton—Priscilla P Middleton & ano; H D Newton (A).

STERLING PL, ns, 153 w Rochester av, 20x 127.9; Marketable Title Co—Geo Potts, Jr, et al; Watson & Kristeller (A).

VAN BUREN ST, ns, 178.4 w Lewis av, 19.8 x100; Ettie Lichtenstein—Max Miller et al; M Stein (A).

VAN DYKE ST, ss, 80 w Conover, 20x100; Johnson Lighterage Co—Wm H Onken et al; to set aside deed; F W Park (A).

E 26TH ST, es, 110 n Av D, 20x100; Rosalie C Bodine—Arthur Gamble et al; H L Thompson (A).

41ST ST, nes, 120 se 13 av, 20x100.2; Bklyn Children's Aid Soc—Dufferin Realty Co et al; H L Thompson (A).

BELMONT AV, sec Jerome, —x—; Bennett Glover Co—Ernest de la Niepce et al; foreclosure of tax lien; L F Moynahan (A).

CANAL AV, sec W 36th, 140x100; Lafayette Trust Co—Edwin Letzter et al; F M Patterson (A).

FLUSHING AV, nws, 137.6 ne Ingraham, runs nw97.7xn39.3xe25xs30.2xe39.9xsw.09xse50xsw 24.9 to beg; Jennie Dole—Peter Herold et al; E B Thompson (A).

NEW LOTS AV, ns, — e Essex, —x—; Eitel Stromnasser—Jno Blake et al; foreclosure of tax lien; Schwartzman & Schwartzman (A).

PARK AV, ss, 411.8 e Nostrand av, 41.8x100; Montgomery County Trust Co—Annie Elias et al; T F Redmond (A).

SCHENECTADY AV, ws, 265.6 s Av L, 24x 100; also SCHENECTADY AV, ws, 313 s Av L, 47x100; Penn Bond & Mtg Co—Leon W Pease et al; J Z Lott (A).

STONE AV, 203-5; Excelsior Bwg Co—Carlo Corrado et al; Holm, Whittock & S (A).

UNDERHILL AV, ws, 40.10 s Park pl, 17.10x 99.11; Maria Kraemer—Isaac J Lehr et al; J H Lack (A).

OCT. 25.

HALSEY ST, ss, 95 w Lewis av, 80x100; Mary E Morris—Stuyvesant Heights Republican Club & ano; A W Eurlingame, Jr (A).

BAY 10TH ST, es, 100 s Benson av, 60x96.8; Lavinia M Gascoigne—Wm C Rogers et al; E F Taber (A).

12TH ST, ss, 402.9 e 8 av, 20x100; Catskill Savgs Bank—Ellen Clyne et al; H L Thompson (A).

BAY 19TH ST, nws, 143 sw Bath av, 69.4x 130x72.6x130.1; Fredk C Goppoldt—Haskell Realty & Constn Co et al; C F Corner (A).

BAY 29TH ST, e c Benson av, runs ne100xe 96.8xsw100xne96.8 to beg; Lillian Knoepke—Ethel Brill et al; W F Clare (A).

62D ST, swc 17 av, 20x80; Lida W Edwards—Florence A Redfield et al; J H Snook (A).

GEORGIA AV, ws, 240 s Blake av, 20x100; Home Savgs Bank—Sarah Portnoy et al; H L Thompson (A).

GRAND AV, es, 267.1 n Gates av, 19x101.6; Jennie R Benedict—Harold Preston et al; W M Benedict (A).

PUTNAM AV, nws, 24.6 sw Knickerbocker av, 18.6x100; Mary Kirschner—Aug P Kirschner & ano; to set aside deed; C Burstein (A).

WYTHE AV, ws, 181.9 s S 10th, 18.3x50; also FAIRVIEW PL, es, 162.3 n Church av, 18 x100; Gesine A Walter—Geo J Siemers et al; partition; H B Culver (A).

7TH AV, nws, 34 ne 20th, 25x80; Lucy M Noyes—Augusta C Kunkel et al; H L Thompson (A).

OCT. 27.

GROVE ST, nws, 60 ne Hamburg av, 40x100; Adolph Bleyer—Mary A McHenry; C Oechler (A).

PULASKI ST, ss, 335.2 w Throop av, 19.2x100; Lazarus P Kadison—Benj Burstein et al; C J McDermott (A).

REEVE PL, nec Prospect av, runs e41.2xn104 xw5.7xs109.11 to beg; Fred H Pouch & ano—Louis Ratner Co et al; W Langdon (A).

W 12TH ST, ws, 84.11 n Surf av, runs w 396.6xn42xe494.8xs40.7 to beg; Danl London—N Y & Coney Island R R Co et al; J Gans (A).

41ST ST, ns, 315.2 e 8 av, 20x100.2; Eugene P Martin—S Cassolo & Bros; Katz & Sommerich (A).

43D ST, ss, 280 e 4 av, 20x100.2; Susannah Hopping—Lillian L Freeman; partition; W C Low (A).

50TH ST, lws, 340 se 13 av, 60x100.2; Wm M Greve—Jas D Patterson et al; J Demarest (A).

54TH ST, sws, 100 se 13 av, 60x100.2; Chas F Plummer—Carrie L Hadley et al; Dixon & Holmes (A).

HAMILTON AV, nes, 82.6 nw Bush, runs ne 60.2xne10xnw24.10xsw48.1xs21.10 to beg; Otto E F Risch—Victor Korsak et al; Cook & Benjamin (A).

HAMILTON AV, ws, 52.8 s Nelson, 25x79.8; Ernest W Tyler & ano—Saml Harris et al; J N E Kraeger (A).

MYRTLE AV, ns, 25 e Clermont av, 25x98.8x 25.6x93.7; Lazarus P Kadison—Benj Burstein et al; C J McDermott (A).

PUTNAM AV, sec Howard av, 100x100; J H Parker Co—Bushwick Hospital et al; foreclosure of lien; W F Kimber (A).

SUTTER AV, nwe Saratoga av, 50x92.11; Harry Marcus Iron Works—Bristol Constn Co & ano; foreclosure of lien; Herzfeld & Sweedler (A).

VAN SINDERIN AV, es, 150 s Glenmore av, 100x100; also GLENMORE AV, 98.7 w Doscher, 19.11x100; also SUTTER AV, nec Powell, 29.9x 100; Aaron Benjamin—Harry Marcus et al; to set aside deed; H Cook (A).

18TH AV, wc 81st, runs nw102xsw100xw140x ne100xw22xsw199xse256.6xne182.6 to beg; Chas F Plummer—Roswell H Carpenter et al; Dixon & Holmes (A).

OCT. 28.

ELDERT ST, nws, 300 ne Bushwick av, 20x100; Annie E Hommel et al—Bartholomew J Pool & ano; R K Jacobs (A).

ELDERT ST, nws, 320 ne Bushwick av, 20x100; Annie E Hommel et al—David Van Gelden et al; R K Jacobs (A).

STERLING PL, ns, 145 w Ralph av, 23.4x 100; Spiner Constn Co—Bernstein Bldg Co et al; Smith, Doughty & W (A).

S 1ST ST, ns, 48 w Driggs av, 25x45.6; Harry Jaffe—Morris Ruderman & ano; foreclosure of mechanics lien; S Widder (A).

E 16TH ST, ws, 200 s Beverly rd, 50x75; Mabel L Bull—Harriet H Murray et al; H J Davenport (A).

71ST ST, nec 2 av, 66x100; Jos Giacalone & ano—Island View Corpn et al; foreclosure of lien; B C Ribman (A).

ATLANTIC AV, ss, 101.5 e Crescent, runs s 109.10xe38.4xn116.6xw38.10 to beg; Wm H Gumpert—Barbara Pfrohmann et al; Watson & Kristeller (A).

BLAKE AV, nwc Junius, runs n100xw100xs80 xe.00xs20xe99.3 to beg; Reedy Elevator Co—Monok Co et al; foreclosure of lien; T F Keogh (A).

BROOKLYN AV, es, 137.6 n Av J, 60x100; Nathan H Cohen—Dorothy C Harris et al; M Miller (A).

GREENE AV, ss, 182 e Lewis av, 17.6x100; Mutual Life Ins Co—Wm W Owen et al; F L Allen (A).

JEFFERSON AV, nec Evergreen av, 20x80; Annie E Hommel et al—Dietrich Pape et al; R K Jacobs (A).

PARKSIDE AV, nwc Parkside st, 40x95.5x 41.7x104; Louis McCarty—Parkside Ct Realty Co et al; H S & C G Bachrach (A).

ST MARKS AV, ss, 137.6 w Albany av, 37.6x 127.9; Isabelle D Fowler—Louis Cohen et al; H L Thompson (A).

ST MARKS AV, ns, 125 e Kingston av; City of N Y—M & J Constn Co; enforcement of law relating to construction; A R Watson (A).

VERNON AV, ns, 162.6 e Throop av, 18.9x80; Louis Schrag—Jennie Tillinger et al; Salter-Steinkamp (A).

OCT. 29.

FULTON ST, ss, 20 e New York av, 20x80; Benj Goldenberg—Ridgewood Realty Associates; B S Wise (A).

FULTON ST, ss, 40 e New York av, 20x80; same—same; same (A).

FULTON ST, ss, 60 e New York av, 20x80; Wm Ehrenfeld—same; same (A).

RODNEY ST, ss, 297 w Lee av, 22.6x100; Mary J Green—Ralph Lipschitz et al; G A Logan (A).

STRONG PL, es, 200 s Harrison, 25x122; Wm J Boesch—Minnie Beringer et al; J M Peyser (A).

WALTON ST, ns, 350 e Marcy av, 25x100; Lorenzo D Pickford & ano—Morris Solotinsky et al; H Herdling (A).

AV S, ss, 116 e W 9th, 16x100; Home Title Ins Co—Margt S Barr et al; H J Davenport (A).

AV S, ss, 132 e W 9th, 16x100; same—same; same (A).

BLAKE AV, swc Stone av, 50x100; Robt R Moore—Jacob Levy et al; A R Watson (A).

GRAVESEND AV, es, 260 n Av F, 20x125; Georgiana Nostrand—Mary L Behrens et al; H J Davenport (A).

GRAVESEND AV, es, 220 n Av F, 20x125; Anna W F Jonas—same; same (A).

GRAVESEND AV, es, 240 n Av F; Wm H Burger—same; same (A).

LINDEN AV, ss, 223.10 w New York av, 25x 140; Eliz Amheim—Ideal Realty Co et al; Weismann & Hertz (A).

LINDEN AV, ss, 248.10 w New York av, 25x 140; same—same; same (A).

MERMAID AV, nwc W 37th, 100x220; Jas W McDermott—Equitable Realty Co; C J McDermott (A).

NEW YORK AV, es, 400 n Snyder av, 20x 100; Eliz Amheim—Ideal Realty Co et al; Weismann & Hertz (A).

NEW YORK AV, ws, 21.7 s Martense, 19.6x 100; Mary E Bond—Theodorah Baker et al; J Z Lott (A).

ROGERS AV, ws, 100 n Sterling pl, 25x126.11; Nellen Realty Corpn—Agnes Drunzer et al; L J Hamel (A).

ST MARKS AV, ns, 125 e Kingston av, 100x 155.7; Collective Holding Co—M & J Constn Co et al; S A Telsey (A).

ST MARKS AV, ns, 125 e Kingston av, 100x 155.7; same—same; same (A).

13TH ST, sws, 174.11 nw 7 av, 19.2x100; Prospect Home Bldg & Loan Assn—Frances D'Andria et al; Manning & Buechner (A).

17TH ST, nes, 340.3 se Prospect Park W, 60.11x108.9x60.1x118x11; Christine Camichel—Mary M Mathews et al; Elliott, Jones & F (A).

17TH ST, ns, 340.3 e Prospect Park W, 60.11x 108.9x60.1x118.11; Fredrika P Ludlam—same; same (A).

BAY 35TH ST, ses, 260 sw Benson av, 40x 96.8; Title Guar & Trust Co—Pauline Brown et al; H L Thompson (A).

LOTS 344 to 353, 384 to 417, 428 & 457 to 466 on map of prop of Simon Papalie; Margareth Schwarz—Louis P Reeder et al; Kramer, Cohen & M (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan and Bronx.

OCT. 25.

105TH ST, ns, 100.11 w West End av, 192.3x 109.4; Jas McLaughlin Co—W 82d St Realty Co & Wm F Campbell (204). 85.00

116TH ST, 60-2 W; Harris, Silvers, Baker Co—62 W 116th St Co & Edw Weber (201). 765.00

SAME PROP; Sterling Ceiling & Lathing Co—62 W 116th St Co, Imperial Theatre Co, Fredk L Unger, Royal Pastime Co, Edw Webber, Calusono & Catino & R Catino (202). 91.74

BROADWAY, 3935; Mann'e Doernberg—Marie H Hoegnet & Thos Murray (199). 77.00

EROOK AV, ses St Pauls pl, 46.7x100.8; Hudson Wood Working Co—Andw Kitchen Realty Co Inc (203). 950.00

10TH AV, swc 57th, 100x75.8; A Le Peidovin & Co—N Y Ophthalmic & Aural Institute, N Y Eye Hospital & Wills & Marvin Co (200). 603.00

OCT. 27.

LITTLE W 12TH ST, 53; E E Dey & Sons Co—Wm W Astor, Robt P Lawless, Wm P Lawless, Thos P Lawless & Bernard Johnson (209). 44.57

39TH ST, 56 W; Louis F Bergman—Alice B Scott & Louis W Marks (210). 57.25

51ST ST, 33 W; Chas H Darmstadt—33 W 51ST St Co, Inc (205). 7,398.76

57TH ST, 500-2 W; also 10TH AV, ws, 55.5 s 57th, 20x80; Lidgerwood Mfg Co—New York Ophthalmic & Aural Institute & Wills & Marvin Co (214). 168.36

116TH ST, 62 W; Goodman Constn Co—62 W 116th St & Royal Pastime Co, Calusuens & Catino & R Catino (211). 150.00

BOWERY, 235; Fred Mauriber et al—Ideal Theatre Co, Morris Henry & Frank Korne (212). 108.50

VILLA AV, es, 171.6 s Van Courtlandt av, 50 x132; Criscuolo & Bounodono—Monaco Constn Co, Inc (213). 450.00

3D AV, 2952; Wm T Hookey, Jr—Starrett Constn Co (206). 363.20

3D AV, 4284; Ralph Schweibish et al—Aug Levi & Louis Borsher (207). 87.50

3D AV, 4286; Ralph Schweibish et al—Bertha Cline & Louis Borsher (208). 87.50

10TH AV, swc 57th, 75.8x100; Davis Speyer Co—N Y Ophthalmic & Aural Institute & N Y Eye Hospital & Wills & Marvin Co (215). 33.00

OCT. 28.

CANNON PL, es, 25.8 n 238th, 76.11x110.5; Lewen Engineering Co—P A Gallagher (216). 5,100.00

SAME PROP; International Corporation of Modern Improvement—same (217). 1,500.00

28TH ST, 104 W; Kevalsky Bros Inc—Michl P Rich & Blight-Overfield Co, Inc (222). 525.00

29TH ST, 119 E; Lawson & MacMurray—Fredk L Merriam, Jno H Goetchius & W L Crow Constn Co (218). 131.95

SAME PROP; Frank C Euckhout—same (219). 48.29

64TH ST, 205-7 E; Kovalsky Bros Inc—Black Garage Co & Blight-Overfield Co, Inc (223). 330.00

MANHATTAN AV, 397; Abr Meltzer—Arthur R Walsh trste (220). 33.00

SOUTHERN BLVD, nwc 180th, 100x100; Carmine Deime—Jno Block, Harry Block, Henry Meyers & Jno T Rigney (224). 50.00

3D AV, 4284; Tony Basil et al—Aug Levy or Levi & Sol Lobosofsky (221). 28.75

3D AV, 4286; Tony Basil et al—Aug Levy or Levi & Sol Lobosofsky (225). 28.75

OCT. 29.

FAILE ST, 957; Mitchell & McDermott—Frame Bldg Co (230). 1,303.00

PRINCE ST, 177; Morris Goldstein—Brown & Weiss Realty Co, Moritz Margovitz & Max Greenberg (232). 464.00

51ST ST, 33 W; Chas H Darmstadt—33 W 51st St Co, Inc (235). 18,808.95

57TH ST, 500-8 W; Thomas & Buckley Hoisting Co—N Y Ophthalmic & Aural Institute & N Y Eye Hospital & Gollick & Smith, Inc (229). 344.84

67TH ST, 217-9 E; Aug Mugler—Jacob Ruppert, 67th St Amusement Co, Kreywen Realty Co & Paul J Corn (233). 977.24

226TH ST, ss, 500 e Barnes av, 100x100; Chas Lowerre—Girul Arlelie (226). 65,000

BRONXWOOD AV, sec 229th, 114x105; Willson & Adams Co—Eugene Metzger, Hugo N Schloss, Liberty Lace & Netting Works, Jos Troman & Chas E Staker; renewal; (228). 2,576.88

ST NICHOLAS AV, 147; Jos R Potter Co—Bernhard Rosenstock & Jno J Johnson (227). 263.88

SOUTHERN BLVD, 1052; Hugh A Geiger—McKibbin & Diamond & Jacob Tuchman (231). 50.00

3D AV, 2952; Anton Prokopowicz—Chas Wilhelm, Henry Maul, Levenson Wrecking Co, Ascher Wonderland Co, Jas Schacek & Starrett Constn Co (234). 365.00

OCT. 30.

BARTHOLDI ST, ns, 38 e Rosewood av, 50x 95; Jas Maldinelli—P S Constn Co; renewal (244). 570.00

VANDEWATER ST, 24; Fredk J Fleck—Norman L Munro & Wm Dodds & Son (242). 32.00

VANDEWATER ST, 24; Fredk J Fleck—Norman L Munro & Wm Dodds & Son (240). 32.00

29TH ST, 119 E; Lewis & Egginton—Fredk L Merriam et al & Jno H Goetschius (239). 65.23

40TH ST, 300 W; Frank Maomone—Eliz Horgan, Isadore Jackson, Abr Stern, Jacob Valensi & Blight, Overfield Co (248). 54.00

50TH ST, 235-41 E; Jas Dempsey Co—Kraemer Contracting Co; renewal (243). 1,618.80

57TH ST, 500-8 W; Louis W Peters—N Y Ophthalmic & Aural Institute & E Millers Sons, Inc (245). 300.00

57TH ST, 500-8 W; Ried & Jaeger—N Y Ophthalmic & Aural Institute, N Y Eye Hospital & Wills & Marvin Co (247). 162.00

136TH ST, 677-81 E; Richmond Radiator Co—Buellesbach & Ossian Johnson (241). 475.83

226TH ST, ss, 505 e Barnes av, 100x114; Michl Agugliaro—Giosue Arcolee (238). 923.49

AUDUBON AV, swc 181st, 100x100; Nick Tangredi—Theo W Myers & Brine Contracting Co (236). 499.00

BROADWAY, nwc 72d, 106x180; Geo I Roberts & Bros, Inc—Hotel St Andrew Co, Inc (237). 387.40

MARMION AV, nec Elmsere pl, 96.3x100.1; Sanitary Fireproofing & Contracting Co—Des-sender Constn Co & H Greenblatt (246). 279.00

WEBSTER AV, swc 173d, 50x50; Oriental Fireproof Sash & Door Co—Aug Nelson (249). 260.00

OCT. 31.

13TH ST, 36-8 W; Davis Foundry Co, Inc—Van Euren Estates, Timothy J Kieley & Bernard Johnson (263). 460.00

54TH ST, 19 W; National Bridge Co—Jno D Rockefeller, Jr & David M Ottarsh Iron Works (renewal) (267). 272.09

46TH ST, 41 W; Isadore Schwartz—Josephine Sharkey, Pa Auelphen, Fraad Contracting Co, Inc, & Hyman Cohen (249). 250.00

66TH ST, 118 E; Sandhop Contracting Co, Inc—Theo Schumacher est & 66th St Garage (258). 1,400.00

80TH ST, 305 E; Fredk J Fleck—Sterling Stable Co, A Kahn or W F Kane (252). 37.50

106TH ST, 152 E; Michl Gougenti—Alex Greenbaum & Chas C La Cour (264). 115.00

172D ST, 575 W; Harlem Wall Paper Supply—Chas Pfiser, Jr, Co, Ltd, & Jos Davis (265). 55.44

190TH ST, 602 W; Dale Co—190th St Realty Co, Inc & Reis & O'Donovan, Inc (259). 1,375.00

226TH ST, ss, 505 e Barnes av, 100x114; Christofalo Consales—Giosue Arcolee (250). 52.50

SAME PROP; Adolph Katz—same (251). 126.00

AMSTERDAM AV, 1405; Aronowitz & Marks—Jane Linderman & Pearson Iron Works (260). 23.58

BROADWAY, 1651 to 1665; 52D ST, 224 W, and 51ST ST, 215 W; Jno R Blair—Estate of Jno J Emery et al & Albany Apartment Corpn (253). 212.04

SAME PROP; Albt Susemihl—same (254). 1,250.38

SAME PROP; Jordan Christie—same (255). 222.79

DECATUR AV, ws, 250 n 209th, 50x100; Louis Davis et al—Edson Bldg Co (266). 200.00

VAN NEST AV, ss, 25 w Mathewson av, 25x 100; Standard Plumbing Supply Co—Max Lax & Arthur Cahill (261). 197.50

2D AV, 11 to 17; Berger Mfg Co—Minsker Realty Co, M Wm Minsky & Louis Minsky (262). 113.45

6TH AV, 411; Sandhop Contracting Co—Josephine & Pauline Kuhlke & Mildren & Danl Callahan (257). 307.50

10TH AV, swc 57th, 75x100; Edw S Pothemot et al—N Y Ophthalmic & Aural Institute & Wills & Marvin Co (256). 36.00

Borough of Brooklyn

OCT. 23.

COFFEY ST, 102; S Bassewitz—Jno Marchi-ano & Vincenzo Faila. 60.00

HICKS ST, 476; Kane Constn Co—Margt Motley. 1,000.00

E 19TH ST, ws, 100 n Av B, 50x100; F W Koetznor—Scottish Holding Co & Safferson Statuary & Art Co. 85.00

65TH ST, 1249; Eastern Woodworking Co—Pasquala Seccia. 14.54

HAMILTON AV, 355; S Bassewitz—Brigadi Taghaferro. 50.00

ST MARKS AV, ns, 125 e Kingston av, 100x 155; Terminal Lumber & Trim Co—M & J Constn Co. 3,192.00

ST MARKS AV, ns, 125 e Kingston av, 100x 155.7; Turner Contracting & Impt Co—M & J Constn Co. 1,587.50

WASHINGTON AV, ns, 50 w 1st, —x—; E R Bennet Co—St Rose of Lima R C Church & R Mannion. 108.00

SAME PROP; same—St Rose of Lima R C Church & H F Booth Co. 82.50

OCT. 24.

CARROLL ST, ss, 140 e Nostrand av, 60x100; J McCloskey—Montron Eldg Co & Thos Brown. 145.00

S ELLIOTT PL, 54-6; Chas H Van Der Leith—Arm Realty Co. 175.00

STERLING PL, es, 109.10 e Bedford av; Cohn Cut Stone Co—M & J Constn Co. 400.00

STERLING PL, ss, 109.10 e Bedford av, 20x 127.9; Bell Fireproofing Co—M & J Constn Co. 66.00

SAME PROP; Union Cornice & Roofing Co—M & J Constn Co. 65.00

S 5TH ST, 95-7; I Packtnien—Wyman Bros Mfg Co & Harry Simol. 38.00

ALABAMA AV, es, 140 s Sutter av, 80x100; A Sankin—W F S Constn Co. 215.00

LAWRENCE AV, ss, 300 w 1st, 63x108; Eklvn Fireproof Sash & Door Co—St Rose of Lima R C Church, H F Booth & Co & Jas W McAleer. 414.45

ST MARKS AV, ns, 125 e Kingston av, 100x 155; Union Cornice & Roofing Co—M & J Constn Co. 500.00

SAME PROP; Bell Fireproofing Co—same. 183.77

OCT. 25.

LAWRENCE AV, ss, 300 w 1st, Geo Kalb—St Rose of Lima R C Church, Jas McAleese, Chas E McDonnell & Henry F Booth Co. 1,550.00

OCT. 27.

HINSDALE ST, nec Dumont av, 100x100; B Goetz—Almont Holding Co. 176.71

PROSPECT PL, ns, 264 w Ralph av, 164x127; B Goetz—Miller Bldg Co. 154.00

STERLING PL, ss, 100 e Bedford av, 20x100; Hyman Heckler—M & J Constn Co. 130.80

STERLING PL, ss, 89.10 e Bedford av, 20x 122; T Kramer—M & J Constn Co. 250.00

STERLING PL, ss, 109 e Bedford av, 20x 127.9; Kurlandzik & Alpert—M & J Constn Co. 935.00

60TH ST, 1205; F Gengo—Andriano Bria, Giovanni Perilla & Vincenzo Triia. 37.85

Mechanics Liens—Brooklyn (Continued).

ATLANTIC AV, ss, 150 w Saratoga av, 100x 100; W A Crane—Mancorn, Inc. 490.00
DUMONT AV, nec Elton, —x—; Watson & Pittinger—Millford Constn Co. 10,143.52
FORT HAMILTON AV, ws, entire block bet 59th & 60th, 200x100; Hyman Goldberg—Jos Rosenstein. 90.00
OCEAN PARKWAY, 343; S R Kantor—Maria Austin & Lydia Austin. 75.00
ST MARKS AV, ns, 125 e Kingston av, 100x 155.7; Kurlandzik & Alpert—M & J Constn Co. 540.00
ST MARKS AV, 1719; J Zominck—Annie Levin & Louis Goldstein. 257.34
WILLIAMS AV, e s, 274.1 s Hegeman av, 21.1x93.7; Eva Weisman—Jennie Weisman & Fannie Cooperman. 134.33

OCT. 28.

MIDDLETON ST, nec Lee av, 25x80; M Leikin—Chas Chugerman, Wendel Bassel & Esroel Levine. 355.00
STERLING PL, ss, 109.10 e Bedford av, 20x 127.9; Jacob Lieb—M & J Constn Co. 281.87
N 7TH ST, 112; Saml Albert—Mary Hoffman. 8.00
N 7TH ST, 112; Sam Green—Mary Hoffman. 7.00

E 8TH ST, es, 100 n Av T, 324x100; Isidor Sherman—Nathaniel Realty Co, Sheffield Construction Co, R & M Constn Co, Thos A Kennedy, Carrie M Newton, Nellie S Minnife, Austin Knox, Mary Grim, Ada H Kaufman & Harry S Manus. 504.00

MANHATTAN AV, 747; L Low—Abram Wilck & Jacob Perlman. 577.75
ST MARKS AV, ns, 125 e Kingston av, 100x 155.7; Jacob Lieb—M & J Constn Co. 87.81

OCT. 29.

DELMONICO PL, nes, 67.3 e Ellery, —x—; Sam Ellman—Bessie Kazdan & Sam Kazdan. 180.00

FENIMORE ST, ns, 70 w Bedford av, 60x 100; H Von Well—Jno W Egan. 60.50

S ELLIOTT PL, 54-6; Bklyn Hoist & Dumb-waiter Co—Arm Realty Co. 116.00

STERLING PL, ns, 100 w Howard av, 70x 100; H Weisfeld—Chucky Bldg Corp. 75.00

E 38TH ST, ws, 337.6 n Av I, 80x100; Parshelsky Bros—Anna S Wingerath. 101.16

ATKINS AV, sws, 269.8 nw Hegeman av, 20x 100; J Punia—Peter Prusaitis. 909.50

LAWRENCE AV, ss, 300 w 1st, 100x200; Geo Kalb—St Rose of Lima R C Church, Rt Rev Chas E McDonnell, Rev Jas McAlleese & H F Booth Co. 1,550.00

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.

OCT. 25.

No Satisfied Mechanics Liens filed this day.

OCT. 27.

245TH ST, 152-4 W; H B Smith Co—Harry C Irwin et al; July 2'12. 485.65

69TH ST, 133 E; Empire Door & Trim Co—Carl Taylor et al; July 28'13. 168.00

178TH ST, 179TH ST & HAVEN & NORTHERN AVS; Jno B Pace, Jr—Wm B Sommer-ville et al; July 19'13. 128.60

OLD ALBANY POST RD, es, 476.7 s Bailey av; Altanasio & Corella Co—Filomena Ventarolos et al; June 13'13. 3,150.00

RIVERSIDE DRIVE, 64; Luigi Costabile—C H Miller et al; July 31'13. 265.00

4TH AV, 461; Reliance Fireproof Door Co—Wm F Connor et al; Sept 12'13. 700.00

4TH AV, 461-63; also 31ST ST, 101-5 E; Le-high Valley Structural Steel Co—461 4th Av Co et al; Apr 17'13. 17,500.00

*SAME PROP; Maisel Hardware Co—same; Sept 1'13. 314.58

OCT. 28.

49TH ST, 118-20 W; E Egenberger—Cent-ury Holding Co et al; Oct 21'13. 70.00

1ST AV, es, bet 110th & 111th, 200x100; Crane Co—Standard Gas Light Co et al; Mar 17'13. 720.52

OCT. 29.

48TH ST, 308-16 E; Hermanns, Madden & Co—Clausen & Flanigan Brewing Co et al; Aug 9'13. 2,432.28

2176TH ST, ns, 191 e Marmion av; Del Balso Contracting Co—Robt J Rooney et al; Sept 20'13. 1,936.88

HOE AV, 954-8; H M Susswein & Co—B & C Constn Co; Sept 26'13. 1,475.00

2D AV, 11-7; Hay Walker Brick Co—Minsker Realty Co et al; Oct 11'13. 350.00

24TH AV, nec 31st, Jos Kellender & Co—461 4th Av Co et al; Sept 1'13. 350.00

*SAME PROP; Jandous Electric Equipment Co—same; Oct 18'13. 115.48

OCT. 30.

245TH ST, 152-4 W; Geo H Shuman—Wm Henderson, Inc, et al; Dec 20'12. 137.25

KINGSBRIDGE AV, swc 231st, Isaac A Hop-per, Inc—Church of the Mediator et al; July 19'13. 918.48

OCT. 31.

39TH ST, nec 5 av, 152x84.7; New York State Works—Union League Club et al; Dec 7'11. 99.00

*BOWERY, 84; A G Richter—Henry A Bade et al; Oct 17'13. 820.91

Brooklyn.

OCT. 23.

TAYLOR ST, ss, 184 e Bedford av, 21x70; M King—David S & Hilda Yeoman & Wm Welge, Inc; June 11'13. 125.42
SAME PROP; same—Hattie A Foshay & Wm Welge, Inc; June 11'13. 125.42
BAY 50TH ST, ns, 106 e Harway av, —x—; Coney Island Constn Co—Carmine Carrano & E Ciccone; Sept 23'13. 100.00
SAME PROP; same—same; Sept 23'13. 200.00
SAME PROP; same—same; Sept 23'13. 100.00
74TH ST, ss, 210 w 17 av, 90x100; E Dahm—Jno A Jones Bldg Co; Aug 15'13. 150.00
SAME PROP; same—same; Aug 28'13. 150.00
AV V, nec Homechest av; Audley Clarke Co—Jas J Bryan & McCann & Coelos; Nov 27'09. 242.31

CLARENDON RD, ns, 20 e Bedford av, 20x 80; W A Roche—Maria Ruh & Jos Neef; Sept 23'13. 31.50

CLASSON AV, ws, 75 n Park pl, 19.11x100; L Salzano—Donald A Manson & C Simonelli; Oct 3'13. 53.25

SUTTER AV, swc Barrett, —x—; Brownsville House Wrecking Co—Barrett Constn Co; Sept 8'13. 100.00

OCT. 24.

BARRETT ST, ws, 100.4 — Pitkin av, 50x 100; L Lannenbaum—Barrett Constn Co; Oct 14'13. 50.00

CHESTER ST, 179; D Machlin—Abr & Ethel Silverberg; Aug 27'13. 1,025.00

DEWEY PL, 18; J Monsees—Josephine Stoops; Sept 15'13. 114.00

DUPONT ST, 135; I Feldman—17th Ward Realty Co & Max Belinky; Aug 20'13. 275.00

PROSPECT PL, ns, 182 w Ralph av, 41x127.9; also PROSPECT PL, ns, 100 w Ralph av, 41x 127.9; Manhattan Stair Bldg Co—Miller Bldg Co; July 10'13. 24.00

PROSPECT PL, ns, 100 w Ralph av, 41x127.9; Bell Fireproofing Co—Miller Bldg Co & Morris Shapiro; June 4'13. 134.00

E 38TH ST, ws, 337.6 n Av I, 80x100; J S Sulsky—Anna S & Wm Wingerath; Oct 21'13. 350.00

HOWARD AV, 370-76; H Wolovitz—Jasum Realty Co, Jas Bernecchia & Jno Somer; Aug 22'13. 72.00

NEW YORK AV, ws, 100 n Tilden av, 200x 100; S Gasner—Karp Constn Co & Brien Plum-bing Co; Mar 25'13. 110.00

*SAME PROP; Brien Plumbing Co—Karp Constn Co; Mar 25'13. 110.00

*SAME PROP; S Gasner—Karp Constn Co, Andrew Brien & Brien Plumbing Co; Oct 17'13. 275.00

OCT. 25.

No Satisfied Mechanics' Liens filed this day.

OCT. 27.

DUPONT ST, 135; Jos Pinson—17th Ward Realty Co & Max Belinky; Aug 18'13. 200.00

GRAND ST, ns, 337.6 w Lorimer, 22.9x100; Louis Gallin—Ph Levy Contracting Co & Luer Otten; Oct 22'13. 280.00

OCT. 28.

ESSEX ST, es, 55 s Glenmore av, 25x100; L Levine & ano—Isidore Shapiro; Jan 15'13. 710.00

UNION ST, swc 7 av, —x—; Annie Wieder-man—Wm Kennedy Constn Co; July 24'13. —

LOTT AV, nwc Amboy, 40x100.5; M Fein-berg—Jacob Rutstein, Annie Paretzky & Max Paretzky; Apr 2'13. 68.30

OCT. 29.

HAWTHORNE ST, ss, 396.5 w Rogers av, —x—; H Johnston & ano—Jno H McArdle & Fred M Smith; Aug 19'11. 94.00

MALTA ST, 117; Spratt Plumbing Supply Co—M Flom & Whitney W Searle; Oct 8'13. 132.65

MALTA ST, 117; Standard Lime Co—same; Oct 21'13. 122.47

WYCKOFF ST, 100-102; L Boornstein—Max Zaubler & Hattie Sobber; Oct 10'13. 892.50

PENNSYLVANIA AV, ws, 175 s Liberty av, 25x100; Parselsky Bros—Sophie Krimsky & Abram Pierce; Oct 21'13. 400.00

*Discharged by deposit.
*Discharged by bond.
*Discharged by order of Court.

ATTACHMENTS.

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

Manhattan and Bronx.

OCT. 23, 24 & 25.

No Attachments filed these days.

OCT. 27.

Jarmulowsky, Oscar; Joshua Silverstein et al; \$1,220.58; Morrison & Shiff.
Smith, M E & Co; Helen F Gorey; \$2,039.11; Horkheimer & Cohen.

OCT. 28 & 29.

No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

OCT. 24, 25, 27, 28, 29 & 30.

Hill Button Works, Inc, 110 W 114th. Fair-banks Co. Machinery. 375
Picken, Geo. F. Constn Co, Riverside dr, sec 148th. Consolidated Chandeller Co. Chan-dellers. 2,500

Brooklyn.

OCT. 23, 24, 25, 27, 28, 29.

Cohen, Joe, Milford st & Sutter av—Globe Mantel & Mirror Co. Consols. 69
Douglass Bldg Co. Ames st, cor Dumont av. Isaac A Sheppard & Co. Furnaces, etc. 1,085
Douglass Bldg Co. Douglass st, nr Dumont av. same. Furnaces. 656
First People's Church. 12th av & 45th st. American Seating Co. (R) 320
Kingsbury, I C. Bainbridge st, bet Ralph & Howard avs. Wm Keelsy Co. (R) 140
Milford Constn Co. Elton st, cor Dumont av. Isaac A Sheppard & Co. Ranges. 282
Vernon Mason Bldg Co. 428 Baltin st. Popkin Gas Fix Co. Gas Fix. 67

BUILDING LOAN CONTRACTS.

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

Manhattan and Bronx.

OCT. 25.

BROADWAY, swc 151st, 99.11x150; Realty Co of America loans Eighty-sixth St & West End Av Co to erect a 10-sty apartment; 3 payments. 60,000

BROADWAY, nwc 150th, 99.11x150; same loans same to erect a 10-sty apartment; 3 pay-ments. 60,000

OCT. 27.

LEROY ST, 19; Stephen H Jackson loans Margarita Campiglia to erect a —sty bldg; — payments. 3,500

OCT. 28, 29, 30 & 31.

No Building Loan Contracts filed these days.

ORDERS.

Borough of Brooklyn

OCT. 23, 24, 25, 28 & 29.

No Orders filed these days.

OCT. 27.

E 38TH ST, ws, 337.6 n Av I, 80x100; Mid-wood Frame & Trim Contracting Co on N Y Mtg & Security Co to pay J Blachash. 350.00

REAL ESTATE BOARD.

Somewhat Historical—Roll of Officers Since Organization.

The officers of the Real Estate Board of Erokors, outside of those now in office, since its organization, in 1896, have been as follows:

PRESIDENTS.

William H. Folsom.....1896-'97
Samuel F. Jayne.....1897-'98
John F. Doyle.....1899-1900-'01
Francis E. Ward.....1902-'03-'04
Joel S. de Selding.....1905-'06
David A. Clarkson.....1906-'07-'08
Joseph P. Day.....1909-'10
Irving Ruland.....1911-'12
Albert B. Ashforth.....1913

VICE-PRESIDENTS.

Charles F. Hoffman, Jr.....1896
Benjamin Richards.....1897
Frank R. Houghton.....1898
Walter Stabler.....1899-1900
Francis E. Ward.....1901
Joel S. de Selding.....1902-'03-'04
William C. Lester.....1905-'07
Thomas P. Graham.....1906
Joseph P. Day.....1908
F. R. Wood.....1909
William E. Davies.....1910
W. J. Mooyer.....1911
E. A. Treadwell.....1912

SECRETARIES.

P. S. Treacy.....1896
Irving Ruland.....1897-'98
Albert L. David.....1898-1900-'01
Charles E. Schuyler.....1902-'03-'04
Wright Barclay.....1905-'06
Edward L. King.....1907-'08-'09
Elisha Sniffin.....1910-'11-'12

TREASURERS.

Frank R. Houghton.....1896-'97
Walter Stabler.....1898
Frederick D. Kalley.....1899-1900-'01
J. Clarence Davies.....1902-'03-'04-'05
Thomas W. Folsom.....1906-'07
Richard Alexander.....1908
Alfred V. Amy.....1909-'10-'11-'12
On June 26, 1913, at a special meeting of the Real Estate Board of Brokers the present Real Estate Board of New York was organized, from which, in course of time, much is to be expected.

Real Estate Coming to Life.

Real estate, long moribund, gives signs of coming to life, writes "Adams" in the Boston News Letter. I hear of a conspicuous Wall street capitalist who, believing Manhattan land is low, contemplates making a substantial investment in it. Only a few weeks ago, the younger Phippses, sons of Henry Phipps, put several million of dollars into New York realty. The latter is tied up by leases in such a way that for quite a long time it will not return much over 2 per cent. to its new owners. Yet I am given to understand that this will not deter the Phipps brothers from increasing their holdings of property in this city from time to time. Another multi-millionaire family said to look with covetous eyes on this island as a promising field for the investment of surplus income is the Dukes.
The Dukes' vast wealth—which continues to

pile up prodigiously, despite the dissolution of the old Tobacco Trust—consists of tobacco securities, in the main. But they also own valuable real estate in this town. Benjamin N. Duke only the other day enlarged his holdings. These are among the signs, brokers in that line believe, pointing to a better business. But why, with stocks as low as they are today—yielding so much, while realty returns so little, owing to high taxes—should the ultra-rich pass them by for unimproved property or modern apartment houses or skyscraping office building? The reasons are not far to seek. Mostly they consist of Federal hammering of corporations, State laws hostile to industrials and the railroads, persecution of the latter by the Interstate Commerce Commission.

Meeting Marks Progress.

The recent realty convention at Winnipeg has passed into history, says the Minneapolis Tribune. It is a sign of the progress that is being made all over the States in the real estate field. It was but a few years ago that the first convention was held in Duluth and from the imperfect organization that existed then we have today an organization that calls together the most prominent men in the realty field to discuss the biggest business in the world—the selling and buying of land.

The progress that has been made nationally is but the sign of what has been done locally. In almost every city the realty men have formed an exchange and in almost every city this has proven itself to be the best step forward that the realty business has ever seen.

Everywhere the real estate business is being benefited by organization. And wherever the men in the business are profiting those outside are profiting also. Methods are better, protection to purchasers is stronger, and the whole of the grandest business on earth is striding along towards that perfection that is the goal of all men.

A Tax Law Problem.

Can an assessment levied on an entire borough, under the provisions of the Gerhardt act, be paid off in five annual installments as permitted in cases of local area assessments within the boroughs? Some city officials think that it can. Others say that where the assessment in whole or in part falls on the entire borough, the amount levied on the borough as a whole must be taken in a lump sum out of the ensuing tax levy in that borough.

Chief Engineer Nelson P. Lewis is inclined to interpret the act as meaning that the assessment may be spread over a period of five years, whether levied in whole or in part on a borough as on a local area.

The act was undoubtedly meant to relieve the taxpayers from the heavy burden of immediate payment for necessary big improvements, Mr. Lewis points out, and he thinks that in deciding the particular point in question, the intent of the framer of the act on that point will have to be taken into consideration.

Assistant Corporation Counsel J. J. Squier, head of the Bureau of Street Openings, says: "The Corporation Counsel's office has never given any opinion on this point, and it has never been decided in the courts. Personally, I am inclined to think that the portion of an assessment levied on an entire borough under the Gerhardt law will have to be paid the following year out of the tax levy, and can not be spread over five years.

"To my mind such a charge would not be an assessment but a tax, and therefore could not be apportioned as an assessment under the act but would have to be levied all at once."

The Future for the Brickmason.

The man who works with his hands must also be able to work with his brain. This has always been true in certain lines of endeavor, but now its application to the trades has become very much in evidence. For instance, the brickmason is no longer looked upon as a mere laborer; his occupation has risen as the development of the building lines has advanced, and the intricacies of the work demanded more artistic workers.

It was formerly only necessary to be able to place brick in a wall, or to build a chimney or to do any other ordinary work that involved the brick portions of any structure. There were few structures that demanded what we might term artistic work, and many of the larger buildings that demanded the best workmanship were built of stone, granite or marble. Today there is a far greater call for brick for all kinds of structural work, and the increase has likewise brought about a desire for work that will make possible the highest artistically for home and business buildings.

There has been a craving for the more artistic architectural effects. Bonds of varying style. These include Flemish bond, English bond, Dutch bond, running bond, double stretcher Flemish bond, and other joints (interstices) of varying thickness between the brick, and newer ideas; fancy effects in face brick construction; these are only a few of the more particular needs that have placed the mason on a higher plane, and that has made of the earnest worker a seeker after greater glory. But this is not all. The entire building industry has undergone a change. The bricklayer, to be a man of value to his employer, should have at least a fair knowledge of the important details that are demanded of the thinking man who plans and brings about the highest in this kind of work.

Technical knowledge is now an important adjunct that every progressive brickmason should possess to a fair degree. He should be able to know something as to the laws and rules for carrying capacity. He should be able to tell without hesitation what width and strength of wall will be capable of a certain load. He is not merely an automaton that works with the hands and does not use his brain. He is not a crea-

ture that permits the architect or the contractor to do his planning and thinking for him. He should understand the finer points of his trade, and be able to judge where there is a possible error, and to progress with intelligence in his work.

What knowledge has he of mortars and their ingredients? How best can he tell what effects will be gained by any given mixture? Not alone as to the artistic phases, but also as to the durability and cost that such will entail. Some men may feel that there is little need for this knowledge. They say that it has been planned out in advance for them, and they are but to follow the plans and instructions as laid down. But are they content to be but imitators? Are they satisfied to share in the blame of a possible error? Are they willing to continue through life as mere trailers?

The increased demand for face brick for many purposes has wrought a wonderful change in the positions. Many apartments and individual residences have been built of this material, where formerly lumber was used. The scarcity of the latter commodity has made for greater use for clay products, and the desire to build for greater protection on account of the fire losses has also had something to do with this change.

Terra cotta is another form of clay product that has in a few years made wonderful advances in the structural world. There is a demand for men with brains to lay brick and to set terra cotta. It may seem to some to be a very simple matter. It is in some instances, but there is so much work that calls for genius that the man who is seeking to rise will find that his services are in eager demand.—Warfield Webb in the National Builder.

New Streets on the Mott Estate.

The proceeding for acquiring title to Davidson avenue, from Grand avenue to West 177th street; to Grand avenue, from Macombs road to Tremont avenue; to West 176th street, from Macombs road to Jerome avenue; and to West 177th street, from Jerome avenue to Tremont avenue, Borough of The Bronx, has been amended and a modified area of assessment fixed by the Board of Estimate.

The engineer reports that a proceeding for acquiring title to these streets was instituted on December 17, 1909, and the commissioners of estimate and assessment filed their oaths on July 8, 1912. A map was recently approved under which the width of West 176th street, in the easterly block, was decreased and Davidson avenue, in the block adjoining Grand avenue, was discontinued; the latter street has now been carried southwardly to an intersection with Featherbed lane, and provision has also been made for a connecting street between Grand avenue and Davidson avenue. It is necessary to make a corresponding change in the opening proceeding.

It was recommended that the opening proceeding be amended so as to relate to Grand avenue, to West 176th street and to West 177th street, between the limits originally proposed and as now laid out, to Davidson avenue, from Featherbed lane to West 177th street, and to the unnamed street north of Featherbed lane extending between Grand avenue and Davidson avenue. The recommendation has been approved.

Big Monument Work.

Big monumental work is usually the least profitable. When a job takes seven or eight years to reach completion after the design and details are approved, it seldom happens that the contractor comes out even. In the matter of public monuments let to competitive bidders, the job is almost certain to go to some party with local influence who is not qualified to figure such work. Only men who know the quarries well enough can tell where the stock can come from promptly. Only big cutting establishments can lay down comparative contingencies. But, nevertheless, a free-for-all scramble goes on when there is a big letting and those fellows who have overlooked some important items are always the lowest bidders. Then everybody gets stung, for it is not human to do your best in a losing deal.—American Stone Trade.

Inception and Creation of the Grand Central Terminal.

The architects of the Grand Central Terminal, Messrs. Allen H. Stem and Alfred Fellheimer, successors to Reed and Stem, architects, have issued a beautiful book illustrating the wonderful work which they planned and have accomplished.

The chronology shows the inception of the plan in 1902, excavation begun in 1903, opening of the main station 1913; the original design and the completed building, with some of its unusual features—and shows how closely the completed building adheres to the original design.

Taking Off Quantities.

It is surprising how indifferent to the importance of accurate estimating some contractors are. In one office I have known estimates to be made out by the office boy who has been with the firm several months to be sure, but is hardly a good hand to "take off" quantities, accurately. In other offices it seems to be the practice to shove laborious estimating off on the stenographer. Really, this job of estimating is important enough to be done by the boss himself. At least, if not done by him it should be attempted only by an expert, for no branch of the contracting business is more important nor is any office, large or small, immune from loss and eventual failure if the estimating department is not turning out accurate work.—Charles E. White, Jr., in "Building Progress."

ELECTRICAL MEASUREMENT.

The Passing of a Mile as a Unit—The New Standard is 1,000 Feet.

In the infancy of the electrical industry many units in general practice were naturally used to signify various quantities and conditions of the new form of energy. Many of the available units were not well suited to electrical measurements because electricity and the various industries to which it has given rise, have developed standards which are entirely different from all precedents. It was therefore necessary to devise new units in order to insure a better understanding of the actual conditions and to provide for greater efficiency in the long run.

It is undoubtedly because of this early necessity for breaking away from old traditions that the electrical engineering profession has always been among the first to adopt new methods and new units. A pertinent example is the invention and use of the circular mile which has eliminated π from computations of the cross-sectional area of wires and cables. It now seems probable that the practically universal unit of length, the mile, is to be superseded by a standard of one thousand feet. Tables on costs and prices of wires and cables have been figured on this new basis for some time. Conductor resistance, particularly in the case of copper wire, is now commonly tabulated in ohms per thousand feet instead of in ohms per mile.

It is interesting to note in this connection that the Simplex Wire & Cable Co. has recently abandoned the use of one mile as a unit of length for all factory measurements. This applies not only to conductor resistance but to insulation resistance (megohms per 1,000 feet), capacity (microfarads per 1,000 feet), and inductance (henrys per 1,000 feet). By adopting one thousand feet as the unit of length for all electrical measurements at the Simplex factory and thus eliminating (from about a thousand calculations daily) the factor, 5280, an immense amount of figuring is avoided. In comparing the new standard with the mile, a close approximation for general use—involving an error of less than 6 per cent.—is to multiply or divide the mile standards by five. For insulation resistance calculations, at least, a 6 per cent. error is well within the limits of manufacture. In fact, as the change does not seriously conflict with former standards and is surely along the lines of simplicity and efficiency, there is apparently nothing but inertia to prevent its general acceptance.

Evil of Overspecialization.

"Michael Angelo and other master builders of the past became great because they avoided the modern error of overspecialization. That a man should be an expert in his work no one will attempt to deny, but between such expertness and overspecialization there is a vital difference."

The master builder who was speaking then gave this illustration from his experience:

"Some time ago a middle-aged workman came to me looking for work. He was a new arrival from Britain, and he had that repressed and detached look in his face which one may see in the faces of recently released convicts after a long term of penal servitude. I asked him where he had worked and what he had worked at. He replied that he had been with the Fairfield Shipbuilding and Engineering Co., on the Clyde, for the last eighteen years, and that all that time he was a 'hole-borer,' and 'hole-borer' only. Imagine it! One of us 'a little lower than the angels' engaged for eighteen years in creating vacancy through steel plates, and vacancy in his own poor mind. He was beautifully specialized! Might I venture to suggest over-specialized?"

"I need not elaborate the point any farther. Present conditions are well known to all of us, and the continual scramble quite prevents any possibility of the master builder of the present attaining, under such conditions, to the dignity which once was his. That happiness is reserved, I am absolutely satisfied, for the master builder of the future."

