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A FASHIONABLE SUBURBAN SECTION

Current Developments at Spuyten Duyvil, Riverdale and Van Courtlandt—Educational Schemes—Garden City Landscape For Private Dwellings.

By EDWARD C. DELAFIELD*

THE first historical mention that we have of the Riverdale section of the city is by Henry Hudson, who speaks in his diary of the Indians from the heights of Nipinichsen coming out in their canoes to attack the "Half Moon." The title history begins with the purchase from the Indians by Dr. Adrian Van der Donck of all that vast tract bounded approximately by the Croton River, the Bronx River, the Harlem River and the Hudson River, and confirmed to him by a patent by Governor Keift in 1645. After Van der Donck's death, his widow married Hugh O'Neale, and he and Alias Doughty, her brother, divided the property by an east and west line, and transferred the lower half to William Betts and George Tibbett, and the northerly portion to Thomas Delaval, Frederick Philips and Thomas Lewis.

This latter portion formed part of the Philipse Patent and Manor of Philipsburgh. This east and west line, the southerly boundary of the manor, ran

the city saw its share of fighting, for both the Americans and the British had their forts at Tibbett's Hill, and on Valentine Hill, to the easterly, but the central part of Riverdale was a ground more for the activity of the so-called cow boys, who found refuge among the trees, hills and rocks of the district. Possibly the best-known action was when the Stockbridge Indians, after their defeat by Emery's English chaussers, hid themselves on the steep hillsides, where the cavalry could not follow them. Although there was no wellknown action of this time, relics of the old days are still quite frequently found, such as small cannon balls, rifle bullets and a few Indian skeletons, besides many Indian arrow-heads and axe-heads.

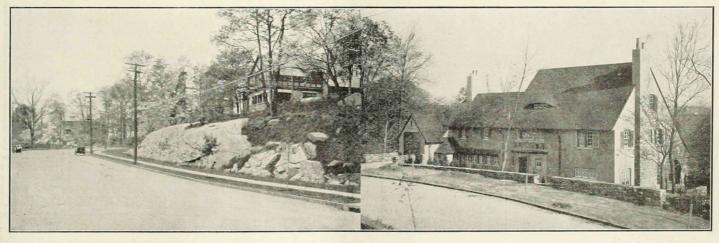
The Spuyten Duyvil Section.

The district may be divided into three sections; the Spuyten Duyvil section, south of the Fieldston line, the Riverdale section, north to the valley near Yonkers, and the Van Cortlandt section

Ewen, Scrymser and Whiting families were large holders of realty. When the Broadway subway was extended to Kingsbridge the Spuyten Duyvil hill section immediately showed the influence of the new form of transportation. Two private house development propositions were entered into: Along-the-Hudson Company, with its parkstreets, and modern houses overlooking the river, and the Edge Hill Terrace Company, with its somewhat smaller type of house, overlooking the Harlem valley. New houses were also built by a number of individuals, and the whole vicinity now shows prosperity.

The Riverdale Section Proper.

The Riverdale section proper first consisted of very large country places and vacant land in conjunction with them, and the map by M. D. Ripps, of 1853, shows such familiar names as Schermerhorn, Morton, Morris, Nevin, Forest, Delafield, Akerman and Van Cortlandt. Soon after this date a num-



WEST 246TH STREET.

Albro & Lindeberg, Architects. RESIDENCE OF CLAYTON S. COOPER.

from a point on the Albany postroad, opposite the parade ground of Van Cortlandt Park, to a point on the Hudson River some 300 feet south of Dogwood Brook. The line is even now, in many places, well defined, as it was marked by a stone wall of immense boulders, that must have required two yoke of oxen to move. The property on both sides of this line was again brought under one ownership by William Hadley, by deed from James Van Cortlandt, and by purchase from the Commissioners of Forfeiture of the Philipse Manor after the Revolution. The title to most of the property in the Riverdale section goes back to this William Hadley, the Delafield property coming directly from him in 1829.

During the Revolution this section of

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on the easterly slope of the hill. These three sections, chiefly on account of railroad facilities and the contour of the land, have developed along different lines.

The Spuyten Duyvil section ends towards the south with a high bluff overlooking the Harlem and Hudson Rivers; at the head of this bluff stood the old Tibbett homestead. The owner of this house, the story goes, had many disputes with the inhabitants of Manhatan Island, whose half wild pigs, coming across the wading place at Kingsbridge, he branded, by cutting off an entire ear, thus destroying the former brands.

This section developed very rapidly during the early days of the Hudson River Railroad, and many fine homes were built; the development of the factory at the foot of the hill also aided. In those days the Johnson, Cox, Fuller,

ber of prominent residents of the city, notably the Babcock, Pyne, Harriman, Appleton and Morris families, built their own residences near the new Riverdale railroad station, which took the place of the old station at Fieldston. These families sold a number of smaller plots to their friends, and the value of property reached a point where \$10,000 an acre was considered reasonable.

Development then stood still, and for many years the Riverdale section, showed but little progress; even the construction of the subway had but little effect on the owners of these large estates until the city threatened to open city streets through the district on the old-fashioned method of square blocks. The Delafield family and others, knowing the sacrifice of property that would be entailed by this method, through their own engineers and with the aid of city

engineers, re-mapped the district, and have built many streets by private contract. Within the past three years this work has progressed rapidly, and some eighteen new buildings, all for private, occupancy and built by well known architects as country homes of a high type, have been constructed by families moving into the neighborhood. The extension of the subway to 242d street at Van Cortlandt Park made this development possible,

The Van Cortlandt Section.

What might be called the Van Cortlandt section, that is, the slope of the hill racing on the park and on Broadway, remained for many years in an undeveloped condition. A rew private homes, such as those that belonged to the Hutchins, Dash and Van Cortlandt families, were grouped on the hill at the southern portion, while the northerly slope near the Yonkers line stood almost vacant, but for one small narrow street with a few country places along it which traversed the district.

The arrival of the subway has changed these conditions. At the southerly end the swamps are now being filled in; Manhattan College is proposing to build at the foot of the Spuyten Duyvil parkway. The Barnard School, encouraged by the new streets through the Delaheld estate, has erected a fine modern school building for boys. The Horace Mann School and Teachers' College are in the midst of the construction of a playground and large school buildings, and the Riverdale Country School for Boys has leased two of the old country places on the east Riverdale road, and is carrying out a most successful educational scheme.

The development on the lower ground north of this and near the Yonkers line has progressed wonderfully, many single and some two-family houses having been erected in the West 259th and 261st street district. The demand for property along this slope, especially near the subway terminal, is very great and educational institutions are creating much of this demand by reason of the fact that the proper bringing up of a boy requires country life and country sports and yet the opportunity to live at home.

Planning for Garden Cities.

Nature has endowed this hill section of the city with wonderful natural resources from a landscape and architectural standpoint. The ground is rough, exceedingly rocky, covered with trees, and reaches a height of 284 feet, being the highest point in any part of the greater city of New York. The streets are now made to conform with the topography and drift in and around the hills and rocks.

The highest body of water within the city limits lies in the midst of a forest on the Delafield estate, at Fieldston, and has been in great demand for entertainments for charity, some of which, on account of the beauty of the dogwoods and the other trees in the spring, have attracted very large parties to Fieldston.

The future of the district seems to be ideal for residences and the development all along that line. Not only the restrictions of various plots tend to such a future, but the character of the land places natural restrictions upon it. The apartment house builder is at a disadvantage by reason of the height of the land, and the difficulty of rock excavations, so that the likelihood of his approach must, at all events, be very distant.

If New York can develop a fashionable suburban center, such as has been done in Boston, Philadelphia and Baltimore, the Riverdale section offers the only possibility.

MUNICIPAL ORDINANCES.

Favored For the Benefit of Real Estate By the National Association.

The National Association of Real Estate Exchanges at its last convention adopted a report recommending the enactment by the municipal authorities in every city of a series of ordinances for the benefit of real estate. One of the proposed ordinances prohibits the placing of a "for sale" or "to let" sign or billboard upon property without authority of the owner. Other ordinances recommended in the report submitted by George W. Dilling of Seattle were these:

An ordinance requiring tenants vacating premises to leave the same in a clean and sanitary condition, and providing that where local laws are not adequate to add to the above a suitable penalty for any malicious destruction of the property during occupancy.

An ordinance limiting the height of buildings, the same to be uniform in cities of like population.

New Club House.

The new Club house to be erected at the corner of Hudson avenue and Fulton street, Union Hill, N. J., from designs of Soldwedel & Tatton, 421 Bergenline avenue, Union Hill, will be commenced this fall. The plans, which are now completed, call for billiard rooms and bowling alleys in the basement and a lounging room, library, dining room, cafe and barber shop and secretary's offices on the first floor.

The second floor will be given over entirely to a large auditorium with balcony on three sides, and will be the largest in North Hudson. The third floor will have lodge rooms.

The club house will be the largest belonging to this order this side of Cleveland. The structure has been designed to be built of tapestry brick, with Indiana limestone base, terra cotta trimmings and copper cornice at a cost of approximately \$100,000.

The interior will have a number of specially treated rooms, designed to



PROPOSED CLUBHOUSE FOR LOYAL ORDER OF MOOSE AT UNION HILL, N. J.

An ordinance licensing brokers, the bill to provide for endorsement of 20 freeholders in city where license is issued, vouching for the business ability and integrity of the applicant, license to be revoked if licensee is proven guilty of unethical dealing or convicted of unlawful transactions.

Uniform traffic ordinance setting forth a code for policing and regulating of all kinds of traffic, with special reference to the duties of officers at street intersections.

An ordinance licensing all transit business, with restrictions as to the conduct of taxicab and bus drivers, solicitors, etc., and for the purpose of preventing monopoly and consequent overcharge for services.

An ordinance to provide for street signs at all street intersections of improved streets.

An ordinance providing that no map of any plot shall be approved by the city authorities unless the streets thereon conform to the streets of surrounding tracts already platted.

An ordinance providing for a department of efficiency under direction of Civil Service Commission, such as is in vogue in the City of Chicago.

Also ordinances providing for: Sanitary public markets under municipal control and inspection.

Drinking fountains and the use of sanitary drinking cups to prevent the spread of contagious diseases.

A uniform character of architecture for all municipal buildings. All fire stations at least should be of the same general character of architecture.

Civic centers and the grouping of all important municipal buildings.

Establishing an adequate system of playgrounds for children.

meet the requirements of the lodges that will occupy them. The architects will endeavor to complete the building and hand it over to the North Hudson lodge by next Decoration Day.

Columbia Heights Subway Station.

For the benefit of residents of the Columbia Heights section of Brooklyn, the Public Service Commission has decided to place an additional entrance, with elevators, at the Clinton street end of the proposed Montague street station on the new tunnel line to Brooklyn, for operation by the New York Municipal Railway Corporation. This station extends from Court street on the east to Clinton street on the west, and the original plans called for an entrance at the Court street end only. Residents of the Heights section asked for the establishment of a station at Henry street, but this was not practicable, and the commission, to accommodate them, ordered the installation of elevators at a new entrance to be provided at Clinton street. The commission has also ordered the opening of an additional stairway at the Borough Hall station of the existing subway, just west of Court street.

Sale of Building Material.

Public notice is being given in the City Record of the offering for sale of buildings and parts of buildings standing upon property acquired by the city of New York for the purpose of extending Seventh avenue and widening and extending Varick street. Sealed bids will be received for Parcel No. 13 on Nov. 28, and for Parcel No. 14 A on Dec. 1, by the Comptroller, at 280 Broadway.

APPLICATION OF THE INCOME TAX LAW

Discussed by Walter Lindner, Esq., at the First Luncheon of the Real Estate Board—Retention of Tax at Source Causing Trouble—A Modification Advised.

W ITH an attendance of nearly 400, W far above expectations, the Real Estate Board of New York successfully inaugurated the first of a series of monthly luncheons, in the Board rooms, at 115 Broadway, on Wednesday. Only about 250 had been expected and the unusually large gathering rendered table accommodations for all an impossibility. As a result, a buffet luncheon by Mazetti was served. It is probable that in the future, members will be permitted to bring only one guest.

In some remarks before introducing

Walter Lindner, Esq., who had been announced to speak on the practical application of the new income tax law, President Laurence M. D. McGuire stated that the luncheons were to be a permanent monthly function, and spoke briefly of the new activities and aims

of the Real Estate Board.

It was evident from the large attendance that the brokers were curious to hear an intelligible explanation of the provisions of a law affecting real estate corporations which puzzles everybody. Mr. Lindner said early in his talk that it is the principle of retention at the source which is going to make most of the trouble and cause most of the worriment to us in our business relations. It is the fact that the Government very clearly makes every man whom it possibly can make, a tax collector which affects us in our relations with our clients and customers.
"Now, 'source' is an English word, but

it does not mean what it denotes in English when you use it in this Act. 'Source' in this Act may mean the original payer or it may mean any conduit of payment at the various stages of the course of a payment from the original debtor to the final creditor.

Following An Item of Rent.

we follow an item of rent from the original tenant until it reaches the owner of the land, we may see at what various places a source may be found under the language of this Act. For instance, if a tenant owes rent, he would be the original source of the payment as we understand that word usually. If, however, that tenant does not pay a rent so large that he is directed by the act to retain it, then he need not deduct anything for income tax from his landlord. That is to say, if you have a tenant who pays you less than \$3,000 a year, whether he pays you directly or through an agent, that tenant does not have to deduct as a source of payment.
"But if that item of rent, instead of

being paid by the tenant directly to his landlord, is paid to an agent, who has charge of the management of the building, and if then that agent, collecting from various tenants even if they oc-cupy other buildings, receives and is required to transmit to his principal a sum which aggregates from the various sources from which the agent derives it, a sum in excess of \$3,000 during the year, then, although the tenant within the purview of this act was not a source who was required to make a retention, the agent, however, who has the handling and transmission of the income for his landlord and principal and who is required to transmit an ag-



WALTER LINDNER.

gregate of more than \$3,000 during the tax year, becomes a source with regard to his principal, and he is required by the language of the act to retain on behalf of his principal, and if finally necessary, to pay into the Government the amount of the tax. That is one way in which we may be affected.

Gross or Net Income.

"Let us follow this agency business a little further:

"When an agent is required to transmit to his principal a sum in excess of \$3,000, the question has arisen in your minds and I have been asked it a number of times, 'Does that mean net or gross income?' As I read the act,

it means gross income.

"If your rent roll is over \$3,000 on behalf of any particular client, and if out of that rent roll you are instructed to pay the interest on his mortgage, the taxes on his property and repairs, then, notwithstanding the fact that you may send him less than \$3,000 net, still, as I read the act, those deductions are not to be allowed at the time when you are forwarding your monthly statement and sending him his monthly avails. You have to take out the one per cent. on the gross rent roll and hold it until the end of the year. At the end of the year, there will be an arrangement of book-keeping and taxes under which there will be an adjustment of the amounts that have been held out.

Three Separate Taxes.

"One thing that we must bear in mind with relation to this system of deduction at the source is the principle that the Government seems to be willing to trust corporations and not to trust dividuals. While corporations are taxed at the same rate as is the normal rate for individuals, the provision of the act is that the retention can be only of the normal tax which is imposed upon individuals, and as the act is constructed, this means that there can be no retention from any source as against a corporation; for you must bear in mind, as has been called to your attention in a pamphlet which this board has forwarded to you, that the act although it seems to be written all in one long section of the law, really must divide into three main divisions, laying three different and separate taxes

"One which the act calls the Normal Tax, which is one per cent. against in-

dividuals, one which the act calls Aditional Tax, which is laid upon the net income of individuals exceeding \$20,-000, and, thirdly, a Corporation Tax. "Now, it follows from that construc-

tion and subdivision of the separate taxes laid by the act and the provision that the retention can be only of the Normal Tax laid upon individuals, and that there can be no deduction from any source as against a payment going to a corporation of money which belongs to the corporation. Now, I limit that to money belonging to the corporation, because we may have many cases in which we will have the very difficult question to solve, whether there can be retention at the source as against trus-

"The question is open whether trus-tees are persons who may be taxed upon income coming to them (notwithstanding they are individual or corporate trustees) or whether they are mere conduits of income so that the source must follow the money through the trustee to the final beneficiary and govern itself as to its obligation, by ascertaining to whom the money or income comes when it reaches the final beneficiary."

In conclusion, after elucidating various other parts of the law, Mr. Lindner

A Bad Principle.

"It seems to me that while what I have set out to say to you is merely this little outline of how the thing is going to apply to our business practically, it seems to me, this gathering being so large, that I ought to ask you to consider whether these impediments to business, these penalizations of persons who have no interest to subserve of their own except to act as agents and conduits of the income of others, whether this entire principle of retention at the source, which is going to become more troublesome and cause much more worry than anything that has yet been experienced, whether it is worth while, as matter of principle, that this mechanism shall be retained, or whether as business men we ought to consider whether a movement should be started toward an attempt to get Congress to modify the act?

"What they want, what they need, in order to collect, is not to make "A" the collector for "B" and put "A" under pains and penalties, if he does not properly and at his peril read his complicated law correctly, although all he gets is his commission for collection. Should you not consider whether it isn't true that what the Government needs is the information as to who is getting income, so that it may call upon persons who have income over three or four thousand dollars, to make their return; and whether it isn't possible to modify the machinery by which the Government gets its information from the one now in operation, without retention at the source, to one making it obligatory upon the source to give information to whom it pays income, and let the Gov-ernment with a card system aggregate that information and find out the per-sons from whom it should collect and upon whom it should call for returns."

RESTRICTIVE COVENANTS IN TITLE DEEDS

Impossible to Reconcile All That Has Been Written Into the Law of the Subject—Is a Covenant a Cloud on the Title?—Broken Covenants.

M ANY residential neighborhoods are protected from invasion by undesirable elements and nuisances through the efficacy of covenants.

The subject of restrictive covenants is discussed in a lengthy article by Adolph Sieker, Esq., in two recent numbers of Bench and Bar. Mr. Sieker has rendered a material service by collecting all the authorities and determining the land areas covered by the various restrictions. The author having read and digested every reported case in this State on the subject—there are nearly two hundred of them—garners those which he finds are contradictory in their effect, agree-ing with Presiding Justice Ingraham that it is impossible to reconcile all that has been written on the subject.

For the purpose of discussion he divides the covenants into two general classes, the one affirmative, the other negative in character. Under the former belong the agreements that call for the building of a certain kind of house, or of a house within a certain time, or require the first house on a restricted parcel to be of a definite character. Under the latter are placed those which prohibit the carrying on of trades or business injurious or offensive to neighboring in-habitants. It is the second division of the subject which is now under consid-

Covenants do not as a rule affect very large areas. There are some like the Harsen, the Murray Hill and a few others, that cover several blocks, but ordinarily only a block or two and often only part of a block is affected. stands to reason, says the author, that no one can control improvements on property that he does not own and over which he has no easement rights; and, therefore, when one imposes covenants as to property that he owns he does so with the purpose of securing to himself and his grantees the immediate surroundings which to him seem desirablehe imposes restrictions on his property because he contemplates such changes of occupation on adjoining lands as would be obnoxious if brought up to his door. The conditions existing even to-day in many sections of New York City prove this contention. Within a stone's throw of the business, traffic, squalor and dirt of Sixth avenue, for instance, there are numerous side streets where proud and exclusive fashion continues to dwell, protected as to its adjacent neighbors by restrictions which never covered Sixth avenue fronts, but were imposed in contemplation of coming or already existing changes on Sixth avenue which were likely to extend to the side streets and thus destroy their desirability as private house neighborhoods.

One Court Consistent.

The Appellate Division in the First Department (which, Mr. Sieker says, has generally been refreshingly consistent on this whole subject), recognizes this fact in the Pagenstecher case and in Doyle v. Olson Realty Co. (132 App. Div. 200), pointing out in the one that if the encroachment of business be now stayed, part of the block on 40th street, between Fifth and Sixth avenues, would between Fifth and Sixth avenues, would still be desirable for residences, though

surrounded by the busiest streets, and inferring in the other that though business, saloons, theatres and other inhibited uses flourish on 53d street, west of Sixth avenue, east of said avenue the street may still be very desirable for residences. The Court of Appeals in Lattimer v. Livermore (72 N. Y. 174) and in Rowland v. Miller (139 N. Y. 93; supra) refuses to disregard private house covenants on pleas of change of neighborhood, and holds that though surrounding streets-even parts of the very block in question-have been devoted to other uses, that does not prevent one from still living there in a private house protected by a covenant which will be enforced by injunction. Still it is difficult to understand the distinction drawn by the court in the latter case between what is obnoxious to all and what is obnoxious only to persons of a peculiar temperament, when it holds that while an undertaker may not perform autopsies and conduct obsequies on the premises he may have show rooms and conduct religious services there without the presence of the corpse.

The Power of Money.

When the restriction is of no further substantial benefit to anyone, equity will not interfere. Yet, says the writer, in Bench and Bar, despite this perfectly clear and logical doctrine, McClure v. Leaycraft (supra) decides that because an unrestricted adjoining corner had been improved with an apartment house, such change in neighborhood had taken place that blocks and blocks of private houses were no longer desirable, and that the covenant instead of being a benefit was a detriment, as without it an owner could get ten times as much return from his land. The idea of increased returns and monetary benefits as compensation for broken covenants is not considered sound by other deci-

If one desires to explain further inconsistencies, let him determine why in Roth v. Jung (79 App. Div. 1) the Appellate Division for the Second Department disregarded a "private house and set-back agreement" on the plea of change in neighborhood, after having refused to do so on such a plea in Zipp v. Barker (40 App. Div. 1; 166 N. Y. 621); or why the Appellate Division in the First Department upholds a private house restriction on 40th street against this plea (Pagenstecher vs. Carlson, supra), but does not do on 57th and 58th streets (Bates v. Logeling, 137 App. Div. 578) App. Div. 578).

"Set-Back" Agreements.

After viewing so many shattered covenants, it is a great relief to find a class of covenants that has been consistently upheld by the courts. From the earliest times the courts have frowned on at-tempts to evade "set-back" agreements, no matter what reasons were urged in an attempt to disregard them. So that today any other covenant stands a fair chance of being disregarded, but a setback will be upheld. It has made no difference to the courts where the property is, whether in Brooklyn or Manhattan on Washington hattan, on Washington square or in the loft district, whether in Bleecker street

among the tenements or on fashionable Chester Hill, at Mount Vernon, the set-

Most Covenants Practically Nullified.

In conclusion Mr. Sieker contends that the most important restrictive covenants have been practically nullified by the courts. Thus the erection of apartment houses goes merrily on in the Harsen district (including West End avenue). The decision in McClure v. Leaycraft was followed by a big boom in apartment house building in the district affected by that decision, and no one pays any attention to the Burr restriction (Royland v. Miller, supra). ridiculous it would be, for instance, to try to enforce a private house restriction and one prohibiting any kind of trade, with respect to property at 34th street and Broadway, in New York City. Yet such a covenant not only exists, but is such an encumbrance on title to land there located that a purchaser need not perform his contract (Fourth Presbyterian Church v. Steiner, 79 Hun 314). At the same time, every owner of a loft or business building on the north side of 24th street, both sides of 25th street, and the south side of 26th street, is liable to an action for damages if his building violates a set-back agreement calling for a courtyard space. And we betide him who would sell property at 81st street and Broadway to an automobile concern without making solemn mention of a covenant against nuisances and obnoxious trades (Eckel v. Spitzer, Special Term, Part IV., McCall, J., N. Y. Law Journal, Feb. 20, 1908).

A Remedy Indicated.

Many more interesting examples could be cited, but enough has been said to lead to the questions: Do the decisions adequately protect the property owner on the one hand, and do they on the other hand allow that freedom of alienation so necessary to the development of a large city? And if not, what is the

remedy?

The writer in Bench and Bar says the remedy is indicated in the late case of Rector etc. of St. Stephen's P. E. Church v. Rector, etc., of Church of Transfigura-tion (201 N. Y. 1), in which a covenant was treated as a cloud on title and an for its removal succeeded. this is the remedy, is it practical in view of the requirements that all persons interested be made parties (Doyle v. Olson Realty Co., 132 App. Div. 200), thus necessitating that hundreds of persons be made defendants in some cases; or may these covenant cases be determined as to parties on the theory that only the owners of property in the immediate neighborhood (surrounding block) are necessary parties? These questions are likely to be the source of much interesting litigation in the future.

—The bricklayers' unions have entered a protest with the Board of Estimate against constructing the new buildings of Riverside Hospital of concrete, as planned, instead of brick. A similar protest was successful when it was proposed several years ago to erect a score of new fire houses of concrete.

RELATION OF ENGINEERS AND OWNERS

In Connection with Damage to Property from the Subway Diggings—How To Be Protected or Relieved from Hardship.

By JOSEPH CACAVAJO, C. E.*

T HOUSANDS of property owners along the new subways are facing the serious question as to the advisability of retaining engineers to guard their interests during the time the subways are being constructed. I have been requested to state my views on this subject, and am doing so fully recognizing that any proposition which puts an additional burden on and calls for further expenditure by the property owners of this city is a serious proposition, even though the retaining of engineers may well be considered in the nature of insurance.

There are two questions which the owner of real estate abutting the routes of subway construction must consider:

First-Have I need for the service of

an engineer?

To this question I do not hesitate to declare that in most cases the advice and service which an experienced engineer can render his clients will not only save time and annoyance, but will more than repay the amount expended to retain him.

True, there are some few buildings where an engineer can be of little or no benefit to the owner, but these instances are apparent at the outset, and the conscientious engineer of established reputation will so state. There is no profit in collecting fees for anything but actual services rendered, and if one wants to keep the respect and business of his clients he must render real service.

Where the property may be affected, the fee or charge paid to a reliable, experienced engineer should be viewed in the light of a premium of insurance paid for protection during a most critical period in the experience or life of the building.

The necessity for fire, liability and other forms of insurance protection is conceded and needs no argument in the minds of thoughtful owners. A service that affords insurance in the event of damage that the claim can be legally supported and proven should appeal to the best judgment of every intelligent owner of real property.

The second question to be considered is the qualifications of the engineer engaged.

It will be noted that I spoke of the services of an experienced engineer. By this I mean one who has practical ex-perience not only in subway work, but in the interest of property ownerswho knows just how far to go and when to stop if the best interests of his clients are to be conserved. Too much is as bad as too little, and there are instances where lack of knowledge on the part of engineers who acted as representatives of property owners resulted in serious loss to the owners, for the reason that, due to their lack of experience and knowledge of conditions, these representatives of the owners relieved the contractors from liability for the damage

Actual experience and established reliability are paramount considerations when choosing an expert, be he doctor or lawyer or engineer.

The question for an owner of a valu-

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able building to consider is not whether one engineer charges a few dollars less than another, but whether the one he proposes to employ will be able to meet any and every emergency that may arise and to produce legal and dependable evidence when put to the test.

It is not so difficult to repair damage already sustained; almost any young, even inexperienced, engineer can usually do that, and when pending danger is apparent it is not so difficult to diagnose the case and take preventive measures; but in many instances it does require the foresight of an engineer experienced in the far-reaching effects of subway building to foresee the possibility of danger to a building apparently secure, or arrange in ample time for modifications or changes where the plans as projected will entail either damage or expense to his client.

Here is a concrete instance of what

can be done in this respect:
An examination of the plans prepared by the Public Service Commission for the subway in Seventh avenue revealed that at one point the plans as prepared involved not only the sacrifice of considerable valuable vault space under the sidewalks, but would probably necessitated serious changes to the building proper at a cost of many thousands dollars to the owners.

The plans had not as yet been submitted to the contractors for bids, and upon the representation of the property owners' engineer some slight changes were made which, while they did not materially change the subway plans, not only obviate any possible disturbance to the building, but also resulted in the preservation of practically all the vault space, as under the plans as modified the vault space was not required for subway purposes. Had these conditions not been discovered prior to the submission of the plans to bidding contractors, it would have been too late to make these changes.

There are hundreds of cases where changes advantageous to property owners were made by the Public Service engineers upon proper presentation of the facts to them.

The records made of the actual condition of the buildings on a certain date should be complete in every detail. They should be made by competent experts, who can qualify as such in court and whose testimony will have weight with the judge and jury.

The records are important, but not so important as the man who nearly backs them up.

Only in extreme cases is recourse to courts necessary, and, though it is well to be at all times properly prepared, in most cases the experienced engineer can secure the best possible results for his

Hempstead and Thereabouts.

A glance at the map of Nassau County at and in the vicinity of Hempstead forms an interesting suburban real estate study, as well as a theme of interest to the advocates of good roads. shows Hempstead as having direct highway connection with practically all parts of Long Island. As Boston is said to be the hub of the universe, so may Hempstead be characterized as a center of residential attraction. Automobilists can radiate from this ancient community over roads as level as a billiard table. Another short run brings the auto tourist to Lynbrook, Valley Stream, Rosedale, St. Albans and Jamaica. is only a geographical jump from Hempstead to Mineola.

The automobile is no longer a luxury of the wealthy. It is a vehicle of business and recreation of the middle class of population; and the good road system through the southern or level half of Nassau county has strengthened its popularity as a place of all-year residence

A strong counterpart of the highway system is the trolley system, which carries passengers in a circuitous route from Brooklyn through the south shore to Freeport northward to Hempstead and westward to Mineola and Jamaica, with transfer points to the north shore.

Good highways and frequent trolley service are strong adjuncts of inter-communication in Nassau County; and they are the means of linking together more rapidly the various busy communi-ties of the southern tier. The structural appearance of the entire area is changing monthly. Many plots are being improved with homes by private investors and numerous speculative builders find building profits as prolific in southern Nassau County as they have found them in Brooklyn and Oueens. The tendency now is for population to grow east of the city line, as well as within the municipal borders.

Why Some City Houses Do Not Rent.

Because dwellings are not as bright and attractive as apartments is the reason given by Lawrence B. Elliman, why many people prefer the latter to the former. This seems to be one of the most logical and sensible ideas advanced so far in the long-drawnout discussion of the apartment house question. Private houses are not drawing the class or the number of tenants as formerly. "There is a very important as formerly. "There is a very important reason for this," explains Mr. Elliman, "and it would be well for the owners of private houses to make up their minds that they are largely at fault. Where formerly we rented ten private houses to one apartment, today we are renting probably twenty apartments or more to one private house, although as a matter of fact, private houses are actually The buildings in which apartments are situated are generally in the hands of agents who realize the importance of making the apartment look attractive early in the renting season in order to get the tenants. In consequence, every agent through the early summer is bending every effort to make his house and any vacant apartments which he may have look just as attractive and clean as possble.

consequence, a tenant who been lying in a private house, on a three or five year lease, which has undoubtedly become dingy and forlorn looking under the ordinary wear and tear, is delighted to find an apartment which suits his needs. In a great many instances prospective tenants have looked over the private house situation carefully, and have visited house after house that is not only dirty after a summer's occupancy by a careless caretaker, but also looks dingy and unattractive, as very few owners realize that it is the best possible wisdom to paint the woodwork and otherwise freshen up the house as soon as they can get possession. We have seen tenant after tenant become discouraged looking at these houses, which could be made to look fresh and clean,

and should rent quickly."

SPRINGING TO LIFE.

The Lower East Side Planning Improvements on Account of Subway.

In an interview this week on conditions in the architectural profession and building trades in general, Mr. Leuchtag, of the firm of Gronenberg & Leuchtag, architects, 303 Fifth avenue, seemed very hopeful for the immediate future. The work of this firm being almost exclusively in apartment and tenement house construction, they are in a position to speak authoritatively of the conditions, particularly in their chosen line.

The recent dull condition in the trades, according to Mr. Leuchtag, has had many contributory causes, chief among them being the general unsettled condition of financial affairs throughout the country. This condition has helped to make building loans in required amounts very difficult to secure. Another cause has been the overproduction of certain types of building, which for the greater part are as yet untenanted and have made the owners a bit chary in attempting new projects. These conditions, however, may only prove a benefit in disguise, and the chances are that very soon they will readjust themselves back to normal, said Mr. Leuchtag, who added:

Mr. Leuchtag, who added:

"For the past few years construction work, particularly apartments and tenements, has been confined to very definite sections—the upper West Side, Manhattan, the Bronx, and the Brownsville section of Brooklyn. In these sections almost every available site for buildings of this type has been improved until they are filled with buildings waiting for tenants which must be secured from the older and more thickly populated districts of the city, and has tied up the capital of investors and large loaning institutions, until it is impossible to arrange a building loan upon any but the most exorbitant terms.

"The completion of the new subways and transit lines now under construction will be the chief element in improving the present conditions. The opening of new lines of traffic will open new fields for the investor, speculator and builder in apartment houses and rental property, as building of all description has always followed the railroads.

A Rich Field.

"The streets contributary to Lexington avenue, and the lower East Side with its many poorly built, unsanitary, ill-ventilated, and non-fireproof tenements, will be a rich field for the investor and builder, as will certain sections of Brooklyn. The lower East Side, particularly, is springing to life, and there are a number of owners of property in that section who are making plans for its development along with the completion of the subway lines. There are many other sections of the city which will be affected in like manner, and this should have the tendency of influencing people and corporations with money to invest to use it in the development of these sections, because they can be assured that their investment will be a permanent one, as well as a well-paying one.

—For failing to hold his arm across the doorway of an elevator when in motion and permitting the head of a passenger who became dizzy to come in contact with the projecting edge of a ceiling, the elevator runner in a building owned by Frank A. Munsey was held by the U. S. Supreme Court to be negligent and the owner financially responsible to the extent of the \$7.500 damages awarded in a case just decided. So building managers should see that the operators of their elevators are properly trained.

BUILDING CODE NEXT WEEK.

Building Committee's Report Held Up By Lack of Signatures.

Alderman Herbst, chairman of the Building Committee of the Board of Aldermen, has been unable to obtain the signatures of a majority of the members of the committee to the Amended Building Code, and for that reason has been delayed in submitting a report. Eleven Aldermen constitute the committee, and the signatures of five of them he has obtained. He hopes to get the sixth so as to be able to place the code on its final passage next week. Should the document prove to be generally satisfactory, there would remain no reason why it should not become law before this present administration passes out.

A Protest from Lumber Interests.

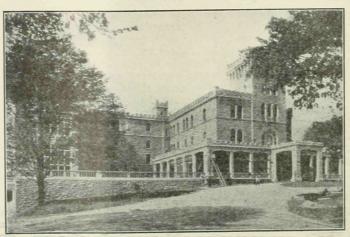
Anticipating some action by the Board of Aldermen, Richard S. Newcombe, of Pressenger & Newcombe, the law firm having in charge the interests of New York lumbermen in this case, prepared a booklet and mailed a copy of it to each Alderman so that all might be fully acquainted with the true situation. The title of the booklet is: "A Protest Against Metal Trim Monopoly Under Proposed Building Code."

Along the Sea Beach Line.

Signs of activity in real estate are following the starting of work on the reconstruction of the Sea Beach line. Major McNulty, the contractor, has already begun work on a number of points, and builders and realty speculators are waking up to the prospects of profits which the reconstruction of this line promises. In less than two years, according to the figures furnished from the Brooklyn Rapid Transit's operating department, it will be possible to take an express train at 22d avenue and get off at Canal street and Broadway in twenty-four minutes.

Wood, Harmon & Co., whose extensive development, known as Marlboro, extends from 22d avenue down Kings Highway and across to Gravesend avenue, report that an extensive demand from investors has already set in. One of their recent sales was a block of seven lots at the corner of 22d avenue and 65th street to the Embee Realty Company. Hans Hammann, the Mapleton broker, states that they are going to improve their purchase with a row of seven buildings—stores and flats—at a cost of approximately \$75,000. Mr. Hammann further states that they expect to have the buildings ready for the spring season.

—The Haymarket passes as a theatre, but remains as a building, to be remodeled into stores and to give a better name to the neighborhood. Some time a "modern office building" will be erected on the site, as the daily papers had it, but not yet



McKim, Mead & White, Architects.
OPHIR HALL, WHITE PLAINS.

MOLLENHAUER, PRESIDENT.

Annual Meeting of Brooklyn Board of Brokers—Mr. Cederstrom Secretary.

C. C. Mollenhauer, of the firm of Mollenhauer, Kelsey & Suydam, was elected president of the Brooklyn Board of Real Estate Brokers, at the annual meeting in the Clarendon Hotel, on Tuesday evening. He succeeds De Hart Bergen. Sigmund Cederstrom was elected secretary, to succeed Eugene J. Grant, who has held that office since April, 1908. Thomas Hovenden and William H. Smith were re-elected vice-president and treasurer, respectively.

The annual reports of the various committees were presented for consideration and considerable attention was paid to the findings of the committee which had in charge the Fulton street widening plan. The Board went on record as opposing the proposed improvement, contending that several millions of dollars of taxable property would be taken off the tax rolls and that there is not sufficient congestion to warrant a street more than 80 feet wide.

At the close of the business meeting, luncheon was served and several impromptu speeches were made by members of the board.

Standardizing Municipal Salaries.

The Board of Estimate Committee on Standardization of Salaries, in a statement recently submitted, said: "Such economies as the committee contemplates will require several years to accomplish, and those economies will be almost wholly through departmental reorganizations and the establishment of efficiency standards. The committee expects, through its recommendations, to eliminate such salary discrepancies as may be disclosed, by making the necessary changes at the resignation, retirement or death of those persons now being paid in excess of their value, or by requiring the department head to assign such persons to work commensurate with the salary received, and not through arbitrary curtailment of compensations now being paid, regardless of other equally essential changes required in departments in the nature of reorganizations and improved efficiency."

Country House Conveniences.

Ophir Hall, the Reid residence at White Plains, designed by McKim, Mead & White, and now about finished, is typical of the large country houses of wealthy Americans. It has electrical refrigeration among its conveniences, supplied by a two-ton machine.

Besides producing the chill necessary for refrigeration, apparatus such as this will also furnish ice in small quantities as might be needed for the table. For instance, as the Edison Monthly explains,

a machine capable of giving a cooling effect equivalent the melting of sixteen pounds of ice an hour will also make eleven pounds of ice in that time. Yet the entire outfit requires only a onehalf horsepower motor to operate it, thus making current cost moderate item.

Ambassador Reid, for whom the house was erected, did not live to return to his native land to occupy if.

BUILDING MANAGEMENT

THE ORGANIZATION OF AN OFFICE BUILDING FORCE-THE KIND OF SERVICE THAT PAYS. R. E. BARBER OF PITTSBURGH.

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

AM going to treat this subject with the Oliver Building in Pittsburgh as a standard. The reason I am doing so is because it is impossible to use the same organization in a small office building as you use in a large one

The Oliver Building has 1,163 offices, with an isolated power plant run entirely independently from the building, so that the power plant force will not enter into this article.

The first thing to be considered in the organization of an office building force is their quarters in the building. This is necessarily the first because after the building is completed it is almost impossible to arrange to take care of them properly; and, if you do not have good sanitary dressing-rooms and washrooms, as well as properly laid out shops for the mechanics, store-rooms for supplies, etc., it will be impossible to run the building properly at a reasonable cost, regardless of the efficiency of your organization.

I believe that it is essential to the future successful operation of the building that the manager should be in consultation with the architect, not only during the construction of the building, but while the plans are being made, as he could suggest many things that would be desirable in an office building which the architect would miss.

I do not mean to imply that a building manager knows more about the coustruction of a building than the architect, but that a man who has had ex perience in running a building should know more about the requirements than one who has not had the benefit of that experience.

Selecting a Renting Agent.

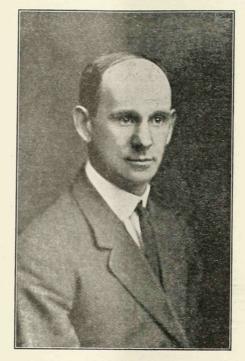
Getting down to the office building force, the renting agent should be the first to be considered, as you should get busy renting offices long before the building is completed.

The man in this department should not only have an unusual amount of diplomacy, but should be familiar with the rules of the building, so that he can tell the prospective tenant anything he wanted to know regarding his privileges after he becomes a tenant.

By the time you are ready to hire your assistant and stenographer, you will have plenty of applications to select from. I do not care much whether my assistant has had any previous experience in office buildings or not. In fact I think I would prefer one who had not been connected with the mainte-nance of a building. Select a man with good common sense, who cannot be bluffed, but can hold his temper when a tenant asks an unreasonable request and censors him because he does not grant it. Tell him all you know and encourage him to ask questions, so that he will be as familiar with the running of the building as you are; remember that he will have to take your place when you are away.

His Duties.

His duties will mostly consist of circulating through the building, cutting out lights in the corridors when they are not needed, and turning them on when necessary; looking after bad janitor service, responding to calls from tenants who want something they can



R. E. BARBER

Mr. Barber is the Superintendent of the Henry W. Oliver Building at Pittsburgh, said to be the largest and most modern office building in the State of Pennsylvania. It is 25 stories high and 216x120 on the ground, containing 1,163 offices, a rest room with a trained nurse in attendance and fourteen passenger and two freight elevators.

Mr. Barber started with the late Henry W. Oliver in March, 1904, as superintendent of the Lewis and Murtland Buildings, and later took on the Stevenson, Gazette and Women's Exchange Buildings. He has had charge of the Henry W. Oliver Building since its erection in 1910.

or cannot have, as the case may be; helping you in the office, attending to kicks generally, and the hiring of the janitor force, both men and women.

Your stenographer should be a man who will be able to act as clerk in the outer office, look after the keys, etc., as well as take dictating.



THE OLIVER BUILDING At Pittsburgh.

The elevator dispatchers should be men who have had some experience with elevators, either as dispatchers or operators. They should be obliging but not so accommodating as to neglect their duties. I have observed a number of men dispatching elevators in different cities and have not seen very many who, in my opinion, discharged their duties properly. Some of them were too abrupt with a stranger who was inquir-ing the room number of a firm located in the building, and others would spend too much time explaining why Giants lost the world's series and forget that there are two or more cars on the floor waiting for a signal.

The Ideal Starter.

The elevator dispatcher should concentrate his mind entirely to his duties, which consist, first, in starting his elevators at the proper time, and second, in being courteous and not too familiar while on duty. Be sure to have the dispatchers, as well as the police officer on the first floor, memorize the location of the tenants in the building. Although there is always a directory on the floor, one-half of the people will ask the first person they see in uniform, and will feel hurt if he tells them to consult the directory.

I have found that married men between the ages of 25 and 35 years, as a rule, make the best elevator operators. In my opinion, this class of men is the hardest to get. The young, single operators are not nearly so dependable as the ones who are married. They not only will lay off, but are not nearly so attentive to their duties.

The Janitor Service.

The janitor service is not only the most important, but the most particular part connected with the maintenance of the office building. The great majority of tenants will kick quicker and harder on poor janitor service than for any other thing, and if you do not have first-class service in this department you will not get credit for running a first-class building. By all means get a good chief janitor, even if you do have to pay him more than you think the job should be worth. He should have full charge of the janitor service, as well as the store-room for janitors' supplies.

As the greater portion of this class of work is done at night time, when the, tenants are not in their offices, it is necessary to have two night foremen janitors, one to look after the women and

the other the men.

Service Details.

The man who has charge of the janitor's storeroom has his hands full in keeping a record of the supplies coming in and going out, giving out supplies for the night force, besides making furniture polish, metal polish, soaps, mops, etc., under the direction of the chief jan-

Your day janitor force should consist of window-cleaners, as it is unsatisfactory to clean windows at night, and all other work that does not interfere with the tenants. The night force does the

You will also have a mechanical force consisting of carpenters, electricians, plumbers, steamfitters and elevator repairmen.

After you have the organization complete, have a heart-to-heart talk with the head of each department. Give them to understand that you want them to treat the men and women under them as they would like to be treated. Insist on each and every person doing a good day's work, and pay him as much as any other building in the city pays for the same class of work. Do not allow nagging and scolding by the bosses. If a person's work is not satisfactory after having been spoken to about it, let him go and try another in his place. I believe you will get 50 per cent more work out of your janitor force by treating them well and insisting that they reciprocate or, leave your employ, than by storming and growling at them all the time; and furthermore, it makes it much more pleasant for all concerned.

POWER PLANT OPERATION.

Principal Factors Which Determine Its

Efficiency—Accurate Records.
F power plants received the attention they deserve, owners would be surprised at the savings which would result. For instance, the majority of buildings in New York City burn coal costing more than \$3.50 per gross ton. Actual records show, however, that in almost every case where expert engineers have been called in to re-organize conditions, it has been possible successfully to burn coal costing in the neighborhood of only \$2.75 a ton. The cash return on such an investment is at once apparent.

The first step in making power plant operation efficient is the installation of the necessary measuring instruments. Scales should be used to show the weight of coal fired, and the amount of water fed to the boilers. Wattmeters should be connected to both the light and power load on the generators. a book of records, similar to the log of a ship, must be prepared in which to tabulate all of the readings of meters, gauges, weighers and thermometers. These should be made for readings taken at hourly intervals, and should also contain spaces for notes as to when the engines were thrown on or off, what supplies are on hand, etc.

With the aid of monthly and yearly summaries of these log blanks, with the cost of supplies and repairs figured in, it is an easy matter to determine exactly where all the money goes. Nothing is so useful in cutting down costs, as the knowledge of where extravagance occurs. With a method of comparing daily, weekly and monthly results, it is possible to balance item against item, and to discover just where unusual conditions of any kind creep in.

In this period of scientific achievement the demand for more complete and exact knowledge has become insistent. Trained operating engineers are now considered to be as necessary to economical management as experienced consulting engineers are to the satisfactory design of a plant. For a long time large real estate offices have maintained high salaried supervising engineers whose sole aim is to systematize methods and reduce costs of operation in the power plants of their clients.

The way to obtain efficient power plant operation may be summarized thus:

1-Examine your conditions thoroughly, and determine what information you will need for a comprehensive cost sys-

2-Install the necessary meters, scales. etc. See that your grates and draft conditions are suitable for burning low grade fuel.

3—Keep daily log sheets, containing hourly readings of all variables. Supplement these by monthly and yearly cost summaries.

4-Keep an intelligent eye on the records and general plant operation and see that regular inspections are made by trained operating engineers.

RAYMOND W. BRISTOL, Ph. B., Manager of Sales, Engineering Supervision Co.

MANAGERS' BY-LAWS.

Full Draught of Articles Revised by Executive Committee.

THE By-Laws Committee of the New York Building Managers' Association, which has been revising the tentative draught since the first of the month, has completed this labor and the following articles have been approved. contain the full scope of action of the proposed association and when all the proposed activities are underway the influence that this association will have upon the economic conduct of semipublic and public buildings will be most extensive. The approved draught fol-

ARTICLE NO. 1-NAME

ARTICLE NO. 1—NAME.