"Already the movement in the right direction has begun, and that movement is towards the payment of net cost by the owner, plus an assured commission for his work to the master builder. In the future, when this method is common, the antagonism between architect and builder will cease for lack of reason for its continuing. The architect and builder, if not one in person, ought certainly to be one in their united efforts to attain the best possible results for the owner."—Exchange.

Color Combinations for Houses.

When the architect, builder or owner is confronted with the problem of deciding upon the most harmonious colors to use on a house, ordinary color plates, while serviceable in helping him to determine harmony of hues, give him little or no assistance in determining just how the house would look if it were painted in different sectional combinations. With the idea of helping both architect and layman, Samuel Cabot, Inc., of Boston, is sending out to all who request it an ingenious chart-brochure with segmented leaves which permits one to determine with precision just what combinations will be the most effective. Taking the unpainted exterior of a house, one may lay different tinted leaves against it at the first or the second floor, and at a moment's notice gain a very good idea of just how the house will look when painted in the colors suggested.

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.

- Attorney st, 86—Emanuel Zuicker.....I
Christie st, 195-7—Morris Rosenbaum...F-D-I
Columbia st, 65—David Lind.....I-G-B
Columbia st, 90-92—Samuel Schnurs.....C-B
Duane st, 139—Merchants Rubber Co.....F
Duane st, 139—Basket Importing Co.....F
East Broadway, 136—Isaac Kaplan.....C
East Houston st, 257-63—Max Schwartz.....C
Forsyth st, 83—Beckie Kurnsy.....F-C-A-J
Forsyth st, 106—Sam Pohrels.....C-F
Goerck st, 34—Samuel Rosenberg.....G-F-A
Grand st, 196—Cecilia Cassese.....C-I-A
Grand st, 281—Abe Levine.....I-E-C
Grand st, 302-4—Ida Savitch.....B-C-I-G
Grand st, 309-11—Friedman & Brand.....C-I
Ludlow st, 73—Philip Cohen.....C-I-F
Pitt st, 62—Wm Weinderlich.....B-D-E-F-C-I
Rutgers pl, 2—John Lohodick.....C
Suffolk st, 143-5—Pincus Rubel.....I-C-G
Vesey st, 32-4—Chas M Russell.....G
Vesey st, 32-4—Henry H Tess Co.....G
Vesey st, 32-4—Appeal Printing Co.....G
Warren st, 10—Daniel Birdsall.....C
Warren st, 87—Corp of Trinity Church.....C
Washington st, 704—Frank Cividandes.....C
Washington pl, 14-16—Julius Herman & Co.G

Numbered Streets.

- 2d st, 193—Louis DintenfossI
2d st, 207-9—Wm WaldmanC
2d st, 214 E—Solomon Henig.....I
4th st, 62 E—Wm Rosenberg.....C-G
5th st, 210 E—Joseph Gross.....C
8th st, 27 W—Louis MallachC
11th st, 119-25 E—Chas Walderman.....I-D
12th st, 24-6 E—The Universal Investing Co.....A
12th st, 652 E—David KatzC
12th st, 652 E—Joseph Bashka.....F-C-G
13th st, 58 E—Abraham Goldman.....C
18th st, 208 W—Louis Goodheim.....C
21st st, 12-14 W—Chas Kaye.....A
22d st, 129-31 W—David Juffet & Max Mencher.....G
25th st, 107-13 W—Dr Samuel K Johnson...C-E
25th st, 146-50 W—L Samuel & M Kimmel...G
26th st, 209 W—7th Av Associates.....K
45th st, 15 W—Nellie Wheeler.....G
55th st, 162 E (2d & 3d floors)—Philip Frankel.....I
56th st, 203-7 E (1st floor)—New York Mannerchor, Chas Meizelhal, pres.....C
59th st, 303-7 W—Oliver F Jones Estate.....C-K
61st st, 143 W—Rev Father Moran.....C
61st st, 159 W—Hermitage Co.....C
84th st, 243-247 E—Workman's Educational Assn, August Vosht, pres.....C
101st st, 150 W—Margaret Shoemaker.....C
101st st, 152 W—Lena Bosch.....C
120th st, 165-71 E—Chas Strathman.....C
125th st, 162 W—Roval Blaney.....B-F-I
128th st, 208-10 E—Robert S Moffitt.....E-B-C-F
155th st, bet Broadway and Riverside dr—Patrick J Duffy.....K
162d st, swc Ft Washington av—Alliegro & Spallone.....K

Named Avenues.

- Broadway, 1845-7—Louis Martin.....C
Broadway, Pine & Cedar sts—Equitable Life Ins Co.....A
Central Park West & 106th st, shaft No 12—Pittsburgh Contracting Co.....G-K-L-A-E-D
Edgecombe av & 165th st, shaft No 8—Pittsburgh Contracting Co.....G-K-L-A-E-D
Jefferson Market—Slawson-Decker Co.....D
Jefferson Market—Chas Grundling.....D
Jefferson Market—North River Beef Co.....D
Jefferson Market—West Side Beef Co.....D
Jefferson Market—Howell Demarest Co.....D
Jefferson Market—Werfelman Bros.....D
Morningside av & 121st st, shaft No 11—Pittsburgh Contracting Co.....G-K-L-A-E-D
Park av & 34th st—Col Wm G Bates.....C
St Nicholas av & 135th st, shaft No 10—Pittsburgh Contracting Co.....G-K-L-A-E-D
St Nicholas av & 149th st, shaft No 9—Pittsburgh Contracting Co.....D-E-K-L-A-G

Numbered Avenues.

- 3d av, 1081—David Lenten Realty Co...G-A-C
5th av, 259—Joseph Stewart.....A-G
6th av, 189-91—Isidore & Abraham Ladin...G

BRONX ORDERS SERVED.

Named Streets.

- Lorillard pl, nwc 3d av—A Spadaccini.....K
Tiffany st, bet Lafayette & Longwood avs—Geo M Dunn.....K

Numbered Streets.

- 138th st & Mott av—Rodgers & Hagerty Co...K
149th st & Mott av—Dodgers & Hagerty Co...K
174th st bet Vyse & Longfellow avs—Pheon Contracting Co.....K
172d st bet Aqueduct & Jessup rd—Wm Schmidt.....K
179th st & Aqueduct av—Spadaro Cont Co....K
205th st & Earnes av—Geo Mortensen.....K

Numbered Avenues.

- Clay av, es, & 170th st—A Spadaccini.....K
Cypress av & 138th st—John T Stevens Con Co.....K
McCombs rd & Aqueduct av, shaft No 6, Catskill Aqueduct Tunnel—Pittsburgh Contracting Co.....D-E-K-L-A-G
McCombs rd, 174th & 175th sts—N Jordan...K
Morris Park av, 678—Maria Brenner.....F
Randall av & Metcalf st—Rodgers & Hagerty Co.....K
Sedgwick av & 167th st, shaft No 7—Pittsburgh Contracting Co.....D-E-K-L-A-G
Southern Blvd bet 138th & 141st sts—John T Stevens.....K
Westchester & Bronx River avs—Fred Schneider.....K
Willis av, 481—Amphion Amuse Co.....G-I-F

BROOKLYN ORDERS SERVED.

Named Streets.

- Adams st, 342—Herman Wacke.....D
Ainslie st, 6-12—Lehr Mfg Co.....G-C
Ainslie st, 6-12—Wm A Patterson.....C
Bradford st, 150-56—Bklyn Union Gas Co...A
Bergen st, 309—Robert F Stevens Co.....K
Boerum st, 90 (rear)—Louis Kokol.....A-G
Boerum st, 90 (rear)—Mary Cohen.....C
Chestnut st, 269—Bklyn Union Gas Co.....A
Dean st, 455—Frank Kronenberg.....G
Eckford st, 16-18—Leshne Realty Co.....B-C
Ellyer st, 206—Joseph Zirn.....C
Elm pl, 14-18—Abraham Flum.....D
Essex st, 291-5 (rear)—Bklyn Union Gas Co.A
Fulton st, 66-68—Henry C Doscher.....B-E
Fulton st, 178—Michael Flynn...F-C-A-B-D-E
Fulton st, 651—Majestic Theatre Co.....D
Fulton st, 724—Leonard D Colville.....C-A-K-L
Fulton st, 968-72—Fulton Amuse Co.....D
Fulton st, 1273—Fulton Theatre Co.....D
Fulton st, 1973—Geo J Schalk.....M-D-G-A
Fulton st, 2081—Isador Yudkowitz.....A-L
Fulton st & Rockwell pl—Orpheum Theatre Co.....D
Gerry st, 66 (rear)—Bklyn Union Gas Co...A
Gerry st, 66 (rear)—Samuel Lichter.....C-G-F-E
Gerry st, 66 (rear)—Mrs Annie Lurie.....G
Gerry st, 66 (rear)—Israel Brown & Sam Blotnick.....C-A-F-G
Gerry st, 66 (rear)—Wolf Goldberg...C-F-G-D
Gerry st, 66 (rear)—Mrs Annie Lurie.....C-B
Glenada pl, 1—E Pender Porter.....A-G
Grafton st, 110—Israel Wezekevitch.....M
Grafton st, 136—Isaac Arker.....M
Grand st, 194—James F Thom, mg.....D
Grand st, 682—Bklyn Union Gas Co.....A
Grand st, 682—Mrs Marie Brindim.....G-A
Grand st, 682—Eldridge Press Co.....A-G
Grand st, 1013—Sackett & Wilhelms Co...A-G
Grove st, 14—Bklyn Union Gas Co, F R Wogan asst sec.....A
Grove st, 14—Emil Marmbold.....G-C-F
Grove st, 14—Hunken Estate.....C-F
Grove st, 42—Fred B Lemaire.....C
Grove st, 42—Gus Ehrlich.....A-G
Grove st, 176—Bklyn Union Gas Co.....A
Hall st, 40—Mergenthaler Linotype Co, P H Dodge, pres.....B
Halsey st, 956—Montauk Amuse Co.....F
Havemeyer st, 259—Williamsburgh Plaza Garage, Frank Furnell, pres.....G-D-L
Henry st, 253—Dr John C Bierwirth.....G-A
Henry st, 486—Peoples Recreation.....F
Herkimer st, 233-243—Sheffield Farms-Slawson Decker Co, Chas E Edwards, supt.....G-A
Hicks st, 444-6—Bklyn Union Gas Co.....A
Hicks st, 749—Birenbaum Bros & Sack.....C-A
High st, 156—Geo H Geisinger.....F
Humboldt st, 25-29—Samuel Beltzky, Samuel Itzkowitz, co-partners.....G-E-A
Humboldt st, 60—Mrs Bernard Piel.....C-K
Humboldt st, 60—Max Lasky.....A-G-L
Jay st, 389-95—Hvde & Behman Amuse Co...D
Kings pl, 18—Robert Ward.....C-F-M
Leonard st, 484-92—Louis Kaplan...C-B-A-G-F-M
Leonard st, 484-492—Bklyn Union Gas Co...A
Linwood st, 285-7—Abraham Welinsky.....A-C
Livinoston st & Hanover pl—Livingston Amuse Co.....D
Lorimer st, 55—Hyman Lautenberg.....C
McKibben st, 164—Harry Silver & Simon Teitelbaum.....G-F-C-E
McKibben st, 164—Bklyn Union Gas Co...A
Madison st, 468—Morris Landow.....K
Main st, 26-36—Improved Mailing Case Co.G-C-A
Main st, 26-36—Waltzfelder Braid Co, Albert Waltzfelder, pres.....A
Main st, 26-36—Chas Denman Mfg Co, Chas Denman, mem firm.....A
Main st, 26-36—Edwin B Kurcheedt.....A
Main st, 26-36—Sweeney Mfg Co—J J Sweeney, pres.....C-F-D-A-B
Main st, 26-36—Daniel W Shoyer & Co, Daniel W Shoyer, mem firm.....A-E
Main st, 26-36—Metal Package Co, H O Hyatt, pres.....A
Main st, 26-36—Paltz & Bauer, John Bauer, mem firm.....A
Main st, 26-36—Brooklyn Union Gas Co, F R Wogan, Asst Sec.....A
Main st, 26-36—York St Flax Spinning Co.A
Main st, 26-36—C S Davison & Co, Robt G Davison, Pres.....A
Main st, 26-36—Christo Georgiades & Co.A-C
Menahaz st, 103-5—Brooklyn Union Gas Co...F R Wogan, Asst Sec.....A
Menahan st, 103-5—Fleckenstein Bros.....B-C
Marion st, 115—Peter Cleary.....A-G

- Monroe st, 850—Shubert Theatrical Co.....D
Navy st, 146-8 (rear)—Brooklyn Union Gas Co.....A
Navy st, 146-8 (rear)—Isaac H Carey.....C
Navy st, 146-8—Benj Sharfstein.....F-C-G
Noll st, 9—Obermeyer & Liebmann, Theodore Obermeyer, Pres.....C-L-K
Osborn st, 347—Estate of Clara Griffin...C-G
Pacific st, 331—Alexander Kalmer.....A-G
Pacific st, 331—Brooklyn Union Gas Co...A
Park pl, 166—Flatbush Amuse Co.....F
Pearl st, 124—L B Prahar & Co, L B Prahar, Pres.....G
President st, 11—Henry Riecken.....B
President st, 11—Mrs Minnie Schneider.....F
President st, 29—Nicolm Carrelli.....F
President st, 1281—Henry Roth.....A-C
Quincy st, 25—New York Wood Heel Co...G
Quincy st, 880—Ed J Shea.....F
Raymond st, 101-113—Wm Teschenmacher Co...F
Chas Teschenmacher, Pres.....G-C-A-B-D-F
Raymond st, 101-113—Brooklyn Union Gas Co...F R Wogan, Asst Sec.....A
Russell st, 215-221—Hector C Jaeck.....A-L
St John's pl & Snedecker av—Geo Meyers...F
Seigel st, 40 (rear)—Bklyn Union Gas Co...A
Smith st, 24-28—Geo S'henck, Mgr.....D
Smith st, 282—Jos G Stockham.....F
State st, 433—Maria P Henderson.....A
State st, 552-58—Hanson Amuse Co.....D
Steuben st, 131—Brooklyn Union Gas Co...A
Steuben st, 199-209—Brooklyn Union Gas Co, F R Wogan, Asst Sec.....A
Summit st, 70—B'klyn Union Gas Co.....A
Sumpter st, 11A—Louis Vargeslick.....F
Taaffe pl, 282-286—B'klyn Union Gas Co...A
Union st, 55—Marcandante Theatre Co...F
Union st, 101—Fran Delia.....C
Van Brunt st, 296—Vincenzo Daidone.....F
Varet st, 159—Isaac Klupt.....G-C-A-E
Wallabout st, 77-79—American Parlor Frame Co.....F-C-G
Wallabout st, 77-79—Samuel Greenstein.C-M-A
Watkins st, 436—Brooklyn Union Gas Co...A
Watkins st, 436—Samuel Glewitz.....A
Willoughby & Pearl sts—Lew Amuse Co...D
Willoughby st, 72-4—Electron Chemical Co.K
Wyckoff st, 97—Anna Scattergood.....F
Wyckoff st, 134—Annie C Becker.....F
Wyckoff st, 247—Frank P Kalhat.....F

Numbered Streets.

- 3d st, 735 E—Alexander McDonald.....A-G
4th st, 331—Joseph G Cress.....L-K
5th st, 41-5 S—Brooklyn Union Gas Co...A
8th st, 186 S—Brooklyn Union Gas Co...A
8th st, 291—John D Brooks.....C-L-A-D-K
9th st, 37-47 S—Wm Vogel & Bros.....A-G
11th st, 340—Elbert G Haviland.....C-L-G
16th st, 2877 W—B'klyn Borough Gas Co...A
16th st East & Newkirk av—Benj Title.....F
21st st, 870 Bay—Jack Edison.....F
15th st, 230—Dineen Amuse Co.....F
21st st, 188—Francesco Longe.....F
23d st, 3052 W—B'klyn Borough Gas Co...A
32d st, 737 E—David Crawford.....K-A-G
33d st, 16-32—Crex Carpet Co.....G-F-A-E
33d st, 16-32—J G McCrory Co.....G-A-F
33d st, 16-68—The Eiseman Magneto Co.F-G-A
33d st, 16-88—Chas J Taglibue.....F-G-A
33d st, 16-98—The Tidewater Paper Co.A-C-F-G
33d st, 16-98—Bush Terminal Bldg Co...A-C-F
33d st, 88-98—Marshall, Field & Co...G-A-F-E
33d st, 88-98—Binney & Smith.....G-F-A
33d st, 88-98—Peck & Hill Furniture Co...A-G-C-F-E
33d st, 88-98—Geo McKibbin & Son...G-F-A
34th st, 17-33—American Bentnizing Co...A-C-F-G
34th st, 17-33—David B Levy, Inc...A-C-G-F
34th st, 17-33—Eastern Rug Refinishing Co...A-C-D-F-G
34th st, 17-41—Wilson & Bradbury...A-C-F-G-E
34th st, 17-67—Tension Envelope Co...L-G-F-A
34th st, 33-67—Hydrox Chemical Co...F-G-A
34th st, 33-67—W C Ritchie Co...C-F-A-G-E
34th st, 67-87—Lord Mfg Co.....L-A-C-G
34th st, 67-87—Taylor Nursery Baby Bed Co...E-G-F-L
34th st, 33-99—Doty & Scrimgeour.....F-A
34th st, 88-98—Collin Mower.....L-G-F
35th st, 88—Englander Spring Bed Co, Max Englander, Pres.....A-G
40th st, 1065—Wm R Thomas.....A-G
46th st, 1446—Paul Vitale.....C
47th st, 273-77—Reuben Horowitz.....G
47th st, 273-77—Brooklyn Union Gas Co...A
54th st, 1312—Dr Chas H Hadley.....G
57th st, 1230—John Musaus.....A-G-K
57th st, 1318—Louis Christensen.....K
72d st, 855—Edgar Williams.....C
72d st, 861—Edgar Williams.....C
72d st & 3d av—Wm Hess.....F
100th st & 4th av—Wm Hartman.....F

Named Avenues.

- Alabama av, s of Sutter av—Max Garvin...F
Arlington av, 349-51—Bklyn Union Gas Co...A
Arlington av, 361—Ira Rilson.....F
Arlington av, 385—Welz & Zerweck Brewing Co.....C-D-M
Atlantic av, 29—Wm & John Dixon.....E
Atlantic av, 70—John Campo.....F
Atlantic av, 134—Est of Henry P Journeay.C-G
Atlantic av, 134—Bklyn Union Gas Co...A
Atlantic av, 137—Bklyn Union Gas Co...A
Atlantic av, 201-5—Frank Williams.....F
Atlantic av, 362—Bklyn Union Gas Co...A
Atlantic av, 534-40—Bklyn Union Gas Co...F R Wogan, Asst Sec.....A
Atlantic av, 1007—Bklyn Union Gas Co...A
Atlantic av, 1046-8—New York Varnish Co...A-K
Atlantic av, 1255—Mrs Elizabeth Jones...C-K
Atlantic av, 1339—Mrs F M Luntow...A-D-G-K
Atlantic av, 2515-19—Dayton-Brower Co, Inc...A-G
Atlantic av, 2628—Bklyn Union Gas Co...A
Atlantic av, 2762—Edward H Dunn...D-A-G-K
Atlantic av, 2814—Rudolph Reimer, Jr...G-C-A-D
Av H, 3414—Benjamin G Hitchings...C-G-A
Av Q, 1007—Irving Jay Smith.....L-G
Barren Island—Michael Zemer.....F
Bath av 1630—Mrs Mary Johnson.....G
Beach Front, ft W 20th st—Bklyn Borough Gas Co.....A
Bedford av, 437—Bernard Simon, mgr.....J
Bedford av, 944—Wm. C. Knowlton.....L-A
Bedford av, 1114—Geo. W. Northridge...D-A

Bedford av & Bergen st.—Crown Amuse Co...D
 Bedford av, 1407—Emanuel PhillipsF
 Belmont av, 77—Samuel SilvermanG-C-A
 Belmont av, 77—Bklyn Union Gas Co.....A
 Belmont av, 79—Bklyn Union Gas Co.....A
 Belmont av, 79—Sachs Bros.G
 Beverly rd, 112—Herzberg & SmithF
 Beverly rd, 1516—Dr. David Lloyd.....A-G
 Bowery, nec Henderson's Walk, Bklyn Bor-
 ough Gas Co.A
 Bowery, s s, 60 ft e Henderson Walk—Bklyn
 Borough Gas Co.A
 Brighton Beach—Myron A. FlinkerF
 Broadway, 424—John S. SussenmichD-A
 Broadway, 637—J Cesbulyk & M Ehrlich.....D
 Broadway, 652—Joseph GoldsteinC-A-G
 Broadway, 652—Charles LazarA-G
 Broadway, 677-79—Bklyn Union Gas Co, F.
 R Wogan, Asst Sec.A
 Broadway, 677-9—Barnett & Isaac Pearson
 G-C-A-D-B
 Broadway, 769-71—Mrs Catherine Michaels..C
 Broadway, 769-71—Bklyn Union Gas Co.....A
 Broadway, 829-31—Rosengarten Bros.F
 Broadway, 829-31—Manuel R. Rodriges.....C
 Broadway, 887—Geo R KinneyM
 Broadway, 907—Bklyn Union Gas CoA
 Broadway, 1379-81—Geo B Goodwin.....G
 Broadway, 1379-81—Harry Hinrichson....A-G
 Broadway, 1381 (1st story)—Morris Strumpf
 G-A
 Broadway, 1558-62—Bklyn Union Gas Co.....A
 Broadway, 1558-62—Mrs Tina Menken.....C-B
 Broadway, 1558-62—Theodore Schweikert...F
 Broadway & Howard av—Benedict Blatt, mgr..D
 Broadway & Stockton st—Leo TellerD
 Bushwick av, 450—F & L Amuse Co.....F
 Bushwick av & Stagg st (P S 117)—Board
 of EducationD
 Carlton av, 399-401—Fred J HagelG
 Caton av, 1835—Wm H McKiernanA-C
 Church av, 2103—John B Zabriniski.....C-G
 Classon av, 153-55—Bklyn Union Gas Co.....A
 Coney Island av, 598—Stoddard & Hewes...F
 Coney Island av, 828—Walter Gusher.....F
 DeKalb av, 775—Joseph L LoesbergC
 DeKalb av, 1241—Bklyn Union Gas Co.....A
 DeKalb av nr Broadway—Lotus Theatre Co..D
 Division av, 170—Samuel RaleG
 Driggs av, 258—Henry Josephowitz.....A-G
 Eastern Pkwy & Bedford av—Henn & Doug-
 lasF
 Emmons av, nwc Sheephead Bay—Gewert &
 HuismanA
 Flatbush av, 90-8—Chas Daniels, mgr.D
 Flatbush av, 369-71—Geo FooteK
 Flatbush av, 817—Carlton Amuse Co.....D
 Flatbush av, 1034-6—Flatbush Gas Co
 A-B-E-G
 Flatbush av, 1055—Wm R LusherC
 Flatbush av, 1134—Marguerite Cherpin..A-L-C
 Flatbush av, 1411-13—Wagner Paint & Color
 Co, Chas D Billings, mgr.A
 Flatbush av, 1526—Herman MarcowitzD-G
 Flatbush av nr Fulton st—Crescent Operating
 Co.D
 Flushing av, 523—Jacob SchwartzB-C
 Flushing av, 529—Bklyn Union Gas Co.....A
 Forrest av, 8-12—Bklyn Union Gas Co.....A
 Fort Hamilton av, 3903—Louis Mendelson..F
 Fort Hamilton av, 3940—John T Boehm....F
 Gates av, 856—Gates Av Amusement Co....F
 Georgia av, 48—Barnett EisenbergF
 Glenmore av, 25—Fannie WissenD-A-G
 Glenmore av, 245—David Shapiro, Meyer Ar-
 onson, co-partnersA-G
 Graham av & Debervoise st—Israel Bernstein..D
 Grand av, 601—Bklyn Union Gas CoA
 Grant Sq, 33—Isaac C KirkhamA-L-G
 Greenpoint av, 144—Fred E Jaeger & Co, Inc
 D-A-C
 Hamilton av, 84—Alex RottaF
 Hamilton av & Huntington st—John Volk...F
 Henderson's Music Hall, Bowery & Hender-
 son's Walk, Coney Island, F. H. Hender-
 son, Inc.D
 Hudson av, 363—Mrs Bertha Shonberg.....B
 Hudson av, 363—Standard Rolling Mill, Inc..A
 Hunter av, 104—Thos A DolanL
 Jefferson av, 862-4—Wiese & Blake Auto Co,
 W Blake, secL-A-G
 Kings Highway, 1122—David A FisherF
 Kings Highway, 1045—F F EnderessF
 Knickerbocker av, 476-82—Bklyn Union Gas
 Co.A
 Lafayette av & Ashland pl—Frederick Edsall..D
 Lee av, 27-31—Corse Pavton Amuse Co.....D
 Lewis av, 217—Michael CohenG
 Lewis av, 217—Bklyn Union Gas CoA
 Lexington av, 25-7—Bklyn Union Gas Co.....A
 Lexington av, 259-63—Lee A Disbrow, Ritz
 Carlton GarageA-L
 Lexington av, 822-34—Bklyn Union Gas Co,
 F R Wogan, asst secA
 Lexington av, 822-34—Wm SchwennC-D-A
 Lexington av, 822-34—Henry Minkoff & Co..D
 H Minkoff, member of firmA-G-F
 Liberty av, 232-34—Bklyn Union Gas Co.....A
 Liberty av, 232-34—Rotweln & Rubin..B-A-G-F
 McDonough & Hopkinson av—Morris Green-
 bergF
 Manhattan av, 155 (rear)—Rubin Greenspan..C
 Manhattan av, 825—Orpheum CoD
 Metropolitan av, 1105—Acme Oil WorksA-K
 Metropolitan av, 1572—Chas Otterbein & Son
 D-C-A
 Montauk av, 13—Montauk Metallic Bed Co,
 Samuel Weusgrass presA-G
 Montrose av, 86-90—I A PhillipsD
 Myrtle av, 306—James SaponaroG
 Myrtle av, 988-90—Joseph WeinsteinE
 Myrtle av, 988-90—A Abel & M Rosenblum..E
 Myrtle av, 988-90—Morris WolfE
 Myrtle av, 988-90—Louis PlitkinE
 Myrtle av, 1039—O'Brent & SovenskyA-E-C
 Myrtle av, 1065—Miss Annie LiskeyC
 Myrtle av, 1160—Wagner Bros, Peter & Simon
 Wagner, co-partnersA-C
 Myrtle av, 1374—Myrtle Amuse CoD
 Myrtle av, ft & Lawrence st—Volkhomer & Co
 A-F
 New Jersey av, 178-80—Bklyn Union Gas Co..A
 New Lots rd, 380—Broudy & HelsenF
 Nostrand av, 123—Henry & Jacob Goetz.....A
 Nostrand av, 406—Herman Ottenberg.....C-G
 Nostrand av, 452—Mrs Anna GoghanE
 Nostrand av, 1404—Mark SholtzA
 Ocean av, s s, 120 ft n Voorhies av—Bklyn
 Borough Gas CoA
 Ocean Front, w 35th st—Bklyn Borough Gas
 Co.A

Ocean Parkway, 293—Geo F Etzel.....A-C
 Park av, 96—Luis SmithD
 Park av, 297—Mergenthaler Linotype Co....B
 Prospect av, 261—Wm D KolleF
 Putnam av, 310—Stuart H MooreC-G
 Ralph av nr Broadway—Empire Circuit Co..D
 Reid av, 100—John F GrahamC-M
 Rockaway av, 377—Bklyn Union Gas Co.....A
 Rockaway av, 399—Louis BarachA-G
 Rockaway av, 1517—James B Garrison.....F
 Rockaway & Schenck avs—Whittaker Casino
 Co.F
 Rockaway & Schenck avs—Henry H Hussman..F
 Rogers av, 72—Ed F GarciaF
 Rogers av, 833—Wm SieversA-G
 St Marks av, 1324—Wohke & EdwardsF
 Snyder av, 49-51—Frank A LangA-L
 Stockholm & Wyckoff avs—Annie E Becker..F
 Surf av, 3311-13—Bklyn Borough Gas Co....A
 Surf av, nec W 15th st, "Penza Hotel,"
 (Coney Island—Bklyn Borough Gas Co
 Geo H Woodal, gen mgr.....A
 Surf av, ss, 165 ft e Henderson's Walk—
 Bklyn Borough Gas CoA
 Sutter av, 436—Lipert Amusement Co.....F
 Sutter av, 498—Benj Brayerman Sons..A-K-L
 Sutter av, 568-78—Bklyn Union Gas Co.....A
 Sutter av, 570—Max GarvinF
 Sutter av, 570 (rear)—Max GarvinF
 Sutter av, 621—Mt Morris Amuse Co.....F
 Sutter av, 866—Samuel GlassmanF
 Sutter & Alabama avs—Max GarvinA
 Tompkins av, 43—Meyer LevinC-G-A

Named Avenues.

Throop av, 378-388—New York & Chemnitz
 Knitting Co.A
 Throop av, 378-388 (north wing)—Carpathian
 Tray Co, Fred P. Evans, Pres.A
 Throop av, 378-388 (south wing)—Freedman
 Skirt Co, A Freedman, co-partner.....A
 Throop av, 378-88—Isaac LevineL
 Throop av & Madison st (P S 44)—Bd of
 EducationD
 Throop av & Middleton st—Hyde & Behman
 Amuse Co.D
 Underhill av, 93-7—B'klyn Union Gas Co....A
 Vanderbilt av, 595—Sam Seklir.....A-D
 Washington av, 281—Manorch Amuse Co....D
 Williams av, 281—Samuel Weinstein.....C-G

Numbered Avenues.

1st av, 5013—B'klyn Union Gas Co.....A
 3d av, 33—Herman KrackeF
 3d av, 4620-24—Catherine Rohlfis.....C-G
 3d av, 5811—Harry ZelenkoG
 3d av, 7509—Wohlers & Sengstack.....A
 4th av, 297—Peter Falcone.....A-G
 4th av, 626-630—Max Hunske Chemical Co,
 Max Hunske, Pres.A
 4th av, 706—Rosco AgoglioF
 5th av, 41—B'klyn Union Gas CoA
 5th av, 585 1/2—Isaac Lefkowitz.....G-C
 5th av, 585 1/2—Brooklyn Union Gas Co.....A
 5th av & 4th st—Dale Amuse Co.....D
 7th av, 140—Herman HarpF
 12th av, 4402—Murray B Gordon.....A-G-K
 13th av, 4112—Hattie KraussA
 13th av, 7211—Nicholas RosateK
 18th av, 8666—Frederick H Dieckmann....A-G

QUEENS ORDERS SERVED.

Named Streets.

Albert & Winthrop sts (Astoria)—Presto Light
 Co.K
 Baitin st, 665—Bergen Improvement Co.....F
 Boerum st, 90 (rear)—Brooklyn Union Gas
 Co.A
 Division st, 28 (Jamaica)—Chas Trautmann
 Co.C-A-G
 Fulton st, 196-200—Jamaica Gas Light Co, F
 R Wogan, Asst Secy.....A
 Fulton st, 375 (Jamaica)—Wm M Griffith...K
 Hunt st, 61 (Corona)—Corona Motor Car Co.
 G-A-L
 Liberty st, 22-24—Emma L DamonK
 Maple Grove (Newton)—Sieling & Vockel...F

Named Avenues.

Bergen av, 70 (Jamaica)—James F Watts.
 C-K-G
 Bradford av, 65—Perfection Chemical Co....A
 Briarwood rd, 1—Herbert A O'Brien.....A-G
 Flushing av, 305 (T I C)—Theodore Fritze..D-A
 Fresh Pond rd, 829—Wm McKenzie, Mgr.....D
 Jamaica av, 1125—Geo E ArcherA
 Jamaica av, 1127—Geo E ArcherD
 Jamaica av, 1186—Joseph Maller.....A-D
 Jamaica av, 1196—Geo Schmidt.....D-M-A
 Jamaica av, 1196 (Woodhaven)—Brooklyn
 Manor Amuse Co.A
 Ocean & Pier avs (Seaside)—Diemling Amuse
 Co.D
 Van Dyke & Atlantic avs—N Y & Queens Elec
 L & Power CoL
 West av, 162-80 (L I C)—Geo L Fenner.....G

Numbered Avenues.

2d av & 9th st (College Point)—Kreamer Ex-
 press Corp.C-L-A-K

RICHMOND ORDERS SERVED.

Named Streets.

Forest st & Willow av (Clifton)—Lillie
 SpanierC-G
 Vine st & Belmont pl (New Brighton)—John
 E DonovanK

Board of Examiners.

APPEAL 115 of 1913 New Building 4240 of
 1913, premises north side Church avenue, 77.52
 ft, east of Flatbush avenue, Brooklyn, Robert
 T. Rasmussen, appellant.
 Theatre; courts; seating arrangements.
 APPROVED ON CONDITION that the steps
 shown in the rear court leading to Church ave-
 nue be eliminated; that in lieu thereof a grad-
 ient be provided not greater than one foot in
 ten feet, which shall be roofed over forming
 tunnel; and provided that the head room in all
 parts of the tunnel be not less than seven feet
 in the clear, and that the side walls and ceiling
 of the tunnel be lined with white enamel brick
 or white tile, and that the tunnel be properly
 lighted during performances. And on the fur-
 ther condition that a rigid steel and asbestos
 fireproof curtain be provided for the proscenium
 opening, in accordance with the regula-
 tions of the Fire Department.

APPEAL 116 of 1913, Alteration 2492 of
 1913, premises, 74-76 Fifth avenue and 1 West
 13th street, Manhattan, Royal J. Mansfield, ap-
 pellant.
 Tank house, construction of supports.
 Withdrawn by appellant.

APPEAL 117 of 1913, Alteration 2490 of 1913,
 premises 39-47 West 19th street, Manhattan,
 Royal J. Mansfield, appellant.
 Tank house, construction of supports
 Withdrawn by appellant.

APPEAL 118 of 1913, Alteration 2344 of 1913,
 premises 40-44 East 41st street, Manhattan,
 John A. Hamilton, appellant.
 Pent house, addition to; superintendent's
 quarters in fireproof office building.
 APPROVED.

APPEAL 119 of 1913, Alteration 2469 of 1913,
 premises 2058-2064 Lexington avenue and 132-
 134 East 25th street, Manhattan, Henry Nord-
 heim, appellant.
 Walls (of extension). Sec. 27.
 APPROVED.

APPEAL 120 of 1913, New Building 4083 of
 1913, premises southeast corner Fourth avenue
 and 10th street, Brooklyn, Shampam & Shampam,
 appellants.
 Walls; height of twelve-inch walls. Sec. 31.
 APPROVED ON CONDITION that an un-
 pierced brick wall be provided at points marked
 "A" on the second and upper floor plan, said
 wall to extend from the cellar floor up to and
 through the roof.

APPEAL 121 of 1913, New Building 4082 of
 1913, premises south side 10th street, 55 feet
 east of Fourth avenue, Brooklyn, Shampam &
 Shampam, appellants.
 APPROVED ON CONDITION that an un-
 pierced brick wall be provided at points marked
 "B" on the second and upper floor plan, said
 wall to extend from the cellar floor up to and
 through the roof.

APPEAL 122 of 1913, New Building 322 of
 1913, premises southeast corner Lexington ave-
 nue and 72d street, Manhattan, Schwartz &
 Gross, appellants.
 Basement entrance, fireproof apartment.
 Withdrawn by appellants.

APPEAL 123 of 1913, New Building 390 of
 1913, premises east side Broadway, 78th to 79th
 streets, Manhattan, Schwartz & Gross, appel-
 lants.
 Basement entrance, fireproof apartments.
 DISAPPROVED.

APPEAL 124 of 1913, New Building 4892 of
 1913, premises south side 55th street, 360 feet
 east of Fifth avenue, Brooklyn, Benjamin Cohn,
 appellant.
 Walls, height of twelve-inch walls. Sec. 31.
 APPROVED ON CONDITION that an un-
 pierced brick wall not less than eight inches
 thick be provided at the point marked "A"
 on the cellar, first floor, second and upper floor
 and roof plans; said wall to extend from the cellar
 floor up to and through the roof.

APPEAL 125 of 1913, New Building 389 of
 1913, premises 309-311 West 86th street, Man-
 hattan, Schwartz & Gross, appellants.
 Basement entrance, fireproof apartment.
 Withdrawn by appellant.

APPEAL 126 of 1913, New Building 390 of
 1913, premises east side of Broadway, 78th to
 79th streets, Manhattan, Schwartz & Gross, ap-
 pellants.
 Basement entrance.
 Withdrawn by appellants.

APPEAL 127 of 1913 Alteration 286 of 1913,
 premises 517-521 East Houston street, Manhat-
 tan, Edmund B. Wells, appellant.
 Elevator shaft. Sec. 96.
 APPROVED ON CONDITION that automatic
 trap doors be installed at the second floor level.

APPEAL 128 of 1913, New Building 310 of
 1913, premises southeast corner 107th street and
 Broadway, Manhattan, V. Hugo Koehler, ap-
 appellant.
 Theatre; seating arrangement and aisles.
 DISAPPROVED.

Tenement Budget for 1914.

John J. Murphy, Tenement House Commis-
 sioner, has sent to the budget committee of the
 Board of Estimate an estimate of the expenses
 of his department for 1914 amounting to \$795-
 499, a net decrease of \$13,775 from the amount
 allowed for this year.

The estimate includes requests for increases
 in salaries, which it is proposed to provide for
 with money to be saved in the keeping of rec-
 ords, inspection and construction. The chief in-
 creases are in the salaries of the first and sec-
 ond deputy commissioners, which it is proposed
 to raise from \$4,000 to \$5,000 a year. Increases
 of \$500 each for the two superintendents and
 the two chief inspectors are also asked for.

Comptroller Prendergast and Borough Presi-
 dent McAneny, as the publicity committee of
 the Board of Estimate, continued this year
 their method of letting the public know through
 open hearings what the heads of departments
 are asking for in the 1914 budget and giving
 any one who wants to criticize a chance to
 appear.

The Budget News Bulletin will be issued
 again this month from time to time, carrying
 the latest news of the development of the
 budget.

Change of Bronx Street Lines.

The proceeding for changing the map of the
 territory bounded by Pratt avenue, the city
 line, Rombouts avenue and East 233d street, Bor-
 ough of The Bronx, provides for changing the
 lines of Dyre avenue, between East 233d street
 and the city line; of Harper avenue and Steen-
 wick avenue between Dark street and the city
 line, and of Dark street, between Pratt avenue
 and Dyre avenue, as well as for a number of
 modifications in street grade, these ranging up
 to a maximum of over nine feet. It is under-
 stood that the lines and grades now proposed
 will conform more closely with the develop-
 ment which has already taken place in the ad-
 joining section within the limits of Mt. Vernon
 as well as with the property subdivisions and
 topography of the area affected.

With the understanding that a corresponding
 change will be made in the drainage plan for
 this territory, the Board of Estimate has adopted
 the map change.

CURRENT BUILDING OPERATIONS

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

Contract for 33d Street Building.

Charles T. Wills (Inc.), 286 Fifth avenue, has received the general contract to erect the twelve-story store, office and loft building, which the Thirty-second-Thirty-third Street Corporation, a syndicate headed by Leslie R. Palmer, is to erect across from the Waldorf-Astoria Hotel, fronting 200 feet in 33d street, beginning next to the Cambridge Building, at the southwest corner of Fifth avenue, 98.9 feet in depth, together with the abutting four-story building at 15 West 32d street, with a frontage of 25 feet. A feature of the building as planned is that the 33d street front will be entirely of plate glass for the first three floors. The freight entrance will be through the 25-foot end on 32d street. Building operations will probably be started by early spring. Plans have been prepared by H. L. Meader, of 178 Fifth avenue. For further particulars see real estate news columns.

New Library for Harlem.

The New York Public Library Association, Fifth avenue and 42d street, J. S. Billings, director, 425 Lafayette street, contemplates the erection of a library building in the south side of Manhattan street through to 126th street, from proceeds of the sale of the Bruce Branch site. W. W. Appleton, of 26 East 80th street, is chairman of the building committee and George L. Rives, 34 Nassau street, is chairman of the executive committee. Nothing definite has been decided, and no architect has yet been retained.

Four Apartment Houses for 11th Street.

Williams & Grodinsky, builders, of 132 Nassau street, have had plans prepared by Gronenberg & Leuchtag, 303 Fifth avenue, for four six-story apartment houses, 100x71 feet each, to be erected in the south side of 11th street, 100 feet east of Lenox avenue. It is undecided when operations will be started.

Plans for New Catholic School.

St. Thomas the Apostle Roman Catholic Church, of West 118th street, Rev. Father J. B. McGrath, pastor, is having preliminary plans prepared by F. A. De Meuron, of 31-33 East 27th street, for a new school, to be erected at 118th street and St. Nicholas avenue. Definite details have not yet been made.

Fifteen Residences for Brooklyn.

Benjamin Driesler, 157 Remsen street, is designing plans for fifteen two-story brick and stone residences, 20x44 feet, to be erected on Lincoln Place, near Underhill avenue, Brooklyn, for the Cooper Company, Inc., 1351 Bedford avenue, to cost about \$3,500 each.

Skyscraper May Replace Tower Building

It was reported in building circles this week that plans which were prepared in 1908, by W. C. Hazlett, of 1133 Broadway, for a thirty-eight-story office building, to be erected on the Tower Building site at 50 Broadway, are to be revived. For further details see another column of this issue.

New Bronx Y. M. C. A. Building.

Louis E. Jallade, 37 Liberty street, is completing plans and will be ready to take estimates from general contractors about November 15 for a four-story Y. M. C. A. building, to occupy the block between 160th and 161st street to Washington avenue, the Bronx. The Y. M. C. A. Association of the Bronx, 215 West 23d street, William Fellowes Morgan, president; Samuel Sloan, treasurer, and Harry M. Orne, secretary, is the owner. The cost is placed at \$300,000.

PERSONAL AND TRADE NOTES.

MAX G. HEIDELBERG and EMILIO LEVY, architects, have moved their offices from 320 5th av to 12 West 31st st.

ARTHUR E. DORE, JR., has opened an office for the practice of architecture at 650 Bergenline av, West New York, N. J. He desires catalogues.

GOOD ROADS.—At the election next Tuesday the people of North Hempstead Township, L. I., will be called upon to vote upon an appropriation of \$147,000, to be spent in improving the roads in that district.

MERCHANTS' DINNER.—If you have not yet made your reservation for the "For New York" dinner of The Merchants' Association on the evening of November 8, you are urged by the Committee of Arrangements to do so at once.

W. E. GREEN, until recently associated with the Thos. A. Edison Co., has connected with the Picture Theatre Equipment Co., 21 East 14th st, where he will be in charge of their sales department. The Picture Theatre Equipment Co. sells moving-picture machines and a general line of supplies for the business.

GEORGE S. RICE, consulting engineer, of New York, has been retained by British interests to investigate plans for a 5-mile subway system for Buenos Ayres. Mr. Rice has been assisted in this work by Mr. Albert Carr, of New York, who has made a local examination of conditions and who is now with Mr. Rice in London preparing the report.

SPECIFICATIONS have been completely revised in the eleventh edition of the Hy-rib Hand Book published by the Trussed-Concrete Steel Company, of Detroit, Mich., which has just come from the press. The change was made necessary because the seven-rib product has replaced the four-rib upon which the old specifications were based. Architects who have not already received a copy of this new handbook should communicate at once with the Trussed-Concrete Steel Company at Detroit. The book shows many new applications for Hy-rib and it also contains tables for figuring carrying capacities, quantities, etc.

RUSSELL & ERWIN MANUFACTURING CO., of New Britain Conn., is issuing a new catalogue which has been in preparation for about a year. It contains much information of value to the architect and prospective builder, especially those interested in period architecture. The book is a handsome one, reflecting in some degree the high character of the goods manufactured by this house. It is divided into the following classifications: Roman, Greek, Gothic, Italian Renaissance, French Renaissance, Elizabethan, Flemish, Louis IV., Louis XVI., Colonial, Mission and L'Art Nouveau. Copies are 25 cents, but are gratuitously sent to architects.

THE BRICKLAYERS and Stonemasons Union have withdrawn the complaint filed with the Public Service Commission for the First District against the Oscar Daniels Company, contractors for Section No. 12 of the Lexington avenue subway. This complaint charged that the Daniels Company, in violation of the State Labor Law, was employing non-citizens on the subway work. At a meeting of the commission the union's representative declared that the complaint had been satisfied and that the company was now employing none but native Americans, and was paying the prevailing rate of wages.

SAMUEL P. DONNELLY, formerly U. S. Public Printer, in connection with his new duties as Secretary of the Building Trades Employers' Association of Greater New York will assist the executive committee in arbitrating the disputes arising between trade associations and the unions. Mr. Donnelly was the first secretary and one of the promoters of the General Arbitration Board, which for just five years kept peace in the building trades and became the pattern after which arbitration boards were constituted in a number of other cities. Years before that Mr. Donnelly had been president of "Big Six" and between times one of the secretaries of the Civic Federation.

OBITUARY

WILLIAM FARMER, a contractor, died at his home, 18 Russell st, Brooklyn, Thursday, Oct. 23, aged seventy-four years.

FRANK J. GAUTER, carpenter and general contractor at 271 Sumner av, Brooklyn, died at his home, 444 Monroe st, Sunday, Oct. 26, aged fifty-five years.

CHARLES E. BARTO, builder, aged seventy-three years, died Tuesday, Oct. 28, at his home, 18th street, near Seventh avenue, Whitestone, L. I.

JOSEPH MASSARIELLO, a general contractor, well known in the Woodhaven section of Queens borough, died at his home, 2013 Clinton pl, Woodhaven, Tuesday, Oct. 21, aged thirty-five years.

ALFRED C. TUXBURY, president of the A. C. Tuxbury Lumber Co. of New York and Charleston, S. C., died at his home, 116 Weyllyn Road, Montclair, N. J., Tuesday, Oct. 28, from a complication of diseases, aged sixty-eight years.

WILLIAM SPRIGG, president of the General Construction Co., died at his home, Central av, Tompkinsville, Staten Island, Sunday, Oct. 25. Mr. Sprigg was born in Cumberland, Md., in 1855. He was at one time Superintendent of the southern division of the Lehigh Valley Railroad and had also been Superintendent and General Manager of the Staten Island Rapid Transit Railroad.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS. Secretary, Calvin W. Rice, 29 West 39th st, New York. Next meeting, Nov. 19, at New Haven. Subject: "Industrial Co-operation Research" and other miscellaneous papers.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August. Next meeting, Nov. 5. Papers, "Concrete Bridges: Some Important Features in Their Design," by W. M. Smith, Sr., and W. M. Smith, Jr., and "The Effect of Saturation on the Strength of Concrete," by J. L. Van Ornum.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except in July and August.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20, 1914.

AMERICAN ROAD BUILDERS' ASSOCIATION.—Secretary, E. L. Powers, 150 Nassau st, New York. Annual convention, Dec. 9-12, at Philadelphia.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Colhins, secretary, 29 West 39th st, New York City.

AMERICAN INSTITUTE OF ARCHITECTS will meet in annual convention at the Grunewald Hotel, New Orleans, La., Dec. 2-4, 1913.

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.

INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION.—An exposition of safety and sanitation will be held in the Grand Central Palace on the dates of Dec. 11 to 20, inclusive, under the auspices of the American Museum of Safety. Communications should be addressed to Frank A. Wallis, chairman, 346 Fourth av, N. Y. C.

RECENT INCORPORATIONS.

WERN STONE PAVING CO. is a \$500,000 corporation chartered to do a realty and construction business with offices in Manhattan. The papers were filed by Gust. Pers Wern, 31 Church st, Henry A. Taylor and Chas. H. Bergstrom, both of 149 Broadway, and two others as directors. The attorneys are Bergstrom & Co., 149 Broadway.

CLIO REALTY CORP. has been incorporated with offices in Brooklyn to do a realty, construction and general contracting business with Geo. W. Cisney, 37 Ocean av, Thos. E. Cisney, 328 Fenimore st, and Louise E. Ekhardt, 465 Schenck av, all of Brooklyn, as directors. The company's attorney is G. W. Cisney, 87 Nassau st.

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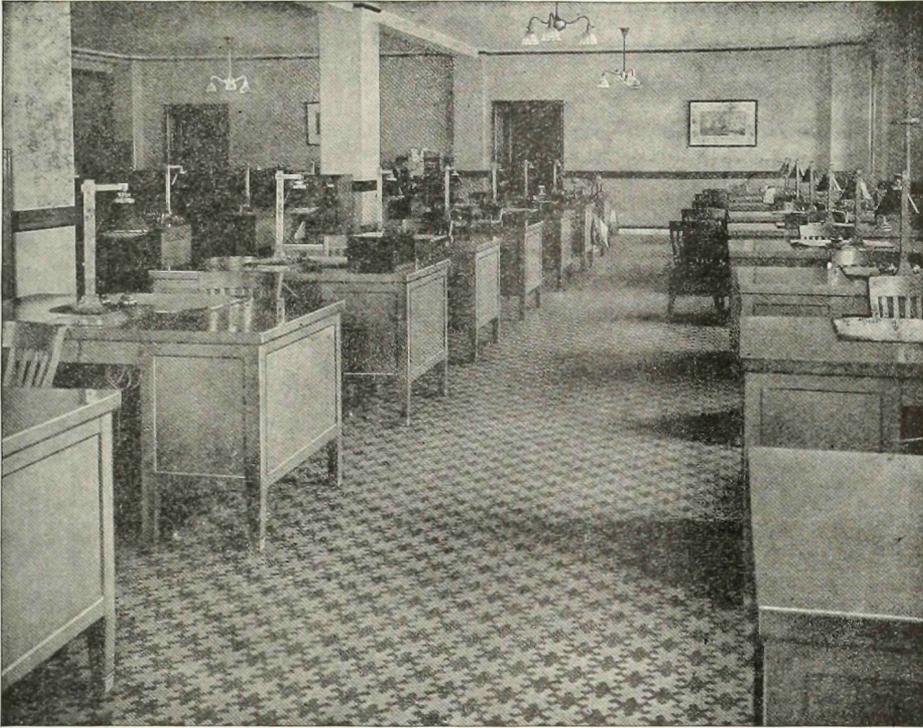


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Recent Incorporations—Continued.

porators are Max Robinson and Mirian Zuckerman, of 721 and 777 Saratoga av., Julius Weiss and Lena Weiss, both of 1492 Lincoln pl., all of Brooklyn. The attorneys are Kugel & Saxe, 1699 Pitkin av., Brooklyn.