"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 its members in the attainment of greater efficiency and economy in the planning, renting and operating of buildings.

ARTICLE NO. 3—MEMBERSHIP.

Active membership of this Association shall be owners and those engaged in the management and operation of buildings in the City of New York.

New York.

ARTICLE NO. 4—MANAGEMENT.
Sec. 1. The management of this Association shall be exercised by an Executive Committee of eighteen members.
This committee shall be elected in classes of six each year at the annual meeting of the Association by the Association at large, to serve for a term of three years, or until their successors have been elected and qualified.
Any vacancy in the committee may be filled at any regular meeting of the Association, the person thus elected to hold office during the unexpired term.
Sec. 2. Subject only to the provisions of the by-laws.

unexpired term.

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

The Executive Committee shall have supervision over the funds of the Association and shall appoint standing committees, and such special committees, with such powers and duties as they may from time to time designate.

The Executive Committee shall also have authority to fix the duties and compensation of employees of the Association.

They may also lease the necessary premises for the conduct of the work of the Association. Sec. 3. Regular meetings of the Executive Committee shall be held on the first Tuesday in each month, except when such day shall be a holiday, when meeting shall be held on the following day.

Special meetings to be held at any time by direction of the President, or on request of five members of the Executive Committee.

Sec. 4. Ten members shall constitute a quorum for the transaction of business. The order of business shall be as follows: Reading of minutes, Report of Treasurer, Report of Committees, Deferred business, 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 Cush-

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 Executive Committee.

ARTICLE NO. 5—OFFICERS AND ELECTION. Cush-

all meetings of the Association and of the ecutive 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 elected by ballot at the annual meeting of the Association in each year. They shall hold office for one year, or until their successors are elected and qualified. No one shall be eligible for re-election to the same office of the Association for more than two consecutive terms.

Sec. 2. Powers and Duties: (a) President: The President shall preside at all meetings of the Association and of the Executive Committee, and shall have the power to perform the duties usually incident to his office, and shall be a member ex-officio of all committees. He shall submit a written report at each annual meeting of the Association.

(b) Vice-President: The Vice-President when he is absent or unable to serve.

(c) Secretary: The Secretary shall keep record of all the proceedings of the Association and of the Executive Committee, He shall serve notices of all meetings 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 Executive Committee.

(d) Treasurer: The Treasurer shall collect, and under direction of the Executive Committee shall dispose of the moneys of the Association. All disbursements shall be by check, signed by the Treasurer and countersigned by

the President; the Treasurer taking vouchers for same. He shall keep an account of the Association, which shall at all times be open for the inspection of the Executive Committee. 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 Executive Committee whenever requested. He shall have custody of all books of account, 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 Executive Committee. In case the Executive Committee deems it advisable, the Treasurer shall be required to furnish a suitable bond in amount specified by the committee, the expense of which bond will be paid by the Association.

ARTICLE NO. 6—COMMITTEES.

Sec. 1. Efficiency Committee te the televity of the Efficiency Committee to the televity of the Efficiency Committee the televity of the Efficiency Committ

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 planning and management of huldings.

new and improved methods, which was proved to the more efficient planning and management to the more efficient planning and management of buildings.

Sec. 2. Membership Committee: The Membership Committee shall inquire into the qualifications of all applicants for membership, and shall make reports thereon to the Executive 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 the 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 qualified and undesirable applicants.

If requested this committee may also investigate of

the benefit of the members of the Association, a record of both 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, the Association does not in any way request this 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 shall 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 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.

ARTICLE NO. 7.

ARTICLE NO. 7.

There shall be a meeting of the Association on the first Tuesday of each month; the first meeting in January of each year to be the annual meeting.

ARTICLE NO. 8-AMENDMENTS

ARTICLE NO. 8—AMENDMENTS

These By-laws may be amended by a twothird's vote of the members of the Association
present at any meeting thereof, provided the
proposed amendment shall have been first submitted to the Executive Committee in writing,
which committee shall consider such amendment, and at the time such amendment is presented to the Association for action shall make
its recommendation thereon.

An Inexpensive Fire Stop.

Just off the Rialto, in Times Square, stands a remodelled building that is used as a theatrical boarding house. Theatrical people are proverbially careless with matches and the company managing the building had two small fires in brief succession. Fire under-writers pointed out that in some rooms the baseboard had warped out from the walls, leaving a space large enough to drop a match behind. It was in just such places as these that the two fires originated.

The management ripped off all the baseboards and filled the hollow space behind with a 10 to 1 mixture of cinder concrete, and where it was not possible to use this mixture, sand and cement and mineral wool were employed. There has been no trouble since.

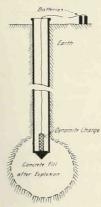
-Granite cubes are displacing wood pavement in several London streets. prepared granite bears no resemblance to the antiquated cobblestones.

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.

Dynamite in Pile Sinking.

HE use of dynamite or other high explosives in sinking concrete piles has attracted a great deal of attention to the Siegwart Company, of



Lucerne, Switzerland. It utilizes the mushroom type of certain patented piles, but its novelty rests in the fact that the enlarged base is made by the use of dynamite or some other high explosive.

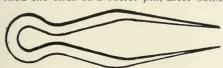
An iron tube, containing a wooden pile with an iron point, and a device at the upper end for deadening the blows of the

pile driver, is driven into the ground. The wooden pile is then removed and a cartridge with an electrical detonator is fixed in position at the bottom of

The tube is then filled with wet concrete, a little above the level of the surface of the ground. The iron tube is then drawn up some feet to prevent its end from becoming shattered, and the cartridge is exploded. After the detonation the concrete sinks down filling the space hollowed out by the explosion. Finally the tube is filled with concrete, and drawn up gradually as the concrete is put into it.

After the completion of this process, and time has been allowed for the setting of the concrete, there is in position in the ground a pile with a base of greater lateral diameter than it is possible to produce by any other means, and the explosion compressed the adjacent In fact, one pile on this system serves the purpose of several piles of other types, insuring great economy. By using cartridges of greater or less strength the size of the excavation made by the gas can be controlled; a cartridge 600 or 700 grams in weight makes a spherical hollow of 3 to 4 feet in diameter, according to the quality of the

A Handy Splinter Remover.
PLUMBER seemed to have the misfortune of constantly running splinters into his fingers, so he sharpened the ends of a cotter pin, after bend-



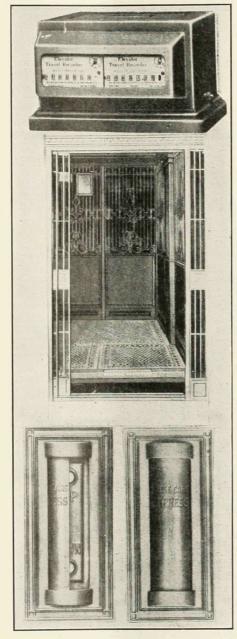
ing it apart at the center and had a ready instrument for quickly removing splint-Any engine room attache can have this little tool for a few minutes work at the bench.

T HE building manager who complains that he cannot keep track of elevator cost confesses his indifference to the aids science and invention have placed before him. Even a casual perusal of an elevator and supply catalogue should convince him that an elevator is not merely a vertical trolley car that must be operated whether it pays its way or not. For instance, in the 1913 catalogue of the Elevator Sup-ply and Repair Company, of 105 West 40th street, which, by the way, is one of the most artistically designed loose

leaf books of its kind, there appear three devices that have a distinct value to building managers in helping them to cut their elevator costs down to the minimum, which very often is far below haphazard operating cost.

The cost of elevator service is a large item in maintenance. How far does your elevator travel in a day? curate record is important. What does that elevator cost per mile of travel? A travel recorder, such as illustrated, would give you that information and with that data before you it would be a simple matter to note any fluctuation in cost. It will show you where that extra "hump" came in and will probably lead you to a "ground" that you are paying out good money for. It gives you a line on the life of your cables just as the speedometer gives you a line on the life of your auto tires. It is also a trip recorder and you can tell just how efficient your elevator man has been during the day.

If that elevator is in a dark place in the lower hall, or some of the halls



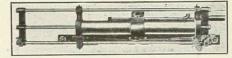
upstairs are not as brightly lighted as they should be the illuminated threshold as shown in the center picture will save you accident bills. There can be no misjudging of steps. But for buildings where one group of elevators is at times set aside to run express, the disappear-ing push button box for use at floors that are skipped save criticism for the management of the building by persons who, not knowing about the regulation, wait at floors only to have elevator after elevator pass by at full spede.

This push box has the appearance and is used as a standard push box during the hours of local service. During the

period of express service the buttons are concealed by a shutter as shown in the illustration and a sign appears reading "These Cars Express." The shutters on the disappearing push boxes are operated simultaneously by the hall man or starter at the ground floor.

Pneumatic Door Operator.

T HE Burdett-Rowntree Manufactur-ing Co., 50 Church street, is introducing to building managers architects an improved automatic air door operator. The improvements consist of the automatic lubricants of the valve and cylinder and double level cups on each piston to insure prompt and positive action. Graphite bearings have



been placed on connecting bearings so that the doors cannot be left open or, unlocked, as no leakage of air can occur at either valve or piston-rods. The improved operator has no moving parts to adjust or change. The manufacturers also claim that the device works quietly, as well as quickly, and that a mechanical lock is part of the device. There are no packing rings to wear out.

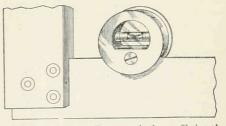
A Luxurious Office for Anyone.

F OR less than a dollar a week anyr one doing a transient business among a fine clientele can have as luxurious an office as any in the city through a co-operative plan recently perfected by John H. Flagler, president of the Riker-Hegeman Co., Frederick R. Eaton of Chase, Talbot & Co., lumber merchants, Henry M. Black of H. M. Black & Co., bankers, and others equally prominent in the business world. Its purposes are unique, but it meets an unquestioned need in any great city like New York.

In one of the fine new fireproof office buildings in the Times Square section of the city an entire floor has been richly fitted up with every facility required by the hurried business man. The leading trade papers are on file for reference purposes, especially those dealing with current market quotations on various commodities like building materials and textiles. A private exchange telephone service is provided, trained highclass stenographers are available at all hours, and there is a room for the use of directors of foreign and out-of-town corporations who have occasion to meet in this city

For Home-Made Levels.

A NY handy-man in the engine or ma-chine shop of a building can make his own level and plumb device from \$2 to \$3 cheaper than he can go into a store and buy it, for, by writing to the Cadillac Tool & Sales Co., of Detroit, Mich., for one of their new spirit level glasses that they are introducing for just such purposes, all that is required is a



suitable board. Bore a hole sufficiently large to take the spirit glass and set it The individual glasses are adjustable to any tool in the shop by the use of a set screw, as shown in the accompanying illustration. It can be used on a straight edge for leveling floors, sidewalks, pavements, truing engine wheels and beds, making pipes level, etc.

RECORD AND GUIDE.

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

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TABLE OF CONTENTS

(Section One.)
A Fashionable Suburban Section; Edward

C. Delafield

Application of the Income Tax Law; Wal-	
ter Lindner	941
Restrictive Covenants in Title Deeds; Adolph	
Sieker	942
Relation of Engineers and Owners; Joseph	
Cacavajo	943
The Organization of an Office Building	010
	945
Force; R. E. Barber	940
Power Plant Operation; Raymond W. Bris-	
tol	946
In Union There Is Strength; George T. Mor-	
timer	949
Advertised Legal Sales	958
Attachments	964
Attachments	956
Building Loan Contracts	976
Building Management; Raymond P. Roberts	945
Building Material Market	951
Chattel Mortgages	964
Classified List of AdvertisersThird Co	965
Departmental Rulings	964
Directory of Real Estate Brokers	963
Foreclosure Suits	659
Judgments in Foreclosure Suits	960
Leases	953
Lis Pendens	960
Mechanics' Liens	961
Orders	976
Personal and Trade Notes	965
Real Estate Sales of the Week	952
Real Estate Notes	909
Recent Incorporations	967 964
Statistical Table of the Week	950
Trade Society Events	966
Voluntary Auction Sales	958

Dock Commissioner R. A. C. Smith has recommended to the Board of Estimate that the condemnation proceedings be discontinued which looked to the acquisition of waterfrontage in Brooklyn between Fifty-seventh and Sixty-first The city, he says, has not streets. enough funds available to improve this property and at the same time finish the marginal railroad and terminal facilities in South Brooklyn, together with the West Forty-sixth street piers in Manhattan. The further growth of the city on a larger scale is conditional upon the furnishing of modern shipping facilities, and it is to be hoped that no waterfront improvement essential to this end will have to be indefinitely postponed.

The Bowery, unlike Broadway or Fifth avenue, has a genial habit of cherishing its ancient landmarks, and this week's announcement of a lease under which the Thalia will be continued as a vaudeville and moving picture house was therefore accepted without particular comment. As time is reckoned in New York, there has been a theatre on the Thalia site from grayest antiquity; that is to say, since 1826, when the original Bowery Theatre was opened. The present house, erected in 1845, is the third, and its earliest evidence of vicissitude appeared in the change of name from the Bowery Theatre to the Thalia in 1879. But the evolution from the art of Edwin Forrest to the movies is one of the least of the mutations witnessed in the Bowery.

A Competition For Apartment House Floor Plans.

It has long been the practice of the local association of architects to encourage the improvement in the design of tenements and apartment houses by offering each year a prize for the architect of the best looking building in these classes erected during the twelve months. A sound and what has proved to be a fruitful idea lay behind this practice of the institute. The architects knew that a considerable improvement could be made in the appearance of the tenement or apartment house built under normal commercial conditions without any increase of expense to the speculative builder.

They knew that once examples of improved facades were distinguished by some effective means from their unregenerate neighbors the instinct of innovation which plays so large a part in all speculative building operations would lead to the copying of the design which had received the distinction of expert approval. They hoped in this way that better types of design could be established and the appearance of the average city block in apartment house and flat districts raised to a higher level Nor have these expectations proved to be vain. While the design of the facade of the average apartment house still leaves a good deal to be desired, the most casual inspection of the new buildings erected during the past few years on the Washington Heights as compared with the buildings which were erected six or seven years ago sufficiently prove the existence of a higher average level of good looks in the more modern structures.

The approval of the local architectural association has, however, been conferred only upon the designer of the external appearance of the building, and manifestly the facade of a tenement or an apartment house is intrinsically of less importance than its plan. It is of course desirable that the appearance of the general appearance of tenement and apart-ment house neighborhoods should be improved, but it is much more desirable that the interior of these buildings should be planned so that their inhabitants will be able to enjoy the maximum amount of wholesome air and light and of convenience for a certain sum of money. Yet the conditions under which the average tenement and apartment house is planned are similar to those under which they are designed. The speculative builder cannot afford or believes that he cannot afford in either case to spend much money on a study of the particular problem offered by a particular building enterprise.

The safest course for him to pursue, as he thinks, is to accept the general type of design or plan that has come to prevail for a lot of a given size and for the accommodations of a given class of tenants. He fears the possibly disastrous effect of experimentation in novel types of design and plan. The consequence is that the consideration which is given to the possibility of making improvements in standard types of plans is altogether insufficient. In many cases much better disposition of the available space could be made, not only without expense to the builder but with the result of directly or indirectly putting money in his pocket. So frequently is this the fact that the title companies in making building loans have often to insist upon having the plans of the proposed improvement inspected in order to make sure that some really flagrant mistakes are not committed. Of course in case of the typical plans now in use for lots of regular sizes a fair standard of efficiency and convenience has been reached, particularly in the case of the

more expensive buildings erected in Manhattan, and the average plan calls for a much better arrangement of the available space than was the case during the early years of apartment and tenement house building in Manhattan. But considerable room for improvement still remains, and it is very desirable that some steps should be taken to bring such an improvement about.

The admitted success which has followed from the method used by the associated architects to improve the typical tenement and apartment house facade suggests that an analogous method might serve to improve the average plan. With such an idea in mind a meeting was recently called, at the initiative of the Record and Guide, of certain gentlemen interested in good planning, to consider whether it would not be possible to select from among the enormous mass of tenement and apartment houses erected within a given period in New York those which showed in their plans an exceptional amount of conscientious study, which had resulted in a better disposition of the available space. In selecting the names of those invited to this meeting there was no definite organization corresponding to the local chapter of the American Institute of Architects which could be depended on for assurance.

The people interested in the better planning of residential buildings do not belong to any professional class, but consist partly of public officials and partly of private citizens who, because of philanthropic or business reasons, have given time and consideration to the improvement in apartment and tenement house plans. The idea was placed before these gentlemen and aroused prompt and cordial approval. The meeting was attended by practically every man in New York whose co-operation would be most valuable. They included the Superintendent of Buildings of the Borough of Manhattan, Mr. Miller, Commissioner Murphy of the Tenement House Department, Dr. Joseph Shears, representing Commissioner Lederle of the Health Department, Mr. Grant LaFarge of the local chapter of the Institute of Architects, Mr. Laurence Veiller, Cecil C. Evers of the Lawyers' Mortgage Company and William H. Abbott, Jr., First Deputy Tenement House Commissioner.

At the conference which followed every phase of the proposed attempt to improve the prevailing types of tenement and apartment house plans, was thoroughly discussed. It was generally agreed that the selection of particular good plans for public approval would tend to raise the average of apartment and tenement house planning, provided effectual publicity could be given to the results of the selection. It was necessary in the first place that the plans under consideration should be divided into certain general groups, each of which would include houses erected under approximately similar conditions, and that separate selections should be made in each of these groups. It was further agreed that in passing on the relative merit of the plans, the extent with which the occupiers of an apart-ment would enjoy abundant light, air and ventilation should be considered of the first importance. Next on the list of desirable qualities came safety, and immediately following safety convenience and economy in the actual disposition of the space. It was also deemed advisable to attach some importance to the ingenuity and care with which the mechanical equipment of the apartment had been devised.

Within a few weeks the executive committee appointed by this meeting will consider all the plans filed at the

Tenement House Department during a recent period sufficiently long to allow every phase of contemporary work to be fully represented, and they will make certain awards based upon the general principles specified in the preceding paragraph. Not only will the location of the successful house be published together with the name of its builder and architect, but the plans themselves will all be carefully reproduced. Accompanying the plans will be a full explanation of the reasons which guided the committee in their selection. In this way the fullest possible publicity will be given to the approved plans, which can hardly fail to result in their extensive use as models by other builders.

In Union There Is Strength for Real Estate Associations.

Editor of the RECORD AND GUIDE:

There seems to be a wave of organization hysteria just now overrunning real estate circles. Within the past few years several civic societies have been formed, the Real Estate Board is taking in lay members, a Building Managers ciation has been organized, the City Economy League has appointed a committee to provide ways and means for permanent organization, and at least one new association proposes to boost real estate, which has already been boosted quite enough.

As I am a member of a majority of the real estate and civic organizations in this city, being an officer of several of them, perhaps my opinion as to a further multiplicity of such organiza-tions will be taken in the unprejudiced

spirit in which it is offered.

various locality associations which give their attention to improving districts of the city have done, and can do, a great deal of good. As someone has happily said of the Fifth Avenue Association, they are "veritable village improvement associations which furnish a sort of community-of-interest spirit that cannot but be beneficial."

If these various bodies could be joined together under a central head, they would become a great power in the civilife of the city. As to why there should be any additions to the already long list of distinctly real estate associations, I am at a great loss to see. In fact, it is so evidently a case of "buttering your bread on both sides" that I, for one, strongly urge, not more bodies of this character, but rather fewer and stronger ones; in fact, I do not see why there should be more than two. First, The Real Estate Board, to comprise those who as brokers or agents make real estate a profession, and including the new Building Managers' Association. The other body, call it what you will, should include the Allied Real Estate Interests, the City Economy League, the Municipal Research Bureau, and any and all other organizations which have for their aim the unselfish protection of the real estate investor and the welfare of the City in general.

Such an association should be able to engage the entire time of a competent leader with a staff of necessary clerks. It should be handled in a dignified but aggressive manner. It should praise where praise is due; assist where assistance can be rendered; and condemn where, from an honest and unbiased standpoint, condemnation is warranted. It should assist the city officials by constructive suggestions, rather than with the sort of adverse unintelligent criticism which has too frequently been the case.

As matters now stand, the very people who could and should support such an association as I have outlined have become so tired at repeated attempts to organize realty interests by incompetent or prejudiced persons, that any movement, however meritorious, is looked

on with suspicion. If, however, a consolidation such as I have outlined could be effected, thus doing away with a duplication of effort as at present, those interested in real estate would have a powerful body organized for their protection, and the city officials would have a representative organization they could look to for advice and encouragement, and such an organization would, in my opinion, receive the unstinted personal and financial support of the large property owners of the city.

The success of this great country is founded on "Union": why, therefore, with this great lesson before us, do we

continue to shoot into the air? New York, Nov. 20.

GEORGE T. MORTIMER.

Is Manhattan Being Overborne?

Editor of the RECORD AND GUIDE:

Since the institution of the Public Service Commission no real effort has been put forth to induce that body to arrange for the construction of a crosstown subway line at 86th street. When so many subways are being built for the benefit of the outer boroughs, the needs of the central borough should not be neglected. If the property owners of West 86th street will not consent to an extension of the existing surface line, let us next try our luck in asking for a subway, for surely the said owners will have no objection to an underground

Perhaps it is just as well that we didn't get the extension, as a crosstown rapid transit line from river to river, intersecting all the longitudinal subways, with a five-cent fare to any part of the city, would be a superior accommodation to any surface trolley service. Is it not strange that in planning the Dual System no crosstown route was laid out for uptown Manhattan? The present 86th street service is an exasperation rather than a convenience, and most people

prefer to sidestep it.

Real estate on both sides of the park would be benefited by a really efficient crosstown subway. Neighborhood resentment would not be aroused, because the traffic would be unseen and unheard. Is there no local property owners' association vigorous enough to take up this matter and get results? If not, then a special movement should be started. If we Manhattanites had only a fraction of the pluck and determination to get what is justly coming to us that the firey citizens of Brooklyn and Queens display when they pounce down upon the poor Public Service Commissioners at frequent intervals, Manhattan real estate would not be in the sad condition it is.

We Manhattanites are too easily overby the suburbanites, else we should have made the authorities perceive when they were planning the Dual Subway that they were extending the city's credit too far, building too many costly traffic lines into sparsely settled suburbs, and building too many at one Manhattan interests were ficed for the supposed benefit of the outboroughs, and that is one reason why there is nothing doing in the real estate market now. This is the opinion you get in the financial district, and financiers have a way of expressing themselves that ultimately commands respectful atten-

Sections of old Manhattan are in as great need of traffic conveniences as Bayside, Bath Beach, Oakland Heights and other adopted children, and, what is more, are better entitled to them. The middle East Side and the corresponding West Side are among the parts of Manhattan so entitled. We of the East Side at least are entitled to a convenient way of visiting Riverside Park without having to walk a good part of the distance, as we do when we use the present 86th street trolley line. LENOX.

Linking Old and New Subways.

The point at which the junction between the old subway and the new Lexington avenue subway will be made is still in doubt. Both the Public Service Commission for the First District and the Board of Estimate and Apportionment some time ago agreed junction should be made at 42d street, providing the necessary easements under the property of the Grand Union Hotel and the New York Central and Hudson River Railroad Company could be obtained at reasonable figures. Negotiations for these easements have not been concluded, and the Public Service Commission on Friday last adopted a new plan for the connection of the two subways by a line through 40th street from Park avenue to Lexington avenue.

The connection at this point will not require the taking of such expensive easements. The Board of Estimate will now be asked to adopt this plan, so that the city may have an alternative route in case the negotiations for the real estate rights for the 42d street connection do not terminate satisfactorily. The commission has held a hearing on the form of contract for the reconstruction of the Steinway tunnel to fit it for temporary operation, and its engineers are preparing plans so that bids may be called for in the near future. It will cost about \$500,000 to place this tunnel, already constructed between 42d street, Manhattan, and Long Island City, shape for temporary operation, and the work will include the installation of third-rails for power transmission and the building of an escalator at the Manhattan end from the tunnel level to the south side of 42d street, between Lexington and Third avenues. Eventually the tunnel is to be extended on both sides of the river and connected with the existing subway for permanent operation under the Dual System contracts.

Building Contracts.

It has been often noted that those who are new in the reinforced concrete field under-estimate the difficulty and cost of this work and do it badly, no matter how experienced they may be in other lines. The lowest bidder is squeezed to a figure where it is known that he cannot make much profit if any, and there is every incentive to save and slight the work. This condition necessarily encourages mutual suspicion and antagonism before the start, and ren-ders the best results impossible. No amount of careful inspection can make an inexperienced or incompetent con-tractor turn out thoroughly first-class work.

It is the firm opinion of Leonard C. Wason, President of the Aberthaw Construction Co., Boston, as expressed in a paper before the Boston Society of Civil Engineers, that the usual type of lump sum contract obtained in competition does not give the building owner the best results. With competitive bid-ding open to all, the lowest bidder is liable to be one who does not use the best of methods—one who is allowing for all sorts of short cuts, and frequently, with a limited amount of both experience and capital.

Under the cost-plus-fixed-sum-forprofit type of contract, on the other hand, the interests of the owner, the bidder and the engineer are one. Work obtained in this way is certain to be much better for the same cost. If the cost is slightly greater, as sometimes happens, the owner has the assurance that he is getting much more for his

money.

The majority of manufacturers look upon a mill building as a tool to be used in manufacturing processes, rather than as a piece of real estate. They want to get a thoroughly first-class tool rather

than the absolute last dollar knocked off the first cost of the real estate. They, therefore, believe that the extra cost of the best possible tool is thoroughly justified.

Under this form of contract the engineer can examine the contractor's estimate of cost, discuss savings or changes, and frequently find places where he is willing to cut the design when he knows that there is not going to be skimping in the execution of the work. When he knows that the work will be executed exactly as designed, he can design with greater precision and economy than when he has to provide extra strength or size of members to allow for a possible lack of quality, materials and workmanship of some unknown person who may later have the execution of the work in hand.

The work can be carried on also much faster under this method of close cooperation than under the other, where there are likely to be misunderstandings which must be adjusted before the work progresses further. What the contractor has to sell is service, what the owner wants is results where this mutuality of interests exists both parties can achieve the end for which they are striv-

The Gravesend Avenue Route.

Owing to the refusal of the Long Island Railroad Company to give its consent for the construction of the proposed rapid transit railroad in Gravesend avenue, Brooklyn, the Public Service Commission has directed its counsel to apply to the Appellate Division of the Supreme Court for the appointment of commissioners to determine whether the road shall be built. The commission has obtained the consents for property representing a majority of the assessed value along the route, with the exception of a tract owned by the Long Island Railroad Company on Sheepshead Bay road, but failing to get this, was unable to legalize the route. This route is for the proposed elevated railroad to traverse the route of the Culver line to Coney Island, and when constructed it will be a branch of the Fourth avenue subway, in Brooklyn, and will be operated by the New York Municipal Railway Corporation.

How the City Can Economize.

It is obvious that, in order to preserve their credit, cities must from this time on practice economy. The demand of the people for unlimited public improvements must be refused. These improvements must be limited to actual necessities, and the attainment of idealities must wait upon a straitened purse. The practice of buying realty for the city's account for every conceivable purpose must be fought vigorously. The familiar argument, that unless the city buys now it will have to pay much more in the future, must not be accepted. This argument has result-ed time and time again in the city being encumbered with realty holdings could not profitably use. Permit t Permit the city to buy on the principle of excess condemnation so that it may secure the benefit.

Let us encourage the plan of the city paying as it goes. Such a plan will obviate the issuing of long-term bonds, and in addition will be a restraining influence upon the money-spending propensities of the community. Instead of issuing fifty-year bonds, let us endeavor to finance our public improvements by spreading their cost over a number of annual tax levies so as not to make them an undue burden. Not only would this method be less expensive in the end than by issuing long-term bonds, but the necessity of paying the annual levy

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.)

MANHATTA	N.
Conveyance	s.

	1913	1912	
No	v. 14 to 20	Nov. 15 to 21	
Total No	143	170	
Assessed value	\$14,329,200	\$11,793,630	
No. with consideration	20	18	
Consideration	\$533,565	\$416,870	
Assessed value	\$307,600	\$455,500.	
Jan. 1 to	Nov. 20 Jan	1 to Nov. 21	
Total No	6,911	7,816	
Assessed value	\$435,124,761	\$593,081,625	
No. with consideration	933	829	
Consideration	\$37,952,176	\$50,017,525	
Assessed value	\$41,153,762	\$47,820,200	
Mortgages.			

	Nov. 14 to 20	Nov. 15 to 21
Total No	90	96
Amount	*\$4,358,633	\$2,626,849
To Banks & Ins. Cos.		8
Amount		\$158,000
No at 6%	. 35	49
Amount	\$1,190,233	\$727,683
No. at 51/2%	\$73,000	815 500
Amount		\$15,500 19
No. at 5%	\$359,200	\$991,450
No. at 41/2%	6	3
Amount	\$1,350,000	\$258,000
No. at 4%	1	
Amount	\$180,000	
Unusual rates		
Amount		
Interest not given	21	22
Amount		\$634,216
Jan. 1	to Nov. 20 Jan	1. 1 to Nov. 21
Total No	4,371	5.401
Amount		\$262,299,280
To Banks & Ins. Cos	. 990	1,148
Amount	\$89,950,599	\$160,793,159

Mortgage Extensions.

N	ov. 14 to 20	Nov. 15 to 21
Total No	34	39
Amount	\$6,698,250	\$1,411,050
To Banks & Ins. Cos	9	12
Amount	\$5,932,750	\$809,000
Jan. 1 to	Nov. 20 Jan	1. 1 to Nov. 21
Total No	1,695	1,904
Amount	\$74,959,672	\$67,222,829
To Banks & Ins. Cos	\$45,892,550	\$39.079.200

*Mortgage made by N. Y. Connecting R. R. Co. for \$30,000,000 to Guaranty Trust Co. of N. Y. on Railroads, not included.

Building Permits.

	1101. 10 10 21	100V. 10 to 22
New buildings	. 6	10
Cost		\$2,812,700
Alterations	. \$113,140	\$76,860
Jan. 1 to	Nov. 21 Jan	. 1 to Nov. 22
New buildings		501
Cost		\$99,721,365
Alterations	. \$10,703,678	\$10,149,160
P	RONY	

Conveyances.

·Nov.	14 to 20	Nov. 15 to 21
Total No	142	181
No. with consideration	18	16
Consideration	\$131,012	\$96,380

would bring a realization of the nature and cost of public improvements home to the taxpayer, with, I believe, a resultant tendency to economy.—Comptroller Prendergast.

-Not in forty years has so little been doing in the building line on the upper West Side of Manhattan. Forty years would carry one back to the hard times following the panic of 1873, which was just previous to the beginning of the modern development of that section.

-The members of the Staten Island Association of Arts and Sciences ordinarily foregather on Thanksgiving in the Philosophers' Retreat, on Emerson Hill. This year, however, the customary crackers and cheese and red-cheeked apples will be discussed to-day, and to please his guests and fellow orators Mr. Cornelius G. Kolffe has asked the weather man for a golden afternoon with the haze and tang of late autumn in the air.

Jan. 1 10	100v. 20 Jan	1. 1 to Nov. 21
Total No	6,682	6,737
No. with consideration	663	1,010
Consideration	\$5,828,645	\$8,853,114
Mort	gages.	
No	ov. 14 to 20	Nov. 15 to 21
Total No	77	109
Amount	\$471,568	\$1,054,676
To Banks & Ins. Cos	8	11
Amount	\$134,000	\$181,000
No. at 6%	28	42

Amount	\$102,909	\$278,576
No. at 51/2	7	13
Amount	\$45,700	\$76,000
No. at 5%	23	35
Amount	\$186,630	\$472,600
Unusual rates	1	1
Amount	\$1,094	\$12,500
Interest not given	18	18
Amount	\$135,235	\$215,000
Jan. 1 to	Nov. 20 Jan.	1 to Nov. 21
Total No	5,004	5.182
Amount	\$35,391,048	\$46,331,111
To Banks & Ins. Cos	332	489
Amount:	\$5,823,241	\$9,491,869
Mortegea	Extensions	

Nov. 14 to 20 Nov. 15 to 21

		-1011 10 00 21
Total No	13	17
Amount	\$273,300	\$282,350
To Banks & Ins. Cos	6	8
Amount	\$179,000	\$203,500
Jan. 1 to	Nov. 20 Jar	1. 1 to Nov. 21
Total No	547	628
Amount	\$11,937,560	\$10,338,096
To Banks & Ins. Cos	108	127
Amount	\$3,045,150	\$3,573,390

Nov 16 to 22

Building Permits. Nov. 14 to 20

		2101. 10 00 22
New buildings	. 9	25
Cost	. \$111,500	\$546,600
Alterations	. \$9,900	\$10,090
		. 1 to Nov. 22
New buildings	. 764	1.169
Cost		\$31,325,335
Alterations	. \$1,174,068	\$1,005,540
BRO	OOKLYN.	The state of the s

Conveyances.

	ov. 13 to 19	Nov. 14 to 20
No. with consideration	473 38	472 32
Consideration	\$134,590	\$281,785
	Nov. 19 Jan	
Total No		22,182 1,382
Consideration	\$11,736,431	\$11,917,003

Mortgages.

	lov.13 to 19	Nov. 14 to 20
Total No	335	388
Amount	\$1.364.033	\$1,361,780
To Banks & Ins. Cos	69	101
Amount	\$425.550	\$542,850
No. at 6%	187	227
Amount	\$464.086	\$698,211
No. at 51/2 %	85	31
Amount	\$627.702	\$79.817
No. at 5%	42	109
Amount	\$149.345	\$485,375
Unusual rates	1	2
Amount	\$75,000	\$50,300
Interest not given	20	19
Amount	\$47,900	\$48,077
		. 1 to Nov. 20
Total No	15,203	17,557
Amount	\$60,032,717	\$71,264,877
To Banks & Ins. Cos	3,294	4,495
Amount	\$21,783,756	\$41,327,880
Buildin	or Parmite	

Buildin	g Permits.	
	Nov. 14 to 20	Nov. 15 to 21
New buildings	115	47
Cost		\$446,600
Alterations	4	\$48,465
	Nov. 20 Jan	. 1 to Nov. 21
New buildings		5,007
Cost		\$34,839,067
Alterations	\$3,780,280	\$3,940,747

QUEENS Building Permits.

		Nov. 15 to 21
New buildings		84
Cost		\$634,430
Alterations	400,002	\$4,825
Jan. 1 to	Nov. 20 Jan	1 to Nov. 21
New buildings		4,310
Cost		\$16,671,666
Alterations	\$1.199.714	\$910,325

RICHMOND,

Dunuing	I cimits.		
	v. 14 to 20	Nov.	15 to 21
New buildings	9		13
Cost	\$12,175		\$29,550
Alterations	\$11,025		\$4,000
Jan. 1 to No	ov. 20 Jan	. 1 to	Nov. 21
New buildings	850		845
Cost	\$1,982,789	\$2	,512,848
Atterations	\$280,758		282,910

BUILDING MATERIALS AND SUPPLIES

INDUSTRIAL EXPANSION THE BRIGHTEST OUTLOOK FOR THE 1914 BUILDING SEASON—PRIVATE MONEY EASIEST.

> Hot Competition Expected in the Lime Market Against Southern Products.

USERS of hardwood are confining their purchases largely to mixed car shipments and appear to be willing to pay good prices for stocks thus shipped in small lots. Common brick had an improved tone. Structural steel showed no particular change. Wire re-inforcement continues in fair seasonable demand, although the inquiry for future deliveries is spotty. Building steel contracts taken by the Steel Corporation predominated in railroad orders. Clay products, such as fireproofing, front brick, conduits and architectural terra cotta, all report inquiries, indicating that owners are considering rather extensive operations next year. For the most part, however, these inquiries are in the form of feelers and do not yet carry the weight of a definite set program.

Building money gives little indication of easing up. Mortgages and assignments show no change in activity. Institutions, if anything, are less active in the mortgage and assignment market than individuals. This fact would seem to indicate that private money is largely entering building operations.

Investors were attracted to Newark late in 1911 as a possible field for investment, and a great deal of building money, that would otherwise have gone into local building construction, found its way into Newark for office and apartment house construction. Financiers say that Newark must first absorb its present supply of space before much new money will go into this type of operation. Institutional building money is not likely to become easy until after the first of the year at least and possibly not until the next renting season has taken care of the space made vacant by the removal of extensive departmental offices now located in various parts of the city and by several large office buildings now in course of erection near the financial district.

But industrial extension offers a brighter outlook. East Jersey meadows promise to vie with South Brooklyn, Queens and lower Westchester County in industrial developments. A half million dollars will go into the new plant, consisting of a half dozen new buildings for the American Cotton Oil Co., of 27 Beaver street, which will be erected in The Continental Can Co. has Bayonne. been buying up large tracts of land in Bayonne, and another large concern is acquiring property on the meadows bordering Staten Island Sound, near Elizabeth, where the Standard Oil Co. has located. The announcement that the Bush Terminal Co. expected to build large factory buildings in South Brooklyn tends to show that, despite the effect of the currency bill and tariff legislation on business, large manufacturers expect to carry on even a larger volume of trade under the new conditions. It is understood that an automobile concern planning to establish an extensive factory in Westchester County or in the Bronx, while the Phoenix Art Metal Company's extensive new factory at College Point further indicates that industrial construction is to be the backbone of building activity in the East in the near future.

A SLATE MAN'S OPTIMISM. Prices Unchanged—Quarries To Operate All Winter.

Prices Unchanged—Quarries To Operate All Winter.

R OOFING slate is closing a good season. Prices remain unchanged and, according to custom, the quarries will operate all winter, rumors to the contrary notwithstanding. Neither is any change in quotations expected.

In this department the signs of an awakening in construction are not wanting and judging from the tone of the inquiry received for roofing material industrial extension seems to be the most active factor in the immediate outlook. This is the way one man viewed the future:

"We're looking for prosperity. That does not mean boom conditions. We'd have a boom if we saw a whole lot of indiscriminate skyscraper, loft and hotel construction going on about us, but any one can see that it is not from there that the greatest demand for new construction will come. The next source is factory expansion. If we grip tightly the pulse of progress we feel a flicker and we summon the doctor instead of the undertaker. The M. D. pumps in a little concoction from the U. S. Pharmacopea and lo! the corpse awakes; meaning by that that there comes a flicker that flicks like an order for factory extension, here, there, everywhere.

"'Cause why? New business conditions are in the making, hence the hubbub down by the Potomac. Yankee business men never admit they're licked. If the props are knocked from under them, they will build new props and fight harder than ever. If legislators shrink profits, manufacturers have got to increase the number of their smaller profits to come out whole. We can make much cheaper than we can make little. So the factory enlarges, more hands are employed, salesmen pushed by a bigger stock seek greater territory. Hands and all put more money into the banks. This reaches Wall street. Wall street invests it and building loans are one of the ways in which it is consumed. They will build better commercial and housing buildings and there you are; more demand for slate."

THE COMMON BRICK MARKET.

THE COMMON BRICK MARKET. Newark Yard Prices Move to Two Shill-ing Range—Call Light,

Ing Range—Call Light.

I HE only factor in the brick situation in the Metropolitan district was a shift from one to two shillings in the Newark yard price range. The current quotation is now \$7.25 to \$7.75 as against a quotation of \$7.25 to \$7.50 last week. Hudson River prices vary, but the range generally is between \$6 to \$6.50. Raritan brick prices are without change, but the demand is weak.

Additional and the second second	Arrived.	Sold.
Friday, Nov. 14	9	3
Saturday, Nov. 15	0	1
Monday, Nov. 17	8	11
Tuesday, Nov. 18	2	2
Wednesday, Nov. 19	10	9
Thursday, Nov. 20	8 2 10	4
Total	38	30
Reported enroute, Friday	A. M., Nov. 2	1-7.
Condition of market, du	ll. Prices: F	ludson.
to \$6.50 (sheded) . De	mitama CO OO +	- 00 -0
(wholesale dock, N. Y.; for profit and cartage); New (ward)	dealers' pric	es add
profit and cartage); New	ark, \$7.25 to	\$7.75
(yard). Duil. Lett over,	Friday A. M.	Nov.
21-71.		
HUDSON BRICK U		
(Current and last we	ek compared.)
Nov. 71,235,500 N	ov. 141,	150,500
Nov. 8 443,500 N	ov. 15	361,500
Nov. 101,046,000 N Nov. 111,095,500 N	ov. 17	832,000
Nov. 111,095,500 N	ov. 18	945,500
Nov. 121,099,000 N	ov. 191,	050,000
Nov. 12 1,095,500 N Nov. 12 1,099,000 N Nov. 13 1,025,000 N	ov. 201,	168,000
	_	
Total5,945,500	Total5,	507,500
1912.		
Left over, Friday A. M	I., Nov. 15-4	6.
H-11- N - 15	Arrived.	Sold.
Friday, Nov. 15	9	15
Saturday, Nov. 16	8	7
Monday, Nov. 18	17	19
Tuesday, Nov. 19	5	5
Friday, Nov. 15	8	12
Thursday, Nov. 21	11	8

	_
Total 58 66	6
Condition of market, dull. Prices: Hudso	ns
\$6.75 to \$7.25; Raritans, \$6.75 to \$7.00. L	eft
over Friday A. M., Nov. 21-38.	
OFFICIAL SUMMARY.	
Left over, Jan. 1, 1913	113
Total No. barge loads arrived, including	110
left over barge loads, Jan. 1 to Nov	
21. 1913	805
Total No. Darge loads sold Jan. 1 to Nov	
21, 1913 17	734
Total No. Darge loads left over Friday	
A. M., Nov. 21, 1913	71
Total No. barge loads left over, Jan. 1,	
1912	71
Total No. barge loads arrived, including	

HOT LIME COMPETITION EXPECTED. How One Distributor Sizes Up the Situa-tion In This Market.

How One Distributor Sizes Up the Situation In This Market.

A NALYZING the lime situation in this market from the viewpoint of the selling end of this department, the season of 1913 has had its shortcomings.

While the demand for lime in the opening months of the season was fair and prices reasonable, the past few months have developed almost no demand and the price of even the best grades have dropped to a level dangerously near the point where the lime producer is looking marked retrenchment in the face.

A sure indication of the trend of the lime business here is found in the fact that manufacturers of low grade limes in the south are consigning little or none of their product to this market at present. This means that the price is so low that even the Southern manufacturers cannot meet it with the run of kiln lime.

As a matter of fact, the lime producing industry at the present time is undergoing an extensive change. Producers who for years have supplied this market with good lime, find themselves facing the competition of producers who have modern up-to-date plants, with their much larger units and correspondingly low overhead charges. These latter producers are after the lime business in a most vigorous manner, and are sure to cause the old-line companies to either retire from the field or to spend large sums of money for improvements. Of course, many of the quarry properties belonging to these old-line companies can no longer be profitably worked. Where this is the case it is obvious that the expenditure of cash in plant improvement is hardly warranted.

It is more than likely that this market will feel the hottest kind of competition in the lime business in the near future, especially if the building industry does not recover from the serious slump it has experienced this year.

NEW STANDARD FOR PIPE THREADS.

NEW STANDARD FOR PIPE THREADS.

NEW STANDARD FOR PIPE THREADS,
The Code Approved by National Committee
Becomes Effective January 1.

B UILDING supply interests of New York and
vicinity, especially those dealing with pipe
and fittings, will find a new standard set for
them by the Manufacturers' Standardization
Committee of the American Society of Mechanical Engineers and the Committee on International Standard for Pipe Threads.

On Sept. 17 a resolution was presented to the
National body and adopted, approving the table
and tolerance submitted at the meeting of the
joint committee and that there be deposited
with the Bureau of Standards at Washington a
set of gauges to be known as the American
Briggs Standard for Pipe Threads. These
gauges consist of one plug and one ring gauge
of each size. The committee has published
the flange and flange fittings for standard
fittings in a circular, which may be obtained by
addressing the Committee on Standardization of
Fittings and Valves, care of W. H. Douglas,
secretary, 30 Church street.

The use of flanges and flange fittings has
been increasing quite rapidly of late years. In
fact, a flange joint is the stanuard form of
connection in many classes of piping. For
most purposes the ordinary screw connection
should not be used above 6-in pipe size on account of the difficulty of making and breaking
joints.

As the flange fitting business grew each ma-

most purposes the ordinary screw connection should not be used above 6-in pipe size on account of the difficulty of making and breaking joints.

As the flange fitting business grew each maufacturer made up patterns for whatever sizes were called for, to his own personal ideas or knowledge at that time. These dimensions were later published in catalogues and a wide variation in dimensions was found. The variation in the diameter and thickness of flanges as well as the bolt circle, size and number of bolts on standard weight material caused the users and manufacturers considerable confusion and expense. This brought about the movement by the American Society of Mechanical Engineers and the Master Steam & Hot Water Fitters' Association, assisted by the manufacturers of these lines, the result of which was the adoption of what is known as the A. S. M. E. Standard of 1894. This covered flange dimensions and bolting only.

A few years later the manufacturers began to realize that the extra heavy 250 flanges and bolting were in the same state of confusion. This resulted in the adoption of what has been known as the Manufacturers Standard of 1901. It became evident in the past few years that the center to face and face to face dimensions of all flange fittings, including low pressure, standard pressure and extra heavy pressure, should be established. After considerable work a standard known as the 1912 U. S. Standard was adopted. The adoption of this standard opened a discussion among those interested in the subject. It was found that the dimensions presented in the 1912 U. S. Standard was adopted by them. This left two standards of flange fittings. When this condition came before the committee of the A. S. M. E., an effort was made by this committee, to harmonize, if possible, the differences then existing between these two standards. After considering the various phases of the subject co

mnts.

These standards become effective on the first of the year. New standards for brass flanges have also been made and printed and are ready for distribution to applicants.

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THE WEEK'S REAL ESTATE NEWS

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

Sales Were Few and Involved Unimportant Properties.

Last week's slight improvement in the condition of the real estate market apparently failed to act as an incentive continued activity, as there was a falling off this week in the number of sales and in the quality of properties sold. The transactions involved holdings of mediocre importance. There were a few dwellings sold for occupancy and a few tenements and flats changed hands. West Side apartment houses figured in the more prominent deals.

In the boroughs outside of Manhattan, the market maintained its customary quiet. A few large suburban deals were closed, a syndicate acquiring a tract of land at Summit, N. J., for development, and Otto H. Kahn purchasing a valuable estate at Woodbury, L. I.