PEERLESS HOLDING CO. has filed incorporation papers with offices in Manhattan to do a realty, general contracting and building business with offices in Manhattan. The directors are Emanuel L. Meyer, 108 West 141st st., Julius Kuschner, 1608 Madison av., and May Monahan, 219 East 46th st. The attorneys are Ling & Pfeiffer, 46 Cedar st.

McWHIRTER BUILDING & CONSTRUCTION Co. has been incorporated with offices in Long Island City to do a realty and construction business. The incorporators are Jos. Paynter and Elizabeth Paynter, both of 1 Trowbridge st., L. I. City, and Jas. F. Flavelle, of 82 Woolsey st., L. I. City. The attorneys are Shaw, Fisk & Shaw, 2 Rector st., N. Y. C.

SAMUEL H. POTTER, realty, contracting and construction, has filed incorporation papers with offices in Manhattan. Samuel Potter, 227 Springdale av., East Orange, N. J., Jas. T. Stevenson, 150 West 54th st., N. Y. C., and Alexander Thomson, 303 Webster av., Jersey City, N. J. The attorney is G. P. Allen, 27 William st., N. Y. C.

THE RUSSO-IOSICE REALTY CO. has been incorporated with offices in The Bronx to do a realty and construction business. The directors are Giovanni Russo, 2400 Cambreling av., Edward E. Miers, 3162 Broadway, and Anna Stebbins, St. John's pl., Brooklyn. The attorney for the company is Anthony J. Romagna, 277 Broadway.

E. GHELARDI CONTRACTING CO. is a \$10,000 corporation chartered to do a general construction business with offices in Brooklyn. The directors are E. Ghelardi and Estella J. Ghelardi, both of 1217 47th st., and Cadorna Ghelardi, 635 41st st., Brooklyn. Hulett & Norris, 149 Broadway, are the attorneys for the company.

BENJAMIN ROTH, general plumber, has filed incorporation papers with offices in Manhattan. Sadie Roth and Benjamin Roth, both of 145 St. Nicholas av., and Regina Silver, 277 West 118th st., are the directors. B. Roth, 145 St. Nicholas av., is the attorney.

PRINCIPALS HOLDING CO. has been chartered to do a realty, construction and contracting business with offices in Manhattan. The directors are Clarence A. Sparks, Ethel M. Sparks, and Robert B. Hincks, all of 55 Liberty st. The attorney is Robert Hincks, 55 Liberty st.

FRANKLIN AVENUE REALTY CO. has been chartered with \$25,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are Paul Armitage and Archibald Douglas, both of 233 Broadway, and William H. Kirchner, 3608 3d av., W. M. Platt, 233 Broadway, is the attorney for the company.

PAUL AYRES CO. has been incorporated with \$10,000 capital stock with offices in Brooklyn to manufacture and deal in plumbing fixtures and supplies. The directors are Paul Ayres and Harvey S. Van Dune, both of Ocean-side, N. Y., and Cornelius T. Rocks, 317 6th st., Brooklyn. William B. Murphy, 189 Montague st., Brooklyn, is the attorney.

KNIGHT McMENAMY CO. is a \$10,000 corporation chartered to do a realty, contracting and construction business with offices in Manhattan. The directors are John W. McMenamy, 400 Convent av., N. Y. C., Edwin W. Kiehl, 1259 Carroll st., Brooklyn, and Emma F. Hunt, 257 West 21st st., N. Y. C. The attorney is John P. Walsh, 52 Broadway.

COLLINS-WAGNER MFG. CO. is a \$15,000 corporation chartered to manufacture and deal in electric light fixtures and work of art with offices in Brooklyn. Arthur V. Collins, 16 Dunham pl., Brooklyn, Chas. Wagner, 947 Bushwick av., Brooklyn, and Henry M. Kahle, Mt. Vernon, N. Y., are the directors.

ELINORE REALTY CO. has filed incorporation papers to do a realty and construction business with offices in Manhattan. The directors are Irwin J. Sikawitt, Samuel Mendelson, and Samuel Koffler, all of 233 Broadway. The attorney for the company is Samuel Mendelson, 233 Broadway.

ROSFLO CONSTRUCTION CO. has been incorporated to do a realty and construction business with offices in Brooklyn. The directors are Samuel Stransberg, 963 Myrtle av., Elsie Lenson, 816 Broadway, and Frank Krefetz, 870 Lafayette av., all of Brooklyn. Leopold Levy, 816 Broadway, Brooklyn, attorney.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Estate of John R. Graham 174 Centre st., contemplates rebuilding the factory and loft buildings, 6-sty brick and stone, at 206-212 Canal st., which were recently destroyed by fire. An architect will probably be selected soon.

BROOKLYN.—Benj. F. Kelly & Son, 26 Cortland st., N. Y. C., contemplates the erection of a 4-sty reinforced concrete factory, 40x100 ft., in the south side of 40th st., 170 ft. from 2d av., for which no architect has been selected.

BROOKLYN.—Benj. F. Kelly & Son, 26 Cortland st., N. Y. C., contemplates the erection of a 4-sty reinforced concrete factory, 40x100 ft., in the south side of 40th st., 170 ft. from 2d av., for which no architect has been selected. Operations will be undertaken in the spring.

NEW ROCHELLE, N. Y.—Robert M. Miller, 44 Pine st., N. Y. C., contemplates the erection of a residence at Wykagyl Park for which no architect has been selected.

MOUNT VERNON, N. Y.—At a meeting held recently by the City of Mt. Vernon, Edwin W. Fiske, Mayor; Peter Collins, City Clerk; Chas. M. Hick, City Engineer, it was voted favorably to purchase property at South 5th av near 6th st for the construction of an addition to School No. 4. No appropriation has been made as yet and no architect has been retained.

FRANKLINVILLE, N. Y.—The Board of Education of Franklinville contemplates the erection of a stone, brick and steel high school here in Cattaraugus County, for which no architect has been selected. Cost, \$35,000 or \$40,000.

ROCHESTER, N. Y.—Troop H contemplates the erection of a cavalry building here for which site and architect have not been selected. Cost, about \$25,000.

WILLIAMSVILLE, N. Y.—Walter Schoelkoff, White Building, contemplates the erection of a country residence and garage here to cost about \$75,000. No architect has been selected.

ONEIDA, N. Y.—George H. Ruby, 45 Main st., contemplates rebuilding the brick and frame hardware store at 146 Madison st., for which no architect has been selected. Cost, about \$30,000.

BUFFALO, N. Y.—J. R. Stadlinger, 485 Main st., contemplates the erection of a 2½-sty residence probably of stucco construction on the Amherst Estates for which no architect has been selected.

RICHMOND HILL, L. I.—The Richmond Hill Investment Co., Chas. L. Reiss, Jamaica and Briggs avs., contemplates the erection of a moving picture theatre on the south side of Jamaica av., about 100 ft. west of Elm st., for which no architect has been selected. Cost, about \$30,000.

JOHNSTOWN, N. Y.—The City of Johnstown, Abram Harrison, 10 West Main st., contemplates the erection of a city hall in East Main st., near Perry st., for which an architect will be selected by competition in December.

JAMESTOWN, N. Y.—The Jamestown Worsted Mills contemplates the erection of a factory here and have not yet selected an architect.

WESTFIELD, N. J.—The Board of Education of Westfield, Dr. C. N. F. Egel, president, is receiving competitive sketches for a high school to be erected at the corner of Elm and Walnut sts., to cost about \$100,000. The architects who have been invited are Van Vleck & Goldsmith, 111 5th av., N. Y. C.; Oakley & Son, 280 North Broad st., Elizabeth, N. J.; Hewitt & Bottomley, 527 5th av., N. Y. C.; W. B. Tubby, 81 Fulton st., N. Y. C.; Oscar S. Teale, 35 Broadway, N. Y. C.; Gilbert & Betelle, 62 West 45th st., N. Y. C.; Wilson Potter, 1 Union sq., N. Y. C., and Wilder & White, 156 5th av., N. Y. C.

NEW HARTFORD, N. Y.—The Brookside Park Co., John Seifert, president, Utica City National Bank Building, Utica, contemplates making property improvements at Genesee to Oneida sts., for which no architects has been selected.

BUFFALO, N. Y.—The Fairbanks Co., Glenwood av., contemplates the erection of a 2-sty reinforced concrete machine shop and foundry adjoining the present plant. No architect has been selected. Cost, about \$125,000.

WEST NEW YORK, N. J.—Wessell Nickel & Gross, F. A. Wessell, president, 457 45th st., contemplates the erection of a piano factory at the corner of 11th st and Bull Ferry rd., for which no architect has been selected.

BUFFALO, N. Y.—J. G. H. Marvin, care of P. L. & I. J. White Co., 143 Perry st., contemplates the erection of a residence at the Amherst Estates to cost about \$20,000, for which no architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Weymer H. Waitt, 165 Broadway, owner, is taking bids on subs for a 12-sty apartment hotel to be erected at 309-311 West 86th st., from plans by Schwartz & Gross, 347 5th av., architects. Lawrence A. Ball, 19 East 24th st., is steel engineer. Cost about \$250,000.

CHURCHES.

FT. WASHINGTON AV.—The Fourth Church of Christ Scientist, 600 West 181st st., owner, is taking bids to close Nov. 3 for a 1½-sty church, 86x91 ft., to be erected at the north-east corner of Ft. Washington av and 178th st., from plans by S. S. Beman, 606 South Michigan av Chicago, Ill., architect. Cost about \$100,000.

DWELLINGS.

NEW DORP, S. I.—Plans are being figured for a parish house for the Moravian Church, this place, owner, James E. Grunert, 2409 Richmond rd., architect. Cost about \$25,000.

GREENBURGH, N. Y.—Plans are being figured for a 2½-sty frame and stucco residence to be erected here near Scarsdale Station for Robert Walker, this place, owner, James Brite, 1170 Broadway, N. Y. C., is architect. Cost about \$80,000.

MANHATTAN.—Figures are being received for alterations, consisting of general interior changes to the 4-sty brick and stone residence, 12 East 69th st., for J. W. Ellsworth, of 18 East 53d st., owner. Cost about \$75,000.

FACTORIES AND WAREHOUSES.

BRONX.—McDermott & Hanigan, 103 Park av., are figuring the general contract for an ice plant to be erected at Hunts Point Falls and Bronx River avs., for the McConnell Coal Co., Garrison av and Bronx River, from plans by Frank Wennemer, 2316 Honeywell av., architect. The structure will be of brick, 2-stys and 130x150 ft. Cost about \$90,000.

HOSPITALS AND ASYLUMS.

MIDDLETOWN, N. Y.—Sealed proposals for repairing two horizontal tubular boilers and for outside pump well and connections at Middletown State Hospital, Middletown, N. Y., will

be received by the State Hospital Commission, Capitol, Albany, N. Y., until Friday, Nov. 7, 3 p. m. Drawings and specifications may be consulted and blank forms of proposal obtained at the Middletown State Hospital, Middletown, N. Y., and at the office of the State architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

COLLINS, N. Y.—Sealed proposals for additional boiler capacity and underground steam connections to existing buildings at Gowanda State Hospital, Collins, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until Nov. 7, at 3 p. m. Drawings and specifications may be consulted and blank forms of proposal obtained at the Gowanda State Hospital, Collins, N. Y., and at the office of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

MUNICIPAL WORK.

JERSEY CITY, N. J.—Bids will close 2 p. m., Dec. 9, for the construction of section 3 of the outfall pressure tunnel beneath a portion of Jersey City, Bayonne and Newark Bay, for the Passaic Valley Sewerage Commission, John S. Gibson, secretary, Essex Building, Newark.

PUBLIC BUILDINGS.

LONG BRANCH, N. J.—Bids will close at 3 p. m., Nov. 22, for a 2-sty brick and stone post office building to be erected at 3d av opposite Garfield av, for the U. S. Government, Oscar

Wenderoth, Treasury Department, Washington, D. C., architect. The Altoria Realty & Construction Co., 3 East 44th st, N. Y. C., is figuring.

LONG BRANCH, N. J.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the U. S. Post Office building to be erected at Long Branch, N. J., from plans and specifications by O. Wenderoth, supervising architect, and desires bids on all sub-contracts prior to November 8th.

SCHOOLS AND COLLEGES.

JAMAICA, L. I.—Bids will close 4 p. m., Nov. 3, for a 4-sty brick public school, 160x63 ft., to be erected on the north side of La'remore av, between Yale and Harvard avs, for the Board of Education. C. B. J. Snyder, Park av and 59th st, architect. Cost, \$140,000.

STABLES AND GARAGES.

77TH ST.—George F. Pelham, 30 East 42d st, has completed plans for a 5-sty brick and terra cotta garage, 75x102 ft., to be erected at 159-163 East 77th st for the Ardsley Garage Co., Max A. Kramer, president. Cost, about \$75,000. The owner is taking bids.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Butler & Rodman, 16 East 23d st, architects, are taking bids for a 3-sty

brick studio building, 25x100 ft., to be erected at 114 East 66th st, for Miss C. A. Clarke, care of architect, owner. Cost, \$40,000.

THEATRES.

BROOKLYN.—Louis A. Sheinart, 194 Bowery, N. Y. C., architect, is ready to take bids for the erection of a 1-sty moving picture theatre at 587 Central av, corner Covert st, Brooklyn.

MISCELLANEOUS.

BROOKLYN.—I. Cranford, 1095 Lorimer st, architect, is taking bids for a 2-sty brick hay shed, 75x89 ft., to be erected at the northwest corner of Kent av and Ross st, for W. A. Kroos, 611 Kent av, owner. Cost about \$16,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

111TH ST.—Williams & Grodinsky, 132 Nassau st, contemplate the erection of four 6-sty apartment houses in the south side of 111th st, 100 ft. east of Lenox av, from plans by Gro-nenberg & Leuchtag, 303 5th av, architects.

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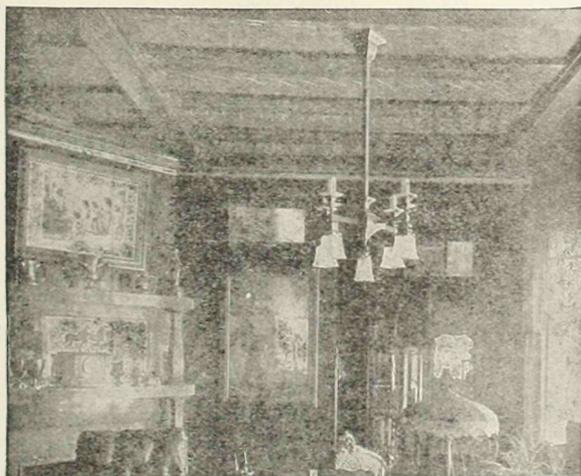
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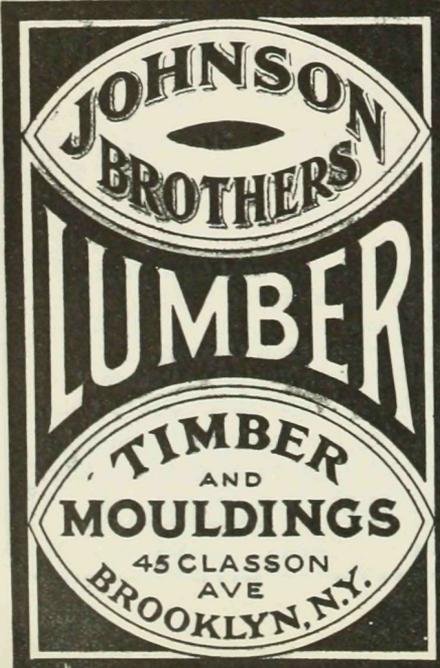
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Contemplated Construction, Manhattan (Continued).

FT. WASHINGTON AV.—George & Edward Blum, 501 5th av, are preparing plans for a 6-sty apartment house, 100x140x162x102 ft., to be erected on the west side of Ft. Washington av, 161st and 162d sts, for Nathan Wilson, 103d st and Southern Boulevard, owner. Cost about \$100,000.

RIVERSIDE DRIVE.—Samuel Katz, 1 Madison av, is preparing plans for a 6-sty brick and limestone apartment house, 102x122x151 ft., to be erected on Riverside drive, 42d ft. west of Broadway, for the R. & W. Holding Co., 133d st and Hunts Point av, owner. Plans are expected to be finished about Nov. 25. Cost, about \$200,000.

CHARLES ST.—Louis C. Maurer, 103 Park av, has plans for extensive interior alterations to the 6-sty tenement, 33-37 Charles st, for Morris A. Steinberg, 264 6th av.

AV A.—Gross & Kleinberger, Bible House, have plans for alterations to the two 4-sty tenements, 110-12 Av A, for Benedict Bockar, 126 Broome st.

63D ST.—Schwartz & Gross, 347 5th av, have completed plans for the 8-sty apartment house, 100x112 ft., to be erected at 116-122 East 63d st, for the Lenox Hill Realty Co., Inc., 43 Cedar st, to cost \$250,000.

BROADWAY.—Mulliken & Moeller, 103 Park av, have filed plans with the Tenement House Department for the second apartment house to be erected at the southwest corner of Broadway and 131st st, for the 86th Street & West End Av Co., 103 Park av, to cost \$515,000.

DWELLINGS.

24TH ST.—George M. Pollard, 127 Madison av, is preparing plans for installing stores in the residence at 140 West 24th st. The owner's name for the present is withheld.

HALLS AND CLUBS.

39TH ST.—Josephine Chapman, 4 West 40th st, has been commissioned to prepare plans for alterations to the clubhouse at 38 West 39th st and 35-37 West 38th st, for the National Civic Federation, Women's Department, 105 West 40th st, lessee.

MUNICIPAL WORK.

STEEL CASES.—Bids are being received by the President of the Borough of Manhattan, Commissioner of Public Works, 20th floor, Room 2091A, Municipal Building, until Monday, November 10, for furnishing labor and materials required for constructing and delivering six steel pigeon-hole cases of two separate unit sections with simplex curtains and six steel duplex cases of one unit section with duplex curtains, for the Department of Public Works, Municipal Building, Manhattan.

REPAIRS TO ADMINISTRATION BUILDING.—Bids will be opened by the Department of Public Charities Monday, November 3, for furnishing labor and materials required for laying new roofs and gutters and repairing all towers, cornices, lanterns, pediments, on the Administration Building, east end of pier foot of East 26th st; also laying new roofs and gutters and repairing all cornices, lanterns, pediments, etc., on the Bureau of Dependent Adults Building, west end of pier foot of East 26th st.

REPAIRING PIER.—Bids will be received by the Commissioner of Docks until Thursday, Nov. 6, for furnishing labor and materials required for repairing the outshore portion of the pier at the foot of West 97th st, North River, Manhattan.

PLAYGROUND.—Bids will be received by the Superintendent of School Buildings until Monday, Nov. 3, for completing and finishing Item 1, removal of old Public School 38, Nos. 8 and 14 Clarke st, Manhattan, and forming a playground on the site, in accordance with the original plans and specifications of contract awarded to Louis Fink, which has been declared abandoned.

FIRE ALARM SYSTEM.—Bids will be received by the Superintendent of School Buildings until Monday, Nov. 10, for installing fire alarm telegraph system in Public School 169, Audubon av, 168th and 169th sts, Borough of Manhattan.

REPAIRS TO INCINERATOR.—Bids will be received by the Commissioner of Street Cleaning, until Thursday, Nov. 6, for furnishing labor and materials required for repairs to the incinerator on the pier at the foot of West 47th st, North River, Manhattan.

SCHOOLS AND COLLEGES.

118TH ST.—F. A. DeMeuron, 31-33 East 27th st, is preparing sketches for a school to be erected at 118th st and St. Nicholas av for St. Thomas the Apostle R. C. Church, 118th st and St. Nicholas av, owner, Rev. Father J. B. McGrath, pastor.

246TH ST.—Excavating is under way for the country school for boys at 246th st and Broadway for the Horace Mann School, 551 West 120th st, owner, C. Everitt Macy, chairman, Edgar A. Josselyn, 3 West 29th st, and Howells & Stokes, 100 William st, associate architects. C. T. Wills, Inc., 286 5th av, is general contractor. Levering & Garrigues Co., 552 West 23d st, has the steel contract. Cost, about \$200,000.

MANHATTAN.—The School Board opened bids Oct. 27 for installing forced draft apparatus in Public Schools 17 and 24, Washington Irving High School, DeWitt Clinton High School and High School of Commerce, Manhattan; and in Public School 123 and Eastern District High School, Brooklyn. All bids were laid over.

STORES, OFFICES AND LOFTS.

LEXINGTON AV.—Mulliken & Moeller, Park av and 41st st, have been commissioned to prepare plans for a 5-sty store, loft and office building, 20x84 ft., to be erected at 343 Lexington av, for Francis Connor, 4 East 42d st, owner.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

HOE AV.—Samuel Sass, 32 Union sq, has been commissioned to prepare plans for a brick and stone apartment house to be erected on the west side of Hoe av, 230 ft. north of Aldus st, for David Rosing, 61 West 113th st, owner.

DALY AV.—The Tremont Architectural Co., 401 Tremont av, is preparing sketches for a 5-sty brick tenement to be erected on the east side of Daly av, 150 ft. south of 119th st, for the A. H. Herbst Realty Co., 985 East 170th st, owner.

ARTHUR AV.—M. W. Del Gaudio, Tremont and Webster avs, is preparing plans for a 5-sty brick and stone flat with stores, 30x41 ft., to be erected at the southwest corner of Arthur av and 18th st, for the Russo & Louice Realty Co., Cambreling av and 18th st, owner. Cost, about \$50,000.

STEBBINS AV.—Nast & Springsteen, 21 West 45th st, are preparing plans for a 3-sty non-fireproof tenement, 50x123 ft., for Knapp & French, builders, of 840 East 162d st, to be erected on Stebbins av, 130 ft. north of 163d st, to cost \$45,000. The owners will take bids in about ten days on subs.

FACTORIES AND WAREHOUSES.

HUNTS POINT.—M. W. Del Gaudio, 401 Tremont av, is preparing plans for a 1-sty frame factory, 150x200 ft., for J. Figliuolo, builder, 719 Union av, to be erected at Hunts Point, Lakewood rd, to cost \$12,000.

HALLS AND CLUBS.

160TH ST.—Louise E. Jallade, 37 Liberty st, is preparing plans for a 4-sty Y. M. C. A. building to be erected at 160th and 161st sts and Washington av, for the Y. M. C. A. of The Bronx, 215 West 23d st.

STABLES AND GARAGES.

EXTERIOR ST.—The Tremont Architectural Co., 401 Tremont av, is preparing plans for a 2-sty brick carriage and stable house, 20x33 and 43x82 ft., to be erected in the west side of Exterior st, 33 ft. north of 150th st, for A. J. Schwarzler, 1150 Clay av, owner.

WASHINGTON AV.—E. G. Gollner, 256 West 121st st, architect, has been commissioned to prepare plans for a 1-sty brick garage, 24x140 ft., to be erected at 1321 Washington av, for E. Loewenthal & Son, 1347 Boston rd, owners.

THEATRES.

HUNTS POINT AV.—Herbert M. Baer, 665 5th av, is preparing plans for an open air moving picture theatre and garden, 200x115 ft., to be erected at Hunts Point av, corner of Seneca av, for the Economy Realty Co., care of architect, owner.

149TH ST.—H. B. Herts, 35 West 31st st, is preparing plans for a theatre, fireproof, 100x166 ft., to be erected at the southeast corner of 149th st and Courtland av, for Samuel E. Jacobs, 30 East 42d st, owner. Seating capacity, 1,400.

CORTLAND AV.—Henry B. Herts, 35 West 31st st, is preparing plans and will soon take estimates on the general contract for a fireproof theatre, 100x175 ft., to be erected at the southeast corner of Cortland av and 149th st, The Bronx, for Samuel E. Jacobs, of 30 East 42d st. Seating capacity about 1,400. Cost about \$65,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PRESIDENT ST.—L. Allmendinger, 926 Broadway, Brooklyn, is preparing plans for two 4-sty brick and stone apartments, 50x98 ft., for the J. K. Cole Construction Co., 1595 President st, to be erected at the southeast corner of President st and Kingston av, to cost \$90,000.

13TH AV.—The Chadwick Construction Co. has bought from the Montague Mortgage Co. a plot 100x100 ft. at the southwest corner of 13th av and 75th st. The buyers will improve the property with five 4-sty flats.

CHURCHES.

BARBEY ST.—L. J. Frank, Jr., Crescent st, has completed plans for a 1-sty brick and stone synagogue, 25x70 ft., to be erected at the southwest corner of Barbey st and Dumont av, for the Hebrew Institute of East New York, Morris Zimmert, 579 Schenck av, president. Cost, about \$12,000.

HOSPITALS AND ASYLUMS.

LEWIS ST.—William Higginson, 21 Park Row, N. Y. C., has completed plans for a 5-sty hospital building to be erected at Lewis and Amity sts, for the Long Island College Hospital, at site, owner, Richard E. Shaw, M. D., in charge. Architect will take bids on general contract about Nov. 6.

MUNICIPAL WORK.

ELECTRIC LIGHTING.—The Board of Education will open bids Nov. 3, for installing electric lighting equipment in the grand stands and on the athletic fields, Aves K and L and East 17th st, Brooklyn, Orchard av and Munson st, Astoria, Queens, Hamilton av and St Marks pl, New Brighton, Richmond.

FIRE ALARM.—Bids will be received by the Fire Commissioner until Monday, Nov. 3, for furnishing labor and materials required for establishing and equipping extensions to the fire alarm telegraph in Brooklyn and Queens.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids Oct. 27 for Item 1, installing heating and ventilating apparatus in new Public School 176, Grimshaw & Sturges, Inc., \$43,499, low bidders.

STABLES AND GARAGES.

GOLD ST.—The Manhattan Bridge 3 Cent Line, 333 Gold st, has plans for a 1-sty brick car barn, 74x170 ft., to be erected in the east side of Gold st, 100 ft. north of Myrtle av. The National Bridge Works, 1123 Broadway, N. Y. C., is general contractor. Cost about \$40,000.

HARMON ST.—L. Allmendinger, 926 Broadway, Brooklyn, has completed plans for a 2-sty brick and stone loft and garage, 40x100 ft., to be erected in the north side of Harmon st, 225 ft. east of Irving av, to cost \$10,000. Bernard Koenan, Myrtle av and Grove st, is owner.

THEATRES.

7TH AV.—Glucroft & Glucroft, 34 Graham av, are preparing plans and will take bids on the general contract for a 1-sty brick and stone moving picture theatre, 40x100 ft., to be erected on 7th av, Brooklyn, for Max Freund, care of architects, owner. Cost about \$10,000.

DE KALB AV.—Harde & Short, 3 West 29th st, N. Y. C., are preparing plans for alterations to the 1½-sty church on the north side of De Kalb av, near Eushwick av, into a moving picture theatre for the 1175 De Kalb Av. Co., owner, care of T. A. Clarke Co., 23 Court st, Brooklyn, general contractor. Cost, about \$10,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

ARVERNE, L. I.—The S. & L. Construction Co., 767 Lexington av, N. Y. C., contemplates the erection of a 5-sty frame and stucco apartment house with stores at Boulevard and Vernon av, from plans by Howard & Callmann, O'Kane Building, Far Rockaway, L. I., architects.

MUNICIPAL WORK.

INTERIOR EQUIPMENT.—Bids will be received by the President of the Borough of Queens until Monday, Nov. 10, for labor and material required to install a heating system, also for installing two passenger elevators, and rebuilding a part of the building occupied by the County Clerk; installing plumbing work and conduit and electric wiring system and fire-proof metal filing cases and document files in the building occupied by the County Clerk and Surrogate of the County of Queens, situated at Jamaica.

SCHOOL EQUIPMENT.—The Board of Education will open bids Nov. 3, for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in new Public School 94, on old House Landing rd, Cutter av, and Lafayette pl, Little Neck, Queens.

SCHOOLS AND COLLEGES.

QUEENS.—The School Board opened bids Oct. 27 for Item 1, general construction, also Item 2, plumbing and drainage of addition to Public School 45: Item 1, P. M. O'Brien, \$48,124, low bidder. Other bidders were: Neptune B. Smyth, Inc., \$62,640; B. Diamond, \$53,320; Wm. D. Moore, \$48,935; James MacArthur Co., \$49,894; J. F. Walsh & Bro., \$49,790; A. W. King, \$50,820; Peter Cleary, \$48,825; William H. Egan, \$52,916. Item 2, Samuel Gallucci, \$2,895, low bidder.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Daniel Santoro, West Brighton, architect, has completed plans for a residence to be erected here for P. Ricciardello, care of architect, owner.

Nassau.

DWELLINGS.

PLANDOME, L. I.—Karl F. J. Seifert, 104 West 42d st, N. Y. C., has been commissioned to prepare plans for a 2½-sty frame residence, 40x24 ft., on the west side of Park dr, for George Wither, care of Lincoln National Bank, 32 East 42d st, N. Y. C., owner.

ROSLYN, L. I.—John Russell Pope, 527 5th av, N. Y. C., has nearly completed plans for a 2½-sty frame and brick residence, 55x102 ft., for a Mr. Burden, to be erected between Roslyn and Jericho.

Suffolk.

DWELLINGS.

SOUTHAMPTON, L. I.—E. L. Tilton, 32 Broadway, N. Y. C., is preparing plans for a residence to be erected here for R. A. Franks, 576 5th av, N. Y. C., owner.

WESTHAMPTON, L. I.—Mann & McNeille, 70 East 45th st, N. Y. C., are preparing plans for a 2½-sty residence of cement blocks and stucco construction, 35x60 ft., and a garage, 2-stys, 25 x18 ft., for Dr. R. D. Pomeroy, care of architect, owner. Architect will take bids on general contract about Nov. 1.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—J. Wilford Kirst, 12 North Broadway, owner, has had plans prepared for a 3-sty frame apartment house, 46x46 ft., to be erected on Allison av, to cost about \$15,000.

HALLS AND CLUBS.

YONKERS, N. Y.—George H. Chamberlin, 54 Yonkers Savings Bank Building, Yonkers, and Shattuck & Hussey, 18 South LaSalle st, Chicago, Ill., have been selected as consulting architects for the Y. M. C. A. building to be erected at Riverdale av and Hudson st, for the Young Men's Christian Association, Alfred Bunker, president. Cost about \$100,000.

HOSPITALS AND ASYLUMS.

YONKERS, N. Y.—I. E. Ditmars, 111 5th av, N. Y. C., is preparing plans for a 5-sty brick addition to the hospital on South Broadway for St. Joseph's Hospital, Sister Mary Louise, superintendent.

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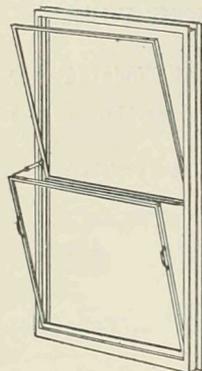
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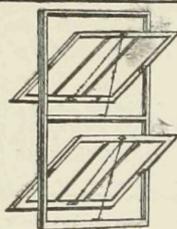
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CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MAPES AV.—Jos. Cullo & Bro., 49 East 135th st, has received the tile contract for the 5-sty brick tenement, 66x80 ft., to be erected on the east side of Mapes av, 25 ft. south of 181st st, for John J. O'Keefe, on premises, owner. L. Fisciotta, 391 East 149th st, architect. Carmine Cioffi, 1228 Hoe av, is general contractor. Cost about \$60,000.

BROADWAY.—Gillis & Geoghegan, 537 West Broadway, have received the heating contract; Alexander Bryant Co., 261 West 20th st, the plumbing; and J. L. Comstock & Co., 30 Church st, the electric work, for the 12-sty apartment house, 48x50 ft., at 2151-57 Broadway, for the Estate of John Jacob Astor, 21 West 26th st, Mr. Baldwin in charge. Peabody, Wilson & Brown, 389 5th av, are architects. F. A. Burdette & Co., 16 East 33d st, are engineers. John Downey, 410 West 34th st, has the general contract. Cost, about \$400,000.

48TH ST.—Cramp & Co., 25 East 26th st, have received the general contract to make alterations to the bachelor apartment and residence building, 75x49 ft., at 212-16 West 48th st, for the Mitchell H. Mark Realty Co., 701 7th av, owner, Mitchell H. Mark, president. Thomas W. Lamb, 644 8th av, is architect. Cost, \$25,000.

CHURCHES.

BROOKLYN.—William D. Moore & Sons, 2029 East 15th st, Brooklyn, have received the general contract to erect the new brick edifice, 40x80 ft., 1-sty, at the northeast corner of 4th av and 56th st, for the South Brooklyn Gospel Church, Rev. C. M. Fletcher, 436 58th st, pastor. Estimated cost is \$20,000. R. H. Vanderbrook, 492 Chauncey st, is architect.

DWELLINGS.

202D ST.—Louis Frees, 3029 3d av, has received the general contract to erect a 2-sty brick residence and bakery, 20x50 ft., in the north side of 202d st, 185 ft. north of Webster av, for Frederick Sochke, 2397 Webster av, owner. Seifert & Webb, 104 West 42d st, architects. Cost about \$5,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—M. J. Irwin & Son, 19 Huist st, Brooklyn, have received the masonry and foundation contract for the 3-sty reinforced concrete factory, 80x200 ft., to be erected at the corner of 3d st and Van Alst av, for the Columbia Paper Bag Co., 9 Jackson av, owner. John M. Baker, 9 Jackson av, L. I. City, and Homer A. Reid, 331 Madison av, are architects. The Industrial Engineering Co., 30 Church st, N. Y. C., is general contractor. Cost about \$60,000.

HOTELS.

CENTRAL PARK WEST.—N. Serracino, architect, 1170 Broadway, has awarded the general contract for an extensive alteration to the San Remo Hotel, Central Park West, from 74th to 75th sts, to John J. Durkin, 1 Madison av, for the M. Brennan Estate.

SCHOOLS AND COLLEGES.

BROOKLYN.—Albert F. Kleinert, 316 Flatbush av, has received the general contract to erect a 2-sty brick and stone educational building, 38x64 ft., with roof garden, 45x75 ft., at the northwest corner of Hopkinson and Sutter avs, for the Hebrew Educational Society, Pitkin av and Watkins st. S. B. Eisendrath, 500 5th av, N. Y. C., is architect. Cost, about \$35,000.

STABLES AND GARAGES.

37TH ST.—Erskine Van Houten, 201 East 68th st, has received the general contract to erect the 2-sty brick garage and storage building, 25 x98 ft., at 508 West 37th st, for Richard E. Thibault, 166 West 86th st, owner. H. J. Hardenburgh, 47 West 34th st, architect. Adam Happel, 408 East 93d st, has the steel work and Urell Bros., 1125 1st av, have the bluestone work. Cost about \$10,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—The Realty Holding Co., 907 Broadway (M. & L. Hess Co.) has received the general contract to alter the 5-sty brick store and loft building, 51x128 ft., at 1587-1589 Broadway, for the Silk Realty Co., Samuel K. Jacobs, president, 428 4th av, owner. Oscar Lowinson, 5 West 31st st, is architect. Cost, about \$40,000.

5TH AV.—A. J. Robinson Co., 123 East 23d st, has received the general contract to alter the 11-sty brick store, 31x124 ft., at 392 5th av, for the Medford Realty Co., William H. Berg, president, 103 Park av, owner. Theodore C. Visscher, 425 5th av, architect. Cost, about \$9,000.

BEAVER ST.—Nevins-Perelman Co., Inc., 200 Broadway, has received the general contract for alterations to 85-87 Beaver st, for the United Realty & Improvement Co., 111 Broadway.

THEATRES.

BROOKLYN.—The Dazie Construction Co., 103 Park av, general contractor, is taking bids on subs 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., owner. Von Beren & La Velle, 507 5th av, N. Y. C., are the architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
ST. NICHOLAS AV, w s, 100 s 186th st, 5-sty brick tenement, 57x88; cost, \$50,000; owners, The Aldus Construction Co., Jacob Kahn, president, 946 Hoe av; architect, Samuel Sass, 32 Union sq. Plan No. 457.

63D ST, 116-122 East, 8-sty brick apartment, 100x112; cost, \$250,000; owners, Lenox Hill Realty Co., Inc., Samuel A. Herzog, president, 43 Cedar st; architects, Schwartz & Gross, 347 5th av. Plan No. 460.

FACTORIES AND WAREHOUSES.

75TH ST, 507-9 East, 3-sty brick storage, 50 x99; cost, \$15,000; owner, Berent C. Kerken, 1272 Lexington av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 459.

HOTELS.

207TH ST & AMSTERDAM AV, s e cor, 2-sty brick stores and hotel, 49x100; cost, \$30,000; owner, Thos. T. Brady, 125 Manhattan st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 458.

SCHOOLS AND COLLEGES.

BROADWAY, 4844, two frame buildings, 22x34 to present P. S. 52; cost, \$5,500; owner, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 455.

STABLES AND GARAGES.

80TH ST, 305-309, 5-sty brick stable and garage, 75x102; cost, \$50,000; owners, Sterling Stable, Chas. P. Kimmey, president, 523 East 73d st; architect, John C. Kirby, Bergen Bldg., Eronx. Plan No. 456.

THEATRES.

BROADWAY, 2182-2186, 2-sty brick theatre and stores, 55x130; cost, \$125,000; owner, Eva J. Coe, 60 Wall st; architect, Fred. Robbin, Jr., 60 4th st, Weehawken, N. J. Plan No. 454.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
KINDERMAN PL, n w cor Brook av, three 6-sty brick tenements, plastic slate roof, 48x81, 40x77; cost, \$125,000; owner, Albert J. Schwarzer, 1340 Brook av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 576.

BOSTON RD, w s, 465 s 166th st, two 5-sty brick tenements, slag roof, 70.1 1/2 x121.9 1/2; cost, \$100,000; owners, Normal Constn Co., John Brown, 661 Tinton av, Pres.; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 574.

FINDLAY AV, e s, 78.4 s 167th st, seven 5-sty brick tenements, plastic slate roof, 38.4x68; cost, \$245,000; owner, Albert J. Schwarzer, 1340 Brook av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 575.

DWELLINGS.

PIERCE AV, n s, 75 w Haight av, 2-sty brick dwelling, tin roof, 21x52; cost, \$4,500; owner, Jacob Grob, 620 East 136th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 577.

FACTORIES AND WAREHOUSES.

OGDEN AV, s e cor 169th st, 1-sty frame storage, 10x20; cost, \$50; owner, Jos. Weber, 1319 Plympton av; architect, Jos. V. Del Genovese, 1739 Montgomery av. Plan No. 578.

MISCELLANEOUS.

154TH ST, s s, 150 w Elton av, 1-sty brick shed, 8.4x18.4; cost, \$300; owner, Geo. J. Schapiro, 2997 3d av; architect, J. G. H. Harlak, 790 East 180th st. Plan No. 579.

Brooklyn.

DWELLINGS.

EAST 13TH ST, e s, 255 s Av A, 2 1/2-sty frame dwelling, 29.8x65.2, shingle roof, 1 family; cost, \$10,000; owner, F. J. W. Diller, 177 Montague st; architects, Gillespie & Carrel, 1123 Broadway, N. Y. Plan No. 5780.

EAST 13TH ST, e s, 233.4 s Av J, two 2 1/2-sty frame dwellings, 22x52, shingle roof, 2 families each; total cost, \$10,000; owner, Edw. S. Nielsen, 368 East 11th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 5766.

EAST 18TH ST, e s, 467 s Av Y, 2 1/2-sty frame dwelling, 23.8x32.8, shingle roof, 1 family; cost, \$6,000; owners, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 5755.

66TH ST, n s, 420 e 12th av, two 2-sty frame dwellings, 20x40, tin roof, 1 family each; total cost, \$9,000; owner, Dominica Luizzi, 21 Bay 13th st; architect, Matthew W. Del Gaudio, 401 East Tremont av, N. Y. Plan No. 5783.

OCEAN PKWAY, w s, 122 s Sheepshead Bay rd, 1-sty frame dwelling, 24x48, shingle roof, 1 family; cost, \$1,300; owner, Jas. Dreyfus, 175 Amity st; architect, W. Richter, 4411 18th av. Plan No. 5754.

OCEAN PKWAY, e s, 100 s Ditmas av, two 2 1/2-sty frame dwellings, 20x43, shingle roof, 1 family each; total cost, \$8,000; owner, Alex. G. Calder, Jr., 315 Ocean Pkway; architect, Benj. F. Hudson, 319 9th st. Plan No. 5767.

JORALEMON ST, n s, 70 w Clinton st, 1-sty dwelling & studio, 25x34, gravel roof, 1 family; cost, \$35,000; owners, Allied Realty Interest Corp., 177 Renssen st; architects, Slee & Bryson, 154 Montague st. Plan No. 5822.

EAST 10TH ST, e s, 120 n Av M, six 2-sty brick dwellings, 20x30, gravel roof, 1 family each; total cost, \$21,000; owner, Thos. Faulkner, 280 Broadway; architect, A. White Pierce, 59 Court st. Plan No. 5823.

WEST 28TH ST, w s, 75 n Mermaid av, 1-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$800; owner, Rose C. Burkhardt, 420 Neptune av; architect, J. A. Boyle, 367 Fulton st. Plan No. 5845.

WEST 30TH ST, n w cor Mermaid av, four 1-sty frame dwellings, 12x28, rubberoid roof, 1 family each; total cost, \$1,600; owner, Stephen S. Goray, West 32d st near Mermaid av; architect, W. Richter, 4411 18th av. Plan No. 5827.

MERMAID AV, n w cor West 28th st, three 1-sty frame dwellings, 18x35, shingle roof, 1 family each; total cost, \$2,400; owner, Rose C. Burkhardt, 429 Neptune av; architect, J. A. Boyle, 367 Fulton st. Plan No. 5844.

EAST 46TH ST, w s, 300 n Linden av, 2-sty frame dwelling, 24x40, tin roof; cost, \$5,000; owner, Sarah Krustefsky, 133 East 32d st; architects, Farber & Markowitz, 189 Montague st. Plan No. 5815.

AMHERST ST, w s, 380 n Oriental boulevard, 2-sty frame dwelling, 26.8x40.8, shingle roof, 1 family; cost, \$7,500; owner, Austin P. Velierano, 37 Bond st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5804.

NEPTUNE AV, n w cor Sea Gate av, 3-sty brick dwelling, 36x33, tile roof, 1 family; cost, \$7,000; owner, Mrs. Elliott, Sea Gate, C. I.; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 5808.

WEST 17TH ST, s e cor Bay 50th st, 2-sty frame dwelling, 19x34, gravel roof, 2 families; cost, \$2,200; owner, Pasquale Balzano, 80 Neptune av; architect, Rocco Mega, 2857 West 5th st. Plan No. 5890.

52D ST, n s, 200 e 14th av, two 2½-sty frame dwellings, 22.2x50.2, shingle roof, 2 families each; total cost, \$13,000; owner, Richard Meehan, 1354 52d st; architect, Harry Oisen, 1627 51st st. Plan No. 5895.

AV C, n s, 110 e Ocean parkway, 2½-sty frame dwelling, 24x52, shingle roof, 2 families; cost, \$4,500; owner, Rebecca Greenburg, 337 Ocean parkway; architect, Benj. T. Hudson, 319 9th st. Plan No. 5888.

SAME PROP, 1-sty frame garage, 21x18, shingle roof; cost, \$300; same owner and architect as above. Plan No. 5889.

FACTORIES AND WAREHOUSES.

BUTLER ST, s w cor Nevins st, 1-sty brick wagon shed and storage, 190x18, gravel roof; cost, \$12,000; owner, City of New York, Water Dept., 21 Park row; architect, I. M. De Varona, 21 Park row. Plan No. 5903.

SAME PROP, 2-sty office and storage, 20.4x 118.4, gravel roof; cost, \$28,000; same owner and same architect as above. Plan No. 5904.

STABLES AND GARAGES.

BERRIMAN ST, e s, 235 n Wortman av, 1-sty frame stable, 40x20, gravel roof; cost, \$1,400; owner, Louis Waak, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 5789.

CHESTER ST, n w cor New Lots av, 1-sty frame stable, 30x11, — roof; cost, \$1,500; owner, Louis Kluckman, 325 Watkins st; architects, S. Millman & Sons, 1780 Pitkin av. Plan No. 5791.

CHESTER AV, n w cor Newport av, 1-sty frame stable, 30x11, slag roof; cost, \$1,500; owner, Louis Kluckman, 325 Watkins st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5838.

THATFORD AV, w s, 250 n Blake av, 1-sty frame stable, 25x32, gravel roof; cost, \$600; owner, Fannie Katz, 193 Thatford av; architects, Cohn Bros., 361 Stone av. Plan No. 5828.

JUNIUS ST, w s, 100 s Blake av, 2-sty frame stable, 50x20, gravel roof; cost, \$600; owners, Interboro Sash & Door Co, on premises; architect, L. Danancher, 332 Fulton st, Jamaica. Plan No. 5805.

ST CHARLES PL, n e cor Lincoln pl, 1-sty brick garage, 19.4x17, gravel roof; cost, \$600; owner, Waldo R. Blackwell, 27 St Charles pl; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5810.

EAST 13TH ST, e s, 65 n Beverly rd, 1-sty frame garage, 14x20, shingle roof; cost, \$300; owner, Horace Moyer, 203 East 13th st; architect, S. A. Oisen, 1526 Cortelyou rd. Plan No. 5796.

76TH ST, n s, 35.7 w 6th av, 1-sty brick garage, 15.9x18, tin roof; cost, \$350; owner, Anna C Holzpfel, 583 76th st; architect, J. A. Holzpfel, 583 76th st. Plan No. 5820.

EAST 14TH ST, e s, 270 s Av N, 1-sty frame garage, 12x17, shingle roof; cost, \$300; owner and architect, Cornelius M. Meyer, 1439 East 14th st. Plan No. 5833.

48TH ST, n s, 40 w 16th av, 1-sty frame garage, 14x19, shingle roof; cost, \$125; owner, L. M. Francis, 1573 48th st; architect, Chas. Flor, 1629 45th st. Plan No. 5870.

AV J, s e cor East 18th st, 1-sty frame garage, 13x21, shingle roof; cost, \$650; owner, Charles Leiburg, 1804 Av J; architects, Ascutey Realty Co., 1721 Av J. Plan No. 5869.

STORES AND DWELLINGS.

FULTON ST, s s, 250 e Schenectady av, 1-sty brick store, 17.5x37, gravel roof; cost, \$10,000; owner, Stuyvesant Fulton Co, 375 Fulton st; architect, Francis W. Stock, 7416 3d av. Plan No. 5801.

SUTTER AV, s s, 19.2 e Cleveland st, four 2-sty brick stores and dwellings, 19x55, slag roof, 2 families each; total cost, \$18,000; owner, Jerome Bergen Investment Co., 454 Jerome st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5799.

SUTTER AV, s e cor Cleveland st, 3-sty brick store and dwelling, 19.2x55, slag roof, 2 families; cost, \$6,000; owners, Jerome Bergen Investment Co., 454 Jerome st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5798.

STORES, OFFICES AND LOFTS.

65TH ST, n s, 280 e 7th av, 1-sty frame office and storage, 18.7x52.4, slag roof; cost, \$2,200; owner, Albert Haviland, 367 7th av; architects, Koch & Wagner, 26 Court st. Plan No. 5861.

STORES AND TENEMENTS.

EASTERN PKWAY, s w cor Nostrand av, 1-sty brick stores, 15.5x65, tar and slag roof; cost, \$18,000; owner, Chas. G. Reynolds, Inc., 1359 Union st; architects, Koch & Wagner, 26 Court st. Plan No. 5787.

BERGEN ST, s s, 110 w New York av, 4-sty brick tenement, 70x65, gravel roof, 17 families; cost, \$40,000; owner, Wm. B. Greenman, 350 Fulton st; architects, Slee & Bryson, 154 Montague st. Plan No. 5824.

THEATRES.

FULTON ST, n e cor Throop av, 1-sty brick moving pictures, 42.1x98.1, — roof; cost, \$8,000; owner, Alex. Reisenberger, 712 Broadway; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 5775.



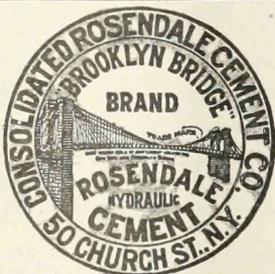
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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

INVITATIONS TO CONTRACTORS.

PANAMA-PACIFIC COMMISSION OF THE STATE OF NEW YORK.

Sealed bids or proposals for the construction of the New York State Building on the grounds of the Panama-Pacific Exposition, San Francisco, Cal., will be received at the offices of the Commission, 140 West 42d Street, New York City, until 12 o'clock Noon, on the 15th day of November, 1913. Bids and proposals are invited for furnishing all labor and materials required for the completion of the following works:

1. Erecting a building for the New York Commission for the Panama-Pacific International Exposition at San Francisco.

The time allowed for erecting and completing the building is two hundred and fifty (250) Calendar days.

2. Installing the Plumbing, Water Supply and Gas Fitting in the building above mentioned.

The time allowed for completing the work is two hundred and twenty-five (225) Calendar days.

3. Installing the Steam Heating in the building above mentioned.

The time allowed for the completion of the work is two hundred and twenty-five (225) Calendar days.

4. Installing the Electric Work in the building above mentioned.

The time allowed for the completion of the work is one hundred (100) Calendar days.

The surety required for each bid or proposal is twenty-five (25), per cent. of the bid or proposal.

Contracts will be awarded at a lump sum for each contract.

Contractors must comply with the laws of the State of New York relating to Public Buildings and Structures.

Forms of proposal, together with copies of the Contracts and Specifications, may be had at the office of the Commission, 140 West 42nd Street, New York City, and drawings may be obtained from the Architect, Charles B. Meyers, 1 Union Square West, New York City.

Contractors desiring blue prints will be required to deposit six (6) dollars, the cost price of printing.

NORMAN E. MACK,
Chairman.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 18, 1913.—Sealed proposals will be opened in this office at 3 p. m., December 3, 1913, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office and court house at Augusta, Georgia. Three story and basement building; ground area, 11,000 square feet; fireproof construction; stone or marble facing; tile and copper roof. Drawings and specifications may be obtained from the Custodian of site at Augusta, Georgia, or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

STATE HOSPITAL COMMISSION, Purchasing Committee for State Hospitals Albany, N. Y., Oct. 22, 1913.

PROPOSALS.—Sealed proposals subject to the usual conditions, will be received up to 10:00 A. M., November 6, 1913, for furnishing the New York State Hospitals for the Insane with cereals, macaroni, dried beans and peas, for a period of four months, deliveries beginning December 1, 1913. For further information apply to the Committee. Address all proposals to W. C. O'Hern, Secretary of the Purchasing Committee, Room 138, Capitol, Albany, N. Y.

NOTICE TO CONTRACTORS.

Sealed proposals for repairing two horizontal tubular boilers and for outside pump well and connections at Middletown State Hospital, Middletown, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until Friday, November 7, 1913, 3 P. M., when they will be opened and read publicly. Proposals shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the amount of contract within 30 days after official notice of award of contract for outside pump well and connections, and within 10 days after award of contract for repairs to two boilers, in accordance with the terms of specifications Nos. 12048 and 1751. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Middletown State Hospital, Middletown, N. Y., and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated Albany, New York, October 17, 1913.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

NOTICE TO CONTRACTORS.

Sealed proposals for Additional Electric Generating Equipment at Central Islip State Hospital, Central Islip, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until three o'clock P. M., on Friday, November 7th, 1913, when they will be opened and read publicly. Proposals shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within 10 days after official notice of award of contract, and in accordance with the terms of specifications No. 1742. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Central Islip State Hospital, at the office of the State Hospital Commission, No. 1 Madison Avenue, New York, and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, New York.

Dated Albany, New York, October 17, 1913.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 29, 1913.—Sealed proposals will be opened in this office at 3 p. m., December 10, 1913, for the construction complete (including mechanical equipment, interior lighting fixtures and approaches) of the United States Post Office at Morristown, Tenn. Two-story and basement building; ground area 4,000 square feet; construction partially fireproof; exterior facing marble or stone and brick; composition roof. Drawings and specifications may be obtained from the custodian of site, at Morristown, Tenn., or at this office, in the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

Plans Filed, New Buildings, Bklyn. (Cont.)

STONE AV, e s, 100 s Pitkin av, 2-sty brick moving pictures, 32.6x100, tin roof; cost, \$20,000; owner, Abe Goodman, 444 Hopkinson av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5763.

ST. JOHNS PL, s s, 200 w Kingston av, 1-sty brick moving pictures, 50x113.6, gravel roof; cost, \$20,000; owner, Bklyn Terminal Amusement Co., 59 West 14th st, N. Y.; architect, Jos. Harrison, 230 Grand st, N. Y. Plan No. 5880.

MISCELLANEOUS.

LORIMER ST, s s, 250 w Marcy av, 1-sty brick lumber shed, 30x86, tar roof; cost, \$1,500; owner, Henry Pierson, 183 Walton st; architect, Benj. F. Hudson, 319 9th st. Plan No. 5770.

NOLL ST, n s, 185 w Evergreen av, 12-sty brick chimney, 195x19.5; cost, \$7,000; owners, S. Liebman's Sons Bwg. Co., 36 Forrest st; architect, Alphonus Castodis, 95 Nassau st, N. Y. Plan No. 5772.

EAST 46TH ST, w s, 300 s Linden av, 1-sty frame carriage house, 16x18, tin roof; cost, \$250; owner, Sarah Krusteffsky, 133 East 32d st; architects, Faber & Markowitz, 189 Montague st. Plan No. 5830.

ROCKAWAY AV, s w cor Blake av, 1-sty frame shed, 50x25, gravel roof; cost, \$400; owners, Steinberg Cut Stone Co., on premises; architect, L. Dananher, 332 Fulton st, Jamaica. Plan No. 5834.

LEONARD ST, e s, 25 n Evergreen av, 1-sty brick kiln, 19x66, concrete roof; cost, \$2,000; owners, Meisel Danowitz & Co., 45 Eckford st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 5858.

SAME PROP, 1-sty brick blower room, 13x12, gravel roof; cost, \$400; same owner and architect as above. Plan No. 5859.

Queens.

DWELLINGS.

CORONA.—Highland av, n s, 220 e Fairview av, 2-sty frame dwelling, 18x36, tin roof, 2 families; cost, \$2,700; owner, Maria Bianco, 17 South av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3122.

RAMBLERSVILLE.—Hawtree av, e s, 40 n Lamberson av, 2-sty frame dwelling, 25x29, shingle roof, 1 family; cost, \$2,300; owner, Florence Blake Lopp, Ozone Park; architect, owner. Plan No. 3123.

SPRINGFIELD.—Golden av, s s, 550 w Dock rd, 2-sty frame dwelling, 18x25, shingle roof, 1 family; cost, \$1,800; owner and architect, John Kirk, 296 Columbia st, Brooklyn. Plan No. 3115.

AUBURNDALE.—Broadway, n s, 50 w Lawrence av, 2-sty brick dwelling, 31x42, shingle roof, 2 families; cost, \$5,000; owner, William H. Conley, Highland av, Auburndale; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 3127.

EDGEMERE.—Beach 36th st, e s, 600 n Boulevard, 2½-sty frame dwelling, 24x44, shingle roof, steam heat, 1 family; cost, \$3,000; owner, F. G. Foote, Frank av, Edgemere; architect, A. D. Hough, Jr., Edgemere. Plan No. 3129.

ELMHURST.—9th st, n s, 400 w Whitney av, 2½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$3,000; steam heat; owner, A. M. Pennock, Dinman st, Elmhurst; architect, S. Maxen, 66 4th st, Elmhurst. Plan No. 3141.

ELMHURST.—2d st, n s, 125 e Pettit pl, 2½-sty frame dwelling, 21x46, shingle roof, 2 families; cost, \$5,000; owner and architect, J. Moran, 242 West 48th st, N. Y. C. Plan No. 3128.

FOREST HILLS.—Groton st, n e s, 100 n Continental av, 2½-sty brick dwelling, 28x37, tile roof, 1 family, steam heat; cost, \$9,500; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 3139.

FOREST HILLS.—Underwood rd, s e s, 117 n e Deepdene rd, 2½-sty brick dwelling, 23x41, tile roof, 1 family, steam heat; cost, \$9,500; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 3136.

FOREST HILLS.—Standish rd, e s, 56 s e Slocum Crescent, 2½-sty brick dwelling, 23x31, tile roof, 1 family, steam heat; cost, \$7,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 3135.

FOREST HILLS.—Jewel st, s s, 25 e Colonial av, 2-sty brick dwelling, 33x29, tile roof, 1 family, steam heat; cost, \$5,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worall, 9 Twombly pl, Jamaica. Plan No. 3132.

SPRINGFIELD.—Lakeview av, e s, 375 s Willow pl, 2-sty frame dwelling, 22x26, shingle roof, 1 family; cost, \$2,500; steam heat; owner, Jos. L. Burton, 1160 85th st, Brooklyn; architect, C. Whitley Mullin, 189 Montague st, Brooklyn. Plan No. 3137.

GLENDALE.—Walton st, n s, 100 e Ford av, 2-sty brick dwelling, tin roof, 2 families; cost, \$4,100; hot air heat; owner, Eugene Boullain, 38 Ford av, Glendale; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 3146.

BELLE HARBOR.—Ostend av, w s, 120 s Newport av, 2½-sty frame dwelling, 24x36, shingle roof, 1 family; cost, \$4,500, steam heat; owner, John McElhuran, 124 Eagle st, Brooklyn; architect, I. P. Card, Corona. Plan No. 3154.

ELMHURST.—Ivy st, n s, 250 e Chicago av, 2½-sty frame dwelling, 19x38, shingle roof, 1 family; cost, \$3,200, steam heat; owner, G. Lindstrom, 68 DeWitt st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3149.

ELMHURST.—Pettit pl, e s, 150 n Ketcham st, 2½-sty frame dwelling, 19x32, shingle roof, 1 family, steam heat; cost, \$3,200; owner, John Nicholas, Broadway, Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan No. 3150.

RIDGEWOOD.—Woodbine st, n w cor Fairview av, 2-sty frame dwelling, 15x90, tar and gravel roof, 2 families; cost, \$5,000; owners, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plan No. 3156.

ROCKAWAY BEACH.—North Eldert av, e s, 250 n L. I. R. R., 1-sty frame dwelling, 14x28, rubberoid roof, 1 family; cost, \$600; owner, Frank Schmutt, Grove av, Rockaway Beach; architect, J. B. Smith, Rockaway Beach. Plan No. 3152.

CORONA.—45th st, ws, 280 n Jackson av, two 2-sty brick dwellings, 19x50, tin roof, 2 families, steam heat; cost, \$9,000; owner, V. Ardron, 44 47th st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan Nos. 3170-71.

FLUSHING.—Union st, w s, 163 s Hillside av, 2-sty brick dwelling, 18x55, slag roof, 2 families, steam heat; cost, \$6,000 (two buildings); owner, Isreal Max, 404 Osborn st, Brooklyn; architect, Edw. W. Adelson, 1776 Pitkin av, Brooklyn. Plan No. 3159.

GLENDALE.—Fulton av, e s, 250 s Market st, 2-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$3,000; owner, Sam. Brumberg, 2 Eldridge st, N. Y. C.; architect, Morris Perlestein, 37 Fulton av, Middle Village. Plan No. 3160.

JAMAICA.—Lewis st, w s, 171 s Hillside av, two 2-sty frame dwellings, 17x50, tar and gravel roof, 1 family, steam heat; cost, \$6,400; owner, William Spencer, 4055 Ferris st, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 3167.

MASPETH.—Woodhill pl, w s, 375 n Grand st, 2-sty frame dwelling, 20x46, tin roof, 2 families, steam heat; cost, \$3,000; owner, Anna E. Pase, Calmus rd, Elmhurst; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3166.

RICHMOND HILL.—Greenwood av, e s, 250 s Chichester av, 2-sty frame dwelling, 18x56, tar and gravel roof, 2 families, steam heat; cost, \$3,000; owner, W. C. Johnson, 936 Chichester av, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 3163.

ROCKAWAY PARK.—6th av, w s, 160 n Washington av, two 2½-sty frame dwellings, 24x27, shingle roof, 1 family, steam heat; cost, \$9,000; owner, Estate of Clarence W. Sherwood, 40 North 10th av, Rockaway Park; architect, Arnold Johnson, 5th av, Rockaway Park. Plan Nos. 3161-62.

CORONA.—51st st, w s, 220 n Jackson av, 2-sty frame dwelling, 17x36, tin roof, 1 family, steam heat; cost, \$2,800; owner, L. Callen, 107 51st st, Corona; architect, A. Magnoin, 50th st, Corona. Plan No. 3169.

FACTORIES AND WAREHOUSES.

WINFIELD.—Forest st, s s, 243 e Trains Meadow rd, 1-sty brick shop, 20x30, tin roof; cost, \$600; owner, Joseph Wagner, 34 Forest st, Winfield; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 3126.

ARVERNE.—Amstel boulevard, s w cor Carlton av, 2-sty frame storage, 25x60, slag roof; cost, \$2,000; owner, A. Lashe, 526 Boulevard, Rockaway Beach; architects, J. P. Powers Co., Rockaway Beach. Plan No. 3168.

HALLS AND CLUBS.

CORONA.—National av, e s, 125 s Poplar st, 1-sty frame hall, 35x50, tin roof, steam heat; cost, \$2,575; owner, H. Glickman, National av, Corona; architect, A. Schoeller, Mulberry av, Corona. Plan No. 3151.

STABLES AND GARAGES.

BAYSIDE.—5th st, w s, 34 s Ashburton av, 1-sty frame garage, 22x18, shingle roof; cost, \$500; owner, Elizabeth C. Lamb, 4th st, Bayside; architect, owner. Plan No. 3142.

FOREST HILLS.—Seminole av, w s, bet De Koven and Chittenden sts, 2-sty brick garage, 20x20, tile roof; cost, \$700; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worall, 9 Twombly pl, Jamaica. Plan No. 3131.

LONG ISLAND CITY.—Hamilton st, w s, 14 n Pierce av, 1-sty frame stable, 14x15, tin roof; cost, \$200; owner, B. Stigert, 71 Vernon av, L. I. City; architect, A. Magnoin, 112 50th st, Corona. Plan No. 3138.

RICHMOND HILL.—Prospect st, e s, 100 n Jamaica av, 1-sty frame garage, 15x18, shingle roof; cost, \$275; owner, A. M. Schmand, premises. Plan No. 3125.

SOUTH OZONE PARK.—Davis av, n e cor Alwick pl, 1-sty concrete garage, 20x20, shingle roof; cost, \$450; owner, Frank Greenbeck, Rockaway rd, and Davis av, South Ozone Park. Plan No. 3124.

FLUSHING.—25th st, e s, 190 s Crocheron av, 1-sty frame garage, 17x18, shingle roof; cost, \$250; owner, Robt. Balfour, premises. Plan No. 3147.

RICHMOND HILL.—Vine st, s w cor Beaufort st, 1-sty frame garage, 12x16, shingle roof; cost, \$35; owner, F. R. Dunne, premises. Plan No. 3153.

FLUSHING.—Bradford av, s s, 314 w Jagger av, 1-sty brick stable, 25x35, paroid roof; cost, \$600; owner, Mrs. Marg. McElroy, Barclay st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 3164.

L. I. CITY.—Meadow st, s w cor Queens pl, 1-sty brick garage, 36x185, felt and gravel roof; cost, \$75,000; owner, Loose-Wiles Biscuit Co., Bridge Plaza, L. I. City; architect, Wm. Higginson, 21 Park row, N. Y. C. Plan N 3165.

MORRIS PARK.—Garden st, n s, 40 e Curtis av, 1-sty frame garage, 14x20, shingle roof; cost, \$300; owner, A. H. Hotte, on premises; architects, C. Intanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 3157.

STORES AND DWELLING.

CORONA.—Myrtle av, e s, 175 n Corona av, 2-sty brick store and dwelling, 20x50, tin roof, 1 family; cost, \$4,800; owner, Pasquale Sarro, 21 Mott st, N. Y. C.; architect, C. L. Varrone, Corona av, Corona. Plan No. 3121.

MASPETH.—Clermont av, e s, 25 n Hull av, three 3-sty brick store and dwellings, 16x40, tin roof, 2 families; cost, \$10,500; owner, Alexander Tojkorski, 110 Clermont av, Maspeth; architect, Peter M. Coco, 505 Sanford av, Flushing. Plan No. 3116.

EVERGREEN.—Cypress av, w s, 59 s Summerfield st, 3-sty brick store and dwelling, 25x60, slag roof, 2 families; hot water heat; cost, \$6,000; owner, Otto Marx, 1082 Cypress av, Evergreen; architect, Otto Thomas, 364 Fulton st, Jamaica. Plan No. 3145.

STORES AND TENEMENTS.

LONG ISLAND CITY.—Woolsey av, n s, 63 e Chauncey st, 4-sty brick tenement, 37x86, tar and gravel roof, 16 families; cost, \$17,000; owner, P. DeBarberi, 221 Woolsey av, L. I. City; architect, Emil Motl, 806 2d av, L. I. City. Plan No. 3158.

THEATRES.

RICHMOND HILL.—Jamaica av, n s, 186 e Chestnut st, 1-sty brick moving picture show, 58x40, tin roof; cost, not given; owner, Howard J. Cullingford, Maplewood, N. J.; architect, C. W. B. Vanderbeck, Richmond Hill. Plan No. 3144.

MISCELLANEOUS.

CORONA.—Strong st, e s, 100 s Corona av, 1-sty frame barn, 14x15, tin roof; cost, \$200; owner, F. Fragoli, 2 Floyd st, Corona; architect, L. Varrone, Corona av, Corona. Plan No. 3118.

CORONA.—Strong st, 6, 1-sty frame barn, 18x11, tin roof; cost, \$100; owner, Prisco Busso, premises. Plan No. 3117.

CORONA.—Radcliff av, n s, 200 East 51st st, 1-sty frame shed, 11x20, paper roof; cost, \$200; owner, Jos. Frank, premises. Plan No. 3119.

CORONA.—Home st, n s, 300 e Corona av, 1-sty frame barn, 16x12, paper roof; cost, \$200; owner, I. Muller, premises. Plan No. 3120.

CORONA.—National av, e s, 100 n Jackson av, 1-sty brick barn, 40x20, tin roof; cost, \$300; owner, J. De Vito, 6 East Jackson av, Corona; architect, A. De Blasi, 94 East Jackson av, Corona. Plan No. 3133.

FLUSHING.—Colden av, 21, 1-sty frame tool house, 10x12, paper roof; cost, \$20; owner, A. L. Thomm, premises. Plan No. 3130.

LONG ISLAND CITY.—Laurel Hill Boulevard, e s, 75 s Locust st, 1-sty frame shed, 18x74, gravel roof; cost, \$400; owner, Jos. Bois, premises. Plan No. 3140.

RIDGEWOOD.—Troutman st, s s, 100 w Woodward av, 3-sty brick factory, 100x58, tar and slag roof steam heat; cost, \$45,000; owner, John Meyer, premises; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 3134.

ROCKAWAY BEACH.—Ocean Boardwalk, s w cor Hollywood av, 2-sty frame bath house, 15x168, rubberoid roof; cost, \$1,000; owner, C. A. Schilling, Hollywood av, Rockaway Beach. Plan No. 3155.

Richmond.

DWELLINGS.

ALLEN PL, w s, 200 s Park pl, New Brighton, two 2-sty frame dwellings, 20x27; total cost, \$4,000; owner and architect, H. H. Hutton, New Brighton; builder, Thos. W. Hutton, New Brighton. Plan No. 753.

CENTRE ST, e s, 190 s Arents av, Tottenville, 2-sty frame dwelling, 22x28; cost, \$1,500; owner, architect and builder, Christian Peterson, Tottenville. Plan No. 748.

MAINE ST, w s, 200 n Jacob st, Tottenville, 1-sty frame bungalow, 18x24; cost, \$800; owner, Robert Fuller, Tottenville; architect and builder, C. Peterson, Tottenville. Plan No. 749.

VAN DUZER ST, w s, 51 n Broad st, Stapleton, 2 1/2-sty frame dwelling and garage, 31x25; cost, \$3,200; owner, F. G. Strohmeier, Stapleton; architect, Otto Loeffler, Stapleton; builder, H. J. Langworthy, Stapleton. Plan No. 757.

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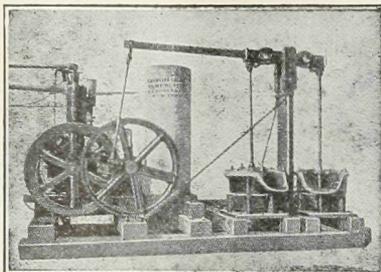
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Plans Filed, Richmond (Continued.)

4TH ST, e s, 100 n Ocean av, New Dorp, two 2-sty brick dwellings, 42x24; total cost, \$2,300; owner, architect and builder, H. W. Putnam, New Dorp. Plan No. 754.

10TH ST, w s, 125 s Ocean av, New Dorp, two 2-sty brick dwellings, 20x28; total cost, \$4,000; owner, Lydia E. Putnam, New Dorp; architect and builder, H. W. Putnam, New Dorp. Plan No. 755.

11TH ST, e s, 140 s Barnes av, New Dorp, 1-sty frame bungalow, 14x28; cost, \$275; owner, architect and builder, Albert Elmendorf, New Dorp. Plan No. 756.

TOMPKINS AV, n w cor & Belair rd, Rosebank, 2-sty brick dwelling, 28x30; cost, \$3,000; owner, Aug. Ulrich, Rosebank; architect and builders, Geo. Haverkamp & Son, Richmond. Plan No. 750.

STABLES AND GARAGES.

CATHERINE ST, s s, 350 w Decker av, Port Richmond, 1-sty frame stable, 18x28; cost, \$250; owner, W. A. Blafeld, Port Richmond; builder, Geo. Larsen, Port Richmond. Plan No. 751.

5TH AV, n s, 225 e Westervelt av, New Brighton, 1-sty frame garage, 13x20; cost, \$200; owner, Thos. H. Harper, New Brighton; builder, P. J. Larsen, New Brighton. Plan No. 752.

PLANS FILED FOR ALTERATIONS.

Manhattan.

CANAL ST, 431, new entrance and stairs to 3-sty brick store and office; cost, \$300; owners, Trinity Corporation, 187 Fulton st; architect, Geo. J. Hardway, 347 5th av. Plan No. 3672.

CANAL ST, 133-35, retaining wall to 3-sty brick offices; cost, \$500; owner, Jacob J. Schinkler, 133 Canal st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 3649.

CORTLANDT ST, 89, remove posts to 2-sty brick station; cost, \$85; owners, Stuyvesant Real Estate Co., 85 Cedar st; architect, William H. Vogt, 2 Rector st. Plan No. 3683.

ELIZABETH ST, 208-10, new partition to 4-sty brick storeroom; cost, \$409; owners, The Brush Electric Illuminating Co., 55 Wall st; architect, Walter E. McCoy, 1170 Broadway. Plan No. 3651.

FRANKLIN ST, 93-5, masonry, new boiler room and partitions to 2-sty brick lofts; cost, \$4,000; owners, Estate of Wm. Watson, Henry Watson exr., 256 Church st; architect, Robert Teichman, 22 William st. Plan No. 3658.

FULTON ST, 180, extension for stairs to 4-sty brick cafe and loft; cost, \$10,000; owner, Emil A. Heyland, Belmar, N. J.; architect, Jay H. Morgan, 331 Madison av. Plan No. 3634.

GRAND ST, 472, masonry and steel to 4-sty brick store and dwelling; cost, \$5,000; owner, Chas. A. Blum, 472 Grand st; architects, Katz & Scheeter, 1 Madison av. Plan No. 3628.

HENRY ST, 247, new windows and 500-gallon tank to 4-sty brick stores and tenement; cost, \$—; owner, Geo. T. Jackson, 11 East 48th st; architect, Morris Schwartz, 194 Bowery. Plan No. 3642.

LEONARD ST, 51, boiler plant to 6-sty brick lofts; cost, \$15,000; owners, Estate of Geo. R. Minot et al, Chas. S. Rackemann, exr., Ames Building, Boston, Mass.; architects, Evans, Almirall & Co., 1 Dominick st. Plan No. 3637.

LEONARD ST, 79-81, masonry to 5-sty brick store and loft; cost, \$150; owners, Estate Eugene A. Hoffman, Inc., Wm. Harris, president, 253 Broadway; architects, Jno. B. Snooks Sons, 261 Broadway. Plan No. 3680.

MANHATTAN ST, 31-37, new store fronts and entrance to 6-sty brick stores and tenement; cost, \$500; owner, Catherine D. Storer, 30 Edgecombe av; architect, Otto Reissmann, 31 1st st. Plan No. 3687.

MANHATTAN ST, 125, new store fronts to 6-sty brick stores and tenement; cost, \$175; owners, George Andreas et al, 125 Manhattan st; architect, Geo. M. Lewton, 30 East 42d st. Plan No. 3682.

MANHATTAN ST, 25, reset store front to 5-sty brick store and tenement; cost, \$300; owners, Manhattan Park & Provision Co., 279 West 118th st; architect, H. Steinbrenner, 83 Manhattan st. Plan No. 3639.

MANHATTAN ST, 188-194, reset store fronts to four 3-sty brick dwellings and stores; cost, \$275; owner, Chas. D. Donahue, 291 Lenox av; architect, Julius G. Kern, 424 East 92d st. Plan No. 3630.

MANHATTAN ST, 195, reset store front to 2-sty brick store and dwelling; cost, \$100; owner, Chas. D. Donahue, 291 Lenox av; architect, Julius G. Kern, 424 East 92d st. Plan No. 3631.

MONROE ST, 219, new store front to 5-sty brick stores and tenement; cost, \$300; owner, Victor Rosensweig, 223 East Broadway; architect, Nathan Makstein, 415 Grand st. Plan No. 3670.

PARK ST, 103, new stairs to 4-sty brick store and tenement; cost, \$200; owner, Bartholemo Gauzza, 2346 Prospect av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 3692.

PELL ST, 25-27, new stairway and skylight to 5-sty brick stores and tenement; cost, \$200; owners, Fred. P. Ludlam et al, 317 82d st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 3691.

SPRING ST, 151, roof tank to 6-sty brick lofts; cost, \$117; owner, Myer Gans, 526 West 11th st; architects, J. P. Hanson & Son, 259 West 27th st. Plan No. 3638.

SUFFOLK ST, 31-33, toilet compartment to 5-sty brick tenement; cost, \$200; owner, Helena Hoop, 328 West 89th st; architect, Harry Zlot, 230 Grand st. Plan No. 3654.

WALL ST, 79-85, plaster partition to 13-sty brick offices; cost, \$350; owner, John G. Agar, 14 Wall st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 3645.

WATER ST, 79-81, alterations to 5-sty brick offices and warehouses; cost, \$440; owner, Margareta Chesbrough, 33 Howard st; architect, Ferdinand, 56 Pine st. Plan No. 3688.

1ST ST, 7, masonry, new partitions and skylights to 5-sty brick hotel and turkish bath; cost, \$1,000; owner, Maurice Black, 419 West 54th st; architect, Joseph Bloom, 43 West 112th st. Plan No. 3656.

3D ST, 163-173 East, masonry and steel to 4-sty brick rectory; cost, \$3,000; owner, Rev. John Lieberth, 173 East 3d st; architect, Paul Schulz, 173 East 3d st. Plan No. 3636.

3D ST, 1281 East, general repairs to 5-sty brick tenement; cost, \$3,000; owner, Wm. V. Astor, 23 West 26th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 3627.

13TH ST, 204 East, new partition to 4-sty brick store and tenement; cost, \$150; owner, Hiram M. Kirk, 130 Fulton st; architect, Arnold Leach, 42 Henry st. Plan No. 3665.

15TH ST, 19 East, reset store front to 3-sty brick store and lofts; cost, \$300; owner, Louis S. Ascinkis, 21 East 15th st; architects, Hor- enburger & Bards, 122 Bowery. Plan No. 3633.

23D ST, 26 East, reset store front to 4-sty brick store and offices; cost, \$130; owner, Morris P. Douglas, 257 Broadway; architect, Joseph J. Breitman, 25 West 42d st. Plan No. 3653.

24TH ST, 126 East, new bathroom to 4-sty brick tenement; cost, \$200; owners, Steenbach Carter Est., 1134 Madison av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 3660.

26TH ST & MADISON AV, Madison Square Garden, inclined track to 4-sty brick amphitheatre; cost, \$3,000; owners, F. & D. Co., Madison Square Garden; architect, Horace G. Knapp, 111 Broadway. Plan No. 3686.

34TH ST, 112 West, additional seating and new stairs to 4-sty brick theatre; cost, \$5,000; owners, Frank J. Farrell et al, 320 5th av; architect, Wm. H. McElpatrick, 701 7th av. Plan No. 3668.

39TH ST, 6 East, marquise to 12-sty brick store and offices; cost, \$800; owners, 6 East 39th St Co., C. W. Cooley, president, 9 East 37th st; architect, Augustus L. Schulz, 533 East 83d st. Plan No. 3666.

51ST ST, 604 West, steel arch to 3-sty brick garage and restaurant; cost, \$100; owner, Henry Astor, 11 East 42d st; architects, Ross & McNeil, 39 East 42d st. Plan No. 3669.

59TH ST, 327-29 West, alterations to 5-sty brick tenement; cost, \$700; owners, David & Harry Lippmann, 192 Broadway; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 3661.

65TH ST, 323 East, rear extension to 3-sty brick factory; cost, \$5,000; owners, Kleinschmidt Magnesia Co., 429 East 58th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 3679.

100TH ST, 102-4 West, new store fronts to 2-sty brick stores and dwelling; cost, \$800; owners, Jno. H. Dierson and Jno Warneke, 100 West 100th st; architect, Alfred C. Wein, 160 West 99th st. Plan No. 3659.

103D ST, 200-4 West, side extension to 7-sty brick apartment hotel; cost, \$800; owners, Judson Lawson Estate, 601 West 113th st; architect, Joseph J. Eberle, 489 5th av. Plan No. 3673.

105TH ST, 425 East, steel and new plumbing to 3-sty brick store and dwelling; cost, \$1,722; owners, Nathan Manufacturing Co., 85 Liberty st; architect, Wm. A. Blain, Times Bldg. Plan No. 3629.

105TH ST, 125 West, masonry to 3 and 4-sty brick home; cost, \$350; owners, Home for the Aged & Infirm Hebrews, 125 West 105th st; architect, Albert S. Gottlieb, 156 5th av. Plan No. 3690.

110TH ST, 342 East, masonry and steel to 4-sty brick tenement; cost, \$100; owner, Luigi Flora, 342 East 110th st; architect, Harry Zlot, 230 Grand st. Plan No. 3684.

123D ST, 313 East, alterations to 4-sty brick tenement; cost, \$270; owner, May Davies, 313 East 123d st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 3675.

133D ST, 167 West, masonry and new partitions to 5-sty brick tenement; cost, \$2,000; owner, Martha Zimmerman, 348 West 36th st; architect, Harry Zlot, 230 Grand st. Plan No. 3655.

141ST ST, 523 West, extension to 4-sty brick dwelling; cost, \$350; owner, John H. Rohrs, 523 West 141st st; architect, Jno. H. Knobel, 305 West 43d st. Plan No. 3663.

153D ST, 470 West, 1-sty extension to 4-sty brick tenement; cost, \$1,200; owner, James McGowan, 500 West 153d st; architect, Otto Reissmann, 30 1st st. Plan No. 3685.

207TH ST and VERMILYEA AV, s w cor, new stairs to 1-sty brick store; cost, \$200; owner, Gustave L. Lawrence, 2228 Broadway; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 3632.

AV C, 83, new store front to 4-sty brick store and tenement; cost, \$200; owners, St. John Baptist Foundation, 13 Astor pl; architect, Max Zipkes, 220 5th av. Plan No. 3689.

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Plans Filed, Alterations, Manhattan (Continued)

AMSTERDAM AV, 1329, new store front to 5-sty brick stores; cost, \$50; owner, Ernest Fairbanks, 56 Manhattan st; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 3625.

AMSTERDAM AV 487, alterations to 5-sty brick store and tenement; cost, \$200; owner, Ehler Ostenholt, 21 East 93d st; architects, Seifert & Webb, 104 West 42d st. Plan No. 3643.

BROADWAY, 2904-6, sky-sign to 3-sty brick garage; cost, \$300; owner, Richard Carroll, 401 East 59th st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 3644.

BROADWAY, 2318, alterations to 5-sty brick store and tenement; cost, \$125; owner, T. Edwin Ward, n e cor 91st st and Riverside Drive; architect, George Langer, 175 East 82d st. Plan No. 3647.

BROADWAY, 1293-1311, masonry to 7-sty brick department store; cost, \$400; owners, Herald Sq. Realty Co., Henry Morgenthau, Pres., 42d st and Madison av; architect, Alfred Freeman, 29 West 34th st. Plan No. 3626.

CENTRAL PARK WEST, 71, new partition and bathroom to 7-sty brick tenement; cost, \$200; owners, Strauss Building & Realty Co., 73 East 90th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 3641.

COLUMBUS AV, 749, new store fronts to 5-sty brick stores and tenement; cost, \$1,000; owner, James J. Nolan, 751 Columbus av; architect, Louis C. Maurer, 103 Park av. Plan No. 3667.

CONVENT AV, 320, 1-sty extension to 3-sty brick residence; cost, \$1,500; owner, Elias Silverstein, 320 Convent av; architect, Samuel Sass, 32 Union sq. Plan No. 3648.

LEXINGTON AV, 1864, dumbwaiter shaft to 5-sty brick tenement; cost, \$1,500; owner, Oscar Roth, 1864 Lexington av; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 3650.

MADISON AV, 951, side extension to 4-sty brick residence; cost, \$2,000; owner, Dr. Seth M. Milliken, 951 Madison av; architect, Alex. M. Welch, 15 East 71st st. Plan No. 3640.

MADISON AV, 2020, 2-sty extension to 3-sty brick dwelling; cost, \$2,000; owner, Regina T. Sohmann, 122 West 123d st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 3657.

MADISON AV, 542, alterations to 4-sty brick stores and apartments; cost, \$140; owner, S. Harold Freeman, 34 Pine st; architect, Jno. Williams, 556 West 27th st. Plan No. 3662.

PARK ROW, 13-21, 9 new elevators to 32-sty brick store and offices; cost, \$9,000; owners, Park Row Realty Co., E. M. Davison, president, 43 Exchange pl; architect, Thos. M. Robertson, 331 Madison av. Plan No. 3671.

PARK AV, 1489, alterations to 4-sty brick stores; cost, \$1,500; owner, Bertha Rappaport, 1489 Park av; architect, Wm. Huenerberg, 792 East 166th st. Plan No. 3674.

1ST AV, 666-680, masonry and steel to 3-sty brick power station; cost, \$100; owners, The New York Edison Co., 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 3678.

2D AV, 627, alterations to 4-sty brick store and tenement; cost, \$1,500; owner, Samuel Hass, 630 2d av; architect, Lewis Leining, Jr., 160 5th av. Plan No. 3646.

3D AV, 536, new partition and piping to 4-sty brick stores and tenement; cost, \$260; owner, Henry C. Schaaff, 534 3d av; architect, Wm. J. Julig, Jr., 156 East 32d st. Plan No. 3664.

4TH AV, 327, new store fronts, partitions and stairs to 3-sty brick store and dwelling; cost, \$2,000; owner, Joseph Schmitt, 1116 Jackson av, Bronx; architect, John Ph. Voelker, 979 3d av. Plan No. 3635.

6TH AV, 268, reset store front to 4-sty brick store and lofts; cost, \$75; owner, David A. Doyle, 247 Midland av, East Orange, N. J.; architect, R. J. Wolkenstein, 1876 Belmont av. Plan No. 3652.

6TH AV, 640, alterations to 4-sty brick store and dwelling; cost, \$200; owner, Caroline T. Kissel, Morris Township, N. J.; architect, Geo. Keister, 12 West 31st st. Plan No. 3677.

7TH AV, 2082-2096, new partitions to 12-sty brick stores and hotel; cost, \$500; owner, Gustave Sidenberg, 66 Broadway; architects, Geo. & Edward Elum, 505 5th av. Plan No. 3681.

QUEENSBORO BRIDGE.—Alterations to two 1-sty frame comfort stations; cost, \$784; owner, City of New York, Department of Bridges, City Hall; architect, Department of Bridges, City Hall. Plan No. 3676.

Bronx.

VICTOR ST, e s, 370 n Morris Park av, 1-sty frame extension, 15.9x6.2, to 2-sty and attic frame dwelling; cost, \$250; owner, O. Maniscalco, on premises; architect, S. Bevelacquer, 2068 Vyse av. Plan No. 570.

138TH ST, 672, doors, partitions to 5-sty brick store and tenement; cost, \$500; owner, Theodore Haebler, 760 St. Ann's av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 560.

146TH ST, n s, 359.3 n Morris av, 1-sty frame extension, 3.8x9 to 3-sty frame dwelling; cost, \$300; owners, Nicola Massa, on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 558.

165TH ST, 171 East, new stairs, new partitions, &c. to 3-sty frame dwelling; cost, \$800; owner, Catherine Campbell, on premises; architect, Elmer Remsen, 25 John st, New Rochelle, N. Y. Plan No. 569.

167TH ST, s e cor Union av, beams, columns, partitions to 5-sty brick stores and tenement; cost, \$750; owner, Louis E. Kleban, 1116 Jackson av; architect, Maximilian Zipkes, 220 5th av. Plan No. 567.

180TH ST, n s, 66.8 w Prospect av, new exit, partitions to 1-sty brick nicollette; cost, \$450; owner, A. Galliani, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 563.

225TH ST, n s, 226TH ST, s s, 25 e White Plains av, 2-sty brick extension, 60.33x100.3, to 2-sty brick school; cost, \$80,000; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 568.

BATHGATE AV, 2325, 2-sty frame extension, 6.10x35, to 2-sty frame store and dwelling; cost, \$1,000; owner, Giuseppe Graziano, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 562.

CARPENTER AV, w s, 423.5 n 234th st, 1-sty frame extension, 11x11, to 2-sty frame dwelling; cost, \$250; owner, Barbara Muth, on premises; architect, Herbert Lau, Vista pl, Mt. Vernon. Plan No. 559.

ELLIS AV, s w cor Olmstead av, new toilet to 2-sty frame factory; cost, \$300; owner, H. M. Susswin, 425 East 105th st; architect, Ferd Savignano, 17 Cleveland pl. Plan No. 561.

HUGHES AV, 2373, 1-sty brick extension, 25 x10, to 5-sty brick tenement; cost, \$500; owner, John Maresca, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 572.

PROSPECT AV, 579, new beams, new doors to 1-sty brick nicollette; cost, \$150; owners, Jas. and Fannie Rothschild, 150th st and Prospect av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 571.

TREMONT AV, s w cor Clinton av, interior alterations to 3-sty frame stores and dwelling; cost, \$200; owner, Louisa A. Ramsteck, 878 East 176th st; architect, Wm. H. Meyer, 1871 Carter av. Plan No. 566.

3D AV, 4415, new store front to 3-sty brick store and dwelling; cost, \$400; owner, Francis Stepat, 271 Broadway; architect, Adolph Balshon, 483 Willis av. Plan No. 565.

3D AV, 4063, new stage to 1-sty brick nicollette; cost, \$300; owner, L. Guttig, 40 Wall st; architect, Fred'k Jaeger, 441 Tremont av. Plan No. 564.

Brooklyn.

BALTIC ST, s s, 57.8 w Smith st, alter 3-sty and basement tenement; cost, \$1,500; owner, Geo. Knell, 597 Butler st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5779.

CLARA ST, n s, 77 w West st, extension 1-sty storage; cost, \$300; owner, Henry M. Prehn, 124 West st; architect, Chas. G. Wesel, 1563 East 46th st. Plan No. 5776.

COURT ST, e s, 23.5 s Douglass st, plumbing to 3-sty store and dwelling; cost, \$100; owner, Alfonso Camera, 230 Mott st, N. Y.; architect, Robt. Cohn, 247 East 68th st, N. Y. Plan No. 5786.

DEAN ST, s s, 300 e Rochester av, plumbing to four 2-sty dwellings; cost, \$600; owner, Est. of Henry Weil, 192 Broadway, New York; architect, Adam Bracht, 229 McDougal st. Plan No. 5821.

DIKEMAN ST, 34, interior alterations to 2-sty dwelling; cost, \$200; owner, Edward O'Rourke, on premises; architects, Gibbons Co., 318 Columbia st. Plan No. 5897.

GERY ST, s s, 225 w Throop st, interior alterations to 3-sty tenement; cost, \$100; owner, Abraham Quince, 76 Gery st; architect, T. Goldstone, 49 Graham av. Plan No. 5872.

HARRISON ST, n s, 241 w Henry st, extension to two 3-sty tenements; cost, \$4,000; owner, Ethel E. Sanderson, 125 Remsen st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 5790.

HENDRIX ST, e s, 90 n Sutter av, plumbing to 2-sty and basement dwelling; cost, \$100; owner, Philip Fried, 449 Hendrix st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5764.

HENRY ST, w s, 103.7 n Degraw st, interior alterations to 3-sty tenement; cost, \$200; owner, Sabastine Bardanno, 474 Henry st; architect, E. P. Imperator, 356 Fulton st. Plan No. 5873.

HERKIMER ST, n s, 129.9 e Sackman st, exterior and interior alterations to 3-sty tenement; cost, \$500; owner, Alessandro Janotta, 1491 Herkimer st; architect, Max Hirsch, 391 Fulton st. Plan No. 5765.

JEROLEMON ST, s s, 66 e Sidney pl, interior alteration to 3 1/2-sty dwelling; cost, \$3,500; owner, Geo. Notman, 136 Jerolemon st; architect, Edw. L. Young, 12 East 30th st, N. Y. Plan No. 5773.

JUNIUS ST, w s, 100 s Blake av, interior and exterior alterations to 2-sty factory; cost, \$2,500; owners, Interboro Sash & Door Co., on premises; architect, L. Danancher, 332 Fulton st, Jamaica. Plan No. 5806.

KOSCIUSKO ST, s s, 125 e Throop av, interior alterations to 2-sty tenement; cost, \$200; owner, Robert Habich, 260 Nassau av; architect, J. McKillop, Jr., 154 India st. Plan No. 5829.

McKIBBEN ST, 117, exterior alterations to 2-sty store and tenement; cost, \$1,000; owner, H. Silverstein, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 5875.

MONTGOMERY PL, n s, 112 e 8th av, interior alterations to 4-sty dwelling; cost, \$1,500; owner, Gabrielle W. Murdock, 116 Nassau st; architect, Wm. C. Hough, P. O. Box 277, Glen Cove, L. I. Plan No. 5818.

MOORE ST, 5, interior alterations to 2-sty store and dwelling; cost, \$100; owner, John Meurer, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 5876.

NAVY ST, w s, 80 n Park av, interior and exterior alterations to 2-sty dwelling; cost, \$1,000; owner, Achille Pisapia, 69 Navy st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5809.

NAUTILUS ST, s s, 300 e Sea Gate av, extension to 2-sty dwelling; cost, \$1,000; owner, Annie H. Stern, 1 West 68th st, New York; architect, Alfred Freeman, 29 West 34th st, New York. Plan No. 5812.

RAYMOND ST, ws, 50 n Bolivar st, new elevator to 3-sty dyers; cost, \$1,000; owners, W. Randall & Sons, Inc., 112 Raymond st; architects, R. M. Rodgers & Co., 74 Emerson pl. Plan No. 5892.

REMSEN ST, 129-131, interior alterations to 4-sty dwelling; cost, \$5,000; owner, E. Le Grand Beers, Hotel Plaza, N. Y.; architect, Geo. P. Chappell, 258 Broadway, N. Y. Plan No. 5795.

RICHARDS ST, 183, exterior alterations to 3-sty store and dwelling; cost, \$2,500; owner, John Zarick, Henderson's Walk bet Brighton Beach and Coney Island; architect, Max Hirsch, 391 Fulton st. Plan No. 5794.

ST. JOHNS PL, s s, 206.9 w Utica av, interior and exterior alterations to 1 1/2-sty dwelling; cost, \$300; owner, Geo. O'Neill, 1424 St. Johns pl; architect, C. P. Cannella, 60 Graham av. Plan No. 5835.

STAGG ST, n s, 25 w Waterbury st, interior alterations to 3-sty tenement; cost, \$300; owners, M. Goldblatt & ano, 411 South 4th st; architect, Jacob Fisher, 25 Av A, New York. Plan No. 5833.

VAN BRUNT ST, n w cor King st, interior alterations to 3-sty store and dwelling; cost, \$500; owners, Brooklyn Terrace Realty Co., 189 Montague st; architects, Slee & Bryson, 154 Montague st. Plan No. 5831.

VAN BUREN ST, w s, 25 n King st, interior and exterior alterations to three 3-sty and basement tenements; cost, \$3,000; owner, Brooklyn Terrace Realty Co., 189 Montague st; architects, Slee & Bryson, 154 Montague st. Plan No. 5782.

VAN BUREN ST, s s, 395 e Throop av, plumbing to 2-sty dwelling; cost, \$150; owner, Gussie Goeckin, 128 Van Buren st; architect, T. Goldstone, 49 Graham av. Plan No. 5874.

WYCKOFF ST, 118, interior alterations to 3-sty tenement; cost, \$250; owner, Mary C. Cahill, 120 Wyckoff st; architect, David A. Lucas, 98 3d st. Plan No. 5797.

SOUTH 1ST ST, n s, 25 e Roebling st, interior alterations to 4-sty stable and wazon room; cost, \$1,000; owner, John D. H. Schultz, Grand and Roebling sts; architect, Emil Meisenger, 394 Graham av. Plan No. 5758.

1ST PL, n s, 100 e Henry st, plumbing to 3-sty dwelling; cost, \$1,000; owner, Mrs. F. P. Abbott, 5 1st pl; architect, J. Clauson Mills, 44 Clinton st. Plan No. 5762.

SOUTH 2D ST, n s, 65 w Bedford av, exterior alterations to 2 1/2-sty dwelling; cost, \$125; owners, Empress Realty Co., 130 South 2d st; architect, W. A. Coleman, 137 South 1st st. Plan No. 5841.

SOUTH 3D ST, s s, 175 e Bedford av, interior alterations to 3-sty and basement tenement; cost, \$300; owner, Mary Perfect, 150 South 3d st; architect, Tobias Goldstone, 49 Graham av. Plan No. 5778.

WEST 17TH ST, e s, 180 n Neptune av, plumbing to 1-sty dwelling; cost, \$150; owner, Giuseppe Almono, on premises; architect, John Von Hoerf, Neptune av & West 23d st. Plan No. 5877.

73D ST, n s, 238.8 w 18th av, extension to 2-sty dwelling; cost, \$150; owner, Anna L. Beyer, 1763 73d st; architect, W. Beyer, 1763 73d st. Plan No. 5802.

94TH ST, n s, 325 w 3d av, extension to 1-sty dwelling; cost, \$150; owner, W. F. Gillan, 243 94th st; architects, S. Millman & Sons, 1780 Pitkin av. Plan No. 5840.

AV Y, s e cor East 13th st, plumbing to 2-sty dwelling; cost, \$170; owner, J. H. Liddy, on premises; architect, W. Ferguson, 346 5th av. Plan No. 5899.

ATLANTIC AV, 608, interior and exterior alterations to 4-sty store and tenement; cost, \$250; owner, Mary A. Neary, 1220 Carroll st; architect, John G. Willoughby, 575 Atlantic av. Plan No. 5854.

BEDFORD AV, w s, 118.4 n Fulton st, interior alterations to 4-sty store; cost, \$100; owner, Richard S. Hager, 187 Montague st; architect, W. J. Conway, 400 Union st. Plan No. 5860.

BEDFORD AV, w s, 75 s Chifton pl, extension to 3-sty carriage manufactory; cost, \$5,000; owner, Thos. Rochford, 1066 Bedford av; architect, W. J. Regan, 162 Ryerson st. Plan No. 5760.

BROADWAY, n e cor Marcy av, exterior alterations to 4-sty store and tenement; cost, \$500; owner, Henry Muller, 299 Broadway; architect, Henry Holder, 242 Franklin av. Plan No. 5842.

BROOKLYN AV, e s, 100 n Park pl, extension to museum, 27.4x7; cost, \$425; owner, Brooklyn Institute Museum, Eastern Parkway; architect, Geo. F. Beatty, 680 St Johns pl. Plan No. 5800.

EAST NEW YORK AV, s s, 239.2 e Albany av, interior and exterior alterations to 2-sty frame store and dwelling; cost, \$250; owner, Frank Tenedino, 548 East New York av; architects, Slee & Bryson, 154 Montague st. Plan No. 5848.

EVERGREEN AV, 105, interior alterations to 3-sty store and dwelling; cost, \$250; owner, Mrs. Carrie Essenberg, on premises; architect, Adam E. Fischer, 373 Fulton st. Plan No. 5814.

FLATBUSH AV, w s, 220 n Av G, interior alterations to 3-sty store and dwelling; cost, \$350; owner, Alex. Levine, on premises; architect, R. T. Schaefer, 1596 Flatbush av. Plan No. 5777.

FLUSHING AV, s e cor Waverly av, interior alterations to 1-sty store; cost, \$2,500; owner, W. Hutwelker, on premises; architect, Abr. Granat, 8 Stanton st, N. Y. Plan No. 5784.

GRAHAM AV, s w cor Meserole st, interior alterations to 3-sty store and dwelling; cost, \$350; owner, Morris Rosen, 95 Graham av; architect, T. Goldstone, 49 Graham av. Plan No. 5887.

GREENE AV, 906, exterior alterations to 3-sty dwelling; cost, \$400; owner, James Giambalon, 906 Greene av; architect, C. P. Cannella, 60 Graham av. Plan No. 5832.

GREENE AV, s s, 352.9 w Patchen av, interior alterations to 1½-sty garage; cost, \$150; owner, Abraham Rosenthal, 171 Broadway, New York; architect, Morris Schwartz, 194 Bowery, New York. Plan No. 5846.

GREENPOINT AV, 148, interior alterations to 2-sty moving pictures; cost, \$100; owner, John C. Barrington, on premises; architect, P. Tillion & Son, 381 Fulton st. Plan No. 5819.

JAMAICA AV, s s, 26.7 e New Jersey av, interior alterations to 2-sty stable; cost, \$600; owner, F. Frisskorn, 73 New Jersey av; architect, L. F. Schillinger, 167 Van Sicken av. Plan No. 5885.

KNICKERBOCKER AV, 637, interior alterations to 1-sty dwelling; cost, \$350; owner, Wm. Hennemann, 1646 Decatur st; architect, Harry A. Sands, 192 St. Nicholas av. Plan No. 5893.

KINGSLAND AV, 311-317, exterior changes to two 3-sty factories; cost, \$500; owner, Eastern Dist. Dye Works, on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 5788.

LENOX RD, n s, 60 w Albany av, interior and exterior alterations to 2-sty dwelling; cost, \$500; owner, Isaac Kantrowitz, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5804.

MARCY AV, 944, interior alterations to 6-sty tenement; cost, \$6,000; owner, Arthur B. Jennings, 561 West 180th st. N. Y.; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5884.

MARKET AV, e s, 40 s B st, interior alterations to 2-sty restaurant; cost, \$200; owner, Robert Terrill, 236 Wallabout Market; architect, Henry Holder, 242 Franklin av. Plan No. 5843.

MARCY AV, e s, 50 s Hart s., extension to 1-sty garage; cost, \$400; owner and architect, Chas. Schermerstein, 310 Ocean Parkway. Plan No. 5816.

METROPOLITAN AV, n e cor Driggs av, new elevator to factory; cost, \$1,900; owner, Richard Schnibbe, 257 Metropolitan av; architects, Reedy Elevator Co., Hoboken, N. J. Plan No. 5808.

MYRTLE AV, s w cor Vanderbilt av, interior and exterior alterations to 3-sty store and dwelling; cost, \$300; owner, W. Ulmer Bwg. Co., Belvedere and Beaver sts; architect, Wm. J. Ryan, 162 Ryerson st. Plan No. 5879.

NEW JERSEY AV, e s, 25 s Sutter av, exterior alterations to 3-sty tenement; cost, \$700; owner, Adolph Sussman, 1 Degraw st, Richmond Hill; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 5837.

NORMAN AV, s s, 91.8 e Jewell st, interior and exterior alterations to 2-sty dwelling; cost, \$500; owner, Henry Cohen, 195 Norman av; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 5826.

PITKIN AV, n e cor Thatford av, interior and exterior alterations to store and tenement; cost, \$800; owner, Saml. Singer, 73 Thatford av; architects, Farber & Markowitz, 189 Montague st. Plan No. 5896.

PITKIN AV, s s, 50 e Van Sicken av, interior alterations to 3-sty store and dwelling; cost, \$1,500; owner, G. Schmidt, 2234 Pitkin av; architect, L. F. Schillinger, 167 Van Sicken av. Plan No. 5886.

PITKIN AV, n w cor Logan st, exterior alterations to 3-sty store and dwelling; cost, \$350; owner, Howard Wood, 316 Clifton pl; architect, L. F. Schillinger, 167 Van Sicken av. Plan No. 5756.

SKILLMAN AV, 64, interior and exterior alterations to store and dwelling; cost, \$400; owner, Donato Scotta, on premises; architects, Laspia & Salvato, 525 Grand st. Plan No. 5867.