The total number of sales in Manhattan this week was 22, against 30 for last week and 39 a year ago.

The number of sales south of 59th street was 5, against 10 last week and 17 a year ago.

The sales north of 59th street aggregated 17, compared with 20 last week and 22 a year ago.

From the Bronx 11 sales at private contract were reported, against 7 last week and 17 a year ago.

The amount involved in the Manhat-

tan and Bronx auction sales this week was \$636,650, compared with \$505,670 last week, making a total since January 1 of \$45,590,420. The figure for the corresponding week last year was \$1,164,696, making the total since January 1, 1912, of \$42,203.359.

PRIVATE REALTY SALES.

Manhattan-South of 59th Street.

BLEECKER ST, 41, 3-sty and basement building, on plot 30x75.9x irreg, at the northeast corner of Shinbone alley, sold by L. Tanenbaum Strauss & Co. to Clarence W. Seamans. With this purchase, Mr. Seaman now controls the entire block bounded by Lafayette st, Bleecker st and Shinbone alley.

charles St. 10 (Van Nest pl.), 3-sty and basement dwelling, on lot 20x95, sold for A. S. Brown to H. A. Vieu's residence for the past 20 years, 169 West 10th st, has been taken by the city in the proceeding to extend 7th av.

GREENE ST, 69-71, 5-sty and basement loft building, on plot 37.6x100, bet Broome and Spring sts, sold for the Manhattan Real Estate Association (Geo. P. Slade, treasurer, and A. R. Kirkus, secertary) to Walter S. Timis, by the Charles F. Noyes Co. The building is a modern one, with elevators, low pressure heat, etc. It cost the sellers \$130,000 in cash and was leased to Frank & Dugan at \$9,500 per annum, until last May. The buyer is an investor, who will make extensive improvements and then offer the property for rental. There was no element of exchange involved in the transaction, it being a strictly cash deal. It is stated that several other sales are pending in the same neighborhood.

WILLIAM ST, 169, 5-sty building, on lot 26.8

willliam st, at the corner of Beekman st, which is held by the French interests. The property is improved with a falling on lot 26.8 x58.9, adjoining the southwest corner of Beekman st, sold by the Van Zandt Realty Co. to the Public Service Commission. Negotiations are well advanced for the purchase of the abutting property at 33 Beekman st, a 5-sty structure, on a lot 23.8x102x irreg, owned by Francis D. Bowne. It is understood that condemnation proceedings will be instituted in order to acquire 171 William st, at the corner of Beekman st, which is held by the French interests. The property is improved with a 5-sty building, on a lot 22.7x51.6. The commission also needs an easement under the 10-sty building at 165 and 167 William st, which it is prepared to purchase at private contract, provided that terms of sale can be arranged. Failing in this the easement will be obtained under condemnation proceedings. The projected subway makes a turn from William st into Beekman st at this point.

25TH ST, 360 West, 5-sty tenement, on lot 25 x98.9, adjoining the southeast corner of 9th av,

sold for R. R. Boyd to Wm. E. Good, by William H. Archibald. Mr. Good owns a great deal of property in the Chelsea section. This house has been in the Eoyd family for over half a century

Manhattan-North of 59th Street.

Manhattan—North of 59th Street.

75TH ST, 315 East, 4-sty brick tenement, on lot 25x102.2, reported sold by Mary Stastny.

77TH ST, 337 East, 4-sty tenement, on lot 25x102.2, sold for A. Samuels to Joseph B. Peck, by Paul A. McGobrick.

89TH ST, 306 West, 4-sty dwelling, on lot 20x100.8, west of West End av, sold by the John J. Tully Construction Co. to Z. T. Piercy. The seller acquired the building in trade a few weeks ago, for a number of flats in the Bronx.

111TH ST, 24-30 West, 6-sty apartment house, on plot 100x71.10, sold by the Tilmil Realty Co. (Williams & Grodginsky) to John Volz, who gave in part payment 1739 and 1741 Av A, two 5-sty tenements with stores, on plot 50x94, adjoining the southwest corner of 91st st.

113TH ST, 72 East, 5-sty tenement, on lot 25x

113TH ST, 72 East, 5-sty tenement, on lot 25x 100, west of Park av, sold by Abraham Liebhoff to an investor. The property was formerly owned by the Lawyers Mortgage Co., who acquired it at foreclosure sale in August, 1912, for \$18,100.

\$18,100.

115TH ST, 605-607 West, 6-sty elevator apartment, "Bellmore," on plot 50x100.11, sold by Mrs. C. L. Kellogg to Moses Misch, who gave in part payment two 5-sty flats, on plot 54x99.11, at 110-112 West 129th st, and the 3-sty dwelling at 168 West 130th st, on lot 20x99.11. The brokers were J. C. Hough & Co.

131ST ST, 254 West, 3-sty and basement dwelling, on lot 17.6x99.11, bet 7th and 8th avs, resold for the Obark Realty Co. to Samuel R. Waldron by John A. Steinmetz.

133D ST, 63 West, 5-sty flat, on lot 25x100, resold for Jeanette G. Wetmore to Louis H. Rose, by J. Anthony Minott. The seller acquired the property about two weeks ago through the same broker.

147TH ST, 545 West, 3-sty and basement dwelling, on lot 17x100, sold for Edward P. Mowton to a client for occupancy, by the Duff & Brown Co.

150TH ST, 420 West, 3-sty and basement dwelling, on lot 16.6x81.11, bet St. Nicholas av and Convent av, sold for Frank M. Coughlan, to Ennis & Sinnott, by the Herman Arns Co.

to Ennis & Sinnott, by the Herman Arns Co. 186TH ST, 552 & 554, two 5-sty apartment houses on plot 50x100, sold by M. Hanlon to Dominick L. O'Reilly, by McDowell & McMahon. The property figures in the deal reported last week, which involved the new law apartment house at 520 and 522 West 162d st. 207TH ST, WEST, nec Vermilyea av, plot 100 x100, sold for the Alliance Realty Co., William H. Chesebrough, president, to Gustavus L. Lawrence, by Warren F. Johnston. Mr. Lawrence recently bought 4 adjoining lots and with his latest purchase, now controls 200 ft. on 207th st. MANHATTAN AV, 124, 3-sty and basement.

latest purchase, now controls 200 ft. on 207th st. MANHATTAN AV, 124, 3-sty and basement dwelling, on lot 17x70, bet 105th and 106th sts, reported sold by Jennie E. Tack.

5TH AV, 2216, 5-sty flat, with stores, on lot 25x90, adjoining the southwest corner of 135th st, sold for Maria J. Zeyas Y. Gobel, to a client, by David R. Eeach. The seller bought the property at foreclosure in June for \$20,700.

STH AV, 2174, 5-sty brick, triple flat, with store, on lot 25x100, north of 117th st, sold for the heirs of the estates of Albert and Fanny Levy to a client, by the Herman Arns Co.

153D ST, 381 East, 6-sty tenement, on plot 37.6x100, sold for the Munderloh Realty Co. to a client, by Kurz & Uren.

165TH ST, 824 East, 3-sty dwelling, on lot 20x100, bet Union and Prospect avs, sold for Isidor Kopeloff to Jacob Eder for occupancy, by Alexander Selkin.

Alexander Selkin.

175TH ST, s w cor Prospect av, plot 25x139, sold for a client by W. E. & W. I. Brown, Inc., to a builder, who will immediately improve with a high class apartment house.

BROADWAY, e s, 150 ft. south of Van Cortlandt Park South, lot 25x100, sold by Joseph F. Feist to the Bromberg Realty Co, Bernard B. Bromberg, president, by Thomas C. Lane.

EROADWAY, w s, 172 ft. s of Mosholu Parkway, plot 100x100, sold for Mrs. Fannie McGay to a client, by Bryan L. Kennelly.

CLINTON AV, 1353, 3-sty, 2-family house, on lot 25x87, sold for Mrs. A. Hohman to H. Reich by Nicholas Lopard.

CROTONA AV, 1879 and 1883, two 5-sty flats,

CROTONA AV, 1879 and 1883, two 5-sty flats, on plot 76.8x108, north of 176th st, bought by Morris Fine.

EDGEWATER RD, e s, 428 ft. south of Garrison av, plot 75x150, sold by Mrs. Walther to G. N. Reinhardt & Co., grain dealers, who will improve the property for their business.

FEATHERBED LA, 124, 4-sty flat, on plot 25x100, east of Aqueduct av, sold for A. L. Guidone & Co. to M. A. Dempsey by Maurice J. McCarthy. The consideration was about \$25,-000.

LYDIG AV, see Barnes av, plot 50x100, sold for the estate of T. T. Williams to Mrs. Nora Goldschmidt, by Bryan L. Kennelly.

WASHINGTON AV, 2056, 2-sty and basement private dwelling, on lot 18.8x95, sold by J. J. Pittman and Ernst & Cahn to Anna M. Reese, for occupancy.

Brooklyn.

ELMORE PL, 1103, bungalow on plot 50x100, near Av J, sold for Victoria A. Van Wond by W. H. Goldey. The same broker also sold for the Henry Meyer Building Co., the dwelling at 340 East 26th st, on lot 20x100.

ROEBLING ST, 331, a dwelling on lot 20x75, bet Division av and South 9th st, sold for a client to Benjamin Fassler, by James B. Fisher.

bet Division av and South 9th st, sold for a client to Benjamin Fassler, by James B. Fisher. PARK PL, 122, 3-sty and basement dwelling, bet 6th and 7th avs, sold for G. E. Smith to Frank Thompson by the Jerome Property Corporation. The buyer gave in part payment the 3-sty flat, with store, on the east side of 6th av, 80.3 ft. south of 10th st.

BEVERLY RD, n e cor East 17th st, a 14-room residence, on plot 100x200, sold by James S. Graham to the Roman Catholic Church of the Holy Innocents in Flatbush (Rev. William J. Costello, rector), for \$42,500. The building will be used in connection with the church and will be in charge of the Sisters of St. Joseph.

BROADWAY, 279-285, 2-sty taxpayers on plot 70x100, sold for the Realty Associates to a client, by David R. Beach.

FRANKLIN AV, e s, bet Eastern Parkway and Nostrand av, plot 129x185.7, sold for E. R. Vollmer to a builder, who will erect a 6-sty apartment house, by Charles L. Gilbert and M. C. O'Brien.

13TH AV, e s, block front bet 62d st and 63d st, with frontage of 200 ft. on 13th av, 85 ft. on 62d st and 75 ft. on 63d st, sold for the Convent of the Sisters of Mercy to a client, by B. J. Sforza.

J. Sforza.

KINGSBORO, ETC.—Wood, Harmon & Co. report the sale of lots here to A. P. Ward, D. J. Byrne, L. E. Hawkins, D. F. Hollobaugh, E. F. Hawkins, D. L. Coffindorier, C. Howard, John O. Dickinson, S. Stephenson, A. B. Koontz and F. R. Hurlourt. The same company has sold lots at Hyde Park to C. E. Weiss, J. W. Jelks, Miss A. K. Bannon, J. M. Frampton, A. F. Doyle, and E. B. Porcher, and at East Midwood lots to I. M. Leahy, Mrs. M. A. Smith, John O. Dickinson, A. L. Parker and A. M. Cross.

Richmond.

Richmond.

BRIGHTON HEIGHTS.—C. E. Gremmels purchased through Cornelius G. Kolff, 2 plots, 20x 114 ft. in size, on Portland pl.

BRIGHTON HEIGHTS.—The site of the old tennis court of the famous Harbor Hill Golf Club was sold by Thomas Kiernan through Cornelius G. Kolff to Mr. C. E. Gremmels, of Westeriegh. The purchaser contemplates the erection of a home for himself on the site selected, which commands a magnificent view of the Upper Bay of New York with New York City in the distance.

PORT RICHMOND.—Carl F. Grieshaber sold through Cornelius G. Kolff to Frederick Burgher, of Port Richmond, the frame dwelling on lot 144x77x191, on the easterly side of Cottage pl near Bond st.

Rural and Suburban.

FENWICK, CONN.—John Crawford sold the Irwin property, a residence, to William B. Howland. The property was held at about \$30,000. It is situated at the mouth of the Conecticut River.

MANHASSET, L. I.—L'Ecluse, Washburn & Co. have sold to James Whalen, of the United Cigar Stores Co., a house located on the corner of Bayview av and Willow Drive at Manhasset Park. Mr. Whalen will occupy the house at

Park. Mr. Whalen will occupy the house at once.

RED BANK, N. J.—The Minnesink Realty Co. through Brown & Kingsland of Newark has sold part of Minnesink Park, its holdings at Red Bank, N. J., to three local people. Charles F. Eilert acquired about 32 acres adjoining his farm on Nut Swamp rd; Attorney General Edmund Wilson about 3 acres, and Harry P. Robinson about 7 acres.

SEA CLIFF, L. I.—Ernst & Cahn sold the Pierpont Hotel, a 4-sty frame building, 120x 90, running from Prospect av to 7th av, to Joshua M. Powell, who gave in part payment 3 1-family houses in Brooklyn, known as 8631, 8633 and 8635 16th av.

1-tamily houses in Brooklyn, known as 3001, 8633 and 8635 l6th av.

SUMMIT, N. J.—A company in which are interested A. J. Drexel, Jr., Charles Lanier, Jr., Philip Carpenter, Joseph W. Burden, George R. Peare, Chester G. Burden and Fred T. Frelinghuysen, bought an estate of about 300 acres close to and overlooking Summit, N. J., on the Lackawanna Railroad. The property has a frontage on the Passaic River and an elevation of 500 ft. in certain sections.

WOODBURY, L. I.—Otto H. Kahn, of Kuhn, Loeb & Co., bankers, is reported to have purchased a tract of about 350 acres at Woodbury, Long Island, comprising the Henry A. Montfort farm, 250 acres, and the Walters estate farm, 100 acres. The property has a high elevation, rising to a height of about 300 ft. above the sea level. It is understood that the price paid is about \$1,000 an acre. A handsome residence will be erected on the property, which will be converted into a country estate.

LEASES.

Manhattan.

ALEERT B. ASHFORTH, INC., leased for Mrs. Marie H. Clemens to Edward Margolies, for alteration, the 5-sty building at 603 5th av, on a plot 27x100, for a term of years.

DANIEL BIRDSALL & CO., INC., leased the 9th loft in 561 and 563 Broadway to Jacob Smolen, of 42 Wooster st; the 6th loft in 8 Washington pl to Joseph Yeska, of 725 Broadway, and the 4th loft in 40 East 21st st to the Newman Manufacturing Co.

DANIEL BIRDSALL & CO., INC., leased the store in 361 6th av to Daniel Jacobs; the 1st loft in 109 and 111 West 27th st to J. H. Friedman; space in 2 West 47th st to Albro & Phipps and to James G. Sykes.

Phipps and to James G. Sykes.

DANIEL BIRDSALL & CO., INC., and Johnson, Adams & Greacen leased the store, basement and sub-basement at 8 Washington pl, running through to 15 and 19 West 4th st, to C. H. Tenney; also rented the 1st floor and basement in 85 Franklin st to D. Matchack & Co., and the 1st floor and basement in 102 Franklin st to Ireland Bros., Ltd., of 12 White st; 2d loft in 109 and 111 Wooster st to Reuben M. Segall, of 30 Howard st, and Grossman & Cohen, and the 6th and 7th lofts in 524 to 528 Broadway to Bischoff Bros., of 444 Broadway.

VASA K. BRACHER leased an apartment of

VASA K. BRACHER leased an apartment of rooms and 3 baths in Stanley Court, at 301 est 106th st for a term of 5 years to William Ransome, recently elected Justice of the City

Court.

HENRY BRADY leased for Lewis Mendelsohn the 3d loft in 248 West 23d st to the Hopkins Co., the yacht supply company, of Chambers st; also the 4th loft to Woolwitch & Snedecker, manufacturers of children's dresses; the 5th loft to the Savoy Waist & Dress Co., and the 1st loft to Cushman & Dennison Co., of 240 West 23d st.

WALTER BROOKS leased his house at 108 East 70th st to J. W. Clark.

CORN & CO. leased for N. Brigham Hall and

East 70th st to J. W. Clark.

CORN & CO. leased for N. Brigham Hall and William D. Bloodgood as agents for the Fourth Av. and 32d St. Co. the entire 7th floor, containing 10,000 sq. ft. in 470-478 4th av for a long term of years to Rosen, Plechner & Lipschutz, manufacturers, agents and importers of velvets, velveteens and corduroys, now at 32 West 22d st.

GEORGE P. CORSA.

GEORGE B. CORSA leased for 9 years and 4 months the west inside store at the southeast corner of Fulton and Church sts, to Walter Markhoff.

THE CROSS & BROWN CO. leased for the New York Telephone Co. to the Paris Importing and Manufacturing Co. the entire 10th floor in 28 and 30 West 38th st, and for Chas. A. Gould to Isaac Silverman space on the 9th floor in 126 5th av.

THE CROSS & BROWN CO, leased the store in 235 West 58th st to S. J. Wise & Co., Inc., of 1794 Broadway; and the 1st and 2d lofts in 29 Union sq to Carlton Motion Picture Laboratories, of 537 Rivergale av.

1794 Broadway; and the 1st and 2d lofts in 29 Union sq to Carlton Motion Picture Laboratories, of 537 Riveroale av.

THE CROSS & BROWN CO. leased for Morris B. Baer the 4-sty hreproof building to be erected on the plot at 551 to 555 West 57th st. The lessee is the Kelly-Springheld Tire Co., a subsidiary company of the Consolidated Rubber Co. It is to be used for service and warehouse purposes. The lease is for a long term of years. This makes the second building operation that has been closed on this block within the last month. Recently New York City coulty ted negotiations for having a building erected to be used as a bureau for the handling of licenses for taxicabs and auto vehicles.

THE CROSS & BROWN CO. leased for G. Bavard MacBride to Paul La Croix the store in 3 East 52d st, and in conjunction with J. C. Einstein the entire 6th floor in 38 to 42 East 32d st to S. Schwartz & Co. for a term of years.

DOUGLAS L. ELLIMAN & CO. leased a large duplex apartment of 12 rooms and 4 baths in 823 Park av for Payson McL. Merrill to Cecil Barrett, of Spencer Trask & Co., bankers; an apartment of 12 rooms and 4 baths in 246 West End av, to Frank J. Rascovar, vice-president of Albert Frank Co.; also an apartment in 178 East 70th st to Oliver C. Reynolds, and an apartment in 3 bast 85th st to Frederick T. Busk.

DOUGLAS L. ELLIMAN & CO. leased for the 42d Street & Madison Avenue Co. the entire 42d st front of the 5th floor in the new building at the southwest corner of 42d st and Madison av, to the Manufacturers' Paper Co., who for 30 years have been located at 41 Park Row. The lease calls for, approximately, 4,600 sq. ft. of space, and will run for a long term of years from May 1, 1914. It is a peculiar coincidence that the offices of this concern in Boston and Chicago are also on the 5th floor, as well as their present office. This is one of the largest leases closed recently in this building.

DOUGLAS L. ELLIMAN & CO. leased for Dr. Clement Cleveland, a large duplex apartment of 13 rooms and 4 baths in 925 Park av t

Chicago are also on the 5th floor, as well as their present office. This is one of the largest leases closed recently in this building.

DOUGLAS L. ELLIMAN & CO. leased for Dr. Clement Cleveland, a large duplex apartment of 13 rooms and 4 baths in 925 Park av to Daniel E. Seybel; also an apartment of 10 rooms and 4 baths in 3 East S5th st, to Lucien H. Tyng; also leased for Major Francis G. Landon, 131 East 65th st, for the winter, furnished, to Cecil Lyon, of Morristown, N. J.

JACOB FINKELSTEIN leased for the estate of William Kramer the old Thalia Theatre, at 46 Bowery, for vaudeville and moving pictures to the Acierno Amusement Co. The old playhouse covers a plot fronting 75 ft. in each street, with a depth of 200 ft., and adjoins the site of the historic Atlantic Garden, which recently made way for a tall loft building.

J. ARTHUR FISCHER leased the store and basement in 105 West 38th st to A. Gilbear for a term of years for restaurant, and also in the same building the three upper floors to Mrs. Murphee for dwelling purposes.

M. FORMAN & CO. rented the 10th loft in 28 to 32 West 27th st to Mezeretzky & Miller, of 105 Bleecker st, the 8th floor in 129 to 133 West 27th st to G. & S. Skirt Co., of 129 West 27th st to Arnow Brothers, and a loft in 37 and 39 West 28th st to Bedford Waist Co.

M. FORMAN & CO. rented the 10th loft in 129 west 27th st to the Oriental Waist & Dress Co.; also for the Grand Street Realty Co., the 3d loft in 100 Grand st to the Star Kimono Co., of 343 Canal st, and for Lewis H. May Co. space in 18 West 27th st to the Oriental Waist & Dress Co., of 12 East 32d st; also for F. G. Pflomm the 4th loft in 32 West 36th st to the Norman Dress Co., of 12 East 32d st; also for F. G. Pflomm the 4th loft in 32 West 36th st to the Norman Dress Co., of 12 East 32d st; also for F. G. Pflomm the 4th loft in 35 to 141 West 29th st to Frank & Schwartz; the store and basement in 147 West 26th st to Aeorn Braid Co., of 45 University pl, for 2

M. FORMAN & CO. rented the 4th loft in 135 to 141 West 29th st to Frank & Schwartz; the store and basement in 147 West 26th at to Acorn Braid Co., of 45 University pl, for 2

Established in 1853

Horace S. Ely & Company

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THE BROAD WAY

THE

PALMER REALTY AND FINANCIAL AGENCY

ROOM 618 CANDLER BUILDING

220 West Forty-second Street New York City

Leases (Continued).

years, and the 2d loft in 61 West 14th st to Finestone & Meyer.

Finestone & Meyer.

FREDERICK FOX & CO. leased for the Times Square Improvement Co., the 10th floor containing over 20,000 sq. ft. of space, in the building now being erected at the northeast corner of Broadway and 37th st. The lessees are Reisman, Rothman & Bieber, large manufacturers of children's coats, now located at University pl and 12th st. The lease is for a long term of years at an aggregate rental of about \$70,000. The entire set of 11 lofts and part of the store in this building are now rented.

EDWARD FRANKLIN leaded to the 10th floor contains the contained to the store in this building are now rented.

EDWARD FRANKLIN leased the 3-sty dwelling at 104 East 74th st to A. H. McCarty, and the 3-sty dwelling, at 328 East 50th st to Julius

the 3-sty dwelling, at 328 East 50th st to Julius Riugman.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for the Realty Holding Co. and M. & L. Hess the 1st loft in 151 to 155 West 30th st to Gross & Weiss, of 23 Waverly pl; and for the Karnack Realty Co. the 1st loft in 145 to 149 West 30th st to Gross & Weiss, of 23 Waverly pl.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased space in 57 to 63 Greene st for Leo Schlesinger & Co. to Veit Son & Co., of 48 West 38th st; space in 40 and 42 West 22d st to Louis Magidoff, of 136 Greene st; space in 136 to 140 West 21st st to Schlessel & Goldberg, of 129 West 29th st, and the 3d loft in 6 and 8 West 18th st to Nathan Cohen.

Mest 129th st, and the 3d loft in 6 and 8 West 18th st to Nathan Cohen.