SUTTER AV, s e cor Powell st, interior alterations to moving picture; cost, \$500; owners, Standard Market Co., on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5852.

VAN SICKLEN AV, w s, 100 n Blake av, exterior alterations to 2-sty dwelling; cost, \$500; owner, Morris Shimel, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 5865.

WASHINGTON AV, w s, 96 n Lafayette av, exterior alterations to 3-sty dwelling; cost, \$400; owner, John Underwood, 336 Washington av; architect, Tide Water Bldg. Co., 16 East 33d st, N. Y. Plan No. 5792.

WASHINGTON AV, w s, 96 n Lafayette av, exterior alterations to 3-sty dwelling; cost, \$1,500; owner, John T. Underwood, 336 Washington av; architect, Tide Water Bldg. Co., 16 East 33d st, N. Y. Plan No. 5785.

WASHINGTON AV, e s, 68.8 n Greene av, interior alterations to hotel; cost, \$200; owner, J. G. Venetor, 373 Washington av; architect, Frank J. Helmle, 190 Montague st. Plan No. 5849.

WYTHE AV, s e cor South 1st st, interior and exterior alterations to 3-sty store and dwelling; cost, \$1,000; owner, John Kuldoh, 291 Wythe av; architect, Louis Allmendinger, 926 Broadway. Plan No. 5759.

4TH AV, w s, 75 s 38th st, interior alterations to 3-sty store and tenement; cost, \$300; owner, Annie Saal, 506 8th st; architect, Wm. T. Koch, 311 East 204th st, Bronx. Plan No. 5771.

Queens.

COLLEGE POINT.—2d av, n s, 50 e 10th st, interior alterations to storage shed; cost, \$250; owner, Edw. Ackerknecht, 2d av, College Point. Plan No. 2026.

COLLEGE POINT.—21st st, e s, 225 s Av D, erect new brick foundation under dwelling and install new plumbing; cost, \$600; owner, C. Oliver, 21st st, College Point. Plan No. 2024.

CORONA.—44th st, w s, 140 n Smith av, interior alterations to dwelling; cost, \$300; owner, R. W. Clav, premises. Plan No. 2025.

CORONA.—Corona av, e s, 25 n Home st, repair barn; cost, \$100; owner, H. Isenstadt, 255 Corona av, Corona. Plan No. 2013.

CORONA.—Grand av, e s, 100 s Lake st, erect new stone foundation under dwelling; cost, \$200; owner, H. Fisher, premises. Plan No. 2014.

CORONA.—Lake st, 97, 1-sty frame extension, 18x12, on rear dwelling, tin roof; cost, \$200; owner, G. Monnemacher, 99 Lake st, Corona. Plan No. 2015.

EVERGREEN.—Cypress av, 1091, interior alterations to tenement; cost, \$200; owners, Stamm & Himmelreich, 1289 Myrtle av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2022.

FAR ROCKAWAY.—Ocean av, s s, 175 e Median av, 1-sty frame extension, 10x17, side 2-sty frame dwelling, shingle roof; cost, \$600; owner, Clarence M. Cohen, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 2016.

HOLLIS.—Carpenter av, e s, 30 n Fulton st, 1-sty frame extension, 16x5, on rear 2½-sty dwelling, tin roof; cost, \$75; owner, Mary E. Lucke, 21 Suydam pl, Brooklyn. Plan No. 2047.

JAMAICA.—Willow st, n s, 72 e Brenton av, 1-sty frame extension, 11x8, on front 1½-sty frame dwelling, shingle roof, interior alterations; cost, \$625; owner, Mrs. Clara Nirmair, 71 Willow st, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 2040.

JAMAICA.—Rockaway av, e s, 107 s Fulton st, interior alterations to store and dwelling; cost, \$350; owner, Premier Realty Corporation, 176 Broadway, Brooklyn; architect, John L. Young, 236 Fulton st, Jamaica. Plan No. 2017.

LONG ISLAND CITY.—John st, e s, 150 s Van Alst av, repair shed, to provide for garage; cost, \$25; owner, John Holly, premises. Plan No. 2020.

LONG ISLAND CITY.—Jackson av, n s, 32 w 9th av, slight alteration to hotel; cost, \$50; owner, John Pfister, 3d av and Grand av, L. I. City. Plan No. 2027.

LONG ISLAND CITY.—Marsh st, s s, 423 w Review av, interior alterations to stable to provide for garage; cost, \$2,000; owners, The Aeolian Co., 27 West 42d st, N. Y. C.; architect, John Cox, Jr., 156 5th av, N. Y. C. Plan No. 2030.

LONG ISLAND CITY.—Main st, 135, interior alterations to store and dwelling; cost, \$250; owner, M. Fishel, 43 Cedar st, N. Y. C. Plan No. 2031.

LONG ISLAND CITY.—12th st, n s, 200 e Vernon av, install new plumbing in shop; cost, \$75; owner, Standard Arch Co., on premises. Plan No. 2038.

MASPETH.—Baltic st, s e cor Andrew st, interior alterations to dwelling; cost, \$500; owner, Jos. Stephan, on premises; architect, H. E. Funk, 1008 Gates av, Brooklyn. Plan No. 2034.

METROPOLITAN.—William st, s w cor Zeidler av, interior alterations to store and tenement; cost, \$200; owner, Fred. Burmeister, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2021.

MIDDLE VILLAGE.—Evelin av, 50, interior alterations to store and dwelling; cost, \$700; owners, Scholl & Walter, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2023.

RICHMOND HILL.—Orchard av, s w cor Lincoln av, interior alterations to church; cost, \$2,000; owners, Trinity M. E. Church, premises; architect, G. E. Crane, Richmond Hill. Plan No. 2032.

RICHMOND HILL.—Lefferts av, e s, 120 n Belmont av, install new plumbing; cost, \$100; owner, H. Scott, on premises. Plan No. 2042.

RICHMOND HILL.—Lefferts av, e s, 300 n Belmont av, install new plumbing in dwelling; cost, \$100; owner, J. Sicklen, on premises. Plan No. 2043.

RICHMOND HILL.—Lefferts av, w s, 120 s Belmont av, install new plumbing in dwelling; cost, \$100; owner, J. Millady, on premises. Plan No. 2044.

RICHMOND HILL.—Lefferts av, e s, 20 n Belmont av, install new plumbing in dwelling; cost, \$100; owner, H. Scott, on premises. Plan No. 3045.

RIDGEWOOD.—Cooper av, 1714, erect new electric sign on garage; cost, \$25; owner, H. Winkle, 210 Cooper av, Ridgewood. Plan No. 2046.

RIDGEWOOD.—Fresh Pond rd, e s, 150 n Catalpa av, install new plumbing in dwelling; cost, \$150; owner, Mrs. Frances McClenahan, on premises. Plan No. 2048.

RIDGEWOOD.—Hancock st, 1644, erect new brick foundation under dwelling; cost, \$250; owner, Mrs. Carolina Fricke, on premises. Plan No. 2041.

RIDGEWOOD.—Hamilton av, 204, install new plumbing in dwelling; cost, \$150; owner, Mr. Nittle, DeKalb & St. Nicholas avs, Ridgewood. Plan No. 2037.

RIDGEWOOD.—Prospect av, s w cor Linden st, 1-sty to be added to 2-sty factory, tar and gravel roof; cost, \$1,200; owner, Edward Schuster, premises; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 2028.

ROCKAWAY BEACH.—s w cor Brandreth av, interior alterations to factory; cost, \$200; owners, Herschmann Bleir Co., premises; architects, W. T. Kennedy Co., Far Rockaway. Plan No. 2009.

ROCKAWAY BEACH.—Boulevard, s w cor Brandreth av, erect new foundation under dwelling; cost, \$1,000; owners, Herschmann Bleir Co., premises; architects, W. T. Kennedy Co., Far Rockaway. Plan No. 2010.

ROCKAWAY BEACH.—Kneer av, w s, 316 n Boulevard, enclose porch on dwelling; cost, \$50; owner, W. J. Brown, premises. Plan No. 2011.

ROCKAWAY BEACH.—Boulevard, s w cor Brandreth av, 2-sty brick extension, 42x45, on rear 2-sty brick bakery, tin roof, interior alterations; cost, \$5,000; owners, Herschmann Bleir Co., premises; architect, W. T. Kennedy Co., Far Rockaway. Plan No. 2008.

ROCKAWAY BEACH.—Henry st, e s, 50 s Washington av, 1-sty to be added to 1-sty frame dwelling, tin roof; cost, \$500; owner, P. Poggi, Henry st, Rockaway Beach; architect, B. A. Hilbert, Rockaway Beach. Plan No. 2036.

WHITESTONE.—32d st, s s, 40 e 15th av, 1-sty frame extension, 24x11, rear 1-sty frame barn, shingle roof; cost, \$200; owner, C. Baum, on premises. Plan No. 2039.

WHITESTONE.—14th st, s s, 136 s 11th av, erect two towers on top of church; cost, \$2,550; owner, Rev. Thomas J. O'Brien, 18 South 11th av, Whitestone; architects, T. H. Poole Co., 13 West 30th st, N. Y. C. Plan No. 2029.

WOODHAVEN.—Jamaica av, n s, 191 w Lott av, interior alterations to dancing pavilion, to provide for boxing arena; cost, \$300; owners, Ulmer Brewing Co., Brooklyn; architect, G. E. Crane, Richmond Hill. Plan No. 2033.

WOODHAVEN.—Water st, s s, 25 e Canal st, 2-sty frame extension, 12x16, rear 2-sty frame dwelling, tin roof; cost, \$600; owner, Chas. Rucks, 4004 Water st, Woodhaven; architect, A. Cehio, Woodhaven. Plan No. 2012.

Richmond.

BROOK ST, w s, cor Bank st, New Brighton, alterations to frame dwelling; cost, \$600; owner, Martin Finn, New Brighton; builders, Hesse & Offerjust, Stapleton. Plan No. 418.

MANHATTAN ST, w s, 200 n Depew av, Tottenville, alterations to frame dwelling; cost, \$300; owner, H. Seckler, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 416.

RICHMOND TERRACE, e s, 250 s railroad station, No. 1943, Port Richmond, alterations to frame store and dwelling; cost, \$400; owner, M. Jacoby, Port Richmond; architect, John Davies, Tompkinsville; builder, Sam Molinoff, Port Richmond. Plan No. 421.

RICHMOND TERRACE, n s, 75 e Davies av, West New Brighton, alterations to brick power house; cost, \$5,000; owners and builders, Richmond Light & Railroad Co., West New Brighton. Plan No. 422.

RICHMOND TERRACE, n s, 73 w Ferry st, Port Richmond, alterations to brick moving picture theatre; cost, \$50; owner and builder, A. Trohn, Port Richmond; architect, Harry Pelcher, Port Richmond. Plan No. 423.

SWAN ST, 75-77, Tompkinsville, alterations to frame dwelling; cost, \$60; owner, architect and builder, J. Caruselle, Tompkinsville. Plan No. 426.

AMBOY RD, w s, 400 s Station railroad, Huguenot Park, alterations to frame dwelling; cost, \$75; owner, A. Schaefer, Huguenot Park; architect and builder, T. Klein, Huguenot Park. Plan No. 420.

ANDRONETTE AV, w s, 235 s Amboy rd, Pleasant Plains, alterations to frame dwelling; cost, \$650; owner, Lizzie Carr, Pleasant Plains; builder, Geo. W. Carr, Pleasant Plains. Plan No. 425.

DANUBE AV, e s, 150 s w DeKalb st, Stapleton, alterations to frame dwelling; cost, \$200; owner, Chas. Pierce, Stapleton; builder, Z. Graham, Stapleton. Plan No. 427.

SEAVIEW AV, e s, 125 e Jefferson st, No. 55, Dongan Hills, alterations to frame dwelling; cost, \$1,000; owner, John Gardella, Dongan Hills; architects and builders, J. W. Nastasi & Son, Dongan Hills. Plan No. 419.

TOWNSEND AV, n s, 150 w Bay st, Stapleton, alterations to frame dwelling; cost, \$150; owner, F. A. Errington, Stapleton; architect and builder, W. Mahr, Stapleton. Plan No. 424.

WESTERVELT AV, e s, 50 n 3d st, No. 381, New Brighton, alterations to frame dwelling; cost, \$1,900; owner, Mrs. Shields, New Brighton; builders, Hesse & Offerjust, Stapleton. Plan No. 417.

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 Oct. 25. The location is given, but not the owner's address:

BAYONNE.—Sadie Blum, 737 Broadway, 3-sty brick, \$9,000.

WEEHAWKEN.—Marion P. Leake, n w cor Boulevard and 4th st, 5-sty brick alteration, \$15,000.

KEARNY.—Richard Mason, n w cor Maple and Halstead sts, 3-sty frame, \$5,000.

PASSAIC.—Henry P. Simmons Est., Main and New sts, 3-sty brick, \$15,000.

JERSEY CITY.—Meyer Gross, 318 4th st, 3-sty frame alteration, \$400.

ELIZABETH.—Theresa Schipania, 224 Niles st, 2-sty brick, \$5,000.

IRVINGTON.—Ida Berson, 416 and 418 Grove st, two 3-sty frame, \$16,000; Theobold Herrmann, 471, 471A, 473 and 473A South 21st st, four 3-sty frame, \$18,000.

NEWARK.—Mathias Hiltgen, s e cor 19th av and South 19th st, two 4-sty brick, \$20,000; John Regner, 389 New York av, 3-sty frame alteration, \$2,000; Ernest Costa, 388 Chestnut st, 2-sty brick alteration, \$300; Charles L. Tesen, 264 Livingston st, 3-sty frame, \$7,000; Ellis Himer, 130, 130½, 132 and 134 Elizabeth av, four 3-sty frame, alteration, \$1,000; Beraham Constn. Co., 95 Columbia av, 3-sty frame, \$6,000; Mathias Hiltgen, 762 South 20th st, 3-sty frame, \$6,000; Heraham Constn Co., s w cor Columbia av and Plymouth st, 3-sty frame, \$9,000; Frederick Zinf, 112 Ferry st, 3-sty frame, alteration, \$3,000.

CHROME.—Adam Garber, n s Woodbridge av, near East st, two 3-sty brick, \$28,000.

WEST NEW YORK.—Peter Tiscione, s s 17th st, 25 ft w of Tyler pl, 4-sty brick, \$40,000.

NEWARK.—E. Paul Ludwig, 625 18th av, 3-sty frame, \$6,000; E. Paul Ludwig, 627 18th av, 3-sty frame, \$6,000; George Landgraf, 681 Ber-

New Jersey News (Continued).

gen st, 3-sty frame, \$6,000; Rudolph Schaefer, 34 Hensler st, 3-sty frame, alteration, \$2,200; John Regner, n w cor Garrison st and New York av, two 3-sty frame, \$18,000; Jules Mechanic, 38 Hamburg pl, 3-sty frame, alteration, \$200.

ATLANTIC CITY.—Ezra Lewine, 1820 Atlantic av, 3-sty brick, \$10,000.

JERSEY CITY.—John Moebus, 111 Collard st, 2-sty frame, \$4,000; Michael Hartstein, 150 Highland av, 3-sty frame alteration, \$1,000.

ELIZABETH.—Bernard Levy, 111 6th st, 3-sty frame, \$6,000.

HOBOKEN.—Vito Diles, 604 Adams st, 5-sty brick alteration, \$1,000.

LAKEVIEW.—George Glese, n w cor Main and South sts, 2-sty brick, \$10,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Frank F. Ward, owner and architect, 203 Broadway, N. Y. C., is taking bids for a 4-sty brick and limestone apartment house, 43x57 ft, to be erected on Park av.

EAST ORANGE, N. J.—Nathan Welitoff, 222 Washington st, Newark, N. J., has completed plans for two 4-sty brick and limestone apartment houses, 34x70 ft, each, to be erected on Elmwood av, for the Elmwood Realty Co., owner, care A. Rothenberg, 207 Market st, Newark, owner. Mason and carpenter work to be done by days labor. Cost about \$18,000 each.

NEWARK, N. J.—Simon Cohen, 89 Mercer st, has completed plans for two 3-sty frame and stucco flats to be erected at 679 to 683 summer av, for Nathan Kantrowitz, 12 Avon pl, owner. Total cost, about \$24,000.

DWELLINGS.

WEST HOBOKEN, N. J.—Edward McDermott Co., 582 Spring st, this city, is preparing plans for a 2-sty brick residence and store, 20x70 ft, to be erected at 409 Spring st, for H. Von Spreckelsen, 413 Spring st, owner. Cost about \$6,000.

FACTORIES AND WAREHOUSES.

PERTH AMBOY, N. J.—The Barber Asphalt Paving Co., R. L. Gowler, in charge, contemplates making additions to its plant at Perth Amboy. Bids will be called about January. Cost around \$150,000.

HARRISON, N. J.—Plans have been completed for a 6-sty brick additional building, 75x100 ft., fireproof, to the plant of the Hyatt Roller Bearing Co., C. I. Shirley, engineer, in charge, Middlesex av. Bids will soon be called on the general contract.

NEWARK, N. J.—The Packers' Architectural & Engineering Co., 431 South Dearborn st, Chicago, Ill., has nearly completed plans for a 2-sty brick packing house, 50x200 ft, to be erected at 780 Frelinghuysen av, for August Pink & Sons, 129 Belmont av, owners, who will call for bids on general contract October 27th. Cost, about \$25,000.

HALLS AND CLUBS.

BAYONNE, N. J.—L. E. Jallade, 37 Liberty st, N. Y. C., has completed plans for a brick and reinforced concrete Y. M. C. A. building, 100x150 ft., to be erected at Broadway, 38th to 39th sts, for the Y. M. C. A. of Bayonne, A. W. Forman, president. Cost about \$100,000.

HOSPITALS AND ASYLUMS.

ENGLEWOOD, N. J.—Grow, Lewis & Wickenhoefer, 200 5th av, N. Y. C., have been commissioned to prepare plans for additions and alterations to the hospital in Engle st, for the Englewood Hospital Association, A. L. Mason, secretary. Cost, about \$90,000.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, has been commissioned to prepare plans for a brick parochial school at Boulevard and St. Paul's av, for St. John's Roman Catholic Church, Rev. Father P. W. Smith, pastor, 3026 Boulevard, Jersey City, owner. Definite action will be taken in the spring when bids will be called.

STORES, OFFICES AND LOFTS.

BAYONNE, N. J.—E. A. Munger, care of owner, is preparing plans for a 2-sty brick and stone telephone building, 50x70 ft., for the New York Telephone Co., 15 Dev st, owner, who will call for bids on the general contract about the first of January. Cost around \$35,000.

MONTCLAIR, N. J.—Francis G. Hasselman, 30 East 42d st, N. Y. C., has completed plans for a 2 1/2-sty brick and stucco business building and apartment at 532 Bloomfield av, for W. Nelson Knapp, 608 Bloomfield av, owner. Cost about \$16,000. There will be a funeral chapel to seat about 200, and embalming room in the basement.

THEATRES.

WEST NEW YORK, N. J.—W. H. McElfatrick, 701 7th av, N. Y. C., is preparing plans for a 1- or 2-sty brick and terra cotta theatre, 65x103 ft., to be erected at 15th st and Berea-line av, for W. Walsler, 15th st, West New York, owner and general contractor. Plans will be completed about October 31.

Other Cities.

DWELLINGS.

ROWAYTON CONN.—Henry C. Pelton, 8 West 38th st, N. Y. C., has completed plans for alterations to the residence here for John Sherman Hoyt, 115 Broadway, N. Y. C., owner.

HALLS AND CLUBS.

LITTLE MOOSE LAKE, N. Y.—Augustus D. Shepard, Jr., 36 East 23d st, N. Y. C., is preparing plans for a 2 and 3-sty frame and concrete club house, for the Adirondack League Club, care of architect, owner. Cost about \$60,000. The architect will take bids on the general contract.

PUBLIC BUILDINGS.

BURT, N. Y.—The Town of Newfane, C. N. Marble, president of Board, contemplates the erection of a 2-sty brick and frame town hall here in Niagara County. The village and town will vote on same early in November. Cost about \$4,500.

SCHOOLS AND COLLEGES.

NORTH TONAWANDA, N. Y.—The City of North Tonawanda, Y. M. C. A. Building, will take competitive sketches for a brick school to be erected at Wheatfield and Niagara sts. Architect will be selected at the meeting to be held Nov. 1. Cost, about \$30,000.

Government Work.

NEWPORT, R. I.—Sealed proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until Nov. 22, for concrete and timber wharf at Rose Island, United States naval torpedo station, Newport, R. I. Estimated cost, \$8,000. Plans and specifications can be obtained on application to the bureau or to the commandant, naval station, Narragansett Bay, Newport, R. I. H. R. Stanford, chief of bureau.

BOSTON, MASS.—Sealed proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until Dec. 6, for coaling tower and alterations and improvements to coaling plant, navy yard, Boston, Mass. Amount available, \$65,000. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. H. R. Stanford, chief of bureau.

BROOKLYN.—Sealed proposals will be received until Nov. 8, for changes in lighting system in the United States post office, Brooklyn, N. Y., in accordance with the drawing and specification, copies of which may be had at the office of the supervising chief engineer, O. Wenderoth, supervising architect, Washington, D. C.

WASHINGTON, D. C.—Executive Office, Lincoln Memorial Commission, Washington, D. C.—Sealed proposals for foundations for the Lincoln Memorial to be erected in Potomac Park, Washington, D. C., will be received here until Nov. 1. Wm. W. Harts, colonel, U. S. army.

WASHINGTON, D. C.—The following bids were received by the superintendent, U. S. Capitol Building and Grounds, Washington, D. C., for waterproofing the terraces surrounding the Capitol Building: S. A. Gaskin & Son, Washington, D. C., alternate bid, \$68,760; J. H. Cranford Co., Washington, D. C., on government specifications, \$69,750; T. New Construction Co., New York City, government specifications, \$80,000; alternate bid No. 1, \$59,000; alternate bid No. 2, \$58,000; alternate bid No. 3, \$57,000; Minwax Co., New York City, alternate bid, \$82,958; Hoge & Luebert Co., Washington, D. C., \$93,480, on government specifications; alternate bid, \$60,895; Hydrex Felt & Engineering Co., New York City, alternate bid, actual cost plus 5 per cent.; The Trinity Construction Co., New York City, alternate bid, \$80,481; Philip Gormley Co., Washington, D. C., government specifications, \$105,874; alternate, \$80,085; \$76,629 and \$74,685; Masonry Waterproofing Co., New York City, alternate bid, \$68,765; R. J. Beall Construction Co., Washington, D. C., alternate bid, \$52,899; New York Roofing Co., New York City, alternate bid, \$56,000; \$57,000, \$65,000, \$66,000, \$57,500, \$66,500 and \$67,500.

WASHINGTON, D. C.—The contract for the construction of a lighting, heating and power system for the U. S. court house, Washington, D. C., bids for which were opened Sept. 10, has been awarded to W. G. Cornell, Washington, D. C., at \$18,930.

NEW BEDFORD, MASS.—The contract for furnishing plaster models for the U. S. post office at New Bedford, Mass., has been awarded to M. R. Giusti, New York City, at \$1,125.

EDWARDSVILLE, ILL.—Sealed proposals will be opened Nov. 18, for the construction (including the mechanical equipment, interior lighting fixtures and approaches), of a 1-sty mezzanine and basement stone and brick-faced building of 4,200 sq. ft. ground area, non-fireproof construction (except the first floor), tin and tile roof, for the United States post office at Edwardsville, Ill. Drawings and specifications may be obtained from the custodian at Edwardsville, Ill., or at the office of the supervising architect, O. Wenderoth, Washington, D. C.

The Salesman's Creed.

The Richard A. Foley advertising agency, of Philadelphia, has just issued for the American Pulley Co. an attractive plaque, entitled "The Salesman's Creed," which is as follows:

"I believe in my job, I believe in my firm, I believe in my goods, I believe in myself.

"The interests of My House are my interests—its friends are my friends.

"I serve My House, but to serve it best, I must serve my customers honestly and well, for they are the friends of my house.

"I honor My House for its principles—The principle of integrity, the principle of fairness, the principle of progress, the principle of strength.

"I believe My House is founded upon the bedrock of Square Dealing with its customers and with its salesmen. With such principles behind me what can stand between me and success?

"I believe that the products of My House are important factors in the general prosperity and that in selling these products I am doing a useful and good work.

"I believe that every sale I make benefits the buyer equally with myself.

"And so I am proud of my work, of My House, of my product. I shall not allow the misrepresentation of others to abate that pride, nor a lessening of my own energy and loyalty to detract from the results, to which My House and I are entitled.

"My House trusts me.

"Shall I prove unworthy of that trust?"

THE OCCUPANCY HAZARD.

Controlled by License at Newark—A Hint to New York City.

Before the Fire-Prevention Congress held at Philadelphia last week, Capt. C. Albert Glasser, of the Bureau of Combustibles and Fire Risks, in Newark read a paper which brought out the most general discussion of the convention, inasmuch as he advocated the licensing of industrial pursuits along the lines being carried out in Newark, by issuing permits for the manufacture, use and storage of combustible materials, and basing such permits upon inspections and the enforcement of general regulations for the prevention of fire. He said:

A License for Every Business.

"I believe that every business should be licensed by State authority. Any man or firm that contemplates going into business should be compelled to apply for a license, such application to include:

"Names of owners of business, names of owners of buildings, descriptions of physical properties of buildings and surroundings, nature of business to be conducted, number of employees, sex specified; material used or manufactured.

"Applications are to be approved only upon compliance with all regulations, laws or ordinances; licenses to be renewed annually and to be subject to forfeiture for violations. Fees to be nominal—not exceeding one dollar per annum. Regulations to be based, of course, upon scientific knowledge of each separate industry. Licenses to be forwarded to municipal authorities and to be then issued if there be no other than State regulations.

"Licenses for the storage of volatile oils to be based upon regulations providing that not less than 500 gallons may be buried in one tank six feet from a building or other tank and three feet underground; 1,000 gallons, twenty feet away; 10,000 gallons, 100 feet, and so on in just the same manner in which New Jersey regulates the manufacture and storage of dynamite and other high explosives.

"State law should require State licenses, under State regulations, to be revised and issued by municipalities.

"Automobiles are licensed; theatres are licensed, and in each such field we find strict regulation possible.

"In the line of efficiency and economy, such license system would reveal conditions and statistics of inestimable value and accuracy to departments of labor, of vital statistics, boards of trade, census bureaus and, most valuable of all, accurate information for the public.

"Licenses regulate.

"Inspections irritate.

Relies on Insurance System.

"Given a careless manufacturer who is making money. In the event of accident or fire, he passes the burden to the insurance companies, hires counsel, in the event of fatality, and gets a verdict of 'No one to blame.' Hold over such a man the threat that his license to do business will be revoked, and results truly magical will follow. This is not a theory, but a fact.

"No extensive department need be created to carry out this idea of licenses. It may be placed in departments already existent, as, for instance, the State fire marshal, the insurance commissioner or the commissioner of labor. It is definite in its operation. Inspections are based upon applications, and are the more thorough because something vital depends upon such inspections.

"I, therefore, recommend that the 'occupancy' hazard be controlled by State or municipal license."

Cement Walk Construction.

"I believe that fully 50 per cent. of all our cement work is either slighted or inefficiently done," says H. A. Allen, in Cement Era. "This applies even to sidewalk construction, which is considered by some contractors to be so simple as to be beneath their attention. This very fact has perhaps helped to prevent it from getting the amount of care which it deserves.

"I have often been accused of using too much cement in my sidewalk work. It has been pointed out to me time and again that I could use less cement, do apparently as good work, make more money for myself. However, I have failed to see but little, if any, good work done by the class of contractors who advocate this method. I am convinced that if every contractor who is now or has been in the business had always used the best of materials, and in proper proportions to give the best results, the demand for cement today would be far in excess of even the present remarkable figure.

"If all sidewalk work were done according to right principles, the architects and engineers would not need to specify expansion joints to prevent the water from 'humping up' the walk. If a proper amount of cement is used in the concrete, there will be enough contraction after setting to overcome all expansion, provided a joint is made in the concrete not to exceed every six feet.

"The writer has been in the business of cement construction over twenty years, and if my experience in this particular point of sidewalk construction is of any value, then the above statement is correct, provided a good grade of materials is used.

"My experience leads me to believe, also, that semi-wet concrete, well tamped, is much the best for sidewalk work, as it affords a more perfect shrinkage. Concrete loosely tamped provides for trouble ahead.

"On very important feature in sidewalk construction is overlooked by a large number of contractors, and that is the spreading of the top finish thoroughly on the concrete so as to insure a perfect bond. Do not be afraid to use plenty of elbow grease. Muddy gravel should not be used at all, as the contractor who does this runs the risk of having his top finish separate from the body of the walk. I use rock grit for the finish, as I think it is better and gives a more lasting color."

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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No. 2381

New York, November 1, 1913

(18)

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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.

Beekman pl. 4. Broome st. 327. Cherry st. 104. *Christopher st. 139 (or Greenwich st. 679). Chrystie st. 230. Division st. 219 or East Broadway, 230). Division st. 225. *East Broadway, 230 (or Division st. 219). East Broadway, 236. Essex st. 29, 84. Greenwich st. 679 (or Christopher, 139). Hamilton pl. 134-42 (or 143d st. 501-3 W). Hamilton st. 23. Leonard st. 58. Leroy st. 19. Madison st. 352. Minetta st. 17. Mott st. 57, 307-9. Norfolk st. 181. Spring st. 206. Varick st. 101-3. Water st. 264-6. 5th st. 628 E. 12th st. 346 E. 16th st. 618 E. 24th st. 316 E. 25th st. 134-6 W. *26th st. 32-6 E (or Mad- ison av. 39-41). 27th st. 454 W. 30th st. 7 & 9 W. *33d st. 352 E (or 1st av. 575). 34th st. 210 E. *50th st. 200-2 W (or 7th	av. 758-60). 52d st. 624 W. 57th st. 459 E. 57th st. 541 W. 61st st. 132 E. 72d st. 132 W. 73d st. 306 E. 74th st. 131 E. 77th st. 343 W (or Riv- erside dr. 50). 78th st. 262 W. *78th st W (s e c West End av. 378), 1169-61. 79th st. 100 W (or Col av. 390-6). 87th st. 337 W. 97th st. 211 E. 98th st. 133-5 W. 101st st. 108 W. 103d st. 311-3 E. 104th st. 24, 67 E. 104th st. 81 W. 106th st. 233, 311 E. 111th st. 203-5, 216-18 W 113th st. 227 E. 115th st. 341, 427 E. 116th st. 55-9 W. 117th st. 516-18 E. 118th st. 4 E. 118th st. 365-7 W. *120th st E (n e c Mad av. 1839), 1747-1. 120th st. 152 W. 121st st. 334-6 E. 122d st. 64-6 E. 123d st. 543-5 W. 126th st. 302, 320 E. 128th st. 8 E. 131st st. 14 E.	131st st. 244 W. 134th st. 225 W. 139th st. 52 W. 143d st. 246 W. *143d st. 501-3 W (or Hamilton pl. 134-42). 150th st. 531 W. 159th st. 514-16 W. *162d st. 564-8 W (or Broadway, 3868-78). 167th st W (n e c Ams av.), 2112-1. 173d st. 568 W. *Amsterdam av (n e c 167th st), 2112-1. Amsterdam av (e s), 2112-2-3. Bowery, 75. Broadway, 3868-78 (or 162d st. 564-8 W). *Columbus av. 390-6 (or 79th st. 100 W). Edgcombe av. 38. Greenwich av. 24. Madison av. 39-41 (or 26th st. 32-6). Madison av. 220, 305. Madison av. 1839 (n e c 120th st). *Riverside dr. 50 (or 77th st. 343 W). St Nicholas av. 660. West End av. 372-6. West End av. 378 (s e c 78th st). 1st av. 129, 561, 571-6, 2354. 1st av. 575 (or 33d st. 352 E).	2d av. 1925, 2495-7. 3d av. 1403-5. 5th av. 1489, 2149, 2156. 7th av. 758-60 (or 200-2 W 50th st). 8th av. 975-9. 9th av. 457, 865-7. 10th av. 209, 493½. WILLS. Attorney st. 107. Goerck st. 10-12. Thompson st. 62. Vesey st. 41-3. Waverly pl. 160-2. 4th st. 287-91 W. *4th st W (n e c 11th st. 253 W), 614-45. 11th st. 35-9, 68 & 70 W. 11th st. 253 W (n e c W th st). 57th st. 32 W. *102d st. 80 W (or Col- umbus av. 855). *102d st. 100 W (or Col- umbus av. 854). 102d st. 118 W. 104th st. 312 W. 113th st. 21 E. *150th st W (s e c Con- vent av. 459), 2064-45. Columbus av. 854 (or 100 W 102). Columbus av. 855 (or 80 W 102). Convent av. 459 (s e c 150th st). Lexington av. 207-11. 2d av. 1236. 3d av. 195-7.
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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, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

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

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

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a

conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
 A.L.—all liens.
 AT—all title.
 ano—another.
 av—avenue.
 admr—administrator.
 admtrx—administratrix.
 agmt—agreement.
 A—assessed value.
 abt—about.
 adj—adjoining.
 apt—apartment.
 assign—assignment.
 asn—assign.
 atty—attorney.
 bk—brick.
 B & S—Bargain and Sale.
 bldg—building.
 b—basement.
 blk—block.
 Co—County.
 C a G—covenant against grantor.
 Co—Company.
 constn—construction.
 con omitted—consideration omitted.
 corpn—corporation.
 cor—corner.
 c l—centre line.
 ct—court.
 certf—certificate.

dwg—dwelling.
 decd—deceased.
 e—East.
 exr—executor.
 extrx—executrix.
 et al—used instead of several names.
 foreclos—foreclosure.
 fr—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 mortgage.
 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.

Borough of Manhattan.

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.

OCT. 24, 25, 27, 28, 29 & 30.

Bleeker st, 123-5 (2:536-37), nwc Wooster (Nos 191-3), 50x100, 8-sty bk loft & str bldg; Zoe E Banks to Building & Engineering Co, a corp, 1133 Bway; Aug 11; Aug 16'13; A\$75,000-170,000; corrects error in issue of Aug 23 when 4th line was omitted. O C & 5,000

Beekman pl, 4 (5:1361-13), ws, 132.10 s 50th, 19x80, 4-sty & b stn dwg; Rosa Wirth & ano to Chas J Wirth, 4 Beekman pl; QC; Feb 13; Oct 27'13; A\$5,000-8,500. nom

Broome st, 327 (2:423-17), ss, abt 50 w Chrystie, 25x76, 4-sty bk tnt & str; Max Warshauer to Silas M Haas, 19 W 96; B&S & CaG; mtg \$23,500 & AL; Oct 28; Oct 30'13; A\$22,000-26,000. nom

Cherry st, 104 (1:252-41), ns, 53.2 e Oliver, 25x100.1x24.5x99.10, 6-sty bk tnt & str; Hyman Goldstein et al to Wolfson Feinson, 59 Stockton, Bklyn; AL; Sept 29; Oct 29'13; A\$11,000-28,000. nom

Cherry st, 104; Wolfson Feinson to Hyman Siegel, 1424 Pitkin av, Bklyn; AL; Oct 27; Oct 29'13. nom

Christopher st, 139, see Greenwich, 679.

Chrystie st, 230 (2:422-12), es, 74.3 s Houston, 25x76, 6-sty bk tnt & str; Wm C Arnold, ref, to Fannie Kohn, 875 Park av; FORECLOS Sept 10; Oct 20; Oct 30'13; A \$20,000-29,000. 25,000

Delancey st, 122 (2:353-43), ns, abt 75 e Essex, 25x100, 5-sty bk tnt & str; Elias Warshaw et al to Saml Warshaw, 813 Willoughby av, Bklyn; ½ R T & I; mtg \$58,200; Sept 2; Oct 24'13; A\$34,000-44,000. O C & 100

Division st, 219, see E Bway, 236.

Division st, 225, see E Bway, 236.

East Bway, 230, see E Bway, 236.

East Broadway, 236 (1:286-49 & 73), ns, 188.7 e Clinton av, 23.11x108.6 to ss Division (No 225) x23.10x108.6, 4-sty bk tnt & 7-sty bk loft & str bldg; mtg \$35,000; A \$24,500-39,000; also DIVISION ST, 219 (1:286-46), ss, 117.2 e Clinton, 23.10x— to ns East Bway (No 230), 6-sty bk tnt & str & 4-sty bk tnt; mtg \$35,000; A\$25,000-42,000; Abr Greenberg, ref, to Harvey I Underhill, 148 Turrell av, South Orange, NJ; FORECLOS Oct 10; Oct 23; Oct 24'13. 10,000

Essex st, 29 (1:310-31), ws, 75 n Hester, 25x44, 5-sty bk tnt & str; Thos L Hurley ref to Rudolph Wallach Co, a corp, 68 Wm; mtg \$10,500 & AL; FORECLOS Oct 8; Oct 29'13; A\$14,000-18,000. 6,500

Essex st, 84 (2:352-3), es, abt 130 n Broome, 25x100, 5-sty bk tnt & str; Rosie Rosenbaum to Jennie Bollt, 17 W 111; AL; Dec 14'10; Oct 27'13; A\$24,000-41,500. O C & 100

Greenwich st, 679 (2:630-30), nec Christopher (No 139), 35x67x6.9x74.9, 3-sty bk tnt & str; Jas Holmes, heir Jas Holmes, decd, to Eliz A Shields at Grantwood, NJ; ¼ pt; Oct 23; Oct 25'13; A\$25,000-35,000. O C & 100

Greenwich st, 679; Florence V Galvin heir, & c, Jas Holmes, decd, to same; ¼ pt; Oct 24; Oct 25'13. O C & 100

Hamilton st, 23 (1:253-75), ns, 264.3 e Cath, 12.6x63.3x12.4x62.11, 2-sty bk tnt; Eliza A Thorne to Luigi Torregrossa, 18 Monroe; AL; Oct 23; Oct 24'13; A\$3,000-\$3,500. O C & 100

Hamilton pl, 134-40, see 143d, 501-3 W.

Leonard st, 58 (1:176-pt lot 27) ss, 124.9 w Church, 25x100, 5-sty stn loft bldg; Robt B Lawrence to Eliza H Lawrence, his wife, 44 Sandford av, Flushing, LI [care Robt B Lawrence, 45 Bway]; mtg \$5,500; May 21; Oct 27'13; A\$— gift

Leroy st, 19 (2:586-78), ns, abt 150 e Bedford, 25x90, 3-sty bk tnt & 3-sty bk rear tnt; Stephen H Jackson to Margarita Campiglia, 88 MacDougal; mtg \$14,500; Oct 18; Oct 27'13; A\$11,000-13,000. O C & 100

Madison st, 352 (1:266-62), ss, 240.2 e Scammel, 23.3x94.10x23.3x95.1, 5-sty bk tnt & str; Selara Holding Co to David Cohen, 416 Barbey, Bklyn; mtg \$22,000; Oct 14; Oct 30'13; A\$14,000-20,000. O C & 100

Minetta st, 17 (2:542-40), es, 47.5 s Minetta la, 17.1x58.10x17x58.8, 3-sty bk tnt; Emil Talamini to Stephen H Jackson, 134 W 131; mtg \$5,000; Oct 22; Oct 27'13; A\$4,500-5,000. nom

Mott st, 57 (53) (1:200-31), nws, abt 50 n Bayard, 25x100, 5-sty bk tnt & str & 5-sty bk rear tnt; Raffaele Cammarota & Giosepina, his wife, to Antoinette Cammarota, 262 Montgomery, Jersey City, NJ; B&S; AL; Oct 20; Oct 27'13; A\$19,000-32,000. nom

Mott st, 307, see Mott, 309.

Mott st, 309 (2:521-13), ws, 135.6 s Bleeker, 22.9x83x—x83, 5-sty bk tnt & str; A\$13,000-24,000; also MOTT ST, 307 (2:521-14), ws, 158.3 s Bleeker, 22.9x83, 5-sty bk tnt & str; A\$13,500-24,500; Thos Farese to Pietro Fiorentino, 343 E 11; P&S; AL; Apr 25; Oct 27'13. nom

Mulberry st, 75 (1:199-25), ws, 100 n Bayard, 25x100, 3-sty fr bk ft tnt & str &

3-sty bk rear tnt; Rose Pennacchio to Michele Berardino, 7 Hope av, Fort Wadsworth, B of R; mtg \$28,225; Oct 25; Oct 28'13; A\$19,000-25,000. O C & 100

Norfolk st, 181 (2:355-21), nws, 125 s Houston, 25x100, 5-sty bk tnt & str; Jas A Lynch, ref to Chas Connor, 135 E 43; FORECLOS Oct 2; Oct 29'13; A\$22,000-31,000. 5,000

Spring st, 206 (2:490-23), ss, abt 50 w Sullivan, 25x100, 5-sty bk loft & str bldg; Broadway Trust Co, a corp, to Jno Fantini, 137 MacDougal & Beniamino Latorraca, 17 Garside st, Newark, NJ, individ & as firm Fantini & Latorraca, 206 Spring; AT & B&S; Apr 2; Oct 28'13; A\$17,000-30,000. nom

Varick st, 101-3 (2:578-24), ws, 63.6 n Watts, runs w80x28xw2x14x4e15 & 67 to st xw42 to beg, with rights to alley, 7-sty bk loft & str bldg; David Lippmann to Harry Lippmann, 2 W 88; AT; B&S; mtg \$70,500 & AL; Sept 30'12; Oct 28'13; A\$20,000-72,000. O C & 100

Water st, 264-6 (1:106-7), nws, 102.3 ne Peck sl, 48.3x130x47x130, 6-sty bk loft & str bldg; Edw S Avery et al, heirs & c Mary E Brinckerhoff, to Britannia Realty Co, a corp, 192 Bway; B&S; Oct 2; Oct 30'13; A\$27,000-60,000. O C & 100

Wooster st, 191-3, see Bleeker, 123-5.

5TH st, 628 E (2:387-24), ss, abt 295 w Av C, 24.9x96, 6-sty bk tnt & str; Annie Kapner to Jennie Bollt, 17 W 111; AL; Dec 14'10; Oct 27'13; A\$17,000-36,000. O C & 100

12TH st, 346 E (2:453-31), ss, 119.1 w 1 av, 21.1x63.1x21.1x68, 4-sty bk tnt & str; Michele Campis to Francesco Coscia, 217 E5; ½ RT&I; AL; Oct 23; Oct 24'13; A\$12,000-15,000. O C & 100

16TH st, 618 E (3:983-46), ss, 288 e Av B, 25x103.3, 5-sty bk tnt; Matthew P Doyle ref to Sophia Lerch, 152 Chester, Mt Vernon, NY TRSTE Chas A Freutel under will Aug Freutel, decd; FORECLOS Oct 22; Oct 23; Oct 29'13; A\$8,000-15,500. 16,500

16TH st, 618 E; Sophia Lerch TRSTE Chas A Freutel, will of August Freutel to Arthur McGlone, 19 W 65; Oct 28; Oct 29'13. 16,500

24TH st, 316 E (3:929-51) ss, 231.3 e 2 av, 18.9x98.9, 4-sty bk tnt; Wm E Slevin, ref, to City Real Estate Co, a corp, 176 Bway; FORECLOS Oct 15; Oct 29; Oct 30'13; A\$8,500-11,000. 5,000

25TH st, 134-6 E (3:800-59), ss, 375 w 6 av, 50x81.1, 7-sty bk loft & str bldg; Wm A Kerr to Co-Operative Land Co of Long Island, a corp, 347 5 av; mtg \$80,000; Oct 28; Oct 30'13; A\$74,000-116,000. nom

26TH st, 32-6 E, see Madison av, 39-41.

27TH st, 454 W (3:724-64), ss, 100 e 10 av, 25x98.9, 5-sty bk tnt & str; Franklyn Brooks, ref, to Jno McEver, 17 City Hall pl; FORECLOS Oct 3; Oct 27; Oct 28'13; A\$10,000-19,000. 18,850

30TH st, 7 & 9 W (3:832-34), ns, 175 w 5 av, 50x98.9, 12-sty bk loft & str bldg; West 30th St. Consn Co to Therese Neiman, 431 Riverside dr; mtg \$380,000; Oct 23; Oct 25'13; A\$195,000-P\$195,000. nom

32D st, 352 E, see 1 av, 571-5.

34TH st, 210 E (3:914-35), ss, 130 e 3 av, 25x90.2, 5-sty bk tnt & str; Jos H Rosenbaum et al to Dudley F Rosenbaum, 911 Park av, & Mortimer C Rosenbaum, 509 W 99; AT; B&S; AL; Feb 24; Oct 30'13; A \$19,000-28,000. nom

50TH st, 200-2 W, see 7 av, 758-60.

52D st, 624 W (4:1099-49), ss, 375 e 12 av, 25x100.5, 4-sty bk tnt & str & 2-sty fr rear bldg; Jno J Rafferty & Peter Rafferty, individ & as firm Rafferty Bros, to Jno J Rafferty, 327 W 46, & Peter L Rafferty, 467 W 57; AL; July 30; Oct 24'13; A\$10,000-13,000. nom

57TH st, 459 E (5:1369-21½), ns, 65.5 w Av A, 16x100.4, 3-sty & b stn dwg; Nora Doherty to Eva Brown, 459 E 57; Oct 27; Oct 28'13; A\$6,750-9,500. nom

57TH st, 541 W (4:1086-13), ns, 475 w 10 av, 25.1x100.5, 5-sty bk tnt; Sava C Hadden, EXTRX Alex Hadden, to Sara C Hadden, 137 Riverside dr; Oct 24; Oct 27'13; A\$11,000-15,500. 15,900

61ST st, 132 E (5:1395-59½), ss, 80 w Lex av, 20x100.5, 4-sty & b stn dwg; Michl W De Vanny to Bridget De Vanny, 131 E 74; B&S; Oct 14; Oct 24'13; A\$29,000-34,000. nom

72D st, 132 W (4:1144-46), ss, 320 w Col av, 20x102.2, 5-sty bk dwg; Kate L Gilbert to Kathleen G wife Frank E Hayward at Sayville, LI; B&S & CAG; AL; Oct 20; Oct 28'13; A\$40,000-60,000. nom

73D st, 306 E (5:1447-47), ss, 125 e 2 av, 25x102.2, 4-sty stn tnt; Jacob Heidenheim to Caroline Heidenheim, his wife, 172 Hewes, Bklyn; mtg \$7,500; Oct 23; Oct 28'13; A\$9,000-14,500. nom

74TH st, 131 E (5:1409-12), ns, 102.6 w Lex av, 17x102.2, 3-sty & b stn dwg; Michl W De Vanny to Bridget De Vanny, 131 E 74; B&S; Oct 16; Oct 27'13; A\$17,000-21,000. nom

77TH st, 343 W (4:1186-1), ns, 436 w West End av, runs n102.2xw11.3 to Riverside dr (No 50) xsw103.6 to 77th x28.3 to beg, 4-sty & b bk dwg; Thos S Clarke & ano, to Albt E Smith, at Oyster Bay, LI; [to 116 Nassau]; B&S; mtg \$50,000 & AL; Oct 16; Oct 24'13; A\$45,000-70,000. O C & 100

78TH st W, see West End av, see West End av, 378.

78TH st, 262 W (4:1169-60½), ss, 36 e West End av, runs s27.2xe20x14xe12x1n 41.2 to st xw32 to beg, 5-sty & b bk dwg; Minnie T Brown to The Purdue Realty Co, a corp, 165 Bway; mtg \$26,250 & AL; Apr 12; Oct 29'13; A\$15,000-26,000. O C & 100

79TH st, 100 W (4:1150-34), swc Col av (Nos 390-6), 18.6x76.8, 5-sty stn tnt & str & 1-sty bk str; Marie M Wolfe to Lillian E Bates, 322½ W 42; AL; May 20; Oct 27'13; A\$37,000-45,000. 85,500

87TH st, 337 W (4:1249-16), ns, 406 w West End av, 18.6x100.8, 4-sty & b bk dwg; Wm S Day to Ada S Matthews, 681 West End av; AL; Oct 17; Oct 27'13; A\$14,000-28,000. nom

97TH st, 211 E (6:1647-8), ns, 189 e 3 av, 24.6x100.11, 5-sty bk tnt & str; Robt J Wittenberg to Wolf Bloom, 101 W 115; AL; Oct 27; Oct 29'13; A\$9,000-16,000. O C & 100

98TH st, 133-5 W (7:1853-20-21), ns, 474.7 e Ams av, 49.7x100.11, 2 5-sty stn tnts; Eliz C Phillis et al to Caroline Steffens, 133 W 98; AT; B&S & CaG; mtg \$35,000; Oct 22; Oct 24'13; A\$30,000-48,000. nom

101ST st, 108 W (7:1855-39), ss, 150.6 w Col av, 24.6x100.11, 5-sty bk tnt; Sarah J O'Shaughnessy to Ann Collamore, 506 W 22; mtg \$15,000 & AL; Oct 24'13; A\$15,000-21,000. O C & 100

103D st, 311-3 E (6:1675-9-10), ns, 200 e 2 av, 50x100.11, 2 4-sty bk tnts & str; A\$14,000-25,000; also 106TH ST, 311 E (6:1678-9), ns, 200 e 2 av, 25x100.11, 4-sty bk tnt & str; A\$9,000-15,000; Michele La Sala et al to Raphael R Murphy, 1547 Vyse av; B&S; Oct 23; Oct 24'13. O C & 50

104TH st, 24 E (6:1609-60), ss, 95 w Mad av, 25x100.11, 6-sty bk tnt & str; Saml Harris to Edmund E Wright, 38 E 25; AL; Oct 27; Oct 28'13; A\$12,000-30,500. nom

104TH st, 67 E (6:1610-32), ns, 105 w Park av, 25x100.11, 5-sty bk tnt; Gussie Harris to Chas Roberts, 1367 Bway; mtg \$16,000; Oct 27; Oct 28'13; A\$11,000-22,000. O C & 100

104TH st, 81 W (7:1840-2½), ns, 50.3 e Col av, 16.6x100.11, 4-sty & b stn dwg; Alvina Flynn & Mary C Nunn to Mary A Flynn, 31 Hancock pl, Bklyn, & Thos G Nunn, at Ashtabula, O; QC; Oct 22; Oct 30'13; A\$13,000-16,000. nom

104TH st, 81 W; Mary A Flynn et al to Kate, wife Chas S Kohler, 160 W 105; mtg \$13,500; Oct 23; Oct 30'13. O C & 100

106TH st, 233 E (6:1656-17), ns, 175 w 2 av, 25x100.11, 4-sty bk tnt; D Clinton Mackey to Maria Consoli, 233 E 106; CaG; Sept 30; Oct 25'13; A\$10,000-15,500. O C & 100

106TH st, 311 E, see 103d, 311-3 E.