FROMAN & TAUEERT have leased for J. Edgar Leaycraft & Co., the store at 1458 3d av, to Andrew Maresco for a term of years; also for Silverman & Kovel, the store at 1396 3d av to a client.

THE GAINES & DRENNAN CO. leased for Tingue Brown Co. the 6th loft in 118 and 120 East 25th st to Lion & Co., dealers in ribbons and silks, now at 314 4th av; also the 1st loft in the Hartley Building at 377 4th av to Stern & Pohly, silk manufacturers, now at 67 Greene st; also offices in 70 5th av to the Clothing Designer Co., now located at 24 West 31st st.

N. BRIGHAM HALL & WM. D. ELOODGOOD Tented, in conjunction with Corn & Co., the 7th floor, containing about 10,000 sq. ft., in 470 4th av to Rosen, Plechner & Lipschutz, of 32 West 22d st, for a long term of yéars.

N. BRIGHAM HALL & WM. D. BLOODGOOD

22d st, for a long term of years.

N. BRIGHAM HALL & WM. D. BLOODGOOD rented for the Estate of Josephine Macdonald the 11th floor in 719 and 720 Broadway to Max I. Aronson & Co., for a term of years.

HELL & STERN leased for the Improved New York Properties Co. in 636 and 638 Broadway the 5th loft to Berlin & Goodkind; for Bramko Construction Co. in 6 and 8 West 32d st the 13th loft to S. Rakusin & Co., of 147 West 25th st; for A. M. Rau 152 to 155 West 24th st the 5th loft to the Boston Mfg. Co., and for the Manray Co., Inc., in 145 and 147 West 28th st the 5th loft to Phoenix Waist Co., of 25 West Houston st.

Co., Inc., in 145 and 147 West 28th st the 5th olft to Phoenix Waist Co., of 25 West Houston st.

HEIL & STERN leased for Einstein-Wolft Co. in 1115 Broadway the 3d loft for a term of years at a total rental of \$75,000. The lessees are the Harris Rubber Co., of 87 5th av.

M. & L. HESS, INC., leased the 6th loft in 22 to 28 West 21st st to Joseph Weinstein & Co., and the 11th loft to the K. & P. Cloak & Suit Co., of 129 West 22d st; the 6th loft in 13 East 16th st to L. Hirsch.

M. & L. HESS leased the 3d loft in 362 and 364 5th av to M. Guggenheim, Inc., importers of Parisian jewelry, of 200 5th av; the lease is for a term of 5 years at an aggregate rental of \$25,000. Also leased the 9th loft in 31 and 33 East 28th st to H. & I. Ottenstein, of 137 5th av.

M. & L. HESS leased the 3d loft in 53 to 57 West 14th st, running through to and including 52 and 54 West 15th st, to Hecht Bros. & Co., of St. Louis, clothing manufacturers; also the 3d loft in 151 and 153 West 19th st, to the Diamond Neckwear Co., of 10 Greene st; also leased, in conjunction with Corn & Co., the 7th, 8th and 9th lofts, in the McMorrow Building at 131 to 137 West 35th st, size 75x100, to J. Dryfoss Son & Co., of 31 West 23d st, and the Idelia Mfg. Co., of 31 West 23d st, and the present lessees have been located for a long term of years. The new home of the above firms is located just west of the Herald Square Theatre, and by reason of conditions surrounding the property enjoys perfect light and exceptional advertising facilities. The lease is for a term of 5 years at an aggregate rental of \$67,500.

EDWARD J. HOGAN leased to Richard J. Foran offices on the both floor in the tower of the Woolworth Building for a term of years. This lease carries with it the dentist privilege of the entire building.

JOHNSON, ADAMS & GREACEN leased the 5th loft in the Astor Place building, Broadway and Astor pl, to the E. Moch Co., of 787 Broadway, for a term of years at an annual rental ay, for \$4,000.

of \$4,000.

JOHN J. KAVANAGH leased apartments in the Walmore, at 51 and 53 East 78th st, to Miss Eleanor Tobias; also apartments in 931 Madison av to L. Metzger and Miss Eleanor Croft; also apartments in the Kings Court, at 1190 to 1196 Madison av, to Dr. Wm. May and Thos. N. Molanphy and I. Phipplis.

FRANCIS G. LANDON leased the 3-sty dwelling at 131 East 65th st to Cecil Lyon.

ing at 131 East 65th st to Cecil Lyon.

GUSTAVUS L. LAWRENCE leased to W. E.
Jacobs and B. & J. T. Harris the new theatre,
now nearing completion, on a plot 150x150, in
the west side of Sherman av, 100 ft. south of
207th (Emerson) st, for 10 years, at a reported
aggregate rental of \$300,000. The structure,
which will be devoted to vaudeville and motion
pictures, will be known as the Dyckman Theatre and will be opened about December 31.
The theatre will have a seating capacity of
about 2,000.

G. L. LAWRENCE rented to Kane & Mirsky

G. L. LAWRENCE rented to Kane & Mirsky the store in 576 West 207th st and the store in 550 West 207th st to Morris Heitel.

LEVINE BROS. leased the 4th floor in the Astor Place Building, for a term of years, at an annual rental of \$4,000 through Spear & Co. This is the second lease of premises in the Astor Place Building.

THE LESLIE-JUDGE CO. leased the 4th floor of 225 5th av, for its executive offices, for a term of years. The company formerly occupied a large part of the 11th and 12th floors in the building. Its new quarters comprise about 15,000 sq. ft., nearly double its former floor space.

space.

McVICKAR, GAILLARD REALTY CO. leased for the Regal Shoe Co. the parlor floor store in 40 West 34th st to the Upstairs Shop Incorporated for a term of years.

MRS. CLARENCE H. MACKAY leased from Mrs. H. John Smith her residence at 129 East 70th st, furnished, for the winter.

EDGAR A. MANNING leased the front half of the 11th floor in the Leavitt Building at 126-132 West 46th st for a term of 5 years to the Byron Co., of 1328 Broadway.

THE NEW YORK TELEPHONE CO. leased

EDGAR A. MANNING leased the front half of the 11th floor in the Leavitt Building at 126-132 West 46th st for a term of 5 years to the Byron Co., of 1328 Broadway.

THE NEW YORK TELEPHONE CO. leased from the Lincoln Safe Deposit Co. the store at 72 East 42d st, adjoining the Hotel Belmont. The lease is for 5 years.

GEORGE NEIMAN leased for A. F. Jammes (Midville Realty Company) to William Bernstein, of 54 West 31st st, dealer in ladies' slippers and shoes, the store and basement at 5 West 37th st for 10 years.

THE CHARLES F. NOYES CO. leased the store and basement in 292 Pearl st to Pfaltz & Bauer, of 300 Pearl st; the 3d floor in 180 William st to Tushnett & Strauss; the top floor of 118 Beekman st, to Judson D. Campbell, of 68 William st; the 4th floor in 96 to 102 Church st to R. H. Baxter Co., of 318 Broadway; the 4th floor in 30 Frankfort st to Edward Birnn and a portion of the 3d floor in 130 Pearl st to John Atkins; an office in 37 and 39 Liberty st to John M. Billups & Co., of 37 Liberty st.

THE CHARLES F. NOYES CO. leased to the United States Government at an aggregate rental of about \$150,000, the store and a portion of the 1st loft in the new Bradstreet Building at the northwest corner of Lafayette and Howard sts for post office purposes; also leased the building at 78 and 80 Beach st for Herman Le Roy Edgar to Hirsh, Stein & Co., for seven years at an aggregate rental of about \$25,000; also the entire building at 248 Water st for J. and B. Lichtenstein to F. Bredt & Co., of 240 Water st.

THE CHARLES F. NOYES CO. leased the building at 74 Pearl st for 21 years to Stecker & Kugelman on a net rental basis including taxes. The total aggregate rental is about \$75,000. The lessees have been tenants in the building for 24 years. The property was recently purchased by clients of the Noyes Co. after it had been sold in the auction room to Adolph C. Carsten.

PEASE & ELLIMAN rented for Mr. Van Pelt, the modern 5-sty American basement house, 18.4x100, at 126 East 80th st to Judge William W. Wadhams, the new

PEASE & ELLIMAN leased for Beverly Robinson his 20-ft., 4-sty residence at 113 East 37th st to Henry B. Carhart; also leased an apartment in 27 East 62d st to Miss Mary A. Sloan, daughter of the late Samuel Sloan, of the Farmers Loan & Trust Co.; also an apartment in 146 East 49th st to Dr. Vincent Gaudiani.

daughter of the late Samuel Sloan, of the Farmers Loan & Trust Co.; also an apartment in 146 East 49th st to Dr. Vincent Gaudiani.

PEASE & ELLIMAN rented for Frederick Zittle & Sons, as agents, the 4-sty dwelling, 16 ft. wide, at 163 West 73d st to Mrs. Samuel Hasbrouck; also rented for Mrs. F. S. Coudert, the 3-sty private residence, 18.9x100, at 121 East 55th st to Nelson B. Burr; also leased apartments in 56 West 11th st to George Trigg, at 200 West 58th st to A. A. Bowen, at 136 Madison av to C. F. S. Saportas, and at 145 East 35th st to Mrs. H. G. Wagner.

PEASE & ELLIMAN have leased for the Century Holding Co., Lee & Fleischman, offices in the new 16-sty building, known as the Central Building, at 25 West 45th st, to the India Rubber World Co.; also leased in the new apartment house at 103 East 75th st an apartment of 7 rooms and 2 baths to William Averdell, Jr. of the Hudson Tubes Co., and a studio apartment at 130 West 57th st to Mrs. Gertrude Gaines, and apartments in 175 West 72d st, the "Van Dyck," for the Morewood Realty Holding Company, to H. Lyon Smith; in 170 West 72d st, to Helen Cahill; in 402-10 West 148th st, to Benjamin Comings, and in 42 East 66th st, to H. A. Victor; also leased for Mrs. Eugene Griffin, her 5-sty American basement residence, 25 ft wide, at 17 East 86th st, to Joseph Larocque.

PEASE & ELLIMAN leased to W. Albert Pease Jr., a very large apartment of 13 rooms and 4 baths, occupying half of the 7th floor of the new apartment house on the site of the famous Marquant residence at the northwest corner of Madison av and 68th st, known as 11 East 68th st. This apartment has a living room and a library with a sweep of 50 ft. Also leased an apartment in 27 East 62d st to F. W. Cole; one in 130 West 57th st to Hans Koronatzki; one in 105 East 15th st, the "Swannanoa," to J. L. Brown, and one in 799 Park av to H. L. Harbison.

PEASE & ELLIMAN leased for Edward H. Jewett to Mrs. Mortimer Levering the 4-sty house, 182 ft. wide, at 120 East 61st st, and

bison.

PEASE & ELLIMAN leased for Edward H.
Jewett to Mrs. Mortimer Levering the 4-sty
house, 18.9 ft. wide, at 120 East 61st st, and
leased an apartment to Mr. Jewett in 53 East
78th st; also leased a large duplex apartment of
12 rooms and 4 baths in 830 Park av to W. C.
Taylor, of Taylor, Livingston & Co.; and subleased for Mrs. Frederick Peterson, her apartment in 535 Park av to Mrs. G. V. Converse,
and also leased an apartment in 160 West 59th
st to Bradish J. Carroll.

POST & REESE leased the dwelling at 43 ast 78th st to George N. Gardener for a term

of 5 years.

JOHN PETERS leased for Adolph Fox to William Necker, the well-known undertaker, for a term of years the large double store located at 165 Av A.

cated at 165 Av A.

GEO. R. READ & CO. leased for Charles
Hofferbreth 9,500 sq. ft. in 531 to 537 West 21st
st to the National Co.; for the Canal Realty
Co. 5,000 sq. ft. in 533 to 537 Canal st to the
Adder Co.; for J. Hull Browning the top floor
in 73 Warren st to Henry Bessey, of 169 Will-

iam st; for William C. Walker Sons the 2d floor in 38 Murray st to the White Paper Box Co., of 169 William st; the corner store in 68 Broad st to David Ostrove, and store adjoining corner in the same building to Spyropoulis & Adams. These leases are all for a term of

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for James McLean 131 East 55th st, a 5-sty American basement dwelling, to George B. Sanford, furnished, for the winter.

George B. Sanford, furnished, for the winter.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased apartments in 105 East 53d st to H. A. Curtis and Harley P. Wilson; also a furnished apartment in 471 Park av to Mrs. William Schall, Jr.; also in conjunction with William C. Walker's Sons, leased the 5-sty building at 68 West 47th st to William Sittenham; also leased for Mrs. Frederic Bronson the 4-sty American basement dwelling at 1140 Park av to David Dows, furnished, for the winter.

WILLIAM J. ROOME & CO. leased for William Lauterbach, through Chas. F. Noyes Co., the 8th loft at 543 Broadway to Rosenblatt Bros. & Greenstone, of 248 Lafayette st.

THE M. ROSENTHAL CO. leased the store at 1237 Broadway to S. Vorzimer & Co.; the basement in 17 and 19 Broadway to the Caferita Co. and the basement in 485 and 487 6th ay to the Menzello Co.

to the Menzello Co.

ROYAL SCOTT GULDEN has leased for the McVickar-Gaillard Realty Co., as agents, the 4-sty high stoop dwelling at 19 West 46th st, for a term of years, to the Frank Gilman Co., shirt manufacturers. The lessee will occupy after extensive alterations are made. The basement and parlor floor will be remodeled into stores. The property is located on the street which is being "boosted" by the newly-organized 46th St. Association, formed along the lines of the 5th Av. Association. The members intend to secure more improvements for the street, turn off heavy and undesirable traffic and beautify the general appearance of the buildings along the line.

LOUIS SCHRAG leased for the Riker, Hegeman Co., the store and basement in 105 and 107 West 27th st, to H. Shulof & Co. for a term of years; also for Lena Rothschild, the store in 228 7th av, to Harry Poster for a term of years.

H. C. SENIOR & CO. leased space in the Lincoln Garage Building to Initial Towel Supply Co., of 1931 Broadway; also leased for May & Finn the building at 162 West 56th st to F. R. Welch.

Welch.

FRED'K SOUTHACK & ALWYN BALL, JR., leased the store and basement in 556 Broadway for William Vincent Astor to Hanover & Simon, of 78 Canal st, for a term of years.

SPEAR & CO. rented the 5th loft in 832 and 834 Broadway to Canno & Karp, of 48 East 8th st; for Philip Goerlitz, the 6th loft in 36 to 44 West 24th st to Harris Pankin, of 139 Spring st; for Hyman Bruner Estate, 15,000 sq. ft. in 119 and 121 Wooster st to Isaac Schneierson and Halper & Friedman, of 13 Lispenard st; a loft in 648 Broadway to Shevinsky & Wilson, of 337 Grand st; the 1st loft in 4 and 6 Washington pl to Mark Davis Sons & Co., of 10 Waverly pl.

TUCKER, SPEYERS & CO. leased in conjunction with S. M. Bondy, the 11th floor east at 28 and 30 West 38th st to Maurice Cohen; the westerly parlor store in 66 West 38th st to Frances E. Reiffert; office 1501 in the Springs Building at 29 to 33 West 38th st; in conjunction with Norman Denzer, the 2d loft east in 39 and 41 West 38th st to Hahn & Benjamin, of 17 West 24th st; and in conjunction with Julius Friend, Edw. M. Lewi Co., the 5th loft east in 39 and 41 West 38th st to L. & L. Bandeau Co., of 25 Great Jones st.

JAMES H. STRYKER rented for the estate of Levi Morris, the hotel at the northeast corner of 34th st and 7th av, to Patrick Fleming, of 2658 Broadway, for a term of years at an average rental of \$13,000 per year. The new tenant will take possession of the hotel on May 1, 1914.

L. TANENBAUM, STRAUSS & CO. leased to P. Pohalski & Co., of 18 Laight st, manufacturers of cigars, the entire building at 466 and 468 Broome st for a term of 10 years.

UNGER & WATSON, INC., leased for Miss Rosalie Joel the 4-sty brownstone dwelling at 144 East 62d st to Mrs. Mary Higlester for a term of years.

VAN NORDEN & WILSON leased for Frederick Fox & Co. space in the Herald Square Building to the D. & H. Mfg. Improvement Co., and through Heil & Stern a loft in 28 to 32 West 27th st to Kronish, Dessau & Luchs.

WILLIAM R. WARE leased for W. E. D. Stokes 242 West 76th st a dwelling to Bessie Cogan; also 111 West 78th st for the Dexter Realty Co. to George Brereton.

SIDNEY L. WARSAWER rented the 3d loft in 626 10th av to the Rootina Laboratories.

J. G. WHITE & CO. leased for the Fabian Construction Co., the store and basement in 151 West 26th st to E. P. Lawson, of Seybold Machine Co. for a term of years at an aggregated rental of \$50,000.

gated rental of \$50,000.

WM. H. WHITING & CO. leased for Daniel E. Seybel to Von Thande & Meyer the large store and basement in 71 and 73 Murray st; also 5,000 sq. ft. in 19 and 21 Roosevelt st to E. Behringer, of 45 Fulton st; 2,000 sq. ft. on the 12th floor of 373 4th av, in conjunction with Southack & Ball, to G. M. Fauser, Inc., of 41 East 21st st; space in 22 Beekman st; and the corner store in 127 Beekman st to I. Deaul.

THE I. B. WHITON STUART CO. leased for

THE J. P. WHITON-STUART CO, leased for Mrs. John R. Og.en the 3-sty dwelling at 108 East 61st st to Arthur Lapsley.

WORTHINGTON WHITEHOUSE leased 53 West 48th st, furnished, for Captain Charles du Pont Coudert to Mrs. M. O. Silkman; also renewed the lease on 51 West 48th st for Mrs. James Byrne to Gifford A. Cochran and 31 West 48th st to Mary G. Herbert.

Brooklyn.

CHARLES E. RICKERSON leased 30 Montgomery pl, furnished, a 3-sty and English basement dwelling, for Mrs. Grace W. Duryea to J. L. Crosthwaite; also an apartment in 186 Prospect pl for the Gustave Johnson Building Co. to a Mr. Hirst; also the management of the building and rental of the 1st and 2d floors in 144 Flatbush av for business purposes for a client.

client.

THE RICHMAN HOLDING CO., a Coney Island concern, leased from Desmond Dunne almost the entire block bounded by Surf av, West 20th and West 21st sts and the ocean front, for thirty years at an aggregate rental of \$500,000. The new holders of the property intend to start in a few weeks to erect several large buildings, which will include a hotel, a bathing pavilion, a restaurant and several amusement devices. It is estimated that the project will involve \$150,000 at the outset.

Suburban.

Suburban.

JAMES H. STRYKER leased for Charles Neilson to Michael Rowan, the store and basement to be used as a cafe and restaurant at the corner of 14th st and Pallisades av, Union Hill, N. J., for a term of 21 years.

PEASE & ELLIMAN leased through Poole & Bigelow, of Boston, the store in 449 Washington st, Boston, to Aaron Kosofsky.

PEASE & ELLIMAN have leased the "Red Cottage" at Westchester, N. Y., for S. Albert Reed to James M. Waterbury. This house is in the Country Club grounds. Mr. Waterbury is the father of the Waterbury brothers, of international polo fame.

REAL ESTATE APPRAISALS.

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

ESTATE OF HENRY CAWOOD—premises, 50
West 15th st, valued at \$46,838.

CHARLOTTE L. GORDEL—580 East 165th st, \$24,000, and 1100 Jackson av, \$10,900.

CHARLES H. TUCKER—53 Whitehall st, \$37,500.

LOUISE P. NIDELET—461 West 147th st, \$12,000.

OBITUARY

WILLIAM A. CLARK, real estate broker in Union County, N. J., and Westchester County, N. Y., properties, died Friday, Nov. 14th, at the Truell Inn, Plainfield, N. J., after a long illness. He was the founder of the State Trust Company of Plainfield and was at one time a director of the Citizens' Eank of Elizabeth.

JAMES L. KEARNEY, for forty years a real estate broker, died at his home, No. 289 Clinton street, Brooklyn, Monday, Nov. 17th, aged sixtyseven years.

SAMUEL W. MAC DONALD, real estate broker and operator in the Canarsie section of Brooklyn, died of apoplexy Saturday, Nov. 15th, at his home, 1311 East 96th street, Brooklyn. He was born in New York City, eighty-two years

Former Rothenburg Store in Lease.

New York is soon to have the largest establishment of its kind in this country, catering to the wants of hospitals, physicians and nurses in the form of the New Hospital Supply Company, which has just completed negotiations with Mr. Henry Siegel for renting for a long term the premises formerly occupied by the Rothenburg Company on West 14th street, between Fifth

WINDSOR I AND and IMPROVEMENT CO.

D. Maujer McLaughlin, President

Modern Home Developments on Long Island at FLORAL PARK, OCEANSIDE, HEMPSTEAD, VALLEY STREAM, ROCK-VILLE CENTRE, LYNBROOK, EAST ROCKAWAY, ROSE-DALE and ST. ALBANS.

MAIN OFFICE, Times Building,

42d Street and Broadway, New York City BROOKLYN OFFICE, Temple Bar Building

PENNSYLVANIA TERMINAL OFFICE,

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COWARD SUPPORT SHOE

Weakness in the arch structure is promptly re-lieved by the helpful aid of the Coward Arch Support Shoe. Constructed on correct prin-ciples—holds arch in place—eases foot strain and fatigue.

oward Arch Support Shoe and Coward Exten-on Heel have been made by James S. Coward his Custom Department for over 30 years

SOLD NOWHERE ELSE

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"THEY SATISFY"

Our seven Wrk-Wel Specialties include one thoroughly high grade Outside Varnish, two Inside Varnishes, one Floor Varnish, one Seat Varnish, one Wax or Rubbed Effect Varnish and one Surfas-Coat. This assortment covers the requirements in the Varnish line for

architectural or house work. Each article is the best it is possible to produce for the purpose.

The Vigilance of one man for forty years has kept Wrk-Wel Varnishes up to the original high standard. He has watched every melting and mixture and has personally examined every lot when finished.

We Guarantee One Hundred Per Cent. Perfection Write for carefully described catalogue-price-list of these specialties.

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ARCHITECTS, Business and Name Complete equipment and furnishings for sale; exceptional reputation; established 30 years in New York. Rare Opportunity.
Box 203, Record and Guide.

STENOGRAPHER, real estate experience, desires position by Jan. 1st. Familiar filing and renting. B. V., Box 202, care Record and Guide.

REAL Estate Broker, office manager, 25

REAL Estate Broker, office manager, 25 years, six years leading concern, will take charge of some department in large estate or trust company or corporation. Knowledge of Real Lstate Law. Box 206, Record and Guide.

Rnowledge of Real Lstate Law. Box 206, Record and Guide.

EXPERIENCED, renting, leasing, managing, 26, six years' experience with reputable concerns, desires permanent connection with desirable firm. Box 204, Record and Guide.

FOR SALE—Bound volumes of Record and Guide complete since 1883. If interested, communicate with A. S. GILBERT, 43 Exchange Place, City.