111TH st, 203-5 W (7:1827-26), ns, 100 w 7 av, 50x100.11, 6-sty bk tnt; Mary Hays to United Boros Real Estate Co, 47 W 34; mtg \$60,000 & AL; Oct 4; Oct 28'13; A\$33,000-81,000. O C & 100

111TH st, 216-8 W (7:1826-46), ss, 300 w 7 av, 50x100.11, 6-sty bk tnt; Herman Cohen to Belmont Realty Corp, 36 Maiden la [c H Cohen]; mtg \$55,000; Oct 30'13; A\$33,000-67,000. nom

113TH st, 227 E (6:1663-16), ns, 225 w 2 av, runs n73.11xw30.6xs—xne5.5xs4.10xw 0.6xs26.9 to st xe25.6 to beg, 5-sty bk tnt; Arthur C M Herdling to Conservation Realty Corp, 32 Liberty; B&S; mtg \$21,000 & AL; Oct 29; Oct 30'13; A\$8,000-18,000. O C & 100

115TH st, 341 E (6:1687-22), ns, 100 w 1 av, 24.6x100.11, 3-sty bk tnt; Emilio Sarno to Lena Manzino, 224 E 115; mtg \$8,000; Oct 29; Oct 30'13; A\$9,000-11,500. O C & 100

115TH st, 427 E (6:1709-11½), ns, 270 e 1 av, runs n58.1xs36.11xs30.11 to stxw25 to beg, 2-sty fr tnt & str; Consiglia Liguori to Catarina or Caterina Lubrico, 2263 2 av; QC; Oct 14; Oct 30'13; A\$3,000-3,500. nom

115TH st, 427 E; Domenico Lubrico to same; Oct 23; Oct 30'13. O C & 100

116TH st, 55-9, on map 55-7 W (6:1600-9) ns, 175 e Lenox av, 50x100.11, 6-sty bk tnt & str; Jean K Dunne to Gertrude Belgard, 887 Jefferson av, Bklyn; B&S; mtg \$70,000 & AL; Oct 27; Oct 29'13; A\$41,500-84,000. nom

117TH st, 516-8 E (6:1715-43), ns, 173 e Pleasant av, runs s100.10xe25xs0.1xe25x100.11 to st xw50 to beg, 6-sty bk tnt & str; Chas H Sherrill, ref, to Stephen P Sturges, at Shelter Island, LI [56 Liberty]; FORECLOS Oct 22; Oct 23; Oct 24'13; A\$10,000-44,000. 500

118TH st, 4 E (6:1623-68½), ss, 85 e 5 av, 25x100.11, 5-sty bk tnt; Theresa Solomon to Rebecca Altschul, 1186 Lex av; AL; Oct 28; Oct 29'13; A\$13,000-25,500. O C & 100

118TH st, 365 W (7:1945-5), ns, 100 e Morningside av, 50x100.11, 7-sty bk tnt; Fred or Fredk Webb to Bernard Brindze, 15 E 128; ½ pt; mtg \$80,000; Oct 28'13; A \$29,000-95,000. nom

120TH st E, nec Madison av, see Madison av, 1839.

120TH st, 152 W (7:1904-54), ss, 225 e 7 av, 16.8x79.2 to cl Harlem or Bensons Creek x—x81.6, with all title to strip adj to cl of blk, 3-sty & b stn dwg; Cecile M McGrann to Philip Simon, of Passaic, NJ; mtg \$12,000 & AL; Oct 1; Oct 24'13; A\$9,300-13,000. nom

121ST st, 334 E (6:1797-41), ss, 275 w 1 av, 25x100.11, 6-sty bk tnt; Hubert A McNally, ref, to Gene Bruder, 78 W 114; mtg \$22,000; FORECLOSED & drawn Oct 22; Oct 27'13; A\$8,000-25,000. 3,600

121ST st, 334 E (6:1797-41), ss, 275 w 1 av, 25x100.11, 6-sty bk tnt; A\$8,000-25,000; also 121ST ST, 336 E (6:1797-40), ss, 250 w 1 av, 25x100.11, 6-sty bk tnt; A\$8,000-25,000; Gene Bruder to Jos Bruder, 78 W 114; mtg \$44,000; Oct 27; Oct 29'13. nom

121ST st, 336 E, see 121st st, 334 E.

121ST st, 336 E (6:1797-40), ss, 250 w 1 av, 25x100.11, 6-sty bk tnt; Hubert A McNally, ref, to Gene Bruder, 78 W 114; mtg \$22,000; FORECLOS & drawn; Oct 22; Oct27'13; A\$8,000-25,000. **3,000**

122D st, 64 E (6:1747-65), ss, 160 w Park av, 20.6x100.11, 5-sty stn tnt; Gussie Harris to Chas Roberts, 1367 Bway; mtg \$15,000; Oct27; Oct28'13; A\$9,000-17,500. **O C & 100**

122D st, 66 E (6:1747-64), ss, 140 w Park av, 20x100.11, 5-sty stn tnt; Rose Harris to Aaron Mendlowitz, 554 Decatur, Bklyn; mtg \$16,000; Oct21; Oct29'13; A\$9,000-17,000. **O C & 100**

123D st, 543-5 W (7:1978-9), ns, 175 e Bway, 50x100.11, 5-sty bk tnt; Mayer Jones to Sidney P Ettinger, 1229 Park av; AT; AL; Oct24; Oct30'13; A\$29,000-63,000. **nom**

126TH st, 302 E (6:1802-48), ss, 100 e 2 av, 25x99.11, with all title to strip on w. —x—, 5-sty bk tnt & str; Henry C Rohrs et al to Gaetano Castell [Castell], 3/4 pts, & Nunzio Castell [Castell], 1/4 pt, both at 302 E 126; mtg \$12,000; Oct27; Oct28'13; A\$6,000-13,000. **O C & 100**

126TH st, 320 E (6:1802-39), ss, 325 e 2 av, 25x99.11, 5-sty bk tnt; Sara C Hadden EXTRX Alex Hadden to Sara C Hadden, 137 Riverside dr; Oct24; Oct27'13; A\$6,000-11,500. **15,000**

128TH st, 8 E (6:1752-67), ss, 130 e 5 av, 20x99.11, 3-sty & b stn dwg; Chas Brush to Eliza E Knights, 8 E 128; mtg \$15,000 & AL; Sept10; Oct29'13; A\$9,500-14,000. **20,000**

131ST st, 14 E (6:1755-65), ss, 219.1 w Mad av, 18.2x99.11, 3-sty & b stn dwg; August Collet to Margaret Korth, at Vineyard Haven, Mass; B&S; AL; Oct1; Oct27'13; A\$6,000-7,500. **O C & 100**

131ST st, 244 W (7:1936-50 1/2), ss, 341.8 e 8 av, 16.8x99.11, 3-sty & b bk dwg; Mary Burns to York Russell, 317 W 36; mtg \$6,000; Oct24; Oct27'13; A\$6,700-8,500. **O C & 100**

134TH st, 225 W (7:1940-21 1/2), ns, 250 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Jas L Curtis to Helen Curtis, 225 W 134; AL; Sept13'11; Oct25'13; A\$6,000-8,500. **nom**

139TH st, 52 W (6:1736-60), ss, 250 e Lenox av, 50x99.11, 6-sty bk tnt; Maurice Deiches, ref, to Fredk W Fieder, 551 W 160; mtg \$43,500; FORECLOS Oct22; Oct 27; Oct30'13; A\$16,000-53,000. **1,000**

139TH st, 52 W; Fredk W Fieder to David Miller Co, a corp, 315 E 103; mtg \$43,500; Oct27; Oct30'13. **nom**

143D st, 246 W (7:2028-50), ss, 350 e 8 av, 25x99.11, 3-sty bk tnt & str & 1-sty bk rear bldg; Margt T Johnston to Mary T Smith, 271 W 125; mtg \$14,250; July31; Oct27'13; A\$10,500-13,000. **O C & 100**

143D st, 501-3 W (7:2075-26), ns, at nws Hamilton pl (Nos 134-40), 90.2x99.11x132.7x108.6, 6-sty bk tnt & str; A\$87,000-210,000; also ST NICHOLAS AV, 660 (7:2051-33), es, 508.9 s 145th, 50x100, 6-sty bk tnt; A\$23,000-67,000; also 159TH ST, 514-6 W (7:2117-28), ss, 183.4 w Ams av, 41.8x99.11, 5-sty bk tnt; A\$17,000-44,000; Ernest R Lawson et al to Martha A Lawson, 601 W 113; AL; Oct24; Oct27'13. **nom**

150TH st, 531 W (7:2082-17), ns, 400 e Bway, 19x99.11, 3-sty & b bk dwg; August Nelson & Anna S, his wife, to Hilma Nelson, 193 W 168; QC; mtg \$13,500 & AL; Oct28'13; A\$9,000-15,000. **O C & 100**

159TH st, 514-6 W, see 143d, 501-3 W.

162D st, 564-8 W, see Bway, 3868-78.

167TH st W, nec Ams av, see Ams av, nec 167th.

173D st, 568 W (8:2129-9), ss, 100 e St Nicholas av, 37.6x100, 5-sty bk tnt; Henry Helmsley & Minnie his wife to Augusta Helmsley, 1034 Hoe av; mtg \$43,000; Oct 30'13; A\$12,500-39,000. **O C & 100**

Amsterdam av (8:2112-1-3), nec 167th, 36.1x100x101.2x119.3, vacant; Percival H Gregory, ref, to Adele Kneeland, West st, Lenox, Mass, EXTRX & c of Chas Kneeland; FORECLOS Oct15; Oct24'13; A\$37,000-37,000. **17,500**

Bowery st, 75 (1:303-6), es, 226.6 s Hester, 25x110.1x24.1x109.4, except pt taken to widen Canal, 5-sty bk loft & str bldg; Abby A Moody widow to Ralph Moody, 216 W 94; B&S; Oct17; Oct29'13; A\$36,000-50,000. **nom**

Bowery, 75; Julia H Moody to same; B&S & correction & confirmation deed; Oct 24; Oct29'13. **nom**

Broadway, 3868-78 (8:2120-8), see 162d (Nos 564-8), 99.11x100, 6-sty bk tnt & str; Mimie Banner to Melvin E Boas, 2030 Bway; mtg \$186,000 & AL; Oct24; Oct 25'13; A\$87,000-208,000. **O C & 100**

Columbus av, 390-6, see 79th, 100 W.

Edgecombe av, 38 (7:1960-67), es, 72.4 s 137th, 17.6x90, 3-sty bk dwg; Augustus C Bechstein to Jno C Schoenberger & Anna, his wife, 66 Edgecombe av, as tenants by entirety; AL; Oct20; Oct28'13; A\$9,500-13,500. **nom**

Greenwich av, 24 (2:606-7), es, 46.7 n 10th, 23x94.1x23.7x88.4, 4-sty bk tnt & str, 1-sty ext; Helena Heller to Henry Heller, both at 24 Greenwich av; Oct23; Oct24'13; A\$13,500-16,500. **nom**

Madison av, 39-41 (3:855-37), see 26th (Nos 32-6), 49.4x175, 3 & 5-sty bk club house (Manhattan); Lincoln Trust Co TRSTE Clara H Jerome, decd, et al to Manhattan Club, a corp, 32 E 26; mtg \$50,000 & AL; Oct10; Oct25'13; A\$360,000-415,000. **475,000**

Madison av, 220 (3:866-18), ws, 37.6 n 36th, 28.4x95, 5-sty & b bk dwg, 3-sty ext; Madison Real Property & Security Co to Mary T, wife Calvin O Geer, 155 N 14th, East Orange, NJ; B&S; AL; Oct29; Oct 30'13; A\$120,000-160,000. **nom**

Madison av, 305 (5:1276-20), es, 75 n 41st, 23.9x100, 5-sty stn office & str bldg, 2-sty ext; Virgil I Hixson, heir & c Sarah M Hixson, to Eldon P Mains, at Turlock, Cal; 1-6 pt; C a G; mtg \$9,000; Sept30; Oct30'13; A\$120,000-140,000. **nom**

Madison av, 1839 (6:1747-1), nec 120th, 17.9x83, 3-sty stn tnt & str; Hirsh B Alper to Mollie Malnitsky, 336 Rockaway av, Bklyn; 1/2 pt; B&S; mtg \$21,500 & AL; July1; Oct29'13; A\$16,000-20,000. **nom**

Riverside dr, 50, see 77th, 343 W.

St Nicholas av, 660, see 143d, 501-3 W.

West End av, 372 (4:1169-63 1/2), es, 67.2 s 78th, runs e 68xs4xe19.3xs12xw87.3 to av xn16 to beg, 5-sty & b bk dwg; Minnie T Brown to Purdue Realty Co, a corp, 165 Bway; mtg \$30,000 & AL; Jan29; Oct29'13; A\$20,000-31,000. **O C & 100**

West End av, 374 (4:1169-63), es, 47.2 s 78th, runs e44xe9.10xe17xs13xw68 to av x n20 to beg, 5-sty & b bk dwg; Minnie T Brown to Purdue Realty Co, a corp, 165 Bway; mtg \$29,500 & AL; April'12; Oct 29'13; A\$20,000-29,500. **O C & 100**

West End av, 376 (4:1169-62), es, 26.2 s 78th, runs e 32.6xs5.10xe11.6xse4.6xw6.2xe 21xs13xw17xw9.10xw44 to av xn21 to beg, 5-sty & b bk dwg; Minnie T Brown to Purdue Realty Co, a corp, 165 Bway; mtg \$29,000 & AL; April'12; Oct29'13; A\$20,000-28,500. **O C & 100**

West End av, 378 (4:1169-61), see 78th, runs e36xs27.2xe20xs14xw9xn6.2xw4.6xw 11.6xw5.10xw32.6 to av xn26.2 to beg, 5 & 6-sty & b bk dwg; Minnie T Brown to Purdue Realty Co, a corp, 165 Bway; mtg \$32,000 & AL; April'12; Oct29'13; A\$27,500-36,000. **O C & 100**

1ST av, 129 (2:449-31), ws, 27.6 s 8th or St Marks pl, 24.6x50, 5-sty bk tnt & str; Jacob H Wirth to Chas J Wirth, 44 Beekman pl; QC; Feb13; Oct27'13; A\$14,500-21,000. **nom**

1ST av, 129; Rosa Wirth to same; QC; Feb13; Oct27'13. **nom**

1ST av, 129; Elisa Muller to same; QC; May9; Oct27'13. **nom**

1ST av, 561 (3:938-31), ws, 39.6 n 32d, 19.9x70, 4-sty bk tnt & str; Wm G Wagner to Julia A Wagner, his wife, 243 E 68 [c Wm G Wagner, 273 1 av]; Nov28'04; Oct30'13; A\$8,450-10,000. **nom**

1ST av, 571-5 (3:938-36, 37, 38), swc 33d (No 352), 59.3x70, 3 4-sty bk tnts & str & 1-sty bk bldg on str; Wm G Wagner to Julia A Wagner, his wife, 243 E 68 [c Wm G Wagner, 273 1 av]; mtg \$37,000; Apr26; Oct30'13; A\$29,500-39,500. **nom**

1ST av, 2354 (6:1808-50), es, 40.11 s 121st, 20x80, 4-sty bk tnt & str; Jos Grissler & Susie, his wife, to Annie Grissler, 2354 1 av; mtg \$14,000; Apr16; Oct27'13; A\$6,000-10,000. **O C & 100**

1ST av, 2354; Annie Grissler to Ethel V Neef, 2354 1 av; AL; July26; Oct27'13. **nom**

1ST av, 2354 (6:1808-50), es, 40.11 s 121st, 20x80, 4-sty bk tnt & str, 1-sty ext; Ethel V Neef to Lillian B Koepke, 1522 Pacific, Bklyn; mtg \$14,000 & AL; Oct24; Oct28'13; A\$6,000-10,000. **nom**

2D av, 1925 (6:1649-25), ws, 101 n 99th, 25x105, 5-sty bk tnt & str; Adolph Fischer to Roxford Holding Co, Inc, a corp, 906 Bway [c R Fleis, 5 Union sq]; mtg \$15,000; Oct20; Oct24'13; A\$11,500-18,000. **nom**

2D av, 2495 (6:1792-26), ws, 49.11 s 128th, 25x75, 5-sty bk tnt & str; Benj Du Moulin to Edw Grotelless, Jr, at Closter, NJ; [541 De Kalb av]; mtg \$15,500; Aug12; Oct 29'13; A\$8,500-14,000. **nom**

2D av, 2497 (6:1792-27), ws, 25 s 128th, 24.11x75, 5-sty bk tnt & str; Rutherford Realty Co to Clifford T Graham, 1085 E 40, Bklyn; Aug11; Oct30'13; A\$8,500-14,000. **O C & 100**

3D av, 1403-5 (5:1525-46-47), es, 40 s 80th 40x73, 2-5-sty stn tnts & str; Abr J Rongy to Jacob Heller, 1199 Eastern pkway, Bklyn; mtg \$26,000; Oct21; Oct29'13; A\$27,000-40,000. **nom**

5TH av, 1489 (6:1746-72), es, 63.2 s 120th, 37.8x100, 6-sty bk tnt & str; Marie R Winters to Edw A Hannan, 334 E 17; QC; mtg \$50,000; Oct29; Oct30'13; A\$29,000-54,000. **O C & 100**

5TH av, 2149 (6:1756-3), es, 50 n 131st, 24.11x99, 5-sty bk tnt & str; Abr Benedict ref to Louis Young, 625 Ams av; FORECLOS Aug12; Oct29'13; A\$13,000-21,000. **20,500**

5TH av, 2156 (6:1729-39 1/2), ws, 18 s 132d, 17x75, 4-sty stn tnt; Rutherford Realty Co to Clifford T Graham, 1085 E 40, Bklyn; Oct7; Oct30'13; A\$8,000-11,000. **O C & 100**

7TH av, 758-60 (4:1021-36), swc 50th (No 200-2), 41.6x90, 5-sty bk hotel, 1-sty ext; Charter Constn Co to Meyer Klein, 200 W 112; mtg \$150,000; Oct29'13; A\$185,000-205,000. **O C & 100**

8TH av, 975-9 (4:1048-30-32), ws, 25.5 n 57th, 75x100, 3, 6 & 7-sty stn tnts & str; American Purchasing Assn to City Real Estate Impt Corp, 910 Col av; AL; Aug1; Oct29'13; A\$180,000-207,000. **nom**

9TH av, 457 (3:733-34), ws, 74.1 n 35th, 20.6x100, 5-sty bk tnt & str; Frank Greene to Jos A Foss, 463 9 av; mtg \$15,000; Oct29'13; A\$16,500-27,500. **O C & 100**

9TH av, 865-7 (4:1066-30-31), ws, 25 n 56th, 50.5x75, 2 4-sty bk tnts & str; Union Lend Holding Co to Saml H Martin, Edgewood av, West Orange, NJ [1974 Bway]; mtg \$40,000; Oct23; Oct24'13; A\$32,000-38,000. **nom**

10TH av, 209 (3:694-33), ws, 61.9 n 22d, 12.4x100, 4-sty bk tnt & str; Chas M'v & ano, EXRS Geo V N Baldwin, to Bernhard Seymann, 1232 45th, Bklyn; mtg \$6,000 & AL; Oct15; Oct24'13; A\$6,000-8,500. **nom**

10TH av, 209 (3:694-34), ws, 61.9 n 22d, 12.4x100, 4-sty bk tnt & str; Bernhard Seymann to Louisa Hanf, 1236 Mad av; QC; mtg \$7,000 & AL; Oct24; Oct30'13; A\$6,000-8,500. **nom**

10TH av, 493 1/2, on map 493A (3:709-38), ws, 61.9 s 38th, 20.6x75, 4-sty bk tnt & str; J Campbell Thompson ref to Jno Murray, 548 W 29; FORECLOS Sept10; Oct29'13; A\$10,000-14,000. **13,400**

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Canal st, 172 1/2 (misc), ss, 93.1 e Mott, 15.11x50, 3-sty bk loft & str bldg; CON-TRACT; Ida Levinson, of Bklyn, with Max Dooneef, 332 Sackman, Bklyn; mtg \$11,000; Oct29; Oct30'13. **20,250**

Clinton st, 58-62 (2:349); agmt as to re of covenants, &c; Sale Agid with Clinton St Theatre Co, 60 Clinton; Oct27; Oct 30'13. **750**

Greenwich st, 566 (2:598), ws 121.8 n Charlton, 25x87.5x25x86.8; consent to additional tracks; Hankinson Realty Co, a corp, 147 Wats to Manhattan Railway Co; mtg \$10,000; July18; Oct29'13. **500**

Greenwich st, 566; consent by mortgagee to above; Carl Schuster & ano TRSTES Aug Koenig to same; Aug15; Oct29'13. **nom**

13TH st, 538 E (misc), ns, 170 w Av B, 25x103; order of court canceling mtg for \$10,000, dated Sept4'03 & that said premises be sold at auction; Julia P McSwean (plaintiff) agt Robt Gilchrist et al (defendants); May21'12; Oct29'13. **nom**

46TH st, 230 E (5:1319-37), ss, 315.8 e 3 av, 19.4x100.5, 5-sty bk tnt; A\$7,500-13,000; also 48TH ST, 218 W (4:1019-49), ss, 375 e 8 av, 25x100.8, 3-sty bk tnt; A\$40,000-41,000; also 147TH ST, 419 W (7:2062-26), ns, 200 e Convent av, 15.3x99.11, 3-sty & b stn dwg; A\$7,300-12,000; mtg \$3,500; also 163D ST, 424-6 W (8:2110-22-23), ss, 404 e Ams av, 54x112.6, 2 5-sty bk tnts; A\$19,000-50,000; also 163D ST, 430 W (8:2110-20), ss, 350 e Ams av, 27x112.6, 5-sty bk tnt; mtg \$3,000; A\$9,500-25,000; also FORT WASHINGTON AV, 386 (8:2176-3), es, 50 n 177th, 50x100, 2-sty fr dwg & 2-sty fr rear bldg; A\$20,000-22,500; given to secure party 2d part under bond so that premises will not be sold or mortgaged by party 1st part without consent of party 2d part; Mary J Andrews, 790 Riverside dr as EXTRX & TRSTE will of Chas S Andrews to National Surety Co, a corp, 115 Bway; AL; Oct14; Oct30'13. **nom**

48TH st, 218 W, see 46th st, 230 E.

66TH st, 42 E (5:1380-50), ss, 50 e Mad av, 30x100.5, 9-sty bk tnt; re mtg; Wm Goldstone to Jackson Realty Co, a corp, 54 E 9; Oct18; Oct27'13; A\$75,000-100,000. **nom**

101ST st, 108 W (7:1855), re asn rents recorded July23'13; Alema Realty Exch Co to Sarah J O'Shaughnessy, 108 W 101; Oct16; Oct24'13. **nom**

101ST st, 108 W (7:1855); re asn rents recorded Jan5'12 & Jan27'13; Rose Lukather to Sarah J O'Shaughnessy, 108 W 101; Oct22; Oct24'13. **nom**

111TH st, 504-6 W (7:1882), ss, 125 w Ams av, 108.4x91.10; re asn rents recorded May13'13; Estates Mtg Securities Co to Vista Holding Co, Inc, a corp, 507 5 av; [c F Haines]; Oct27; Oct29'13. **nom**

111TH st, 504-6 W; asn rents to secure \$12,500; Vista Holding Co, Inc, a corp, to Estates Mtg Securities Co, a corp, 160 Bway; Oct27; Oct29'13. **nom**

111TH st, 536 W (7:1882), ss, 75 e Bway, 83.4x100.11; re asn rents recorded May 13'13; Estates Mtg Securities Co to New Amsterdam Holding Co, a corp, 507 5 av; [c F Haines]; Oct27; Oct29'13. **nom**

111TH st, 536 W; asn rents to extent of \$2,000; New Amsterdam Holding Co to Estates Mtg Securities Co, a corp, 160 Bway; Oct27; Oct29'13. **nom**

141ST st, 103-9 W (7:2010), ns, 100 w Lenox av, 100x99.11; re asn rents recorded Aug9'13; Estates Mtg Securities Co to Inter-City Land & Securities Co, a corp, 115 Bway; Oct28; Oct29'13. **nom**

141ST st, 103-9 W; asn rents to secure \$6,500; Inter-City Land & Securities Co to Rental Mtg Securities Corp [c Jas L Goodwin, pres't], 15 Broad; Oct27; Oct29'13. **nom**

147TH st, 419 W, see 46th st, 230 E.

163D st, 424-6 W, see 46th st, 230 E.

163D st, 430 W, see 46th st, 230 E.

169TH st W (8:2138-187), ns, 80.10 e Ft Washington av, 45x86.7, vacant; re judg; Max Hirsch to McClure Publications, Inc, a corp, 251 4 av; Mar20; Oct27'13; A\$7,200-7,200. **nom**

Bowery, 252 (2:507); consent to additional tracks; Edith & Annie C King & Gertrude K Tilt to Manhattan Railway Co; Oct22; Oct28'13. **nom**

Ft Washington av, 386, see 46th st, 230 E.

2D av, 1577 (5:1527), ws, 20.1 s 82d, 19x 61.5; consent to additional tracks; Jacob Holzman to Manhattan Railway Co, 165 Bway; mtg \$10,000; Sept10; Oct25'13. **228**

2D av, 1577; consent by mortgagee to above; Morris Steinbock to same; Sept30; Oct25'13. **nom**

3D av, 209 (3:903); consent to additional tracks; Westchester Trust Co, TRSTES Edw B Wesley, to Manhattan Railway Co; Oct23; Oct30'13. **nom**

3D av, 544-56 (3:892), ws, 23 s 37th, 154.6x80; consent to additional tracks; The President and Fellows of Yale College in New Haven, Conn, a corp, to Manhattan Railway Co; Sept3; Oct30'13. **1,854.50**

9TH av, 807½ & 809 (4:1063); asn rents, etc, as security for loan of \$385; Aida A Anderson to Vahan Z W Boyajian, 39 Claremont av [720 Riverside dr]; Aug 20; Oct 28'13.

10TH av (3:709), ws, 61.9 s 38th, a strip 0.1x75; re judgt; Crane & Clark, a corpn to John Murray, 548 W 29; Oct 27; Oct 29'13.

10TH av, same prop; re judgmt; Jas Taylor to same; AT; Oct 20; Oct 29'13. nom

Section 5, blks 1322, 1323, 1436; sec 6, blks 1522, 1651, 1860 or 1800; sec 9, blk 2314 property in above blks, but not given deed; grant of ½ net income in above so long as they live together; Janet de Zwierkowski to Geo de Zwierkowski, her husband, of Krakow, Austria [258 Riverside dr]; Feb 19'12; Oct 27'13. nom

Appointment of trustee (misc); appointment of Carleton V Winterbottom as TRSTE under will of Maie Winterbottom decd in place of Geo B Morris, decd; Apr 22 '10; Oct 28'13.

Asn (misc) all R T & I to all real, personal & mixed property under will Geo W Watson, decd, as collateral; Warren M Watson et al to Wm Goodman, 121 E 80; Oct 27; Oct 28'13. 2,400

Consent (misc) of stockholders to sell drug store fixtures, chattels, etc for \$300 & other consid; Gustavo Colonnello, Inc, a corpn, to Frank A Colonnello; Oct 27; Oct 28'13.

Power of atty (misc); Helen H Forde to Paul M Herzog, 41 W 68; Sept 3; Oct 28'13.

Power of atty (misc); Janet von Zwierkowski to Francis W Pollock, at Kingsbridge, NY; July 28; Oct 25'13.

Power of atty (misc); Chas Joseph to Abe Bernard, 2626 Bway; July 2'12; Oct 27'13.

Revocation of power of atty (misc); Chas Sweeney, 32 Bway to Frank Sweeney; Oct 24; Oct 29'13;

Power of atty (misc); Eliz B Berrien to Wm M Berrien; June 14; Oct 30'13.

Power of atty (P A); Jno M Berrien to Wm M Berrien; June 14; Oct 30'13.

Power of atty (P A); Leonora, wife Fredk J Lisman, to Fredk J Lisman, 311 W 76; Oct 8; Oct 30'13.

WILLS.

Borough of Manhattan.

Attorney st, 107 (2:348-58), ws, 40 s Rivington, 20x50, 3-sty bk tnt; A\$9,000-11,000; also GOERCK ST, 10-12 (2:321, 5 & 6), es, 75 s Broome, 50x100, 2-5-sty bk tnts & str; A\$21,000-59,000; also WAVERLY PL, 160-2 (2:592, 53), ss, 84 e Grove, 42x98, 6-sty bk tnt; A\$27,000-57,000; also 4TH ST, 287-91 W (2:614-1-3), ns, 56 e 11th, 62.3x irreg, 5-sty bk tnt & 3-sty bk tnt; A\$20,000-33,000; also 11TH ST, 253 W (2:614, 45) nec W 4th, 25x56, 5-sty bk tnt & str; A\$12,000-26,000; also 104TH ST, 312 W (7:1890-67), ss, 180 w West End av, 20x100.11, 3-sty bk dwg & ext; A\$17,000-26,000; also CONVENT AV, 459 (7:2064, 45), sec 15th, 18x50, 4-sty bk dwg; A\$10,000-14,500; Paul Hoffman Est, Jno P Hoffman EXR, 312 W 104; atty, Lewis S Goebel, 41 Park Row. Will filed Oct 11'13.

Goerck st, 10-12, see Attorney, 107.

Thompson st, 62 (2:488, 5), es, 150 n Broome, 24.8x94.1, 7-sty bk str; A\$15,000-35,000; also VESEY ST, 41-3 (1:85, 14-15), ss, 117 11 w Church, 57.4x81.6, 5-sty bk loft bldg & str; A\$110,000-135,000; also 11TH ST, 68-70 W (3:574-9 & 10), ss, 143.7 e 6 av, 35.3x irreg, 6-sty bk tnt & 3-sty bk dwg; A\$48,500-66,000; Lawrence J Callanan Est, Jas J Callanan EXR, 68 W 11th; atty, Jas C Madigan, 233 Bway. Will filed Oct 3'13.

Vesey st, 41-3, see Thompson, 62.

Waverly pl, 160-2, see Attorney, 107.

4TH st, 287-91 W, see Attorney, 107.

11TH st, 35-39 W (2:575, 68-70), ns, 332 w 5 av, 66.10x103.3, 3-3-sty dwgs; Henry Dodge Est, Minnie G Dodge EXTRX, Commonwealth, Mass; attys, Reynolds, Richards & McCutcheon, 68 Wm; A\$62,000-\$70,000. Will filed Oct 29'13.

11TH st, 68-70 W, see Thompson, 62.

11TH st, 253 W, see Attorney, 107.

57TH st, 32 W (5:1272-58), ss, 500 w 5 av, 25x100.5, 4-sty dwg & ext; Herman C von Post Est, Gustav Schwab, EXR, 56 E 76; attys, Choate, Laroque & Mitchell, 40 Wall; A\$100,000-125,000. Will filed Oct 25'13.

102D st, 118 W (7:1856-44), ss, 275 w Col av, 24.7x100.11, 5-sty bk dwg; Margaretha Menken, also known as Margaretha Menken Est, August Menken & ano EXRS, 154 W 108; attys, Appell & Taylor, 51 Chambers; A\$15,000-21,000. Will filed Oct 24'13.

104TH st, 312 W, see Attorney, 107.

113TH st, 21 E (6:1619, 14), ns, 70 w Madison av, 25x100.11, 5-sty bk tnt & str; Edw Magda Est, Rosalie Magda EXTRX, Longfellow av, Bronx; atty, Jno T Booth, 271 Bway; A\$13,000-25,000. Will filed Oct 29'13.

Convent av, 459, see Attorney, 107.

Columbus av, 854 (7:1856-36), or 100 W 102d st, swc, 25.11x75, 5-sty bk tnt & str; A\$30,000-46,000; also COLUMBUS AV, 855 (7:1837-61), or 80 W 102d st, sec, 25.11x80, 5-sty bk tnt & str; A\$32,000-49,000; Edw Donnelly Est, Edw J Donnelly EXR, 80 W 102; atty, John H Rogan, 145 Nassau. Will filed Oct 17'13.

Columbus av, 855, see Columbus av, 854.

Lexington av, 207-11 (3:888, 21, 59 & 60), es, 66.9 s 33d, 56.8x95x irreg; Thos J Lock Est, Jas G Lock EXR, 1952 Anthony av, Bronx; atty, Henry W Kennedy, 66 Bway; A\$66,500-79,000. Will filed Oct 29'13.

2D av, 1236 (5:1429-50), es, 20 s 65th, 25 x64xirreg, 4-sty bk tnt & str; Kath Eisler Est; ½ int; Bela D Eisler, EXR Millford, Pike Co, Pa; A\$12,000-15,000. Will filed Oct 18'13.

3D av, 195-7 (3:898-5 & 57), es, 63 s 18th, 38x80, 2-3-sty bk tnts & str; leasehold; Geo M Still Est, Henry Schneider et al EXRS, 139 E 16; atty, Chas F Evans, 233 Bway; A\$30,600-38,500. Will filed Oct 22'13.

CONVEYANCES.

Borough of the Bronx.

Brandt pl, 94, see University av, see Brandt pl.

Butler pl, nec Zerega av, see Zerega av, nes, extends fr Butler pl to Halsey pl.

Devoe ter, 2470 (11:3219), es, abt 480 s 190th, 25x90, 2-sty fr dwg; Susan F, wife of & Jas J Smith, to Oscar Becklund, 153 Valley rd, Montclair, NJ; mtg \$6,500 & AL; Oct 17; Oct 24'13. O C & 100

Forest st or Hone av (*), es, 150 n Walker av, 37.6x104.5x37.6x106.9, Westchester; Chas E Moore, ref, to Chas H Lockwood, 4382 Carpenter av; FORECLOS Oct 21; Oct 25; Oct 28'13. 1,500

Garrison sq or Tiffany st (10:2767), es, 150 s Spofford av, 50x100, vacant; Gottlieb Brandstetter to Bertha Brandstetter, 214 Ams av; AL; Oct 24; Oct 28'13. nom

Green la (*), ws, 150 s Lyon av, 25x100; Hal Bell, ref, to Bronx Savgs Bank, 429 Tremont av; FORECLOS Oct 7; Oct 29; Oct 30'13. 5,000

Guerlain st (*), see Taylor av, runs e 46.4x113.1x50x25x95 to av xn127 to beg; Park Versailles Realty Co to Jas C Forbes, 1838 Guerlain; AL; Oct 22; Oct 25 '13. O C & 100

Halsey pl, nwc Zerega av, see Zerega av, nes, extends fr Butler pl to Halsey pl.

Halsey pl (*), nws, 150 ne Green av, 25x100; Louis Padula to Louis Padula Co, Inc, a corpn, 291 E 149; Oct 24'13. nom

Home st, 794 (10:2671), ss, 100 e Tinton av, 31.11x115.2, 5-sty bk tnt; Thomas D Malcolm Constn Co to Madeline Coumeigt, 264 W 57; mtg \$27,000 & AL; Oct 29; Oct 30'13. O C & 100

Kinnear pl (*), nes, 100 se Halsey pl, 28x87; Louis Padula to Louis Padula Co, Inc, a corpn, 291 E 149; Oct 24'13. nom

Main st (*), ws, abt 1535 n Ditmars, 75x— to Eastchester Bay, City Island, except pt for Main st or City Island av; also LAND under water of L I Sound or Eastchester Bay on n or ws of City Island at h w mark, in front of above, runs s75xw 400 into waters of said bay xn75xe400 to beg; Henry Hunneke Jr to Jno Ryan 243 W 109; AL; Oct 23; Oct 24'13. O C & 100

Newman st (*), ws, 225 n 150th, 25x111.6; Wm M Husson to Annie Gick at Classon Pt; Sept 2; Oct 29'13. nom

Newman st (*), ws, 250 n 150th, 25x 111.6; Wm M Husson to Jennie Frederickson, 642 Concord av; Sept 2; Oct 29'13. O C & 100

Reeds Mill la (*), es, abt 260 sw Boston Post rd, 42.2x100 9x104.8x56.8; Hudson P Rose Co to Henry Mundt, 25 7 av; AL; Aug 15; Oct 27'13. nom

St Marys st, sec Cypress av, see Cypress av, sec St Marys.

Scotfield st, sec City Island av, see City Island av, sec Scotfield.

Wall st (10:2660), nwc Tinton av, a strip runs w66.10xs2.10 to ns 165th xe66.10 to av xn3 to beg; Henry L Morris, TRSTE & ADMR Gouverneur Morris, to Daisy H Bell, 1204 Boston rd; AT; QC; Oct 27'13. 190

132D st E, nwc Willow av, see Willow av, 83.

135TH st, 519 E (9:2263), ns, 154.4 e Brook av, 27x100, 5-sty bk tnt; Max Mariamson to Geo Mariamson, 924 Freeman; mtg \$15,000; Oct 28; Oct 30'13. O C & 100

135TH st, 519 E; Annie Norwalk et al to same; QC; Oct 17; Oct 30'13. O C & 100

136TH st, 344 E (9:2298), ns, 126.6 e Alex av, 17.6x100, 2-sty & b bk dwg; Jas W Hyde, ref, to Jos Struthers, 376 E 136; mtg \$3,500 & AL; FORECLOS Oct 16; Oct 24; Oct 27'13. 2,700

137TH st, 781 E, see Willow av, 220.

142D st E (10:2574), ns, 100 e Concord av, 44.9x100.8x33.2x100, vacant; Raffael Luongo to Ward Baking Co, a corpn, at So Blvd cor St Marys; mtg \$3,500; Oct 25; Oct 27'13. O C & 100

142D st E, nwc Wales av, see Wales av, nwc 142d.

142D st E, nwc Wales av, see Wales av, nwc 142d.

157TH st, 421-3 E (9:2379), ns, 171 e Melrose av, 100x101.11x100x101.10, 2-2-sty & b fr dwgs & 1-sty fr rear bldg; Benenson Realty Co to Anna M Jones, 272 Willis av; mtg \$66,000; Oct 28'13. OC 100

161ST st E, swc Park av, see Park av, swc 161.

161ST st E, sec Park av, see Park av, swc 161.

165TH st, 771-5 E (10:2660), ns, 21.4 w Tinton av, 45.6x102.2x46x102, 3-2-sty fr dwgs; Eliz T Bell to Daisy H Bell, 1204 Boston rd; AL; Oct 23; Oct 24'13. 500

165TH st E, nwc Tinton av, see Wall, nwc Tinton av.

166TH st, 815 E, see Union av, 1094.

166TH st E, nwc Grant av, see Grant av, nwc 166th.

168TH st, 193 W, see Lind av, ws, 107 n 168th.

173D st, 960 E, see Vyse av, sec 173d

176TH st W, see Macombs rd, see Macombs rd, sec 176th.

185TH st, 446 E, see Park av, 4586.

187TH st E (11:3115), ns, 100 w So Blvd, 32.9x98.10x25x99.5, vacant; Jno M Haffen to Frank Stola, 292 E 150; Oct 24; Oct 25'13. O C & 100

199TH st, 381 E, see Decatur av, 2844.

214TH st E (Av A) (*), ss, 851.9 s White Plains av (3d st), 25x100, village of Jerome; Arthur D Truax, ref, to Mary A Ferris, 159 W 87; FORECLOS Oct 21; Oct 28'13. 500

219TH st (5th av) E (*), ns, 100 e 2d (now Carpenter av), 50x114; Annie Henry to Jno Bauer Jr, 3825 White Plains av; mtg \$3,300; Oct 23; Oct 27'13. O C & 100

223D st E (9th av) (*), ns, 155 w White Plains av (3 av), 50x114, Wakefield; Eugene Lichtenberg to Arthur A Austin, 3624 Olinville av; mtg \$1,500; Oct 18; Oct 25'13. O C & 100

236TH st E (12:3376), ss, 100 e Kepler av, 25x100, vacant; Jas B Powers to Adelaide L Powers, 4282 Napier av; mtg \$800; Oct 27'13. nom

236TH st, 125 E (12:3371), ns, 225 e Oneida av, 25x100, 2-sty fr dwg; Lillian F Mulligan to Thos & Jno Mulvey, 520 E 88; B&S; mtg \$4,000 & AL; Oct 25; Oct 27'13. O C & 100

236TH st E, nec Furman av, see Furman av, nec 236.

236TH st, 242 E (12:3376), ss, 425 e Kepler av, 25x100, 2-sty fr dwg; Louis Eickwort to Dora M Schrenkeisen, 29 Fletcher av, Mt Vernon, NY; mtg \$3,000; Oct 20; Oct 27'13. nom

236TH st, 242 E; Dora M Schrenkeisen to Mary Kiebel, 1438 Bway, Bklyn; mtg \$3,000; Oct 25; Oct 27'13. nom

239TH st, 635 W (13:3417), ns, 160 e Independence av, 32.1x134x35.6x131, 2-sty fr dwg; Margt T Harnett to Stadacona Co, a corpn, 99 John; mtg \$2,000; Oct 29'13. O C & 100

Adee av (*), ws, 152.2 n 203d, 150x100; Phoenix Ingraham, ref, to Empire City Savgs Bank, a corpn, 231 W 125; FORECLOS Oct 16; Oct 28; Oct 29'13. 3,500

Barnes av, es, 275 s Lydig av, see Barnes av, es, 136.11 s Bronx & Pelham Pkway.

Barnes av (*), es, 136.11 s Bronx & Pelham Pkway, 479.8x107.1x475x58.2, with all title to strip bet w line of above & e l land of Wm V Astor & bet extension of n line lot 28 & s l lot 11; also BARNES AV (*), ws, 134.7 s Lydig av, runs sw along av 159.6xw130.9xne29.9 to beg, with all title to lands in bed of said av; also PIERCE AV (*), swc Lurting av, 25x100; also HONE AV (*), ws, 150 s Morris Pk av, 25x100; also VAN NEST AV (*), nwc Hone av, 75x100; also BARNES AV (*), e s, 275 s Lydig av, 50x100; also ESPLANADE (*), swc Paulding av, 177.11x159.6x 79.9 to beg, gore; also MATTHEWS AV (*), ws, 325 n Lydig av, 25x100; Morris Park Estates to Richd D Morse at Floram Park, NJ; Oct 28; Oct 29'13. nom

Barnes av (*), ws, 134.7 s Lydig av, runs sw159.6xs511.4 to ss of an unnamed st at pt 100 n N Y W & B R xn46.9 to cl Barnes av xne97.7xsw341.1 to beg; also BRADY AV (*), ss, at ss unnamed st which is 100 n said R R, runs se 3.2 to es Barnes av xsw146.4 to ns said R R xsw 58.7xw144.10 to ss unnamed st xne60.8 to beg; also BRADY AV (*), ss, at ss unnamed st which is 100 n said R R, runs sw 13.11 to cl Barnes av xne10.4 to ss Brady av xse9.3 to beg; also PLOT begins 12.6 w from es Barnes av, which line is also at cl of said Barnes av, 25 ft wide, at ss said R R, runs sw32.11xse566.9 to ns Bronxdale av or Bear Swamp rd xse4.2 to nt 12.6w from es Barnes av xne along cl Barnes av 592.5 to beg, with all title to lands in Barnes av; Sarsfield Doyle et al as TRSTES in liquidation of the Fidelity Development Co to Morris Park Estates, a corpn, 25 Broad; mtg \$—; Oct 8; Oct 24'13. 4,500

Bathgate av (11:3053), nws, 78 sw 3 av (Kingsbridge rd), 25x96.6, except pt for av, 2-sty fr dwg & str; Jno C Heintz et al to Henry Schmidt, 2341 Bathgate av; mtg \$8,000 & AL; Oct 30'13. O C & 100

Brady av, ss, at ss unnamed st, see Barnes av, ws, 134.7 s Lydig av.

Briggs av, 2751 (12:3301), ws, 160 n 196th, 20x92 8x20x92.4, 3-sty bk dwg; Maurice S Cohen, ref, to Hanson C Gibson, 27 Washington Sq N; FORECLOS Oct 23; Oct 29'13. 6,750

Bronx Blvd (*), es, 200 n 241st, 50x100, except pt for Bronx Blvd; Richd W Kempshall to Henry E & Louis E Bliss, both at 431 Greene av, Bklyn; QC; Aug 2; Oct 24'13. nom

Bronxdale av, ns, see Barnes av, ws, 134.7 s Lydig av.

Brook av, 1530, see Crotona av, 2259.

Bryant av, 1536 (11:3001), es, 250 n 172d, 25x100, 3-sty fr tnt; Marion, wife Jas Barry, to Mary Leahy, 1688 2 av; Oct 21; Oct 28'13. O C & 100

Burnside av, 109 (11:3178 & 3179), ns, 80.9 e Morris av, 20.2x80x20x82.9, 3-sty bk tnt & str; Geo O Schrenkeisen to Wm R Osborn, 2362 Davidson av; mtg \$8,000; Oct 20; Oct 30'13. O C & 100

Burnside av, 109; Wm R Osborn to Louise C Holding, at Toronto, Can; mtg \$7,000; Oct 29; Oct 30'13. O C & 100

Castle Hill av (*), ss, 400 e Green la, 25x105.2; Henry V Murray to Mary A Hall, 834 Lex av; AL; Oct27'13.

City Island av (*), sec Scofield, 72x92x 74x92; Louis B Hasbrouck, ref, to Annie Kane, 735 E 150; PARTITION sale & drawn; Sept24; Oct24'13. **3,000**

City Island av (*), es, adj land Jno O Fordham, runs e87.5 to ws of rd or la xn25 to land of Deveaugh, now of Jos Lippman xw87.3 to av xs24.11 to beg; Pelham Lodge No 712 of Free & Accepted Masons of NY et al, to Jos Lippman & Fanny, his wife, 288 City Island av; AL; Oct27; Oct28'13. **O C & 150**

Clason Point rd (*), es, 70.6 s from n line lot 39, runs e parallel with proposed Patterson av to ws White Plains rd xs25xw 85.7 to rd xn25.11 to beg, being lot 39, map Clasons Pt; Caroline Huerstel to Anna Zeller, 3318 White Plains av; mtg \$1,200; Oct27; Oct28'13. **nom**

Clay av, 1260 (9:2427), es, 356.6 n 168th, 40.3x80, 5-sty bk tnt; Jas M Tully, ref, to Anna Horn, 1062 Brook av; FORECLOS Oct16; Oct29'13. **4,700**

Clinton av, 2076 (11:3094), es, 107 s 180th, 41x120.9x161x120.9, 5-sty bk tnt; David Pasinsky to Emily L W Johns, Lawrence Park, NY; mtg \$31,000; Oct15; Oct30'13. **O C & 100**

Colden av, swc Pierce av, see Pierce av, swc Colden av.

Courtlandt av, swc 161st, see Park av, swc 161.

Creston av (Av B) (11:3162 & 3170), nws, 178.9 sw 182d (4th), 25x130.6, except pt for Creston av, vacant; Dennis W Moran et al to Peter Quinn, 109 Varick; Oct25; Oct30'13. **nom**

Crotone av, 2259 (11:3101), ws, 119.11 s 183d, runs w1.5xn0.1xw67.10x23.7x63.4x3.0.1xe0.8 to av xn24.2 to beg, 4-sty bk tnt; mtg \$11,500; also BROOK AV, 1530 (11:2895), sec Wendover av (No 420), 104.10x 25.11x104.8x26 to beg, 4-sty bk tnt & str. Anna M Jones to Benenson Realty Co, a corp, 407 E 153; Oct28'13. **O C & 100**

Cypress av (10:2571), sec St Marys, 100x 199.3 to ws Powers av, vacant; Guy Van Amringe, ref, to Eltona Realty Co, a corp, 320 Bway; FORECLOS July16; Oct 29; Oct30'13. **20,000**

Daly av, 1985 (11:3121), ws, 50 s 178th, 31.4x80, 4-sty bk tnt; Jas M Tully, ref, to Geo C Kobbe, Short Hills, NJ, TRSTE for Frank K Leavitt, will Edw Leavitt; FORECLOSED & drawn Oct22; Oct30'13. **18,000**

Davidson av, 2426, see Fordham rd, 18.

Decatur av, 2844 (12:3279), nec 199th (No 381), 26.9x105x25.8x102, 2-sty fr dwg; Augusta Hennessey to Alwina Engelskirchen, 2844 Decatur av; mtg \$8,500; Oct17; Oct27'13. **nom**

Decatur av, 3164 (12:3353), es, 163.4 s 205th, 16.8x112.6, 2-sty fr dwg; Henry Van Denberg to Rebecca E Hersey, 312 W 51; AL; Oct17; Oct25'13. **O C & 100**

Decatur av, 3164; Rebecca E Hersey to Mary A Faulhaber, 2249 Webster av; mtg \$4,500; Oct24; Oct25'13. **O C & 100**

Eastern Blvd (*), ns, 50 w Quincy, 50x 100; Jno R Peterson to Emma N Polak, 1805 Arthur av; mtg \$7,000; Oct27; Oct30'13. **O C & 100**

Esplanade, swc Paulding av, see Barnes av, es, 136.11 s Bronx & Pelham Pkway.

Fordham rd, 18 (11:3199), sec Davidson av (No 2426), runs e27xsw85.8xse36.8xne 14.11xse18.4xne15.7xse26.8xsw9/xw102.2 to av xn146.1 to beg, 1-sty fr str; Louise C Holding to Mt Eden Realty Corp, 165 Bway; mtg \$20,000 & AL; Oct29; Oct30'13. **O C & 100**

Fowler av (*), es, 325 n Morris Park av, 50x100; Morris Park Estates to Aron Realty Corp, 1018 E 163; Oct17; Oct24'13. **nom**

Franklin av, 1239 (10:2612), ws, 66.3 n of a tangent pt directly n of 168th, 50x 115.3x46.2x100, 5-sty bk tnt; Jas W Monk, ref, to Aurelia Boband, 2775 Marion av; mtg \$27,000; FORECLOS Oct29; Oct30'13. **7,000**

Fulton av, 1531-3 (11:2928), ws, 132.8 s Wendover av, 50x173x50.4x166.10, 5-sty bk tnt; Mary S, wife Jas A Rich, to Realty Options Co, a corp, 200 5 av; AT; QC; Oct23; Oct24'13. **nom**

Furman av (*), nec 236th, 96x23.9; Hermann Von der Heyde to Antonio Scato, 112 W 104; Oct29; Oct30'13. **O C & 100**

Grant av (9:2449-2452), nwc 166th, 156.6 x100, vacant; Paul Jones, ref, to Central Realty Co, a corp, 103 Park av; FORECLOS Sept17; Oct24'13. **5,300**

Haight av, ws, 175 n Neil av, see Pierce av, swc Colden av.

Haight av, ws, 300 s Van Nest av, see Pierce av, swc Colden av.

Harrington av (*), ns, 175 e Mapes av, 25x100; Concrete Realty & Holding Corp to Teasdale Realty Co, 391 E 149; mtg \$4,000; Oct24; Oct28'13. **nom**

Hone av, nwc Van Nest av, see Barnes av, es, 136.11 s Bronx & Pelham Pkway.

Hone av, ws, 150 s Morris Park av, see Barnes av, es, 136.11 s Bronx & Pelham Pkway.

Huxley av (13:3423), ws, 225 s 260th, 25x 105; Genevieve G Cosgrove, heir & c Edmundo J Cosgrove, to Mary A, wife Jos J Sullivan, 619 Greene av, Bklyn; AL; Jan 16; Oct24'13. **850**

Inwood av (11:2855 & 2864), nws, abt 728 sw Highbridge, 50x90, vacant; Danl P Hays, ref, to Luigi & Nicola Sebastiani, 410 E 115; mtg \$3,000; PARTITION June12; Oct28; Oct30'13. **1,825**

La Salle av (*), ss, 309 e Ft Schuyler av, 25x100.6x25x100.5; Wm H Wallace to Frank T Ward; QC; Dec3'08; Oct30'13. **nom**

Lind av (9:2530), ws, 107 n 168th, runs n17.3xw107.5xss83.11 to 168th (No 193) xe 63.8xn63xne48.11 to beg, 1-sty fr bldg & 2-sty fr dwg; Aug Nelson & Anna S Nelson to Hilma Nelson, 193 W 168, Bronx; mtg \$12,500; Oct23; Oct24'13. **O C & 100**

Lurting av, es, 134.2 n Lydig av, see Pierce av, swc Colden av.

Lurting av, swc Pierce av, see Barnes av, es, 136.11 s Bronx & Pelham Pkway.

Lurting av (*), es, 134.2 n Lydig av, 25x 100; Richd D Morse to Morris J Rosenthal, 156 Rivington; Oct29; Oct30'13. **nom**

Lydig av, ns, 25.5 w Lurting av, see Pierce av, swc Colden av.

Maclay av (*), ns, 103.11 e Zerega av, 20x101.2; August G Ollry to Chas E Ollry & Della A, his wife, 2411 Maclay av, tenants by entirety; mtg \$2,000 & AL; Sept 25; re-recorded from Sept26; Oct28'13. **O C & 100**

Macombs rd (11:2866), sec 176th, runs ne along ss 176th — to es Davidson av x still ne — to ws Jerome av xn30.11 to cl 176th xw — to es Macombs rd xs30.7 to beg, with all title to land in bed of 176th; vacant; Royal E Moss et al, heirs Octavia A Moss, to Moss Estate, Inc, a corp, 62 Cedar; mtg \$285,000; Oct6; Oct25'13. **nom**

Matthews av, ws, 325 n Lydig av, see Barnes av, es, 136.11 s Bronx & Pelham Pkway.

Matthews av (*), ws, 325 n Lydig av, 25 x89.5; Richd D Morse to Jno I Voorhees at West Orange, NJ; Oct29; Oct30'13. **nom**

Muliner av (*), ws, 300 n Lydig av, 50x 100; Morris Park Estates to Myrtle E Russell, 517 W 171; Oct15; Oct24'13. **nom**

Munroe av (*), ws, 225 n Rhineland av, 25x100; Morris Park Estates to Jacob W Sproule, 681 Wales av; Oct25; Oct29'13. **nom**

Olinville av (*), ws, 94.11 n Adee av, 18.6x115.2x18.6x114.8; North Bronx Realty Co to Frank Pitrone, 408 E 11; mtg \$3,000; Oct21; Oct28'13. **nom**

Park av (Terrace pl), (9:2419), swc 161st (William), 56.6x139 to ns Courtlandt av x50x112, except parts for Courtlandt av, Railroad av & 161st st, 3-sty bk tnt & str; Constance P Simpson to Jno E Griffiths, 304 E 140; mtg \$16,500 & AL; Oct1; Oct29'13. **O C & 100**

Park av, sec 161st, see Park av, swc 161.

Park av, 4586 (11:3039), sec 185th (No 446), 25x100, 5-sty bk tnt; Thos Costigan, ref, to Johanna Zuleger, 50 Cathedral Pkway; mtg \$22,000; FORECLOSED & drawn Oct23; Oct30'13. **1,300**

Paulding av, swc Esplanade, see Barnes av, es, 136.11 s Bronx & Pelham Pkway.

Paulding av (*), es, 195.9 n Esplanade, 50x100; Morris Park Estates to Max Rodin, 1470 Webster av; July22; Oct24'13. **nom**

Pierce av, swc Lurting av, see Barnes av, es, 136.11 s Bronx & Pelham Pkway.

Pierce av (*), swc Colden av, 50x100; also HAIGHT AV (*), ws, 300 s Van Nest av, 50x100; also HAIGHT AV (*), ws, 175 n Neil av, 75x100; also LURTING AV, (*), es, 134.2 n Lydig av, 25x100; also LYDIG AV (*), ns, 25.5 w Lurting av, 76.3x113.10 x75x99.11; Morris Park Estates to Richd D Morse at Flornam Park, NJ; Oct29'13. **nom**

Powers av, swc St Marys, see Cypress av, sec St Marys.

Powers av (10:2571), ws, 100 s St Marys, 200.7x99.2x200.4x99.2, vacant; Guy Van Amringe, ref, to Eltona Realty Co, a corp, 320 Bway; FORECLOS July16; Oct 29; Oct30'13. **10,000**

Radcliff av, sec Van Nest av, see Van Nest av, sec Radcliff av.

Radcliff av (*), ws, 150 n Brady av, 25x 100; Morris Park Estates to Sam Kass, 471 6 av; Oct25; Oct29'13. **nom**

Ryer av, 2070 (11:3144 & 3149), es, 84.10 s 180th, 24.5x100.10x24.5x101, 2-sty fr dwg; Leopold W Harburger, ref, to Frank Davin, 410 E 57; Jno G Donnelly, 560 W 163, & Jno W Grant, 441 Nuber av, Mt Vernon, NY, as EXRS Patk Lilly; FORECLOS Oct 22; Oct28; Oct29'13. **5,000**

St Ann's av, 747 (9:2360), ws, 78 n 156th, 26.11x84.6x21.9x88.10, 4-sty bk tnt; Natalie H Fried to Johanna Heinrich, 747 St Ann's av; mtg \$11,500 & AL; Oct27; Oct 29'13. **O C & 100**

St Peters av (*), nes, 148.4 se Walker av, 50x96.7x50x96, except pt for av; Victoria D'Andrea to Benj Kaplan, 1468 Seabury pl; mtg \$2,000 & AL; Oct23; Oct24'13. **O C & 100**

Scofield av, 62 (*), ss, 50 e William, 40x 108, City Island; Sarah B Scofield, widow & devisee Wm H Scofield, to Alfred B Booth, 62 Scofield av; Oct25; Oct27'13. **O C & 100**

South Oak dr (*), ns, being w 1/2 lot 56 amended map Bronxwood Park, 25x95; Jos A Mascia to Nicola Mascia, 747 S Oak dr; mtg \$6,200 on this & other prop; Oct 11; Oct29'13. **O C & 100**

Southern Blvd, 1213 on map 1215 (11:2975), ws, 344.7 s Freeman, 25x100, 2-sty fr dwg; Martha Perna to Bridget Gonnello, 1428 Vyse av; mtg \$4,500; Oct21; Oct24'13. **O C & 100**

Southern Blvd (10:2728), ws, 240 n 167th, 50x100, vacant; Martha Perna to Bridget Gonnello, 1428 Vyse av; mtg \$5,000; Sept1; Oct24'13. **O C & 100**

Southern Blvd (11:2981), es, 450 n Jennings, 50x100, vacant; Edmund Hurley, ref, to Fredk H Ehlen, 215 W 101; FORECLOS Oct16; Oct30'13. **7,250**

Starling av (*), ss, 75 e Olmstead av, 25x105; Fredk E Yung to J Homer Hildreth, 362 E 136; mtg \$4,000; Oct21; Oct 25'13. **nom**

Taylor av, sec Guerlain, see Guerlain, sec Taylor av.

Trinity av, 686 (10:2635), es, 500 s 156th, 25x73.5x25x74.5, 4-sty bk tnt; Antoinette Wentzler to Pasquale Angarola, 1090 Franklin av; mtg \$15,000; July9; Oct27'13. **O C & 100**

Tinton av, nwc 165th, see Wall, nwc Tinton av.

Tinton av, 1125 (10:2661), ws, 230 n 166th, 40x127.3x40x127.2, 5-sty bk tnt; Wm L Wemple to Marcus H Horton, 149 Bway; mtg \$29,500; Oct23; Oct25'13. **nom**

Trinity av, 968 (10:2639), es, 392.6 s 165th, 27.6x100, 3-sty fr tnt; Hugh P O'Rourke to Mary E Doyle, 963 Cauldwell av; mtg \$8,000 & AL; Oct23; Oct24'13. **nom**

Turnbull av (1st st) (*), ss, bet Have-meyer & Zerega avs & adj land Gouverneur Wilkens, runs e160x — to land Wilkins, now Turnbull xnw — to beg, being pt gore B map Unionport; Christian Ahlers to Conrad Burkhardt, on Turnbull av, near Havemeyer av; AT; Oct27'13. **O C & 100**

Turnbull av, sec Zerega av, see Zerega av, sec Turnbull av.

Union av, 608 (10:2674), es, 35 s 151st, 17.6x90, 4-sty bk tnt & str with 3-sty ext; J Homer Hildreth to Chas A Laumeister, 322 E 155; mtg \$4,500; Oct21; Oct25'13. **O C & 100**

Union av, 1094 (10:2680), nec 166th (No 815), 40x100, 5-sty bk tnt & str; Max Hofmann to Fanny Nathanson, at Eatontown, NJ; B&S; AL; Oct22; Oct24'13. **O C & 100**

University av (Aqueduct av) (11:2876), sec Brandt pl (No 94), 45x100, 5-sty bk tnt; Maud Morell to Wm M Moore at nec 190th & Aqueduct av; mtg \$48,000 & AL; Oct28; Oct29'13. **O C & 100**

Van Nest av, nwc Hone av, see Barnes av, es, 136.11 s Bronx & Pelham Pkway.

Van Nest av (*), sec Radcliff av, 100x 25; Morris Park Estates to Simon Glaser, at Sayre, Pa; Sept26; Oct29'13. **nom**

Vincent av (*), es, 125 s Baisley av, 25x 100; Danl V Stewart to Andw Greenrose, Vincent av, near Baisley av; mtg \$301; Oct2; Oct28'13. **O C & 100**

Virginia av (*), ws, 216.3 s Walter, 25.4 x101.3; Wm Buhl Inc, a corp, to Jno Gallagher, 214 E 35; mtg \$4,250; Oct24; Oct28'13. **O C & 100**

Vyse av (11:2996), sec 173d (No 960), 35x 100, 4-sty bk tnt; Bridget Gonnello to Martha Perna, 1074 Fox; mtg \$32,500; Oct 1; Oct24'13. **O C & 100**

Wallace av, 1854 (*), es, 515 n Morris Park av, 30x100; also WALLACE AV, 1861 (*), ws, 590 n Morris Park av, 25x100, except pts for av; D' Andrea Constn Co to Benj Kaplan, 1468 Seabury pl; mtg \$10,500 & AL; Oct23; Oct24'13. **O C & 100**

Wallace av, 1861, see Wallace av, 1854.

Wales av, ws, 50.4 n 142d, see Wales av, ws, 75.6 n 142d.

Wales av (10:2574), nwc 142d, 50.4x100, vacant; Cioffi Co, a corp, to Ward Baking Co, a corp, at So Blvd cor St Marys; mtg \$4,000; Oct23; Oct27'13. **omitted**

Wales av (10:2574), ws, 75.6 n 142d, 25.2 x100, 1-sty fr rear bldg; also WALES AV (10:2574), ws, 50.4 n 142d, 25.2x100, 2-sty fr bldg; Commonwealth Realty Co of New Haven, Conn, to Ward Baking Co, a corp, at So Blvd & St Marys; Oct25; Oct27'13. **O C & 100**

Washington av, 1321 (11:2901), ws, 218.1 n 169th, 24.1x150, except pt for av, 2-sty fr dwg; Hayman Eckman to E Loewenthal & Son, Inc, a corp, 1347 Boston rd; mtg \$3,500; Oct24'13. **O C & 100**

Washington av, 1665 (11:2905), ws, 50.2 s 173d, 49.9x — x49.9x95, 3-sty fr dwg; Moses Krakowski to Ruth Krakowski, 1665 Washington av; AL; Oct24; Oct29'13. **O C & 100**

Washington av, 2113 (11:3037), ws, 85.5 n 180th, 25x103.3, except pt for av, 2-sty fr dwg; Abina Carroll to Nane Schaile, 664 Oakland pl; mtg \$4,000; Oct22; Oct24'13. **O C & 100**

Wendover av, 420, see Crotona av, 9259.

White Plains rd, 3320 (*), es, 200 n Locust av, 25x100x25x98.6, except pt for rd; Geo J Puckhafer to Phelan Bros Constn Co, a corp, 2045 Ryer av; mtg \$7,500 & AL; Oct23; Oct30'13. **nom**

Willow av, 83 (10:2561), nwc 132d, 110x 54, 1-sty fr stable; Eliz Kaney to Thos Kiernan & Eliz, his wife, 430 E 134, as joint tenants; Oct20; Oct27'13. **O C & 100**

Willow av, 220 (10:2569), nec 137th (No 781), 100x125, vacant; Mazarin Land Development Co to Franklin Brokerage Co, a corp, 184 Joralemon, Bklyn; B&S; Oct 24; Oct25'13. **nom**

Woodycrest av, 1003 (9:2512), ws, 100.9 n Kemp pl or 164th, 25.2x90.8, 2-sty & b fr dwg; Jacob Streifler Co, a corp, to Frank J Johnson, 1918 Daly av; mtg \$6,000 & AL; Sept4; Oct24'13. **nom**

Zerega av, nwc Halsey pl, see Zerega av, nes, extends fr Butler pl to Halsey pl.

Zerega av (*), nes, extends from Butler pl to Halsey pl, 200x25; Louis Padula to Louis Padula Co, Inc, a corp, 291 E 149; Oct24'13. **nom**

Zerega av (Av A) (*), sec Turnbull av (1st st), runs e426 to Westchester Creek xs170xw458.6 to av xn117.1 to beg, Unionport, with all title to lands under water said creek; Elbert A Bennett to F V

Smith, Inc. a corp., 165 Bway; B&S; mtg \$12,500; Oct15; Oct28'13. O C & 100

Zerega av (Av A) (*), see Turnbull av (1st st); same prop; F V Smith Contracting Co to same; QC; AL; Oct15; Oct28'13. nom

3D av, 4062, see 3d av, 4058-60.

3D av, 4058-60 (11:2930), es. 323.2 n 174th, 33x100; also 3D AV, 4062 (11:2930), es. 356.2 n 174th, 33.6x100x32.8x100, 5-sty bk tnt & str; Harvard Realty Constn Co to Fulton Ave Realty Co, a corp., 1721 Fulton av; mtgs \$42,000 & AL; Sept2; Oct 29'13. O C & 100

Plot (*), begins 340 e White Plains rd at point 270 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Fannie Rosenfeld to Eagle Savgs & Loan Co, a corp., 186 Remsen, Bklyn; mtg \$4,800; Oct25; Oct27'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Newman st (*), ws. 225 n 150th, 50x111.6; re mtg; Annie R Daily, GDN, to Wm M Husson, at Classon Pt.; Oct20; Oct29'13. nom

Parkside pl, nec 207th, see Webster av, nwc 207th.

Simpson st, 951 (10:2724), ws. 100.7 n 163d, 44.1x111.4x40.1x111.10, 5-sty bk tnt; re mtg; N Y Trust Co to Podgur Realty Co, a corp., 1029 E 163; Oct23; Oct24'13. nom

Simpson st, 957 (10:2724), ws. 144.8 n 163d, 42x110.5x42x111.4, 5-sty bk tnt; re mtg; N Y Trust Co to Podgur Realty Co, a corp., 1029 E 163; Oct23; Oct24'13. nom

Simpson st, 961 (10:2724), ws. 186.8 n 163d, 42x110.5x42x110.11, 5-sty bk tnt; re mtg; N Y Trust Co to Podgur Realty Co, a corp., 1029 E 163; Oct23; Oct24'13. nom

36D st, 938-40 E (10:2703), ss. 125 e Intervale av, runs s111.11xw40.3&11.7x100 to st x50 to beg, 5-sty bk tnt & str; re three mtgs; N Y Trust Co to Simbar Realty Corp., 1029 E 163; Oct29; Oct30'13. nom

179TH st, 970-2 E (11:3131), ss. 88.3 e Vyse av, 87.6x115, 2-5-sty bk tnts; re mtg; Albt Deutsch to K & R Constn Co, Inc, a corp., 35 Nassau; Oct27; Oct28'13. nom

207TH st E, nwc Webster av, see Webster av, nwc 207th.

Bainbridge av, 2784 (12:3290), es. 212.6 n 197th (Rosa pl), 37.6x115; order of court dated Oct27'13 awarding judgment to Plff in action Clara E Kehoe, formerly Clara E Mersereau, Plff agt Walter J Lee et al, debts, who are barred from all claim in said property and reforming & correcting deed recorded Apr16' 1894; Walter J Lee to Clara E Mersereau of Fordham, NY City; AL; Apr16, 1894; Oct30'13. 8,500

Bathgate av (Madison) (11:3053), nws. 78 sw Kingsbridge rd (now 3 av), 25x 96.6; agmt & covenants by party 1st pt to purchase all beer used during next 10 yrs from party 2d pt; Henry Schmidt, 2341 Bathgate av, with The John Eichler Brewing Co, a corp., 3582 3 av; Oct30'13. nom

Dudley av (*), ss. 75 e Mapes av, 25x 100; re mtg; Wm Kahler to Fritz Gaertner, 771 Trinity av; Oct27; Oct29'13. 460

Grand av, es. 482.8 s Burnside av, see Grand av, es. 457.8 s Burnside av.

Grand av (11:2870), es. 457.8 s Burnside av, 25x89.10x25x90; also GRAND AV (11:2870), es. 482.8 s Burnside av, 25x88.4x25x 89.10; re asn rents recorded Oct28'12; Estates Mtg Securities Co to Herbt Aldhous, 501 W 138; Oct23; Oct25'13. nom

Grand av (11:2870), es. 457.8 s Burnside av, 25x89.10x25x90; asn rents; Herbt Aldhous to Rental Mtg Securities Corp., 15 Broad; Oct24; Oct25'13. nom

Martha av, 4378, see Martha av, 4380.

Martha av, 4380 (12:3394), es. 50 s 241st, 25x100; also MARTHA AV, 4378 (12:3394), es. 75 s 241st, 25x100; asn rents; Mendei Marcus to Mellwin Realty & Constn Co, 1694 Clay av; all title; Oct22; Oct27'13. nom

Olinville av (*), es. 200 n 2d st, 50x100, being s 50 of lot 70 map Olinville, the part released being a strip which begins at nwc of the s 50 ft of lot 70 on map of Olinville, runs e55x50 to lot 105 w5 to old line of s 1/2 lot 70 xn50 to beg; re mtg; Mary A Hinchey to Eliza T Robbins, 3728 Olinville av; Oct29; Oct30'13. nom

Webster av (12:3355), nwc 207th, runs n160.11 & 781 to es Parkside pl xs946.8 to ns 207th xe37.1 to beg; consent to elavated R R on said av; Archibald H Murdock to Interborough Rapid Transit Co, a corp., 165 Bway; Sept11; Oct27'13. nom

3D av, 4582 (11:3055); consent to additional tracks; Helene L Byrne, 497 6th, Bklyn, to Manhattan Railway Co; Oct25; Oct28'13.

LEASES.

Borough of Manhattan.

OCT. 24, 25, 27, 28, 29 & 30.

Bayard st, 47 (1:163), 3d & 4th floors; Herbt Baum & ano to Michl Colombo, 75 Baxter; 3yf Nov1; Oct24'13. 1,200 & 1,500

Bleecker st, 275 (2:590); all; Kath Weimar to Fredk Busch, 275 Bleecker; 5yf May1'15; Oct29'13. 1,600

Cannon st, 2-4, see Grand, 542-4.

Church st, 10 (1:60), nwc Liberty, str. 21x40; Geo N Robinson to Gustave Ringe, 130 W 109; 9 1/2yf Nov1; Oct27'13. 3,000 to 6,000

Columbia st, 50-2; also DELANCEY ST, 266 (2:333); cancellation of Ls; Yetta Krawcower, 1395 Bristow, as landlor, with Haim S Lupowitz, as tenant; Oct24; Oct25'13. nom

Delancey st, 266, see Columbia, 50-2.

East Broadway, 62 (1:281); agmt as to sub Ls; Elkoonon Kivowitz to Karl Wilder, 31 Tichenor pl, Montclair, NJ; mtg \$3,000; May2; Oct30'13. nom

Grand st, 403 (1:313), e str; Keba Chodorov to Jacob & Louis H Scadron, firm J Scadron & Son, 161 Clinton; 5yf May1'11; Oct30'13. 1,572

Grand st, 542-4, also CANNON ST, 2 & 4 (2:326), all; K O Realty Corp to Morris Stahl, 95 Forsyth; 1yf Nov1; Oct24'13. 7,311

Henry St, 247 (1:286), w or cor str; also store in rear & adj same fronting on Montgomery st; Helena Baumann to Oscar Brand, 253 Henry, from Nov1'13 to May 1'20; Oct29'13. 690

Lafayette st (2:531), sec 4th, 3d & 4th flrs; Chas F Hubbs & Co to Herbt C Newell, 73 Highland av, Glen Ridge, NJ, et al; 11 9-12yf Feb1'14; Oct30'13. 7,500 & 7,600

Liberty st, nwc Church, see Church, 10.

Madison st, 88 (1:276), 6 rooms on 2d fl; Edw L Ginna to Henry K Arnoldi, 63 Park Row; 3yf Apr1'12; Oct28'13. 360

Monroe st, 134 1/2 (1:256), str fl & pt b; Michl Meekler to Jessie Katz, on premises; 5 1/2yf Nov1; Oct24'13. 720

Stanton st, 330 (2:325); all; Hannah Senft to Joe & Beckie Binimovitz, 329 Stanton; 411-12yf Decl; Oct28'13. 600

Washington st, 489 (2:595); all; Julia G Gallagher to Jno R Armstrong, 489 Washington; 5yf Oct1; Oct30'13. 1,000

Water st, see Whitehall, see Whitehall, 43.

Whitehall st, 43 (1:8) sec Water, all; Wilhelmine Wilkening to Julius F Delventhal, 4 St Francis pl, Bklyn; 10yf May1'14; Oct29'13. 5,600 & 6,000

1ST st E, swc 2 av, see 2 av, swc 1st.

4TH st E, see Lafayette, see Lafayette, sec 4th.

4TH st, 374-8 E (2:357); all; Helen Brand to J Brand Realty Co, a corp., 132 Nassau, 3yf Oct28; Oct29'13. 9,000

9TH st, 62 W (2:572), all; Jno M Berrien et al to Attilio Baroni, 62 W 9; 7yf Oct1; Oct30'13. 1,700 & 1,800

10TH st, 439 E (2:380); all; Mary M Nelson to Saml Fassler, 100 Av D; 5yf Nov1; 5y ren; Oct29'13. 900

12TH st E (2:468), nwc 2 av, a store on 12th st, ground fl of Onyx ct; Chadwick Realty Co to Jno V La Rosa, 312 E 12; 3yf Nov1; Oct28'13. 540

14TH st, 115-7 E (3:870), 2 to 5th floors; Emma Siebert to Marie Hannigan; 1yf Sept1; Oct24'13. 1,800

18TH st, 40 W (3:819); str; Chas Papas to S & S Lunch Co, 313 W 110; from Nov 1'13 to Apr30'21; Oct28'13. 2,400 & 2,600

21ST st, 263 W, see 8 av, 216.

27TH st, 531 W (3:699), all; Noah B Shute to Henry Hencken, 282 10 av; 10yf May1'11; Oct24'13. 1,500

27TH st, 531 W; asn Ls; same to Donald H Elder, 333 W 14, & Milo M Wells, 54 W 94, firm Elder & Wells; Oct24'13. nom

36TH st W, nwc 5 av, see 5 av, 392.

41ST st, 258 W (4:1012); str & front pt b; Ludin Realty Co to Christophe Gristostomy, 228 W 36; 5yf Nov1; Oct29'13. 1,200 & 1,350

54TH st, 302 W, see 8 av, 907.

56TH st, 324-6 E (5:1348); all; Katz-Polacek Realty & Constn Co to Wm Nar-schatz, 328 E 78; 3yf Nov1; Oct29'13. 4,600

57TH st, 362 W (4:1047); all; F Conger Smith to Eden V Delphey, 362 W 57; 3yf Nov1; Oct28'13. 2,400

77TH st, 438 E (5:1471); asn Ls; Friedrich Kaiser to Jennie Lucas & Ina Kohler, 248 W 149; Oct27; Oct30'13. nom

83D st, 305 E (5:1546); e str fl & pt c; C F Kremer, M D, to Leo Hellywig, 305 E 83; 5yf May1, 5y ren; Oct29'13. 360

88TH st, 402 E, see 1 av, 1682.

96TH st W, swc Bway, see Bway, 2553.

104TH st, 402 E (6:1697), loft on 1st fl; Moses Schwartz to Harlem Paper Box Co, Inc, a corp., 402 E 104; 110-12yf July1; (option 2 yrs renewal); Oct28'13. 480

106TH st, 229 E (6:1656), str & b; Jos Derrico & ano to Cologero Labruzzo, 229 E 106; 3yf Decl; Oct30'13. 420

108TH st, 211 E (6:1658), w str & c; Michele Corbo to Frank Pinto, 210 E 111; 5yf Nov1; Oct30'13. 300

110TH st, 233 to 243 E (6:1660); three houses; all; Hyman & Jos Schlessinger to David Frankel, 112 E 114; 3yf Junel; Oct 29'13. 11,400

115TH st, 125-7 W (7:1825); all; Isaac Goodstein to Abr & Jos Levy both at 166 E 118; from Nov1'13 to Aug31'16; Oct28'13. 7,750

116TH st E, nwc Lex av, see Lex av, nwc 116th.

116TH st, 254 W (7:1831), str & b; Kate V Ferris EXTRX Oscar C Ferris to Isidore Greenberg, 168 Lenox av et al; 5yf Decl; Oct24'13. 2,400

117TH st, 124-36 E (6:1644); three bldgs, all; Jos Shenk to Abr Rabinowitz, 1427 Av A; from Nov1'13 to Apr30'18; Oct28'13. 13,500

118TH st, 512-14 E (6:1716), ss, 50x100.1; all, with option to purchase before May1'17 for \$18,000; Mary A Stokes to Max Rothbart, 2295 2 av; 15yf Decl; Oct28'13. 1,300

126TH st E, nwc 3 av, see 3 av, 2322.

127TH st W, nwc Bway, see Bway, nwc 127th.

137TH st, 138 W (7:1921), all; Cath C Corcoran to Herbt Aldhous, 501 W 138; 5yf Nov15; Oct25'13. 2,390

159TH st, 575 W (8:2118), nec Bway, 100 x99.11, all; Arnold & Michaelis Kaiser to Jos Shenk, 62 W 107; 4 10-12yf Nov1; Oct 30'13. 17,500 & 18,000

159TH st W, see Ams av, see Ams av, 1995-7.

181ST st, 651 W (8:2164), a part of; asn Ls; Walter Von Erlenbell to Wadsworth Cafe Co, a corp., 717 8 av; Oct24; Oct28'13. nom

181ST st, 651 W; asn Ls; Wadsworth Cafe Co to Gretchen M Boggs, 601 W 181; Oct24; Oct28'13. nom

181ST st, 651 W; asn Ls; Gretchen M Boggs to Ella J Niemeyer, 315 W 115; Oct 24; Oct28'13. nom

181ST st, 651 W; consent to 3 asn Ls as above; Bendheim Constn Co to whom it may concern; Oct27; Oct28'13. nom

Amsterdam av, 425 (4:1211), str & c & 4 rooms above str; Fredk Muller to Kilian Breinlinger, 425 Ams av; 4-12yf Nov1; Oct28'13. 1,920 & 2,160

Amsterdam av, 1995-7 (8:2108), sec 159th; asn Ls; Henry Muller to Henry Wiegand, 2011 Ams av; mtg \$5,000; Oct24'13. nom

Bowery, 165-9 (2:424); asn Ls; Adolph Smith to Julius Broder, 103 E 16; AT; Sept17; Oct27'13. nom

Bowery, 165-9; Julius Broder to the Lat-est Theatre Co, Inc, a corp., 165 Bowery; Oct24; Oct27'13. 40 notes aggregating 2,000

Bowery, 169 (2:424), ground fl & b; also BOWERY, 165-7, theatre bldg, except front pt of basement; Estate Henry C Miner, Inc, to Adolph Smith & Julius Broder, both at 103 E 16; 6 10-12yf July 1; Oct27'13. 12,000

Broadway, 1653 (4:1023); agmt as to reformation of Ls so as to contain a restriction clause; Schrader Co Inc, a corp., with Leo M Ossler, 3544 Bway; May26; Oct24'13. nom

Broadway, 2553 (4:1243), swc 96th, 2d store from s end of bldg; Jesse W Ehrich et al to Louis Barandes, 159 W 99; 6yf Oct 1; Oct29'13. 1,800 to 2,200

Broadway (7:1995), nwc 127th, str No 5; Jas S Kelly to Fredk M Pansing, 3129 Bway; 5yf Oct1; Oct30'13. 1,500

Broadway, 3220-2 (7:1984), two str; Geo F Gantz to Wm Mulligan, 3220 Bway; 4 5-12yf May1'14; Oct30'13. 1,500 & 1,800

Broadway, nec 159th, see 159th, 575 W.

Columbus av, 794 (7:1853), str; Michl T Browne to Morris & Saul Edelson, 1607 Bathgate av; 6yf Nov1; Oct30'13. 1,020 to 1,200

Lenox av, 472 (6:1731), str & b; sur Ls; Geo Goetzelman to Jacob Schiff, 472 Lenox av; AT; Oct18; Oct25'13. nom

Lexington av, 1754 (6:1637), cor str & pt c; Wm N Schroeder & ano to Abr Gillman, 1754 Lex av; 5yf May1'14; Oct28'13. 720

Lexington av, 1755 (6:1636), cor str & b; Hyman Goldfarb to Frank Fuss, 1755 Lex av; 3yf Oct1; Oct25'13. 720

Lexington av (6:1644), nwc 116th, 100.11 x24; sobr of Ls to mtg; Robt S Lloyd, David A Schulte & Lexington Leasing Co with N Y Savgs Bank, 81 8 av; Oct29; Oct 30'18. nom

Park Row, 101 (1:121); all; Jos B Koplik et al to Isador Koplik, 54 E 123 & Chas M Koplik, 619 W 127; from Sept1'13 to Apr29'33; Oct28'13. 4,000 to 7,000

1ST av, 1682 (5:1567), sec 88th (No 402), str & c; Wm Infeld to Ignatz Adler, 331 E 69; 5yf May1'14; Oct24'13. 1,800

1ST av, 2386 (6:1810); asn Ls; Henry Wiegand to Frank Botlinger, 2334 1 av; Oct24'13. nom

2D av, nwc 12th, see 12th, nwc 2 av.

2D av (2:456), swc 1st, rear of ground fl; sobr of sub-ls to mtg for \$10,000; 2d Av Amusement Co, Inc, with Max Kobre, 115 W 122; Oct27; Oct29'13. nom

2D av (2:468), nwc 12th, "Onyx Court," str & c fronting on 12th; Chadwick Realty Co to C Davis, 321 E 12; 3yf Aug1; Oct28'13. 1,080

2D av, 442 (3:931), str & b; asn Ls; Jos Restler to H Koehler & Co, 501 1 av; Feb 26; Oct30'13. nom

3D av, 249 (3:901), str; Twentieth Century Laundry Co to Noel Silverstein, 5023 3 av, Bklyn; from Sept15'13 to May1'18, option of renewal; Oct30'13. 1,200

3D av, 2322 (6:1775), nwc 126th; asn two leases with all title to chattels; Frank Morris to Mary Morris, 5 E 131; mtg \$5-500; Apr24; Oct29'13. nom

3D av, 2322; asn two leases with all title to chattels; Mary Morris to Thos F O'Brien, 65 E 93; mtg \$5,500; Oct23; Oct29'13. nom

5TH av, 392 (3:838), nwc 36th, str & b; Medford Realty Co, a corp. to Fannie R, Mary E, Martha C & Fannie R Evans Jr, all at Hartsdale, NY, firm "Mary Elizabeth," 291 5 av; 21yf Feb1'14; Oct25'13. 40,000 to 50,000

7TH av, 128-32 (3:767); asn Ls; Obermeyer & Liebmann to Jno Kessler, 461 Neptune av, Bklyn; Oct29; Oct30'13. nom

8TH av, 216 (3:771), nec 21st, 263; asn Ls; Rachel Weinstein to Edw Smith, 1509 De Kalb av, Bklyn, & Wm Corrin at Leeds, NY, firm Smith & Corrin; mtg \$—; Oct 29; Oct30'13. nom

13TH av, 907 (4:1044), swc 54th (No 302), all; Jos W Hennessy to Martin Kearney, 327 W 55; 10yf Nov1; Oct28'13. 7,250
19TH av, 548 (4:1031), s str fl & b; Geo & Danl Gallo to Nathan Zimmerman, 548 9 av; 3 1/2yf Nov1; Oct29'13. 720 to 780

LEASES.

Borough of the Bronx.

134TH st, 635 E (10:2547); asn Ls & bill of sale of saloon fixtures, chattels, etc; Jacob H Mayers, Auctioneer, to Thos A Hanlon at Yonkers, NY; Oct20; Oct24'13. 250

134TH st, 635 E; asn Ls & bill of sale of chattels, etc; Thos A Hanlon to Robt Rehmman, 635 E 134; AT; Oct22; Oct24'13. nom

151ST st, 248 E (9:2440), all; Giovanni Lordi to Gennero Carrozza, 251 E 151; 5yf Aug1; Oct24'13. 1,560

152D st, 400 E (9:2374), sec Melrose av, all; Wm Kruse to Wm Simon, 807 E 170; 5yf Nov1; Oct30'13. 1,500

161ST st, 447 E (9:2383), nwc Elton av, str & c; Chas T Streeter Constn Co to Isidor Greenberg, 1363 Stebbins av; 3yf Nov 1; Oct24'13. 720 & 780

169TH st E, see Washington av, see Washington av, sec 169th.

176TH st E, nec Bryant av, see Bryant av, 1872.

185TH st, 475 E, see Washington av, 2351.

189TH st E, nec Arthur av, see Arthur av, 2478.

189TH st E, swc Belmont av, see Belmont av, 2477.

194TH st E, nec Decatur av, see Decatur av, nec 194th.

Arthur av, 2478 (11:3078), nec 189th, str fl & c; Fidela Sabella to Jerome B Buese, 368 E 158; 10yf Nov1; Oct30'13. 720 & 900

Bathgate av, 1604 (11:2919), sw part of str; Simon Levinson to Wm Annis, 1636 Washington av, 4 7-12yf Nov1; Oct24'13. 300 & 420

Beimont av, 2477 (11:3076), swc 189th, str & b; Durbar Realty Co, Inc, to Beny Dorman, 199 Bleeker; 3yf Nov1; Oct24'13. 480 & 540

Bergen av, 643, see 3 av, 2952.

Boston rd, 1306 (11:2961), str & c; Jos Zeman to Henry Vogel & Geo M Behnk, 1023 Boston rd; 5yf Nov1; Oct30'13. 1,800

Bryant av, 1872 (11:3004), nec 176th; all; Wm H Hottes to Paul Suesse, 1872 Bryant av; 3yf Sept1; Oct27'13. 1,800

Courtlandt av, 705-7 (9:2414), all; A Hupfels Sons, a corp, to Robt & Herman Bucans, 871 Tiffany; 3yf Dec1; Oct27'13. 1,800 & 2,100

Decatur av (12:3277), nec 194th, 20x100, all, with option to purchase for \$11,220; Alema Realty Exchange Co to Liederman Realty Co, a corp, 38 Park row; 5 mos from Oct15; Oct30'13. total for term 470

Elton av, nwc 161st, see 161st, 447 E.

Melrose av, 869 (9:2407), str & pt c; Stephen Kraser to Fred G Blechner; from May1'13 to Feb1'14 at \$25 & \$30 monthly, with renewal to May1'18 at \$360 per annum; Oct29'13.

Melrose av, sec 152d, see 152d, 400 E.

Morris Park av, 677 (*), all; Herman Hebestreit to Paul Von Diezelski, 677 Morris Park av; 10yf Nov1; Oct27'13. 1,080

Scotfield av or st, 62 (*), 3 rooms on 2d fl; Alfred B Booth to Sarah B Scotfield, 62 Scotfield, City Island; 20yf Oct25; Oct27'13. as per agmt & nom

Sedgwick av (9:2523), near the junction of Lind av, 5-sty loft bldg; all; High-bridge Bldg Co to The Kimberly Co, a corp, 317 E 34; 9 11-12yf Mar1'14; Oct 27'13. 4,000 to 5,000

Tremont av, 778 E (11:2956), str & c; Beck St Constn Co to Max L Fischer, 1890 Crotona Pkway; 5yf Nov1; Oct27'13. 900 to 1,080, total for term 4,980

Van Nest av, 816 (*), 2-sty fr str & dwg, all; Max Lax to Sadie Hill, 1919 Bronxdale av; 4 11-12yf Nov1, 5y ren at \$1,020 to \$1,260; Oct27'13. 960

Washington av (9:2373), sec 169th, most easterly str & 4 rooms on 2d fl above, with bakery in the adj bldg on s; L & S Constn Co to Louis Schoen, 3045 So Blvd; from Oct24'13 to Dec31'18; Oct25'13. 1,200 to 1,320

Washington av, 2351 (11:3039), nwc 185th (No 475), str & b & 1st flat rear; Stephen Theobald to Christian Botshelher, 2351 Washington av; 10yf Apr1; Oct27'13. 1,200

Westchester av, 966-8 (10:2713); asn of sum of \$1,000 given as deposit of security under Ls; Benj Mindlin & ano to Isidor Rothman & Meyer S Kantin, both on premises; AT; Sept7'12; Oct27'13. nom

Westchester av, 966-8; asn Ls, also all RT&I to deposit as above; Isidor Rothman & ano to Jos Greenwald, 131 Pitt, & Jos Jacobs, 1000 Fox; Jan24'13; Oct27'13. nom

3D av, 2823 (9:2327), 2d fl; Wm M McRae to Lynn S Hoe, 2861 3 av; 5 4-12yf Jan 1'14; Oct29'13. 1,500

3D av, 2944 (9:2362), 3-sty bk & fr bldg, all; Chas Schmitt et al to Sigmund Glatzer, 643 Ams av; 5yf Jan1; Oct30'13. 1,975 to 2,350

3D av, 2944 (9:2362); asn Ls; Sigmund Glatzer to Michl E Tausick, 310 W 99; Oct 30'13. O C & 100

3D av, 2952 (9:2362), es, 199.4 n 152d, 25x186 to Bergen av (No 643); asn Ls; Starrett Constn Co, Inc, to Levenson Wrecking Co, a corp, 7 E 42; mtg \$19,000 & AL; Oct28'13; 2,500

3d av, 2952 & Bergen av, 643; agmt as to asn of int in Ls, &c; Levenson Wrecking Co, a corp, with Jas Sachek; Oct28 '13. nom

MORTGAGES.

Borough of Manhattan.

OCT. 24, 25, 27, 28, 29 & 30.

Bayard st, 47 (1:163); sal Ls; Oct17; Oct24'13; demand, 6%; Michl Colombo to Clausen-Flanagan Brewery, 441 W 25. 700

Cherry st, 381 (1:260), ss, 25 w Scammel, 24x72.6; also SCAMMEL ST, 55 (1:260), ws, 56 s Cherry, 2x25, 1/2 pt; Oct28; Oct30'13; due Jan28'16, 6%; Edw J Russell to Victoria Dreyfuss, Bronxville, NY, 1,000

Cliff st, 60 (1:98), ss, 19.8x100x20x100; Oct27'13; 5y5%; 60 Cliff St Co, Inc, a corp, 128 Bway, to Alfred Herrman, 200 W 88, et al, trstes under deed of trust. 45,000

Cliff st, 60; certf as to above mtg; Oct 24; Oct27'13; same to same.

Columbia st, 77 (2:334); ext of \$10,000 mtg to June24'16 at 5 1/2%; Sept11; Oct27 '13; Lawyers Mtg Co with Sarah Zazeela. nom

Delancey st, 122 (2:353); agmt as to payment of an additional installment of \$10,000 on mtg for \$32,000 upon the sale of 1/2 int in above premises; Oct10; Oct 24'13; Jonas Weil & Bernhard Mayer with Elias Warshaw, 617 Willoughby av; Philip Warshaw, 281 Hewes, & Saml Warshaw, 813 Willoughby av, Bklyn. nom

Downing st, 45-7 (2:528), ns, 92.7 w Bedford, 29.7x99; Sept7; Oct28'13; due, &c, as per bond; Jos Tassi to Wm S Hull, 169 W 87. 11,600

Fulton st, 70-6 (1:76), ss, extends from Ryders alley to Gold (Nos 48-50), 68.11x 75.8x64.10x71.5; pr mtg \$—; Oct24'13; due &c as per bond; Elhz A Davis to Mutual Life Ins Co of N Y, 34 Nassau. 3,000

Goerck st, 6 (2:321); ext of \$7,500 mtg to Nov1'23, at 5%; Oct21; Oct28'13; Isaac D Levy with Yetty Green. nom

Goerck st, 6 (2:321); ext of \$20,000 mtg to Oct1'18 at 5%; Oct22; Oct28'13; American Mort Co with Yetty Green, 552 E 165. nom

Gold st, 48-50, see Fulton, 70-6.

Gouverneur st, 23 1/2 (1:268), ws, 24.7 s Henry, 24.7x53.4x24.7x33.7; Oct27'13; 3y5%; Margt A Swift, Bklyn, to Emigrant Indust Savgs Bank. 5,000

Leroy st, 19 (2:586), ns, 150 e Bedford 25x90; pr mtg \$9,000; Oct22; Oct27'13; 5y 6%; Margarita Campiglia to Stephen H Jackson, 134 W 131. 5,500

Minetta la, 16 (2:543), ns, abt 165 e 6 av, 25x50; Oct23; Oct24'13; due &c as per bond; Pauline Rimoldi, West Hoboken, NJ, to Patk J Molloy, 301 W 12. 30,000

Mulberry st, 227 (2:493), ws, 141.9 n Spring, runs w98.11xn24.11xe26.11xn0.1xe—to st xs25 to beg; pr mtg \$—; Oct28; Oct 29'13; demand, 6%; Mary Le Vien & Eleanor McG Connor to Esther Schnitzer, 51 E 97. 2,500

Pearl st, 451-5 (1:119), ws, 17.9 n William, 38x87.10x36.4x78.10; pr mtg \$30,000; Oct30'13; due &c as per bond; Michele Bacci, 26 Fingerboard rd, Ft Wadsworth, NY, to Giacomo Bozzo, 409 Syms, West Hoboken, NJ, et al. 12,000

Pitt st, 27 (2:342), ws, abt 125 n Broome, 25x100; Oct29'13; 5y5%; Moritz Rothstein to Emigrant Indus Savings Bank. 20,000

Pitt st, 27; pr mtg \$20,000; Oct29'13; 3y 6%; same to Therese M Heide, 68 W 94. 3,000

Rutgers st (1:256), es, 17.8 s Monroe, 25 x104; pr mtg \$4,000; Oct18; Oct27'13; 4y 6%; Anthony Schlesinger & Moses Hyman to Annie E Walker, 16 av & Lincoln st, Denver, Col. 8,000

Ryders alley, swc Fulton, see Fulton, 70-6.

Scammel st, 55, see Cherry, 381.

1ST st, 23 E, see 2 av, 11-17.

4TH st, 193 E (2:400), ns, 102.2 e Av A, 24.10x96.2; leasehold; Oct24; Oct29'13; due, Apr24'14, 6%; Max Zwerdling to Wm Stienes, 522 E 6. 2,500

10TH st, 364-6 E (2:392), ss, abt 270 e Av B, 50x92.3; pr mtg \$50,000; Oct27; Oct 30'13; due Dec26'18, 6%; Wolf Brand to Jacob Brandman, 944 Tiffany. 5,000

11TH st, 501-3 E, see Av A, 174-6.

11TH st, 340-4 W (2:633); ext of \$18,000 mtg to Oct2'16 at 5%; Oct2; Oct 24'13; Emily J, wife John F Tighe; Agnes C, wife Jno Anderson, of Bklyn, & Mary L, wife Andw J Blackburn, NY, with Bowery Savgs Bank, 128 Bowery. nom

16TH st, 618 E (3:983), ss, 288 e Av B, 25x103.3; PM; pr mtg \$—; Oct28; Oct29 '13; 5y5%; Arthur McGlone to Sophia Lerch trste Chas A Freutl will August Freutl, 152 Chester st, Mt Vernon, NY. 16,500

20TH st, 206 W (3:769), ss, 105 w 7 av, runs w25xs82.7xw20xs8.10xe49.8xn10xw4.8x n81.11 to beg; pr mtg \$18,000; Oct27; Oct 28'13; 1y6%; Hugh E O'Reilly, Garden City, LI, to John Leslie, 138 W 15. 4,000

26TH st, 32-6 E, see Madison av, 39-41.

26TH st, 132 E, see Lex av, 77.

27TH st, 454 W (3:724), ss, 100 e 10 av, 25x98.9; PM; Oct27; Oct28'13; 5y5%; Jno McEver to Lawyers Mtg Co, 59 Liberty. 17,500

31ST st, 101-5 E, see 4 av, 461-3.

33D st E, swc 1 av, see 1 av, 571-5.

38TH st, 9 E (3:868), ns, 171.3 w Madison av, 23.9x98.9; Oct27'13; 2y5 1/2%; Eliz C Murray to Albany Savings Bank, 20 N Pearl st, Albany, NY. 10,000

41ST st, 258 W (4:1012), sal Ls; Oct28; Oct29'13; demand, 6%; Christopher Grisastomy to Lion Brewery, 104 W 108. 2,650

42D st, 26 1/2-28 E, see Madison av, 315.

46TH st, 63 W (5:1262), certf as to payment of \$3,000 on a/c of mtg; Aug15'12; Oct29'13; Marie L Ammon to Helenita Realty Co, 505 5 av. nom

48TH st, 44 W (5:1263); ext of \$10,000 mtg to Dec8'16 at 4 1/2%; Oct15; Oct28'13; Trustees of Columbia University in City N Y with Frances R & Theo C Janeway & Jno D Lannon trstes Edw G Janeway, 131 E 60. nom

49TH st, 219 E (5:1323), ns, 219.6 e 3 av, 19.6x74; Oct21; Oct25'13; 3y6%; Jeanette E Braeden, Highland Falls, NY, to Francis H Schaefer, Newburgh, NY. 400

54TH st, 302 W, see 8 av, 907.

55TH st, 239-43 W (4:1027), ns, 201.4 w Bway, runs n13.9xse—xs51xe94.3 to ws Bway (No 1739), xs25.9xw100.8xs100.5 to st xw75 to beg; also BROADWAY, 1743-45 (4:1027), swc 56th (Nos 226-32), runs s 53.4xw62.1xn25xw15.7xn15 to st xell9.9 to beg; leasehold; appointment of trustee under mtg or deed of trust; Sept17; Oct27 '13; Horace M Swetland to Astor Trust Co. nom

55TH st, 239-43 W (4:1027); also BROADWAY, 1739 & 1743-5 & 56TH ST, 226-32 W; resignation as trste under mtg or deed of trust; Sept15; Oct27'13; Carnegie Trust Co by Geo C Van Tuyl, Jr, Supt of Banks State of NY, to whom it may concern. nom

56TH st, 6 W (5:1271); ext of \$15,000 mtg to Oct24'15 at 5%; Oct23; Oct24'13; Mary P wife Francis Le Roy Satterree, with Ephraim B Levy, 2 W 72. nom

56TH st, 226-32 W, see 55th st, 239-43 W.

57TH st, 459 E (5:1369), ns, 65.5 w Av A, 16x100.4; PM; Oct27; Oct28'13; 5y5%; Eva Brown, 459 E 57th, to Nora Doherty, 408 E 57. 5,000

61ST st, 251 E (5:1416); ext of \$9,000 mtg to Oct28'16 at 5 1/2%; Oct28; Oct30'13; N Y Mtg & Security Co with Wm J & Josephine Shields. nom

61ST st, 251 E (5:1416), ns, 85 w 2 av, 19.6x100.5; equal lien with mtg for \$9,000; Oct28'13; 3y5 1/2%; Wm J Shields & Josephine Shields, widow, to N Y Mortgage & Security Co. 1,000

61ST st, 251 E; pr mtg \$10,000; Oct28'13; 1y6%; same to Saml Hamburger, 532 W 142. 350

62D st, 52 E (5:1376), ss, 116.8 w Park av, 16.8x100.5; pr mtg \$20,000; Oct24; Oct 29'13; due Nov1'14, 5%; Warner Van Norden to Julius Stamm et al, firm J Stamm & Co, 5 Cophall Ct, London, Eng. 10,795

65TH st, 46 E (5:1379), ss, 200 e Mad av, 20x100.5; Oct24'13; 3y5%; Eleanor E Blodgett to Lawyers Mtg Co, 59 Liberty. 15,000

66TH st, 42 E (5:1380), ss, 50 e Mad av; ext of \$59,000 mtg to Oct27'18 at 5%; Oct 27; Oct29'13; Jackson Realty Co with Seamen's Bank for Savings in City NY, 76 Wall. nom

66TH st, 42 E (5:1380), ss, 50 e Mad av, 30x100.5; Oct27'13; 5y5%; Jackson Realty Co to Seamen's Bank for Savgs in City NY, 76 Wall. 46,000

66TH st, 42 E, ss, 50 e Mad av, 30x 100.5; consent to above mtg & to ext of \$59,000 mtg to Oct27'18 at 5%; Oct27'13; Jackson Realty Co to Seamen's Bank for Savgs in City NY.

66TH st, 42 E; certf as to above mtg & to ext of \$59,000 mtg to Oct27'18 at 5%; Oct27'13; same to same.