We are entirely out of the New York Edition of the Record and Guide of Nowember 28, 1908; July 2, 1919; February 24, March 9, April 13, April 27, May 11, August 24, October 5, December 14, 1912, and July 19, 1918. We will pay 20 cents for these numbers, if both sections are delivered to us in good condition. We also need Brooklyn Edition of February 3, February 22, March 8, July 5 and October 25, 1913, for which we will pay for both sections 15 cents if in good condition. This offer will expire on November 25, 1913. Record and Guide Company, 113 West 40th

and Sixth avenues, running through 13th street. The lease involves the top floors of the 5-story buildings at 34 to 42 West 14th street, running through to 33-41 West 13th street and 5 floors in the 8-story building at 43-45 West 13th street, for an estimated total floor space of 50,000 square feet. The store on the 14th street side has been occupied by Wise & Co., but the rest of the leased premises has been vacant since the Rothenberg Co. was merged with the 14th Street Store.

of the leased premises has been vacant since the Rothenberg Co. was merged with the 14th Street Store.

The leasing company consists of a consolidation of the Hospital Supply Company, The Watters Laboratory and the Surgical Supply Company and intends to manufacture complete equipments for hospitals, physicians and surgeons. It is their intention to move the factory from Greenpoint, Brooklyn, to the new location and combine same with their offices.

The need for a centrally located establishment of this kind has long been felt, for New York is the only city where such an establishment is not to be found. The Hospital Supply Company has equipped many noted hospitals, including Mt. Sinai Hospital, Rockefeller Institute Hospital and Sloane Maternity Hospital and are just now installing in the new Bellevue Hospital the largest equipment in the world. It is the intention to build in their showroom a complete model hospital, containing every article used in actual hospital work. The officers of the company consist of Dr. Leon L. Watters, William G. Watters, Albert Graupe and William Graupe.

The Auction Market.

The Auction Market.

The weakness of the general real estate market was reflected in the disposal of the properties which were offered for sale in the Exchange Salesroom. There was the usual number of miscellaneous properties, including apartment houses, dwellings, tenements, etc., which were bid in either by the plaintiff or by other parties in interest.

Up to Friday morning, six properties were offered at voluntary sale and 26 in advertised legal sales. Of the six voluntary sales, three were bid in and three were either withdrawn or adjourned. Of the 26 properties figuring in advertised legal sales, 19 were sold to the plaintiffs in the foreclosure actions, five were either withdrawn or adjourned and only two were purchased by outsiders.

REAL ESTATE NOTES.

SHAW & CO. were the brokers in the sale of 31 West 127th st, a 3-sty and basement brownstone dwelling, 18.9x50x100.

GAINES & DRENNAN CO. were associated with John P. Kirwan & Sons in placing a loan of \$48,000 on the n e corner of Fig. pl and Grand Concourse. The same firm also placed a loan of \$20,000 at 4½ per cent. on 158 West 22d st.

a loan of \$20,000 at 44½ per cent. on 158 West 22d st.

PEASE & ELLIMAN have been appointed the agents of 129-131 West 67th st by Hamilton Carhart, Detroit, Mich. The property consists of two 5-sty apartment houses on lot 50x100, between Broadway and Amsterdam av.

FRANK A. SEAVER, of 6806 3d av, Bay Ridge, in order to properly handle his growing business, has taken as a partner, Mr. Henry A. Doten, of Brooklyn. The firm will be known as Frank A. Seaver & Co. and business will be conducted as heretofore at the above address.

THE CHARLES F. NOYES CO. has negotiated a \$20,500 mortgage at 5 per cent, interest on property 74 Pearl st, corner of Coenties Slip, purchased by a client through the same office. The same company has placed a loan of \$13,000 at 5 per cent, on 205 Front st. Both loans were for 5 years.

personance and per cent. on 205 Front st. Both loans were for 5 years.

PEASE & ELLIMAN have been appointed agents for the new 12-sty apartment house now being constructed by the 850 Park Av. Co., at the southwest corner of Park av and 77th st. This will be one of the finest houses on Park av, with suites of 7 to 10 rooms and 3 baths.

THE ICE MANUFACTURING CO. took title Wednesday to the old St. Matthew's Lutheran Church on the northeast corner of Broome and Elizabeth sts, a plot 101x89.3 and irregular. The consideration was \$180,000. The church was erected in 1841, the organization being the oldest Lutheran church in this city.

THOMAS MORCH, renting manager of the new Equitable building, announces that F. L. Kelly, Jr., will be connected with the renting department after Dec. 1. Mr. Kelly formerly was with the United States Realty & Improvement Co., the Hudson Terminal buildings and latterly with the Douglas Robinson, Charles S. Brown Co.

THE CHARLES F. NOYES CO. has increased its staff in the rentine department in the pretine department.

atterly with the Douglas Robinson, Charles S. Brown Co.

THE CHARLES F. NOYES CO. has increased its staff in the renting department by securing the services of W. H. Van Alst, formerly with Bryan L. Kennelly, Justus Slater, lately with Wm. A. White & Sons, and Walter S. Sherwood, formerly with Burton Thompson. The company reports a large increase in business, both in its selling and renting departments.

THE FORMER Butler Davenport Theatre and a 10-sty studio apartment occupying the plot 100x100 at 22 to 28 West 63d st, have been taken over by People's Pulpit Association of Brooklyn, and the theatre will be used for church purposes. Plans for the alteration were filed a year ago. The property was transferred last Saturday by Frederick H. Robison, of Cleveland, for a nominal consideration above encumbrances, amounting to \$300,000.

IN PREPARATION for the large terminal station which the Brooklyn Rapid Transit will erect at Coney Island in connection with subway improvements now under way, the Transit Development, a subsidiary of the railroad company, took title Wednesday from the Harway Improvement Co. to 90 acres of land at Coney Island valued at about \$250,000. The property will be used for business as well as terminal purposes, and the whole improvement is expected to stimulate the upbuilding of that part of Coney Island.

AUCTION SALES OF WEEK.

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

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

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 21, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

^aHorton st (*), ns, 260 w Main, 100x100, City Island; due, \$9,193.50; T&c, \$623.63; Susan Combes. 6,000

**11TH st, 58 E (*), ss, 230.8 e University pl, 21.4x94.9, 8-sty bk loft & str bldg; due, \$76,492.93; T&c, \$4,215.28; Metropolitan Life Ins Co. 70.000

199TH st, 68 W** (*), ss, 125 e Col av, 25x 100.11, 5-sty bk tnt & strs; due, \$15,890.73; T&c, \$417.90; Franklin Savgs Bank in the City NY.

**102D st, 332-4 on map 334 E (*), ss, 137.6 w 1 av, 37.6x100.11, 6-sty bk tnt & strs; action 2; due, \$35,839.16; T&c, \$3,200; Irma M Berulli.

M Beruin.

**102D st, 336 E (*), ss, 100 w 1 av, 37.6x 100.11, 6-sty bk tnt & strs; action 1; due, \$35,572.10; T&c, \$1,810.17; Irma M Beruili.

39,000

a113TH st, 70 E (*), ss, 205 w Park av, 25x100.11, 5-sty bk tnt & strs; due, \$19,-942.46; T&c, \$492.96; Mary G Cook et al. 19,000

**117TH st, 329 E (*), ns, 350 e 2 av, 25x 100, vacant; due, \$5,470.43; T&c, \$321.83; American Mtg Co.

a125TH st, 225 E, ns, 46 w 2 av, 28x74.11; dj Dec2.

alj Decz.

al30TH st, 500 W (*), swc Ams av (No 1414), runs s24.11xw47xsw7xsw31.1xs6.1xw 17.6xsw2.9xn51xe100 to beg, one 3 & one 4-sty bk tnts & strs on cor; partition; Eliz H Larkin.

11 Larkin. 26,750

a 165TH st E (*), sec College av, 100x200, vacant; due, \$5,642.92; T&c, \$890; sub to mtg \$10,500; Wm F A Kurz. 17,000

a Amsterdam av, 1414, see 130th, 500 W.
a College av, sec 168th, see 168th E, sec College av.

Intervale av, 1135 (), ws, 423.11 s 169th, 25x123.9x25.1x125.2, 5-sty bk tnt & strs; due, \$25,287.47; T&c, \$1,000; Armold Thayer et al, trstes.

aMarble Hill av, 96, ses, 100 sw 228th, 46.2x103.2x103.2, gore, 2-sty fr dwg; due, \$4,619.32; T&c, \$623.24; Frieda Hart. 6,000
aMarble Hill av (*), ses, 146.2 sw 228th, 40x101.4x—, gore, vacant; due, \$927.60; T, &c, \$300; Frieda Hart. 1,600

aMorris av, 1064 (*), es, 108.11 s 166th, 20x95, 3-sty bk dwg; due, \$4,053.68; T&c, \$164.33; Westbury Park.

aSummit av, 914 (*), es, 175 s 162d, 25x 100, 2-sty bk dwg; due, \$1,643.67; T&c, \$94.91; sub to a pr mtg of \$7,500; Alema Realty Exch Co.

"Townsend av (*), ws. 226.9 s Belmont, runs s 30.9xsw82.1xnw50xne100xse25.1 to beg, vacant; due, \$2,875.82; T&c, \$235.07; Eliz H Childs.

aLots 532 & 533 in blk 2179, —x—; Bedford Estates (Inc). 1,050 HENRY BRADY.

HENRY BRADY.

**178TH st W, nec Northern av, see Northern av, nec 179th.

**179TH st W, see Northern av, see Northern av, see 179th.

**Northern av (*), sec 179th, 92.6x100, 6-sty bk tnt; Action 1; due, \$119,597.86; T&c, \$1,982.59; N Y Life Ins Co. 115,000

**Northern av (*), nec 178th, 92.6x100, 6-sty bk tnt; Action 2; due, \$119,596.94; T&c, \$997.32; N Y Life Ins Co. 115,000

**Tieman av (*), ws, 425 s Chester av, 25x \$100; due, \$2,650.97; T&c, \$65; North Side Mtg Corpn. 2,800

BRYAN L. KENNELLY.

BRYAN L. KENNELLY.

^a**SOTH st, 154 E,** ss, 51.3 e Lex av, 19.3x 02.2, 3-sty & b stn dwg (trste); bid in at

102.2, 0.00. \$16,000. **92D st, 163 W, ns, 154 e Ams av, 17x 100.8, 3-sty & b stn dwg (exr); with-

100.8, 3-sty & b stn dwg (car), drawn.

**94TH st, 78 W, ss, 55 e Col av, 50x72.8, 5-sty bk tnt (vol); bid in at \$54,000.

**Lexington av, 284 (*), ws, 74.7 n 36th, 24.6x100, 4-sty & b stn dwg; due, \$26, 766.44; T&c, \$1,657.25; Farmers Loan & 27,000

**Trust Co. 27,000

**aLydia av, sec Barnes av, 50x100; withdrawn.

drawn.

aMadison av, 2070, ws, 83.8 s 131st, 16.7x
74.10, 3-sty & b stn dwg (trste); bid in at
\$5,900.

D. PHOENIX INGRAHAM.

D. PHOENIX INGRAHAM.

**45TH st, 154 E, ss, 113.9 w 3 av, 18.9x
100.5, 3-sty & b stn dwg; due, \$15,139.83;
T&c, \$953.39; Michl Tracy, party in int.

16,200

**Madison av, 1824-6 (*), ws, 40.11 s 119th,
40x75, 6-sty bk tnt & strs; Action 1; due,
\$6,297.31; T&c, \$2,723.53; sub to mtg of
\$38,500; Helene Fuld.

**HERBERT A. SHERMAN.

**Faile st, 642 (*), es, 300 s Spofford av,
20.10x100, 2-sty bk dwg; Action 1; due,
\$7,981.29; T&c, \$218; Jno M Bissert et al
exrs.

JACOB H. MAYERS.

103D st, 73 E (), ns, 80.1 w Park av, runs n59.9xne1xn41.2xw25xs100.11xe24.10 to beg, 5-sty bk tnt; due, \$20,278.26; T&c, \$539.20; Rebecca Falk.

SAMUEL MARX

118TH st, 435 E (), ns, 225.6 w Pleasant av, 18.9x100.11, 3-sty & b bk dwg; due, \$4,-600.27; T&c, \$529.12; City Real Estate Co.

*226TH st E, ss, 555 e White Plains av or rd, 50x114; due, \$1,157.58; T&c, \$328.35; Francis Silber.

CHARLES A. BERRIAN.

1S4TH st E (), es, 188.2 se Marmion av, 26,3x75.2, vacant; due, \$2,081.50; T&c, \$121.04; Simeon M Barber. 1,800

Total \$636,650
Corresponding week, 1912 1,164,696
Jan. 1, 1913, to date 45,590,420
Corresponding period 1912 42,203,359

Borough of Brooklyn.

The following are the sales that have taken place during the week ending Nov. 19, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

WM. H. SMITH.

CLIFTON PL, 70, ss, 228.8 e Grand av, 18x
100, 2-sty stn dwg (exr). Fredk Axt 5,750

DOBBIN ST (*), ws, 170 s Norman av, 20x
80; also DOBBIN ST, ws, 195 s Norman av, 25x
—; Wm G Miller.

FURMAN ST (*), es, 101.2 n State, 23x100;
Aimee Rossignot.

SUMMAN ST (*), cs, 101.0 c (*), 600

FURMAN ST (*), es, 124.2 n State, 22.8x100; Aimee Rossignot.

Almee Rossignot. \$8,000 | FURMAN ST (*), es, 169.9 n State, 22.10x | 100; Augustine E Michel. \$8,000 | HARMAN ST (*), ss, 350 w St Nicholas av, 20x100; Adolph N Baumann. 6,500 | HICKS ST, 43; withdrawn. ROBINSON ST, ss, 76.3 w Nostrand av, 280x 122; adj Dec. 11. | WEST ST (*) | w SO 1

WEST ST (*), ws. 82.4 n 40th, 25x95; Law-ers Title Ins & Trust Co. 2,350

4TH ST (*), nes, 209.10 nw 6 av, 22x85; Eliz Snook.

14TH ST, ss, 356.2 e 6 av, 16.8x100; Ella 2,900

E 37TH ST (*), ws, 140 n Linden av, 20x 140.6x irreg; Eliz Owens. 2,000 61ST ST (*), nes, 300 se 12 av, 40x100x irreg; Frank Brewery. 1,000

71ST ST, nes, 24 nw 19 av, 18.5x100; Louisa Klumpp. 3,600

74TH ST (*), sws, intersec es New Utrecht av, 111.4x70.3; Clinton T Roe. 69,750
75TH ST, nec Fort Hamilton av, 208.6x101.8; withdrawn.

78TH ST (*), nes, 517.6 nw 18 av, 55.7x100; Frances A de Beer. 1,400 CORTELYOU RD, sec Stratford rd, 43.3x85.2; adj Dec. 3.

adj Dec. 3.

GATES AV (*), ns, 40 w Cambridge pl, 20x
100; Jno F Dingee.

GRAVESEND AV (*), es, 104.6 s Av Q, runs
e136.2xn50 to land of Martain Castle xw135.8xs
50 to beg; Louise E Meehan.

2,900

HOPKINSON AV (*), ws, 282.6 s Hegeman
av, 17.6x100; Mahlon W Newton.

1,000

, 17.6x100; Mahion w Newton.

JEFFERSON AV, ns, 385 e Howard av, 28.6x
0; Christian Beck & Anna Beck, his wife.
13.100

JOHNSON AV, sec Union av, 75x25; Edw Dillmeier. 5,775

Dillmeier. 5,773

ROGERS AV (*), ws, 20 s Sterling, 20x82; also ROGERS AV, ws, 60 s Sterling, 20x82; also ROGERS AV, ws, 40 s Sterling, 20x82; Thos F Martin Realty Co. 20,500

16TH AV (*), ws, 40 n 70th, 20x100; Franklin Trust Co. 4,000

20TH AV (*), es, bet 54th & 57th, Lot 234; Tax Lien Co of N Y.

CHAS. SHONGOOD.

BOERUM ST, ns, 175 e Humboldt, 25x100;

BRISTOL ST, ws, 60.1 s Dumont av, 20.1x—; V C Scarpaci.

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BRISTOL S1, ws, vo. 5,250
V C Scarpaci.

STOCKTON ST (*), ns, 250 e Throop av, 25x
100; Anna Neubauer extrx. 6,000
E 93D ST (*), es, bet Foster av & Farragut
rd, lot 9; Julius Biederman. 100
HOPKINSON AV (*), ws, 261.6 s Hegeman
av, 21x100; Mahlon W Newton. 1,000
ROGERS AV (*), ws, 200 n Clarendon rd,
20x100; Mary C Connors. 4,050
3D AV, ws, 50.2 s 42d, 16.8x100; Philip V
Maning. 3,755

WM. P. RAE.

BUTLER ST (*), ns, 160 w Smith, 20x100;
Levi Blumeneau. 4,000
HENDRIX ST (*), ws, 180 s Dumont av, 20
x100; Geo H Gill. 3,000
HOPE ST, sws, 200 se Rodney, 100x100;
withdrawn.
WEST ST (*), ws, 107.4 n 40th, 25x95; Lawyers Title Ins & Trust Co. 5,500
WEST ST (*), ws, 132.4 n 40th, 25x95; Lawyers Title Ins & Trust Co. 5,500

JAS. L. BRUMLEY.

E 19TH ST, nwc Ditmas av, 107.4x60x irreg;
Chas Stutz.
RAY 32D ST, nws, 200 ne Benson av, 60x

E 19TH ST, nwe Ditmas av, 107.4X60X IFFES; Chas Stutz.

BAY 32D ST, nws, 200 ne Benson av, 60X 96.8; Edwin T Booth.

SCHENCK AV (*), es, bet Hegeman & Vienna avs, lot 44; Tax Lien Co of N Y.

WRITE FOR

INTERESTING BOOKLET

With Map of

NEW SUBWAYS

Showing

LOCATION OF STATIONS

Lower Manhattan

Real Estate Owners Engineering Co., Inc. Consulting Engineers 30 East 42nd Street New York City

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BRIDGE PLAZA LONG ISLAND CITY Developers of

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J. S. GLASER, Sec'y

FIREPROOF STAIRS and INCLOSURES TO COMPLY WITH STATE LAW OF OCTOBER 1, 1913

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115 Nassau Street, New York TELEPHONE 1500 CORTLANDT

Auction Sales, Brooklyn-Continued.

THEO. F. ARCHER.

THEO. F. ARCHER.
WINTHROP ST (*), ns, 649.10 e Nostrand av, 20x106; action 1; Jno H Eldert. 1,500
WINTHROP ST (*), ns, 669.10 e Nostrand av, 20x106; action 2; same. 1,500
WINTHROP ST (*), ns, 629.10 e Nostrand av, 20x106; action 3; same. 1,500

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

NOV. 25. JOSEPH P. DAY

JOSEPH P. DAY.

30TH ST, 25 W, ns, 162.9 e Bway, 20x98.9, 4-sty stn bldg & str (exr).

80TH ST, 140 E, ss, 19.2 w Lex av, 18.4x102.2, 3-sty & b stn dwg (vol).

98TH ST, 127 W, ns, 201.7 w Col av, 24.9x 100.11, 5-sty stn tnt (exr).

112TH ST, 70-2 E, ss, 26.3 w Park av, 52.6x 75.11, 2-5-sty stn tnts (vol).

137TH ST, 457 E, ns, 216.2 w Brown pl, 16.8x 100, 3-2-sty & b bk dwgs (vol).

Modern **Improvements**

Isn't it true that ofttimes some small modernimprovement goes a long way towards selling and renting your houses?

Take for example the plan that has recently been adopted by some builders of placing in newly built apartment houses electric washing machines and outlets in the kitchenforelectric ironing and cooking.

Does any one doubt, all other things being equal, that these apartments are the ones that will be sold or rented first?

Families of today are educated to demand the comforts and conveniences of electric service, and they are quick to see the advantage of living in an apart-ment that will minimize the drudgery of house-

We have other ideas along these same lines. Drop us a line and we will talk them over with you.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

Telephone, 8000 Main (Connecting all Branches)

DAVIDSON AV, swc Buchanan pl. 100x100, va-

2D AV, 381, nwc 22d, 24.3x64, 4-sty bk tnt & strs (extrx).

6TH AV, 3, ws, — n Carmine, 20x70, 3-sty bk tnt & str (extrx).

Brooklyn.

WILLIAM H. SMITH.

HEWES ST, 292, swc Harrison av, 20x71, 2 & 3-sty bk tnt & strs (exr).

JOSEPH P. DAY

PROSPECT PARK W, swc 5th, 20x97.10, 5-sty stn dwg (vol).
GRAND AV, swc Bergen, 139.7x53x131.8x46.8, vacant (trste).

ADVERTISED LEGAL SALES.

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

Manhattan and Bronx.

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

NOV. 22.
No Legal Sales advertised for this day.

NOV. 24.

116TH ST W, ss, 225 w Morningside dr, 25x 100.11, vacant; David Lippmann—Roma H Meade et al; Harold Swain (A), 176 Bway; Jos D Kelly (R); due, \$9,891.93; T&c, \$1,600; Henry Brady.

Brady.

130TH ST, 500 W, see Ams av, 1414.

215TH ST, 752 E, ss. 225 e Holland av, 25x
125; Benj F Elgar—Filomena De Carlo et al;
Cook & Elgar (A), 45 Bway; Theo M Riehle
(R); due, \$4,843.63; T&c, \$504.30; J H Mayers.

AMSTERDAM AV, 1414, swc 130th (No 500),
runs s24.11xw43xs—xw4xsw7xsw—xn51xe100 to
beg, 1-3 and 1-4-sty bk tnts & strs on cor; Harlem Savings Bank—Eliz H Larkin et al; Edw
S Clinch (A). 41 Park Row; Jos P McDonough
(R); due, \$12,712.85; T&c, \$3,277.54; Joseph
P Day.

NOV. 25.

NOV. 25.

ELDRIDGE ST, 135-7, ws, 125 n Broome, 50x 100, 6-sty bk tnt & strs; Diana Zipser—Helen A Rupp et al; Feiner & Maass (A), 100 Bway; Morton Stein (R); due, \$6,194.90; T&c, \$840; sub pr mtgs aggregating \$83,839.90; Jacob H

WILLETT ST, 90, es, 200 n Rivington, 25x 100, 4-sty bk tnt & strs & 4-sty bk tnt in rear; Minna Kreuder, extrx—Nathan Bloom et al; H A & C E Heydt (A), 2 Rector; Jacob M Guedalia (R); due \$20,715.24; T&c, \$860; Joseph P Day.

seph P Day.

117TH ST, 15-17 W, ns, 265.7 w 5 av, 34.8x
100.11, 6-sty bk tnt; Julius C Kohn—Selig Falk
et al; Jehial M Roeder (A), 141 Bway; Phoenix
Ingraham (R); due, \$10,742.14; T&c, \$434.40;
D Phoenix Ingraham & Co.

D Phoenix Ingraham & Co.

CENTRAL PARK W. 478-81, nwc 108th (No 1), 100x100, two 7-sty bk tnts; Hess Realty Co-Frederick Tench et al; Mark G Holstein (A), 141 Bway; Geo J Gillespie (R); due, \$16,006.90; T&c, \$2.353; sub to 1st mtg \$200.000; mtg recorded May14'08; Bryan L Kennelly.

PAULDING AV. es. 135 s 214th, runs e105xs 25xw52.6xn2.6xw50xn25 to beg; Walter Whewell exr—Abr Shatzkin et al; Clocke, Koch & Reidy (A). 391 E 149th; Max S Levine (R); due, \$498.90; T&c, \$65; Henry Brady.

WHITE PLAINS RD, 4755-61, ws, 175 s 242d, runs w128 to Richardson av, xs115xe100xs—xe 98xn195.3 to beg, Wakefield; Herman F Epple—Chas J Reinhardt et al; Lawrence E French (A). 41 Park Row; Jacob Levy (R); due, \$10,-788.05; T&c, \$9,550; Geo Price.