68TH st, 236-8 W (4:1159), ss, 425 w Ams av, 50x100.5; Oct21; Oct24'13; 1y6%; Thos F Devine, 83 West End av, to Harry W Biggs, 201 W 108. 9,000

75TH st, 57 E (5:1390); ext of \$22,500 mtg to Dec6'16 at 4 1/2%; Oct27; Oct30'13; Hugo Meyer with Newton Ehrmann, Atlantic Highlands, NJ. nom

76TH st, 22 E (5:1390), ss, 79 w Mad av, 19x102.2; pr mtg \$50,000; Oct28'13; 1y or sooner, 6%; Seventy-Sixth St Realty Co, a corp, to Margt Cameron, 341 W 120. 5,000

76TH st, 22 E; certf as to above mtg; Oct27; Oct28'13; same to same.

76TH st, 133-9 E, see Lex av, 1080.

76TH st, 311 W (4:1185), ns, 151 w West End av, 18x102.2; Oct29; Oct30'13; due, &c, as per bond; Fredk J Lisman, 311 W 76, to Geo F Gregory, Sherman Sq Hotel, Bway & 71st. 21,000

77TH st, 438 E (5:1471); sal Ls; Oct27; Oct30'13; demand, 6%; Jennie Lucas & Ina Kohler to Geo Ringler & Co, 203 E 92. 1,714.75

77TH st, 316 W (4:1185); ext of \$24,000 mtg to Oct25'18 at 5%; Oct23; Oct27'13; Susie Smith with Jno J Kennedy, 316 W 77. nom

77TH st, 343 W (4:1186), ns, 436 w West End av, 28.3 to Riverside dr (No 50), x103.6x11.3x102.2; PM; Oct16; Oct24'13; 3y5%; Abt E Smith to Thos S Clark, 50 Riverside dr. 50,000

80TH st, 73 E (5:1492); ext of \$24,000 mtg to Oct1'18 at 4 1/2%; Oct22; Oct25'13; Abt W Scholle & Alex Herman with Harry W Vogel, 525 West End av, & Bernard W Vogel, 697 Mad av. nom

81ST st, 33 W (4:1195), ns, 475 w Central Park W, 25x102.2; Oct29'13; 3y5%; Elenore Amend, 33 W 81 to German Savings Bank, 157 4 av. 35,000

83D st, 4 W (4:1196), ss, 100 w Central Park W, 18x102.2; pr mtg \$15,000; Oct18; Oct24'13; due July21'15, 6%; Yosta Rosenberg to Leonard C Foelix, 1279 Hancock, Bklyn. 5,000

84TH st, 11 W (4:1198), ns, 175 w Central Park W, 19x102.2; Oct29'13; due, &c, as per bond; Jno W Diestel to Francis B Hoffman, Southampton, LI. 14,000

87TH st, 337 W (4:1249), ns, 406 w West End av, 18.6x100.8; PM; Oct16; Oct27'13; due &c as per bond; Ada S Matthews to Wm S Day, Summit, NJ. 25,000

109TH st, 7-9 E (6:1615), ns, 136 e 5 av, 36.3x100.11; Oct24'13; due &c as per bond; K O Realty Corp, 350 Bway, to Yetta Oshinsky, 535 9th, Bklyn. 3,000

109TH st, 7-9 E; consent to above mtg; Oct24'13; same to same.

111TH st, 504-6 W (7:1882), ss, 125 w Ams av, 108.4x91.10; pr mtg \$192,500; Oct 27; Oct29'13; due Apr27'14, 6%; Vista Holding Co, Inc, a corp, 507 5 av to Estates Mortgage Securities Co, 160 Bway. 12,500

112TH st, 306-8 E (6:1683); ext of \$30,000 mtg to June28'16 at 5 1/2%; Sept18; Oct 30'13; Orphans Home & Asylum of The Protestant Episcopal Church in N Y with Cath Marrone. nom

115TH st, 427 E (6:1709), ns, 270 e 1 av, runs n8.1xs36.11(?)xs30.11 to ns 115th xw 25 to beg; Oct8; Oct30'13; 3y5%; Caterina Lubrico, 2263 2 av, to Henry Chamberlaine, at Chappaqua, West Co, NY. 2,000

116TH st, 137 E, see Lex av, 1872.

117TH st, 7 E (6:1623), ns, 135 e 5 av, 25x100.11; ext of \$18,000 mtg to Mar19 at 5%; Oct21; Oct28'13; Augusta L Jones with Bertha Levy, 324 W 51, & Maurice Black, 318 W 51. nom

117TH st, 303 W (7:1944); ext of \$18,000 mtg to Oct17'16 at 5%; Oct29; Oct30'13; Morris Wolf with Milton A Rauh, 875 Park av. nom

118TH st, 154 E (6:1645), ss, 302.4 w 3 av, 24.10x100.11; Oct30'13; demand, 6%; Harry Broadman to Phoebe Peters, 109 W 86. 18,000

119TH st, 28 E (6:1745); ext of \$6,000 mtg to Sept17'16 at 5 1/2%; Sept17; Oct30'13; N Y City Mission & Tract Soc with Fani Lefkowitz. nom

122D st, 242 W (7:1927), ss, 183.8 e 8 av, 33.8x100.11; pr mtg \$31,000; Oct28'13; due Apr1'15, 6%; Lizzie Hadermann to Marie Gilbert, 410 St Nicholas av. 1,700

123D st, 104 E (6:1771); ext of \$5,000 mtg to Nov14'16 at 5%; Oct20; Oct28'13; St Mary's Free Hospital for Children with Rosina Christie, 104 E 123. nom

124TH st, 120 W (7:1908), ss, 206.3 w Lenox av, 18.9x100.11; Oct28'13; 3y5%; Margt A Pike, Bloomfield, NJ, to Anna A Ford, 5 Mt Morris Park West, extrx Francis W Ford. 500

124TH st, 436 W (7:1964); ext of \$22,000 mtg to Nov5'16 at 5%; Oct10; Oct24'13; Lottie C Weil with Sarah Kraemer. nom

125TH st, 71-5 W (6:1723), ns, 85 e Lenox av, 58.10x99.11; 1-10 pt; AT; Oct30'13; due &c as per bond; Geo D Stevens, NY, & Wm V Stevens, of Bayonne, NJ, to Title Guar & Trust Co. 5,000

126TH st, 302 E (6:1802); ext of \$12,000 mtg to Oct27'18 at 5%; Oct27; Oct28'13; Eliz Tiffany with Gaetano & Nunzio Castelli, 302 E 126. nom

127TH st, 370 W (7:1953), ns, 125 e Col av, 25x99.11; pr mtg \$—; Oct24'13; demand, 6%; Dora Wiegand, 2011 Ams av, to F & M Schaefer Brewing Co, 114 E 51. 3,575

128TH st, 251 W (7:1934), ns, 288 e 8 av, 15x99.11; July1; Oct24'13; 1y5%; Mary J Wilson, widow, 251 W 128, to Geo J Corts, 251 W 129. 600

131ST st, 14 E (6:1755), ss, 219.1 w Maav av, 18.2x99.11; PM; pr mtg \$7,000; Feb25; Oct28'13; 2y6%; August Collet to Realty Federation of NY, 247 E 125. 3,500

131ST st, 244 W (7:1936), ns, 341.8 e 8 av, 16.8x99.11; PM; pr mtg \$6,000; Oct25; Oct27'13; due Apr25'15, 6%; York Russell to Mary Burns, 112 W 63. 750

133D st, 12 W (6:1730), ss, 185 w 5 av, 25x99.11; Oct23; Oct24'13; installs \$50 monthly, 6%; Onawin Constn Co, a corp, to Bronx Security & Brokerage Co, a corp, 258 E 138. 500

141ST st, 103-9 W (7:2010), ns, 100 w Lenox av, 100x99.11; pr mtg \$120,000; Oct 27; Oct29'13; due Apr27'14, 6%; Inter-City Land & Securities Co, 115 Bway, to Rental Mortgage Securities Corp, 15 Broad. 6,500

141ST st, 103-9 W; certf as to above mtg; Oct20; Oct29'13; same to same.

144TH st, 100 W (7:2012); ext of \$55,000 mtg to Sept19'16 at 5 1/2%; Oct7; Oct27'13; Lawyers Mtg Co with Manuel Oppenheim. nom

146TH st, 535-7 W (7:2078), ns, 325 e Bway, 50x99.11; ext of \$60,000 mtg to Nov 1'18 at 5%; Oct24'13; Jacob L Reiss with Danl Hallecy Constn Co, Inc, 32 Nassau. nom

160TH st, 601 W, see Bway, 3841.

162D st, 564-8 W, see Bway, 3868-78.

181ST st, 651 W, see Wadsworth av, 160.

186TH st W, swc Audubon av, see Audubon av, swc 186th.

Av A, 174-6 (2:405); also 11TH ST, 501-3 E; ext of \$7,800 mtg to Oct30'16 at 6%; Sept8; Oct27'13; Bernhard Feifer, 109 E 81, with Corcoran Realty Co, 60 Wall. nom

Av A, 1485 (5:1473), sal Ls; Oct29'13; demand, 6%; Lawrence Hueber to Jacou Ruppert, a corp, 1639 3 av. 8,198.98

Adrian av (13:3402), nws, 106.11 ne Terrace View av, 100x179.11 to Terrace View av x114x126; ext of mtg for \$25,000 to Mar8'17, 6%; Oct16; Oct24'13; Kate B Murray, 39 W 70, with Everett A Levy, 2 Marble Hill av. nom

Adrian av (13:3402), nws, 106.11 ne Terrace View av, 100x179.11 to ses Terrace View av, 114x126; ext of \$25,000 mtg to Mar8'17 at 6%; Oct16; Oct24'13; Kate B Murray with Everett A Levy, 2 Marble Hill av. nom

Adrian av (13:3402), nws, 106.11 ne Terrace View av, 100x179.11 to Terrace View av x114x126; pr mtg \$25,000; Oct24'13; 3y 6%; Everett A Levy, 2 Marble Hill av, to Geo E Brewer, 16 E 64. 10,000

Amsterdam av, 425 (4:1211); sal Ls; Oct 25; Oct28'13; demand, 6%; Kilean Bremlinger to Geo Ehret, 1197 Park av. 4,000

Audubon av (8:2157), swc 186th, 160.2x 100; pr mtg \$134,000; Oct14; Oct30'13; 2y 6%; Audubon-Amsterdam Co to Saml Manges, 120 W 86. 8,000

Audubon av (8:2157); same prop; certf as to above mtg; Oct14; Oct30'13; same to same.

Bowery, 292 (2:521), ws, 66 n Houston, 22.6x77.10x15.2x79.5; ext of \$18,500 mtg to Nov20'18 at 5 1/2%; Oct14; Oct29'13; Mayer Sanft, Wolf Sanft & Frank Rosenstein with Frank Dunning & M Allan Starr, trstes B F Dunning. nom

Broadway, 1739, see 55th st, 239-43 W.

Broadway, 1743-5, see 55th st, 239-43 W.

Broadway, 3220-22 (7:1984); sal Ls; Oct 30'13; demand, 6%; Wm Mulligan to Beadleston & Woerz, 291 W 10. 5,000

Broadway, 3841 (8:2137), nwc 160th (No 601), 99.11x125; ext of \$35,000 mtg to May 1'15 at 6%; Oct23; Oct24'13; Franklin Pettit with Herbt Dongan Constn Co, 1130 St Nicholas av. nom

Broadway, 3868-78 (8:2120), sec 162d (Nos 564-8), 99.11x100; PM; pr mtg \$186,000; Oct24; Oct25'13; due Oct14, 6%; Melvin E Boas to Mimie Banner, 10 W 74. 9,000

Columbus av, 843 (7:1837), es, 25.11 n 101st, 25x80; Oct30'13; 5y5%; Jno Schemp to Franklin Savgs Bank, 656 8 av. 18,000

Lexington av, 77 (3:881), sec 26th (No 132), 24.8x62; Oct23; Oct25'13, 1y6%; Michl D Ryan to Cath Kelts, 544 W 113. 2,000

Lexington av, 1080 (5:1411), nwc 76th (Nos 133-9), 17.2x72.10; ext of \$30,000 mtg to Nov1'18 at 5%; Oct29'13; Augusta Lindeman with Alex J Bruen, 41 Park row. nom

Lexington av, 1872 (6:1644), nwc 116th (No 137), 100.11x24; equal lien with mtg for \$25,000; Oct30'13; due &c as per bond; Robt S Lloyd, Sea Cliff, LI, to N Y Savgs Bank, 81 8 av. 5,000

Madison av, 39-41 (3:855), sec 26th (Nos 32-6), 49.4x175; PM; pr mtg \$50,000 & annuity of \$10,000 per annum; Oct21; Oct25 '13; due &c as per bond; Manhattan Club, a corp, 32 E 26, to Lincoln Trust Co, 203 5 av, trstes Clara H Jerome. 250,000

Madison av, 39-41; PM; pr mtg \$300,000 & annuity as above; Oct21; Oct25'13; due &c as per bond; same to same. 125,000

Madison av, 315 (5:1276), sec 42d (Nos 26 1/2-28), runs e118.6xs4xw18.6xs4.2xw6xn 52.6xw95 to Mad av xn25.9 to beg; pr mtg \$225,000; Oct27; Oct28'13; installs, 6%; Warren M, Marguerite K & Heien C Watson to Wm Goodman, 121 E 80. 2,400

Manhattan av, 215-7 (7:1845); asn Ls by way of mtg to secure payment of \$1,000; Oct29'13; Wm J Smith to Pabst Brewing Co, 606 W 49. nom

Manhattan av, 527 (7:1948); ext of \$9,000 mtg to Aug8'18 at 5 1/2%; Oct7; Oct24'13; Lawyers Title Ins & Trust Co with Henry A Brann. nom

Riverside dr, 50, see 77th, 343 W.

St Nicholas av (8:2131), es, 100 s 175th, 89.8x100; pr mtg \$—; Oct28; Oct30'13; due May1'19, 4%; L Bojenhardt Eskesen, Perth Amboy, NJ, to Esalmo Amusement Co, Inc, 5 Beekman. 6,500

Terrace View av, es, abt 106.11 ne Adrian av, see Adrian av, nws, 106.11 ne Terrace View av.

Wadsworth av, 160 (8:2164), nwc 181st (No 651); leasehold; Oct27; Oct28'13; demand, 6%; Ella J Niemeyer to Lion Brewery, 104 W 108. 10,000

1ST av, 571-5 (3:938), swc 33d, 59.3x70; pr mtg \$37,000; Oct27; Oct30'13; 3y6%; Julia A Wagner, 243 E 68, to Jno Abel, 75 Fairview av, Jersey City, NJ. 10,000

1ST av, 693 (3:945); ext of \$10,500 mtg to Apr1'18 at 5 1/2%; July17; Oct27'13; Horace Porter & ano, trstes, with Giovanni Lopez & Sebastiana Mule, 693 1 av. nom

1ST av, 2386 (6:1810); sal Ls; Oct24'13; demand, 6%; Frank Bottinger to F & M Schaefer Brewing Co, 114 E 51. 7,150

2D av, 11-7 (2:456), swc 1st (No 23), runs s70.4xw58.10xn24.8xn52.10 to 1st xe 59.2 to beg; Oct28; Oct29'13; 1y6%; M Wm Minsky to Max Kobre, 115 W 122. 10,000

2D av, 197 (2:468), ws, 61.3 n 12th, 21x 90; ext of \$5,000 mtg to Nov1'16 at 6%; Sept20; Oct30'13; Sarah Katz with Raffaele Lucatorti, 197 2 av. nom

2D av, 2232 (6:1686), ext of \$8,000 mtg to Oct28'18 at 5 1/2%; Oct22; Oct29'13; Lawyers Mort Co with Dora Pinsker. nom

2D av, 2497 (6:1792), ws, 25 s 128th, 24.11 x75; PM; Aug11; Oct30'13; 5y5%; Clifford T Graham, Bklyn, NY, to Rutherford Realty Co, 34 Nassau. 8,000

3D av, 1701 (5:1541), es, 75.8 n 95th, 25x 100; ext of \$2,500 mtg to Feb1'19 at 6%; Oct18; Oct28'13; Leopold Heiningger with Bertna Kaurmann, 1707 3 av. nom

3D av, 1709 (5:1541); sal Ls; June23; Oct28'13; demand, 6%; Park J Maguire to Jacob Ruppert, a corp, 1639 3 av, 4,331.32

4TH av, 461-3 (3:887), nec 31st (Nos 101-3), runs e100xn69.6xw20xsw35.5xw80 to av xs35.2 to beg; Oct24'13; due &c as per bond; 461 Fourth Av Co to N Y Savgs Bank, 81 8 av. 210,000

4TH av, 461-3; certf as to above mtg; Oct24'13; same to same.

5TH av, 2149 (6:1756), es, 50 n 131st, 24.11x99; PM; Oct29'13; 3y5%; Louis Young, 625 Ams av, to Moncure Burke, 1810 Calvert, Wash, D C et al trste walter G Berg. 17,000

5TH av, 2156 (6:1729), ws, 18 s 132d, 17x 75; PM; Oct1; Oct30'13; due Nov1'18, 5%; Clifford T Graham, Bklyn, to Rutherford Realty Co, 34 Nassau. 9,000

8TH av, 102 (3:765), leasehold; Oct28; Oct29'13; demand, 6%; Edw R Flynn, 216 E 100, & Edw Hootor, 2407 Walker av, to Meiville H Bearn, 95 Joralemon, Bklyn. 2,000

8TH av, 907; also 54TH ST, 302 W (4: 1044), sal Ls; Oct27; Oct28'13; demand, 6%; Martin Kearney to Jacob Ruppert, a corp, 1639 3 av. 6,000

9TH av, 457 (3:733), ws, 74.1 n 35th, 20.6 x100; PM; pr mtg \$15,000; Oct29'13; due, &c, as per bond; Jos A Foss, 463 9 av, to Frank Greene, 341 W 51. 8,000

10TH av, 209 (3:694), ws, 61.9 n 22d, 12.4x100; PM; pr mtg \$6,000; Oct15; Oct 24'13; 1y6%; Bernhard Seymann, 1232 45th, Bklyn, to Chas May, 5 E 84, & ano, exrs Geo V N Baldwin. 1,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Agmt as to asn of above Ls, &c (misc); Sept2; Oct27'13; Edw T Stotesbury, of Pnna, Pa, with Commercial Trust Co of Pnna, Pa, as trste; all title. nom

Car Ls, equipment agmt, etc (misc); July1; Oct29'13; 1y5%; Standard Steel Car Co, a corp, to Erie Railroad Co, 50 Church. 2,350,000

Car Ls equipment agmt, &c (misc); Sept1; Oct27'13; 1y5%; Edw T Stotesbury, of Pnna, Pa, with Erie Railroad Co. 1,120,000

Car Ls, etc (misc); same prop; agmt as to asn Ls, etc as above; July2; Oct29'13; same & Erie Railroad Co with Bankers Trust Co, a corp. nom

Conditional sale, agmt car Ls &c (misc); June14; Oct27'13; 1y5%; American Car & Foundry Co & Columbia-Knickerbocker Trust Co, as trstes, with Erie Railroad Co, a corp. gold notes, 1,320,000

Consent (misc) to mtg on personal prop for \$30,000 to secure 6 mos note at 6%; Oct14; Oct24'13; A J Crawford Co, a corp, to Josef Frankel. nom

Consent of stockholders to chattel mtg for \$501,000; Apr12; Oct28'13; Harrold Press, Inc, a corp, to Alexius Wurm. nom

Equipment agmt, car Ls, &c (misc); June1; Oct27'13; 1y5%; Pressed Steel Car Co & N Y Trust Co, as trstes, with Erie Railroad Co, a corp. gold notes 1,000,000

Great Neck, LI (misc); certf as to ext of \$20,000 mtg to Jan3'14 at 6%; Oct 20; Oct2'13; Vivia Park Assn of Great Neck to Saml J Bloomingdale et al. nom

Land in Brooklyn (misc); certf as to three mtgs aggregating \$95,000; Oct29'13; Isaac Hatt Inc, a corp, to Williamsburgh Savgs Bank, 175 Bway, Bklyn. nom

Land (1:209), in Bklyn & recorded in Kings Co; Apr1'13 & in Queens Co, Sept 4'13; also all franchises & property of every kind now owned or hereafter acquired; also all rolling stock, &c; July1 '12; Oct29'13; due Jan1'66, 5%; N Y Municipal Railway Corp to Central Trust Co of N Y, trstes, 54 Wall. Gold bonds total amount \$100,000,000, amount advanced \$40,000,000. nom

MORTGAGES.

Borough of the Bronx.

Bronx Park E (*), es, 175 s Macé av, 25x 126.10x25x126.2; Oct6; Oct29'13; 2y6%; Ida L Marquardt to Ferdinand & Anna E Kahn as tenants by entirety, 1077 Wash av. 1,000

Bronx Park E (*); same prop; sobrn agmt; Oct6; Oct29'13; same & Frank Richter with same. nom

Canal pl, es, 100 ne 138th, see Rider av, 261-5.

Crotona Park N (11:2944), nwc Crotona av, 35x98.2x34.10x101.1; Oct24'13; 3y 5%; Benenson Realty Co to Lawyers Mtg Co, 59 Liberty. 30,000

Crotona Park N (11:2944); same prop; certf as to above mtg; Oct24'13; same to same.

Crotona Park N (11:2944); same prop; sobrn agmt; Oct24'13; Rockland Realty Co with same. nom

Forest st or Hone av (*), es, 150 n Walker av, 37.6x104.5x37.6x106.9, Westchester; PM; Oct25; Oct28'13; due Jan1'17, 5 1/2%; Chas H Lockwood to Sarah A Wright, White Plains, NY. 1,500

Fox st (10:2714), ws, 445 n 163d, 40x 104.1x40x104.7; ext of \$24,000 mtg to Oct

1716 at 5%; Oct17; Oct24'13; Emigrant Indust Savgs Bank with American Real Estate Co, 527 5 av. nom

Fox st (10:2718), nwc 167th, 48.7x102.2x 81.3x78.8; pr mtg \$—; Oct23; Oct24'13; due June23'15, 6%; J C Gaffney Constn Co to David Greenebaum, 151 W 121, 8,000

Fox st (10:2718); same prop; certf as to above mtg; Oct23; Oct24'13; same to same.

Fox st (10:2724), es, 100.6 n 163d, 120x 110.5x121.8x111.9; Oct24; Oct25'13; demand, 6%; Podgur Realty Co to City Mtg Co, 15 Wall, 9,000

Fox st (10:2724); same prop; certf as to above mtg; Oct24; Oct25'13; same to same.

Fox st (10:2724); same prop; sobrn agmt; Oct24; Oct25'13; American Real Estate Co with same.

Guerlain st, see Taylor av, see Taylor av, sec Guerlain.

Julianna st, see Newell av, see Newell av, sec Julianna.

Kelly st (10:2711), sec 163d; Sal Ls; Oct24; Oct25'13; demand, 6%; Wm P Walsh to Jacob Ruppert, a corpn, 1639 3 av, 6,000

Loring pl (11:3225), ws, 38.1 n 183d, 21x 103.1x120.1x105.3; Oct28; Oct29'13; 1y6%; Carl A Baas heir Chas A Bass to Emma W Wingate, 583 St Marks av, Bklyn, 600

Main st (*), ws, abt 1535 n Ditmars, 75x — to Eastchester Bay x—x—, except pt for Main st or City Island av; also LAND under water Eastchester Bay, beginning at mean high water mark on ws City Island, runs s75xw400xN75x400 to beg, being in front of 1st parcel; PM; Oct23; Oct24'13; due & c as per bond; Jno Ryan to Henry Hunnee, Jr, 1718 Crotona Park E, 10,000

Reeds Mill la (*), es, abt 260 sw Boston Post rd, 42.2x100.9x104.3x56.8; PM; Aug15; Oct27'13; 3y5½%; Henry Mundt, 25 7 av to Hudson P Rose Co, 32 W 45, 2,820

Seabury pl, 1524 (11:2967-2977), es, 50 n 172d, 50x100; pr mtg \$—; Oct15; Oct30'13; 5y6%; Seabury Realty Co, 230 Grand, to Herman Zinstein, 215-7 E 112th, 7,000

Simpson st (10:2724), ws, 100.7 n 163d, 3 lots, together, in size 128.1x110.5x124.1x 111.10; ext of 3 mtgs for \$33,000 each to Oct24'13 at 5½%; Oct24; Oct25'13; Lawyers Mtg Co with Podgur Realty Co. nom

Simpson st (10:2724), ws, 100.7 n 163d, 3 lots, together, in size 128.1x110.5x124.1x 111.10; 3 bldg loan mtgs, ea \$33,000; Oct 23; Oct24'13; demand, 6%; Podgur Realty Co to N Y Trust Co, 26 Broad, 99,000

Simpson st (10:2724); same prop; 3 certfs as to above mtgs; Oct23; Oct24'13; same to same.

Simpson st (10:2724); same prop; 3 sobrn agmts; Oct24'13; American Real Estate Co with same. nom

Storrow st, see Old rd, see Old rd, sec Storrow.

134TH st E (9:2261), ss, 200 w St Anns av, 25x100; ext of \$10,500 mtg to Nov9'18 at 5%; Oct15; Oct28'13; Charlotte Trubenchach with Gottlieb Michel, 536 E 134. nom

134TH st, 635 E (10:2547); sal Ls; Oct 18; Oct24'13; demand, 6%; Robt Rehmann to A Hupfel's Sons, a corpn, 842 St Anns av, 3,453.16

137TH st, 781 E, see Willow av, 220.

139TH st, 436 E (9:2283), ext of \$13,000 mtg to Oct1'16 at 5%; Oct10; Oct28'13; Ellen M Bannion with Diedrich Hillmann, 354 E 17. nom

140TH st E (9:2314), ss, 104.7 e 3 av, runs s100xe107xn100.9 to ss 140th xw107xs 0.10 to beg; Oct24; Oct25'13; 5y5%; Anita H H Morrell, 258 Riverside dr, to Emigrant Indust Savgs Bank, 51 Chambers, 30,000

145TH st E (10:2735), ss, 125 e Whitlock av, 25x100, except pt for Longwood av; pr mtg \$4,000; Oct29'13; demand, 6%; Emil Nikolai to Jno Bell Co, 137th & Gerard av, 2,000

146TH st, 452-6 E (9:2290), ss, 248.4 w Brook av, 66.8x100; certf as to two mtgs for \$3,000 each; Oct28'13; Harvard Realty Constn Co to Henry M Sands & ano. nom

146TH st, 452 E (9:2290), ss, 281.6 w Brook av, 33.6x100; Oct28'13; 5y5%; Harvard Realty Constn Co to Augusta L Jones East Hampton, LI, 3,000

146TH st, 452 E; sobrn agmt; Oct25; Oct 28'13; Jos Simerman with same. nom

146TH st, 452 E; ext of \$21,000 mtg to Feb5'17 at 5%; Oct28'13; Harvard Realty Constn Co & Jos E Goldberg & Louis Kramer with same. nom

146TH st, 456 E (9:2290), ss, 248.4 w Brook av, 33.2x100; Oct28'13; 5y5%; Harvard Realty Constn Co to Henry M Sands, 48 Av Gabriel, Paris, France, 3,000

146TH st, 456 E; sobrn agmt; Oct27; Oct 28'13; Jos Simerman with same. nom

146TH st, 456 E; certf as to above mtg; Oct28'13; Harvard Realty Constn Co & Jos E Goldberg & Louis Kramer with same. nom

157TH st E (9:2379), ns, 171 e Melrose av, 50x101.10; Oct22; Oct27'13; 3y5%; Benenson Realty Co to Lawyers Mtg Co, 59 Liberty, 33,000

157TH st E (9:2379), same prop; certf as to mtg for \$33,000; Oct15; Oct27'13; Benenson Realty Co to Lawyers Mtg Co. nom

163D st E, see Kelly, see Kelly, sec 163d.

163D st E (10:2703), ss, 125 e Intervale av, runs s111.1xw40.3xw11.7xn100 to st xe 50 to beg; Oct29; Oct30'13; 5y5%; Simbar Realty Corpn to N Y Trust Co, 26 Broad, 42,000

163D st E (10:2703); same prop; certf as to above mtg; Oct29; Oct30'13; same to same.

163D st E (10:2703); same prop; pr mtg \$42,000; Oct30'13; due Mar26'16, 6%; same to Henry Morgenthau Co, 30 E 42, 18,000

163D st E (10:2703); same prop; certf as to above mtg; Oct30'13; same to same.

165TH st E, nwc Tinton av, see Tinton av, nwc 165.

166TH st E, nwc Grant av, see Grant av, nwc 166th.

167TH st E, nwc Fox, see Fox, nwc 167th.

173D st E, see Vyse av, see Vyse av, sec 173d.

179TH st, 970-2 E (11:3131), ss, 88.3 e Vyse av, 2 lots, ea 44x115; 2 mtgs, ea \$30,000; Oct27'13; 5y5½%; K & R Constn Co, Inc, a corpn, to Lawyers Mtg Co, 59 Liberty, 60,000

179TH st, 970-2 E; certf as to 2 mtgs for \$30,000 each; Oct27'13; K & R Constn Co, Inc, a corpn, to Lawyers Mtg Co, 59 Liberty.

179TH st E (11:3131), ss, 176.3 e Vyse av, 2 lots, ea 39x115; 2 mtgs, ea \$28,000; Oct 27'13; 5y5½%; K & R Constn Co, Inc, a corpn, to Lawyers Mtg Co, 59 Liberty, 56,000

179TH st E (11:3131), ss, 176.4 e Vyse av, 78x115; certf as to 2 mtgs for \$28,000 each; Oct27'13; K & R Constn Co, Inc, a corpn, to Lawyers Mtg Co, 59 Liberty.

180TH st E, nec Anthony av, see Anthony av, nec 180th.

187TH st E (11:3115), ns, 100 w So Blvd, runs w32.9xn98.10xe25xs49.5xe50 to beg; PM; Oct24; Oct25'13; 1y6%; Frank Stola to Jno M Haffen, 953 Grant av, 3,000

199TH st, 381 E, see Decatur av, 2844.

225TH st E, see Bronxwood av, see Bronxwood av, sec 225.

229TH st E (*), ns, 77.6 e Bronxwood av, 27.6x114; Oct28'13; 5y5%; Luigi Corio & Concetta Pepe, 909 E 229 to Giovanni Corio, 234 E 113, 500

235TH st E (12:3376), ns, 210 w Katonah av, 50x100; Mar5; Oct28'13; 5y5%; Bldg Association of the Woodlawn Club to Gottlob Stuber, 233d st bet Kepler av & Katonah av, 1,500

235TH st E (12:3376), same prop; certf as to above mtg; Mar5; Oct28'13; same to same.

236TH st E, nec Furman av, see Furman av, nec 236.

236TH st, 125 E (12:3371), ns, 225 e Oneida av, 25x100; PM; Oct27'13; 3y 6%; Thos & Jno Mulvey to Adelaide R Kavanagh, 125 E 236, 1,500

236TH st, 242 E (12:3376), ss, 495 e Kepler av, 25x100; PM; Oct25; Oct27'13; due Oct25'21, 6%; Mary Kiebel to Dora M Schrenkeisen, 29 Fletcher av, Mt Vernon, NY, 2,200

Anthony av (11:3156), nec 180th, 25.4x 92.3x25.1x91.1; ext of \$4,000 mtg to Nov 18'18 at 5%; Oct15; Oct24'13; Lawyers Mtg Co with Markt Thomas. nom

Barker av, see Burke av, see Burke av, sec Barker av.

Barnes av (*), es, 184.7 n Tilden, 19.6x 93.1x19.6x94.5; ext of \$2,700 mtg to Oct 4'16 at 6%; Oct18; Oct27'13; Geo H Stegmann with Stacy W Kapp, 2411 Grand av, nom

Bathgate av (late Madison av) (11:3053), nws, 78 sw 3 av (Kingsbridge rd), 25x96.6, except pt for Bathgate av; PM; pr mtg \$8,000; Oct30'13; 3y5%; Henry Schmidt to Jno C Heintz, 1925 7 av, & ano, 4,300

Bathgate av (Madison av) (11:3053); same prop; pr mtg \$12,300; Oct30'13; installs, 6%; Henry Schmidt to Melville H Bears, 95 Joralemon, Bklyn, 1,500

Beech av (*), nws, 137.2 sw Corsa av, 50x100; Oct27'13; due & c as per bond; Chas J Byrnes, 742 E 224 to Wm M Hubbard, Hartsdale, NY, 1,500

Bergen av, 643, see 3 av, 2952.

Boyd av (*), es, abt 300 s Barnes av, 25x97.6; Oct23; Oct24'13; 3y6%; Edw Cahill to Robt Marshall, 1814 3 av, 500

Bronx Park av, 367 (*), ws, 75 n 177th, 25x100; Oct28'13; 3y5%; Jos Diamond to Duncan Smith, 101 Hudson Ter, Yonkers, NY & ano trstes Wm M Prichard dead, 5,500

Bronxwood av (*), sec 295th, 6.7x124.1x 55.2x125; Oct21; Oct27'13; 3y6%; H Francis Jaekel, Jr, to Wm A Frank, 326 Jackson av, 1,500

Burke av (*), ss, 50 e Barker av, 50x86.7 x50x90, except pt taken by City NY; PM; Oct30'13; due & c as per bond; Marv McGarry to Geo Clarke, Ocean Grove, NJ, 1,200

Burke av (*), see Barker av, 50x—x50x 100, except pt taken by City NY; PM; Oct 30'13; due & c as per bond; North Bronx Realty Co to Geo Clarke, at Ocean Grove, NJ, 1,400

Cayuga av (13:3415), ws, 262.10 s 248th, 110x170.7x127.1x175.5; pr mtg \$20,000; Jan 1; Oct29'13; due Jan1'22, 6%; Barnard School for Boys, a corpn, to Geo Nash, trste, at Melrose pl, Montclair, NJ, 15,000

Cayuga av (13:3415); same prop; certf as to above mtg; June12; Oct29'13; same to same.

City Island av (*), es, adi land now or late Jno O Fordham, runs e87.5 to ws rd or la running from Fordham st to land said Jno O Fordham, runs 25xw87.3 to av x 24.11 to beg; PM; Oct25; Oct28'13; due & c as per bond; Jos Libman to Pelham Lodge No 712, F & A M of NY, a corpn, 241 City Island av, 2,000

College av (9:2436 & 2439), es, 200 n 168th, runs e100xn115xe100 to ws Findlay av xn155xw200 to College av xs270 to beg; agmt that above shall be held as collateral to secure bond or note for \$3,000 & indemnity agmt; Oct30'13; Conroy Bros Inc, the principal, with Casualty Co of America, 133 Wm, as surety, & Broadway Trust Co of N Y, as obligee. nom

Crotona av, nwc Crotona Park N, see Crotona Park N, nwc Crotona av.

Decatur av, 2844 (12:3279), nec 199th (No 381), 26.9x105x25.8x102; PM; pr mtg \$—; Oct17; Oct27'13; 1y6%; Alwina Engelskirchen to Augusta Hennessey, 2844 Decatur av, 1,500

Fowler av (*), es, 325 n Morris Park av, 50x100; PM; Oct17; Oct24'13; due July 9'16, 5%; Aron Realty Corpn, 1018 E 163, to Morris Park Estates, 1,120

Fulton av, 1531-9 (11:2928), certf as to mtg for \$5,000; Oct20; Oct24'13; Realty Option Co to The New York Co. nom

Furman av (*), nec 236th, 96x23.9; PM; Oct29; Oct30'13; Antonio Scato to Hermann Von der Heyde, 3563 White Plains rd, 950

Grand av (11:2810), es, 457.8 s Burnside av, 25x89.10x25x90; Oct24; Oct25'13; due Apr24'14, 6%; Herbt Aldhous, 501 W 138, to Rental Mtg Securities Corpn, 15 Broad, 1,200

Grant av (9:2449 & 2452), nwc 166th, 156.6x100; Oct24'13; 3y6%; Central Realty Co to Victor Stolte, 563 W 161, 5,000

Grant av (9:2449 & 2452); same prop; certf as to above mtg; Oct24'13; same to same.

Gridley av (*), ss, 126.1 e Clarence av, 151x89x150x109.5; ext of \$2,800 mtg to Sept 30'14 at 6%; Sept29; Oct28'13; City Real Estate Co with Carl H Dittmar, Emily D Pratt, Isabel D Peake & Marguerite D Morgan. nom

Hone av (*), es, 250 n Morris Park av, 50x100; July5; Oct27'13; 3y5%; Mary E Austin, 625 Gherardi av, Woodhaven, LI, to Mary L Sullivan, 115 S Elliott pl, Bklyn, NY, 500

Hughes av, 1978 (11:3079), es, abt 209.9 n Tremont av, being bet 177th & 179th, being lot 11 blk 3079 tax map; transfer of tax lien for yrs 1902 to 1911, assessed to an unknown; Dec16'12; Oct24'13; 3y 12%; City N Y to City N Y, 2,396.58

Johnson av, es, see Warren av, ws, 285.2 s from es Spuyten Duyvil pkway.

Lurline av (*), es, 134.2 n Lvdig av, 25 x100; PM; Oct29; Oct30'13; due July9'16, 5%; Morris J Rosenthal to Morris Park Estates, 800

Maelay av (*), ns, 103.11 e Zerega av, 20x101.2; Oct27; Oct28'13; due & c as per bond; Chas E Ollrv, 2411 Mclay av to Emilie Barbier, 1056 Wash av, 2,500

Marmion av (11:3117), ses, at nes Tremont av, 115.8x50.2x115.9x50.2, except pt for av; pr mtg \$12,500; Oct21; Oct25'13; installs, 6%; Bertha Levy to A Lawrence Kerker, 1944 Mad av, 1,250

Matthews av (*), ws, 325 n Lvdig av, 25 x89.5; PM; Oct29; Oct30'13; due July9'16, 5%; Jno I Voorhees, West Orange, NJ, to Morris Park Estates, 495

Morris av (9:2493), es, 66.8 n Bonner pl, 41.8x100; Oct29; Oct30'13; 2y6%; Thos D Malcolm Constn Co, a corpn, 3651 3 av, to Madeline Coumeigt, 264 W 57, 6,000

Morris av (9:2493); same prop; certf as to above mtg; Oct29; Oct30'13; same to same.

Mulliner av (*), ws, 300 n Lvdig av, 50x100; PM; Oct15; Oct24'13, 3y5%; Myrtle E Russell to Morris Park Estates, 2,350

Munroe av (*), ws, 225 n Rhineland av, 25x100; PM; Oct25; Oct29'13; due July 9'16, 5%; Jacob W Sproule to Morris Park Estates, 25 Broad, 770

Neil av (*), ns, 75 w Munroe av, 25x100; PM; July29; Aug1'13; 3y5%; Luigi Ragnese to Morris Park Estates. (Corrects error in issue of Aug 9 when mortgagee was omitted.) 910

Newell av (*), sec Juliana, 100x50; Oct 23; Oct28'13; 3y6%; Martin Geisler to Edw F Gundrum, 1101 Gates av, Bklyn, 2,000

Old rd, ss, 100 e Storrow, see Old rd, sec Storrow.

Old rd (*), sec Storrow, 100x62.5x100.9 x62; also OLD RD (*), ss, 100 e Storrow, 50x82.6; pr mtg \$5,000; Oct24; Oct28'13; 2y or sooner; 6%; William Buhl Inc, a corpn to Wm G Steers, 1934 Benedict av, 1,500

Old rd (*), same prop; certf as to above mtg; Oct24; Oct28'13; same to same.

Olinville av (*), ws, 94.11 n Adee av, 18.6x115.2x18.6x114.8; PM; pr mtg \$2,500; Oct21; Oct28'13; due & c as per bond; Frank Pitrone to North Bronx Realty Co, a corpn 2022 Boston rd, 500

Paulling av (*), es, 195.9 n Esplanade, 50x100; PM; July23; Oct24'13; due July 9'16, 5%; Max Rodin to Morris Park Estates, 1,960

Prospect av, 1346 (11:2970), es, 125 n 169th, 25x100; pr mtg \$5,500; Oct1; Oct28'13; 3y5%; Maria Hofmann to Wm H Hennemberger, Stamford, Conn, 500

Prospect av, 1913 (11:2951); ext of \$4,500 mtg to June9'16 at 5½%; June18; Oct 27'13; Chas H Babcock, exr Isabella W Babcock, with Fredk W Sauer, nom

Protectoray av (*), ws, 316.2 n Olmstead av, 28.11x93.6x25x78.11; Oct25; Oct27'13; 3y5½%; Frank White to Eliz K Dooling, 179 E 80, 3,500

Radloff av (*), ws, 150 n Brady av, 25x 100; PM; Oct25; Oct29'13; due July9'16; 5%; Sam Kass to Morris Park Estates, 25 Broad, 700

Radcliff av, sec Van Nest av, see Van Nest av, see Radcliff av.

Rider av, 261-5 (9:2340), nws, 100 ne 138th, 50x115 to Canal pl, x52x100; Oct25; Oct28'13; due Jan1'17; 5%; Jas G D Burnett to Benj A Burnett, 169 Columbia Heights, Bklyn. 3,000

Ryer av, 2084 (11:3144 & 3149); ext of \$4,500 mtg to Oct10'15 at 5½%; Oct16; Oct29'13; Chas H Lowerre et al exrs Thos H Lowerre, Jr, with Max Reese. nom

Scotfield av, 62 (*), ss, 50 e William, 40x 108, City Island; PM; Oct25; Oct27'13; 3y 5%; Alfred B Booth to Sarah B Scotfield, 62 Scotfield. 3,000

Southern blvd, (11:3115), ws, 262.6 n 187th, 18.9x89.8x18.6x92.6; pr mtg \$3,800; Oct25; Oct27'13; due Apr25'15; 6%; David J Hoskins, 2427 Southern blvd to Edw E Miers, 3100 Bway. 400

South Oak dr (*), ns, being n½ of plot 56 Amended map Bronxwood Park, 25x95; pr mtg \$—; Oct11; Oct29'13; due Sept1 '16, 5%; Nicola Mascia, 747 So Oak dr, to Serafina Mascia, 747 So Oak dr. 700

Sylvan av (13:3421), es, 114.11 n 256th, 50x100; Oct20; Oct24'13; 3y5½%; Robt H Newman to Gertrude Spechtmeier, 204 W 121. 2,000

Taylor av (*), sec Guerlain, runs e46.4 xsl13.1xe50xs25xw95 to av xn127 to beg; Oct24; Oct25'13; due &c as per bond; Jas C Forbes to Sarah J Montgomery, 243 E 17. 3,000

Tinton av, 904 (10:2668), ext of \$5,000 mtg to Nov9'16 at 5½%; Oct6; Oct29'13; Jas W Monk trste Henry Bainbridge with Philipp & Zitha Friederich. nom

Tinton av, 1149 (10:2661), ws, 56 s Home, 18.6x90; Oct29'13; 5y5%; Louis Leiterer to German Savgs Bank, 157 4 av. 4,500

Tinton av, 1149; sobrn agmt; Oct22; Oct29'13; same & Leonore Voelker with same. nom

Tinton av (10:2660), nwc 165th, 102x 21.10; Oct28'13; 3y5½%; Daisy H Bell to Emigrant Indust Savgs Bank. 7,000

Tremont av, nes, at ses Marmion av, see Marmion av, ses, at nes Tremont av.

Trinity av (10:2633), ws, 172.8 n 165th, 50x123.3; Oct25; Oct30'13; 1y6%; Mary B Clark to N Y & Suburban Co-Operative B & L Assn, 147 E 125. 7,000

Turnbull av, see Zerega av, see Zerega av, see Turnbull av.

Turnbull av, see Zerega av, see Zerega av, see Turnbull av.

Van Nest av (*), sec Radcliff av, 25x100; PM; Oct20; Oct29'13; due Jan9'15; 5%; Simon Glaser, Sayre, Pa, to Morris Park Estates, 25 Broad. 990

Van Nest av (*), ns, 25 e Madison, 25x 100; Oct7; Oct27'13; Dora Bertsche with Timothy J Kelly 782 Morris Park av. nom

Van Nest av (*), ns, 25 w Madison, 25x 100; pr mtg \$5,000; Aug7; Oct24'13; 1y6%; Christoph Wich to Timothy J Kelly, 782 Morris Park av. 775

Vyse av (11:2987), ws, abt 100 s Jennings, being lot 33 blk 2987 tax map; transfer of tax lien for yrs 1902-1908 assessed to M Del Balso; July10; Oct29'13; 3y12%; City N Y to Saml Goldsticker, 171 E 64. 2,368.29

Vyse av (11:2996), sec 173d, 35x100; ext of \$5,500 mtg to —'14 at 6%; Sept4; Oct24'13; Adolphe Von Oehsen with Bridget Gonnello, 1428 Vyse av. nom

Walker av (*), ns, 58 e Forest or Hone av, 58x100.2x55.4x100; Oct14; Oct24'13; 3y 6%; Christian Wilhelm, Nesconset, LI, to Eliz K Dooling, 179 E 80. 3,000

Warren av (13:3407), ws, 285.2 s from es Spuyten Duyvil pkway, runs sw 204.2xsw 181.9xsw114.1 to es Johnson av xse188.6x ne82.3xse319xne150xne102.6xsw105xsw48xn along Warren av on curves 383.6 to beg; Oct24; Oct29'13; due &c as per bond; Wm H Yale, Glens Falls, NY, to Geo G Chassell of Holland Patent, NY. 4,000

Warren av (13:3407), same prop; equal lien with mtg for \$3,700 given to secure payment of 3 promissory notes; Oct24; Oct29'13; due &c as per bond; same to First National Bank of Holland Patent, NY. 5,000

Warren av (13:3407), same prop; equal lien with mtg for \$5,000 given to secure payment of two promissory notes; Oct24; Oct29'13; due &c as per bond; same to First National Bank of Remsen, NY. 3,700

Washington av, 1321 (11:2901), nws, 218.1 n 169th, 24.1x150; PM; pr mtg \$3,500; Oct24'13; due &c as per bond; E Loewenthal & Son, Inc, a corpn, to Hayman Eckman 1054 Grant av. 2,000

Washington av, 1321; certf as to above mtg; Oct24'13; same to same. —

Webster av, 2246 (11:3030), es, 348.2 s 183d, 40.1x90x43.8x90; Oct20; Oct21'13; 3y 5½%; Greystone Holding Co, a corpn, to Milton S Guiterman, 58 Central Park W. (Corrects error in last issue when mortgagor's name was omitted.) 24,000

Webster av, 2246; certf as to above mtg for \$24,000; Oct20; Oct21'13; same to same. —

Webster av, 2246; pr mtg \$24,000; Oct20; Oct21'13; 2y6%; Greystone Holding Co, a corpn, to Herman Lorber, 330 E 4 (Cor-

rects error in last issue when mortgagor's name was omitted.) 3,000

Webster av, 2246; certf as to above mtg for \$3,000; Oct20; Oct21'13; same to same. —

Webster av, 2248-50 (11:3030), es, 268 s 183d, 2 lots ea 40.1x90; 2 mtgs ea \$3,000; each sub to pr mtg \$24,000; Oct20; Oct21 '13; 2y6%; Greystone Holding Co, a corpn, to Herman Lorber, 330 E 4; reprinted from last issue. 6,000

Webster av, 2248-50; certf as to above two mtgs for \$3,000 each; Oct20; Oct21 '13; same to same. —

Westchester av, 817 (10:2617), ext of \$12,000 mtg to May14'18 at 5%; May14; Oct28'13; due &c as per bond; Eliz E Randall, 809 Eastern pkway, Bklyn, with Aug H Daum, 1108 Wash av. nom

Willow av, 220 (10:2589), nec 137th (No 781), 100x125; Oct24; Oct25'13; 3y6%; Franklin Brokerage Co to Adolph Becker, 352 E 140. 9,000

Willow av, 220; certf as to above mtg; Oct24; Oct25'13; same to same. —

Zerega av (Av A) (*), sec Turnbull av (1st), runs e426 to Westchester Creek xs 170.1xw458.6 to av xn117.1 to beg, with all title to lands under waters of said creek, Unionport; PM; Oct15; Oct28'13; 2y6%; F V Smith Inc, a corpn to Harris D Rush of Westfield, NJ. 19,500

Zerega av (Av A) (*), sec Turnbull av (1st), runs e426 to Westchester Creek xs 170.1xw458.6 to av xn117.1 to beg, with all title to land under water, Unionport; ext of \$8,000 mtg to Jan1'19 at 6%; Oct23; Oct28'13; Joe E Butterworth with E V Smith, Inc, a corpn, at Turnbull av & Westchester Creek. nom

3D av, 2944 (9:2361); sal Ls; Oct30'13; demand, 6%; Michl E Tausick to Jacob Ruppert, a corpn, 1639 3 av. 5,000

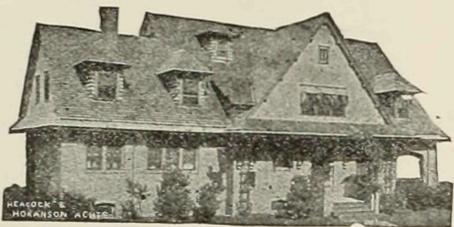
3D av, 2952 (9:2362), es, 199.4 n 152d, 25x186 to Bergen av (No 643), leasehold; Oct28'13; 3y without interest; Starrett Constn Co Inc, a corpn to Jas Sachek, 206 Warren, Jersey City, NJ. 2,500

3D av, 4058-60 (11:2930), es, 323.2 n 174th 33x100; PM; pr mtg \$21,000; Sept2; Oct29 '13; due Marl'20; 6%; Fulton Av Realty Co to Harvard Realty Constn Co, 128 Bway. 8,183.34

3D av, 4062 (11:2930), es, 356.2 n 174th, 33.6x100x32.8x100; PM; pr mtg \$21,000; Sept 22; Oct29'13; due Marl'20; 6%; Fulton Av Realty Co to Harvard Realty Constn Co, 128 Bway. 8,183.34

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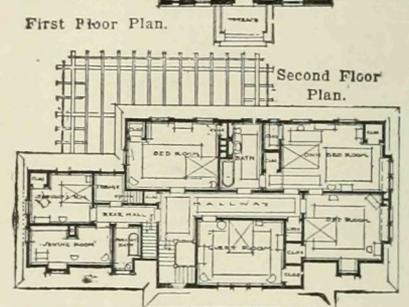
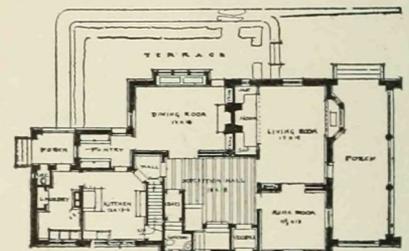
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