5TH AV, 12, ws, 28.6 n 8th, 26.8x100, 9-sty bk

788.05; T&C, \$9,505; Geo Frice.

5TH AV, 12. ws, 28.6 n 8th, 26.8x100, 9-sty bk tnt; Metropolitan Life Ins Co et al—Wm N Heard et al; Woodford, Bovee & Butcher (A), 1 Madison av; Martin L Stover (R); due, \$135,-001.97; T&C, \$9,738.50; Joseph P Day.

NOV. 26.

MINETTA LA, 18-20, ns, 122.1 e 6 av, 42.11x 70x45.1x70, two 3-sty bk & fr tnts; Italian Savgs Bank of City of N Y—Thos A Rosson et al; Wayland & Bernard (A). 258 Bway; G Murray Hulbert (R); due, \$10,874.10; T&c, \$235; Joseph P Day.

MONTGOMERY ST, ws, whole front bet Water, Nos 585-95 & South, Nos 296-302, 140x185.10 x143x184.10, 9-sty bk storage & vacant; David Dows—Wilhelmina Harris et al; Bowers & Sands (A), 46 Cedar; Abr Stern (R); due, \$104,587.34; T&c, \$2,715; Joseph P Day.

SOUTH ST, 296-302, see Montgomery, ws, from Water to South.

WATER ST, 585-95, see Montgomery, ws, from Water to South.

62D ST, 160 W, see Ams av, 43-9 on map

62D ST, 160 W, see Ams av, 43-9 on map 49-55.

AMSTERDAM AV, 43-9, on map 49-55, sec 62d (No 160), 100.5x100, 2-sty bk str; Sol Klingenstein, trste—49 Amsterdam Avenue Co et al; M S & I S Isaacs (A), 52 William; Lyman W Redington (R); due, \$9594.06; T&c, \$1,902; sub to mtg \$75,000; L J Phillips & Co. BRONX & PELHAM PARKWAY, ss, 100.2 e Muliner av, 25.1x141.7x25.1x143.6; Hudson Trust Co—Jno L Blauss et al; Action 5; Holm. Whitchek & Scarff (A), 35 Nassau; Chas H Griffiths (R); due, \$3,887.23; T&c, \$219.96; J H Mayers. BRONX & PELHAM PARKWAY, ss, 50.1 w Bogart av, 25.1x144.6x25.1x143.1; same—same; Action 6; same (A); same (R); due, \$4,240.47; T&c, \$219.95; J H Mayers.

BRONX & PELHAM PARKWAY, ss, 100.2 w Bogart av, 25.1x165.2x25.1x166.6; same—same; Action 4; same (A); same (R); due, \$3,890.23; T&c, \$269.75; J H Mayers.

T&c, \$269.75; J H Mayers.

BRONX & PELHAM PARKWAY, ss, 25.1 w
Bogart av, 25.1x144.6x25.1x146.1; same—same;
Action 7; same (A); same (R); due, \$4,829.18;
T&c, \$219.95; J H Mayers.

MOSHOLU PARKWAY S, ws, 40 s 204th,
35.11x398.9 to Valentine av x30.1x378.11, vacant;
Tax Lien Co of N Y—Eliz Ruppert et al; Wm
Lustgarten (A), 68 William; Francis W Pollock (R); due, \$3,537.41; T&c, \$754.28; D Phoenix Ingraham. lock (R); due nix Ingraham.

nix Ingraham.

MULINER AV, es, 210.9 s Bronx & Pelham Pkway, 25x100; Hudson Trust Co—Jno L Blauss et al; Action 1; Holm, Whitlock & Scarff (A), 35 Nassau; Chas H Griffiths (R); due, \$1,885.49; T&c, \$159.34; J H Mayers.

MULINER AV, es, 185.9 s Bronx & Pelham Pkway, 25x100; same—same; Action 2; same (A); same (R); due, \$2,120.95; T&c, \$159.34; J H Mayers.

MULINER AV, es, 160.9 s Bronx & Pelhamkway, 25x100; same—same; Action 3; same A); same (R); due, \$2,238.75; T&c, \$159.34; H Mayers.

VALENTINE AV, es, abt 20 s 204th, see Mosholu Pkway, sws, 40 s 204th.

NOV. 27.

No Legal Sales advertised for this day.

NOV. 28.

BECK ST, 560, see Prospect av, 604.

MADISON ST, 256, ss, 26.6 w Clinton, 26x80, 6-sty bk tnt & strs; Alex Rosenthal—Mary O'Neill et al; Feltenstein & Rosenstein (A), 309 Bway; Marcel Levy (R); due, \$9,138.35; T&c, \$895; mtg recorded July24'12; Jacob H

T&c. \$895; mtg recorded July24'12; Jacob H Mayers.

21ST ST, 107 W, ns, 85 w 6 av, 20x98.9, pt 6sty bk str; Esperanto Mortgage Co—Leslie H
Pell et al; Walter S Newhouse (A); Leo L
Leventritt (R); due, \$10,837.58; T&c, \$—;
Joseph P Day.

24TH ST, 30-2 W, ss, 334 e 6 av, 50x98.9, 12sty bk loft & str bldg; Mary E Coleman—Julia
H Boisse et al; Alexander & Green (A), 165
Bway; Robt F Wagner (R); due, \$400,000.49;
T&c, \$2,515.90; Henry Brady.

124TH ST, 318 E, ss, 192.6 e 2 av, 16.6x100.11,
3-sty & b stn dwg; Chas Schmitt et al—Wenare
Holding Co et al; Sigmund Wechsler (A), 233
Eway; Edw Jacobs (R); due, \$6,479.81; T&c,
\$116.60; Samuel Goldsticker.

172D ST 447 E, ns, 90 e Park av, runs n100
xe10xn30xe30xs130xw40 to beg, 2-sty fr dwg;
Josephine A Bertin—Bronx Investing Co et al;
H A Vieu (A), 320 Bway; Percival H Gregory (R); due, \$7,804.44; T&c, \$520.97; Joseph
P Day.

GLEASON AV, 2147, ns, 304 w Castle Hill av, 25x106.1; Marie McHugh, admtrx—Emma A Wolfrath et al; Wm J McKeown (A), 3210 3 av; Peter J Everett (R); due, \$928.62; T&c, \$227.88; sub to a 1st mtg of \$3,500; Henry Bradv.

JACKSON AV, 757-63, ws, 125 n 156th, 100x 79.3, four 5-sty bk tnts; Wm Rankin—Cieri Constn Co et al; Patterson & Brinckerhoff (A), 43 Cedar; Dorothy Straus (R); due, \$8,649.09; T&c, \$1,670.50; Herbert A Sherman.

LEXINGTON AV, 1745, es, 84.3 n 108th, 16.8x 65, 4-sty stn tnt & str; J Frederic Kernochan trste—Marion G Hoey et al; Henry F Miller (A), 44 Pine; Chas P Sanford (R); due, \$11,-029.21; T&c, \$1,091.53; Joseph P Day.

PROSPECT AV, 604, see Beck (No 560), 30x 139.6x105.6x96, 5-sty bk tnt & strs; Robt S Smith—Martin Pletscher et al; Hamilton C Rickaby (A), 176 Bway; Geo W Clune (R); due, \$22.069; T&c, \$633.50; Joseph P Day.

SOUTHERN BOULEVARD, 2149-53, ws, 193.5 s 182d, 94.1x123.2x88.11x90.3, two 5-sty bk tnts; Mary S Croxson—Waverly Constn Co et al; Geo G Dutcher (A), 40 Wall; Walter A Hirsch (R); due, \$61.750.42; T&c, \$4.731.75; mtg recorded July21'11; Joseph P Day.

NOV. 29.

Ne Legal Sales advertised for this day.

DEC. 1.

BOND ST, 55, ss, abt 95 w Bowery, 22x65.7x 22.3x61.3, 3-sty bk loft & str bldg; Louis F Buttner—Katie Buttner et al; Rifkind & Samuels (A), 200 Bway; Jas C Connell (R); partition; Henry Brady.

FOX ST, 1141-5, swc Home, 109.1x84.11x98.11 x94, two 5-sty bk ints, strs on cor; Simon Cyge—Home-Fox Co et al; Arnstein, Levy & Pfeiffer (A), 128 Bway; Sidney G DeKay (R); due, \$13,304.77; T&c, \$1,362.92; Joseph P Day.

Brooklyn.

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

NOV. 22 & 24. No Legal Sales advertised for these days.

NOV. 25.

BARBEY ST, es, 300 s Sutter av, 25x100; Eliza J Ellsworth—Robt Kloiber et al; Van Alen & Dyckman (A). 215 Montague; Louis Karasik (R); Wm H Smith.

Karasik (R); Wm H Smith.

CLINTON ST, ws, 50.9 n Harrison, 24x46.10; Emma M Doyle—Jno McKinny et al; Clarence B Campbell (A), 189 Montague; Danl Maller (R); Wm P Rae.

MADISON ST, ss, 21.10 w Bway, 21.10x18x irreg; also WILLOUGHBY AV, ns, 360 e Throop av, 40x100; Louise Miller—Augusta W Miller et al; Robt E Moffett (A), 894 Bway; Jno M Zum (R); Wm H Smith.

STERLING PL, ns, bet Buffalo & Ralph avs, 10t 77; Chas L Burchard—Mary E Roberts et al; Van Alen & Dyckman (A), 215 Montague; Kinnle C McDonald (R); Wm H Smith.

E 9TH ST, es, 220.3 n Av T, 20x100; Alwin Von Auw—Chas Rosiello et al; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm H Smith.

E 9TH ST, es, 180.3 n Av T, 20x100; Julia M Secord—Chas Rosiello et al; Hirsh & New-man (A), 391 Fulton; Isaac Lublin (R); Wm H Smith.

man (A), 591 Fution, isaac Busha (R), isaac H Smith.

W 15TH ST, ws, 880 n Neptune av, 87.1x104.3 x irreg; Chas A Mitchell—Alfredo Santo et al; Jos G Giamblavo (A), 732 Flushing av; Asa F Smith (R); Chas Shongood.

AV W, ss, 85 e E 12th, 29.10x104.3x irreg; Chauncey R Watson—Mary Randrup et al; Alphonse Dession (A), 82 Wall, Manhattan; Thos J Ritch, Jr (R); Wm P Rae.

AV W, ss, 57 e E 12th, 28x100; Chauncey R Watson—Edith Tillman et al; Alphonse Dession (A), 82 Wall, Manhattan; Thos J Ritch, Jr (R); Wm P Rae.

BEDFORD AV, es, 35 s Winthrop, 25x100; Chas Seibel et al—Wm A A Brown et al; Milton Hertz (A), 391 Fulton; Julius Schwartz (R); Chas Shongood.

CLARENDON RD, ns, 80 w E 23d, 20x60;

(R); Chas Shongood.

CLARENDON RD, ns, 80 w E 23d, 20x60;
Margt A Ure—Geo E Wilson et al; Van Alen &
Dyckman (A), 215 Montague; Albt E Richardson (R); Wm H Smith.

DORCHESTER RD, nec E 15th, 81x47; Lucy
M Noyes—Logren Realty Co et al; Harry L
Thompson (A), 175 Remsen; Edgar H Hazelwood (R); Wm H Smith.

DUMONT AV, sec Essex, 100x30; Michl Cavanagh—Gertrude Lott et al; Van Alen & Dyckman (A), 215 Montague; Herman S Bachrach (R); Wm H Smith.

PUTNAM AV, ss, 182.6 w Tompkins av, 17.6x 100; Williamsburgh Savgs Bank—Frank E Currier et al; S M & D E Meeker (A), 217 Havemeyer; Jos A Michel (R); Wm P Rae.

NOV. 26.

BARRETT ST, ws. 200 s Pitkin av. 100x100;
Bartlett-Dumont Co—Doris Realty Co et al;
Jos J Schwartz (A). 353 Stone av; Alex Sachs
(R); Chas Shongood.

(R); Chas Shongood.

SOMERS ST, ns, 386.1 e Stone av, 26.8x100;
Eliz S Gardiner et al—Chas L Reis et al;
Murtha & Hanson (A), 55 Liberty, Manhattan;
Simon H Kugel (R); Wm H Smith.

STAGG ST, ns, 43.7 w Bogart, 25x87.11; Kath
Glaessgen—Simon Levy et al; Chas Reinhardt
(A), 756 Flushing av; Chas J Belfer (R); Wm
H Smith.

W 35TH ST, ws, bet Canal & Neptune avs, lot 28; Tax Lien Co of N Y—Thos F Leonard et al; Wm Lustgarten (A), 68 William, Manhattan; Edmund J Donegan (R); Wm H Smith.

47TH ST, sws, intersec nws 14 av, 100x60.2; Hetty Green—Max Blisnikoff et al; Geo A Logan (A), 44 Court; Isaac Allen (R); Wm H Smith.

SIST ST, ss, 202 w 17 av, 17x100; Peter A Becker—Roccela Realty Co ex al; Geo B Serenbetz (A), 1612 Bway; Robt O'Byrne (R); Wm H Smith.

SIST ST, ss, 185 w 17 av, 17x100; Reinhard H Pforr—Roccela Realty Co et al; Geo B Seren-betz (A), 1612 Bway; Jas M Kelly (R); Wm H Smith.

No Legal Sales advertised for this day

NOV. 28.

FORT GREENE PL, ws, 369.6 n Fulton av, 20 x100; Bertrand Alyea et al—Arabella Munn et al; M B Hoffman (A), 85 Clinton; Robt F Manning (R); Wm H Smith.

ning (R); Wm H Smith.

FOUNTAIN AV, es, 75 s Glenmore av, 25x 100; Emil Reineking—Nathan Drucker et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Jas M Fawcett (R); Chas Shongood.

FROST ST, ns, 133.4 e Leonard st, 50 x100; Bushwick Saygs Bank—Jacob Earr et al; Rufus L Scott (A), 99 Nassau, Manhattan; Jos J Speth (R); Wm P Rae.

GREENPOINT AV, ns, 225 e Manhattan av, 25x100; Abr N Bernstein—Beni Krampf et al; David Hirshfield (A), 44 Court; Allen Robertson (R); Wm H Smith.

KNICKERBOCKER AV SWS 25 se Grattan

KNICKERBOCKER AV, sws. 25 se Grattan, 25x79.4x irreg; Rudolph Bleyer, exr, &c—Dean Holding Co et al; Simon Berg (A), 714 Bway; David T Smith (R); Wm H Smith.

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 Kahu (R); Chas Shongood.

NOV. 29.

Ne Legal Sales advertised for this day.

DEC. 1.

SOMERS ST, ns. 386.1 e Stone av. 26.8x100; Eliz S Gardiner et al—Chas L Reis et al; Murtha & Hanson (A), 55 Liberty, Manhattan; Simon H Kugel (R); Wm H Smith.

S4TH ST, nes, 340 se 20 av, 20x100; Geo W Davison, exr—Jacob Kaiser et al; Davison & Underhill (A), 26 Court; Peter W Ostrander (R); Jas L Brumley.

WILLOUGHBY, wc Lewis av, 100x200; David Metzger—Sarah Wexler et al; Mitchell May (A), 233 Bway, Manhattan; Maurice F Miller (R); Chas Shongood.

FORECLOSURE SUITS.

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

Manhattan and Bronx.

NOV. 15.

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

77TH ST, ss, 180 e 3 av, 25x102.2; Francis F Robins, trste—Andw Byrne et al; Theall & Beam (A).

NOV. 17.
FREDERIC ST, es, lot 204, Bronx; Jno Bussing, Jr, et al—Rosa Nuovo et al; S Williamson (A).

Borrowers

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

Lawyers Title Insurance & Trust Co.

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SURPLUS \$5,500,000

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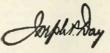
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Foreclosure Suits, Manhattan & Bronx (Continued).

3D ST, ss, 50 w McDougal, 25x100; Miriam H C Cannon—Douglas G McCotter, Jr, et al; Cannon & Cannon (A).

57TH ST, 224 E; Chas Palm—Jno Ingle, Jr, et al; H F Lippold (A).

18STH ST, swc Bathgate av, 32x89.4; Theodore Haebler—Van Hoesen Estates, Inc, et al; E Cohen & J Levy (A).

UNION AV, nec 166th, 40x100; Ralph F Baxter—Fanny Nathson et al; amended; M S Schector (A).

5TH AV, sec 108th, 100 11x84; Post

5TH AV, sec 108th, 100.11x84; Peerless Hold-ng Co-Annie Gordon et al; Lind & Pfeiffer

NOV. 18.

237TH ST, ss, 137.7 e Martha av, 37.6x99.11; two actions; Otto G Hupfel—Wesley Constn Co et al; H Robitzek (A).

MARMION AV, es, 61 s 175th, 35.2x106.10; Chas R Bietsch—Inter-City Land & Securities Co et al; J E D Rogers (A).

NOV. 19.

LIBERTY ST, sec Greenwich, 54.8x44.4x irreg; NY Life Ins Co-Edw F Robinson et al; G W Hubbell (A).

Hubbell (A).

MULBERRY ST, 288; Henry Hull—Emilie E
Boldtmann et al; J E Bullwinkel (A).

24TH ST, ns, 283.4 w 7 av, 16.9x80; German
Kahn et al—Marie Frank et al; J J Dreyer (A).

54TH ST, ns, 323.4 e 2 av, 23.2x100.5; German Savgs Bank in City NY—Markus Weil et
al; Amend & Amend (A).

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

126TH ST, 63 W; Chas G Moller et al—Harri-

et al—Esther Schulman et al; Engel Bros (A).

126TH ST, 63 W; Chas G Moller et al—Harrison B Arnold et al; Bowers & Sands (A).

137TH ST, 249 W; General Synod of the Reformed Church in America—Metropolis Securities Co et al; Reed & Pallister (A).

159TH ST, 549 W; Levi S Tenney et al—Jessie B Crommette et al; L S Tenney (A).

1ST AV, 154; A Fred Silverstone—Louis H Berman et al; Goldfogle, Cohn & Dorf (A).

2D AV, ws, 50.11 s 107th, 25x75; Katherine L Meuser—Ray V Kirschbaum et al; T J Farrell (A).

NOV. 20.

DRIVE or BOULEVARD LAFAYETTE, ws. 1,941.1 s 155th, 211.3x251.7xirreg; Seaman's Bank for Savgs in City NY—Gussie Raabe et al; Strong & Cadwalader (A).

Strong & Cadwalader (A).

HAVEMEYER AV, sec Southern blvd. 91x105;
Jennie G Buckley et al—Colorado Realty Co et al; E Berry (A).

POPHAM AV, ws, 246.4 n 176th, 25x100; Obadiah Newcomb et al—Emil Johnson et al; E C Dusenbury (A).

2D AV, es, 84.2 s 113th, 41.8x100, except gore released; Lawyers Mtg Co—Basonic Constn Co et al; Cary & Carroll (A).

LOTS 76-8, map of Waldo Hutchins Estate, Bronx; Mary J Mullis—Thos F Burke et al; J C Meyers (A).

NOV. 21.

BROOME ST. 453-5; also MERCER ST. 57; Windham Realization Co, Inc—Chas K Billings et al; Alexander & Green (A).

64TH ST. 420-424 E; Flora N Brown—Mary E Norton et al; Syanchfield & Levy (A).

73D ST, ns. 260 e 3 av. 25x102.2; Frederic de P Foster et al—M M Hart, Inc, et al; F F de Rham (A).

146TH ST, ss. 124.5 e 3 av. 24.6x100; also 146TH ST. ss. 147 e 3 av. 25x100; also INWOOD AV, ws. 125 s Goble pl. 100x122.10; two actions; Jno E Eustis—Edmund S Ashworth et al; T W Foster (A).

COLUMBUS AV, swc 79th, 76.8x18.6; Josiah De Witt trste—Ida Sweigard et al; Kiddle Margeson (A).

HUGHES AV, es, Lot 204, Bronx; Jno Bussing. Jr, et al—Ross Nuovo et al; amended; S Williamson (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan and Bronx.

No Judgments in Foreclosure Suits filed this

NOV. 14.

AUDUBON AV, 392; Gerson M Krakower— Wm A Holmes et al; Wm J Lippmann (A); Lester Lazarus (R); due, \$254.15.

NOV. 15.

No Judgments in Foreclosure Suits filed this day.

NOV. 17.

MANHATTAN AV, 386; Cornelia G Chapin—
Charlotte E Jones et al; Jno H Judge (A);
Jno H Rogan (R); due, \$31,441.66.

NOV. 18.

33D ST, ns. 175 w 1 av, 20x98.9; Sigmund Wechsler—Simon Zaretzky et al; Ralph V Wechsler (A); Chas L Cohn (R); due, \$9,187.50 102D ST, 109-11 W; G P Sherwood & Co-Rasaria Pizzutiello et al; Deyo & Bauerdorf (A); Ellsworth J Healy (R); due, \$1,905.60.

NOV. 19. No Judgments in Foreclosure Suits filed this

LIS PENDENS.

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

Manhattan and Bronx.

NOV. 15.

CHARLOTTE ST, es, 110.6 n Seabury pl, 75x 100; Michl Cappiello—Tiber Building Corpn; action to foreclose mechanics lien; J A Romagna (A).

35TH ST, 337 W; Jno W Dalrymple—Emma M Dalrymple et al; action to set aside deed; Macdonald & Bostwick (A).

GRAND ST, 383 & 383½; Mabel A Minaldi— Peter A Minaldi et al; partition; E L Bushe (A).

(A).

PERRY ST, ns, 68.8 e Washington, 21.6x40.2;
David Lippmann—Eliz Breuer et al; tax lien;
Miller & Breitzfelder (A).

127TH ST, 423-27 W; M F Westergren, Inc—
Chas H Peckworth et al; action to foreclose
mechanics lien; Phillips & Avery (A).

223D ST, 743-45; also 749 E; Max Hoberman
—Anthony J Romagna et al; action to foreclose
mechanics' lien; C J Lane (A).

NOV. 18.

LOT 180, prop of the Sisters of Charity, Eronx; Aron Altman—Bungay Co of N Y et al foreclosure of transfer of tax lien; T I Schwartzman (A).

LOT 215, Seton Homestead, Bronx; Aron Altman—Jno M McKeon et al; foreclosure of transfer of tax lien; T I W Schwartzman (A).

NOV. 19.

BANK ST, 20; Irving Lippman—Frank C Briggs trste et al; amended partition; C K McGuire (A).

HENRY ST, 29; Louis Schreiber—Rachel Klausner et al; action to declare mtg void; J I Berman (A).

AMSTERDAM AV, nec 207th, 99.11x50; Annie Regan—Loretta M Regan; action to set aside assignment & transfer of lease; Decker, Allen & Storm (A).

NOV. 20.

LIBERTY ST. 105-9; D H McLaury Marble Co—Geo N Robinson et al; notice to foreclose mechanics lien; Eidlitz & Hulse (A).

mechanics men; Enditz & Hulse (A).

77TH ST, ns, 325 e Park av, 25x102.2; Abr Wolff—Christian Stapf; action to foreclose mechanics lien; J J Baker (A).

137TH ST, 102 W; Kingshire Realty Co, Inc—Hyman Straus; specific performance; J M O'Neill (A).

O'Neill (A).

PARK AV, 929; Pollack & O'Neill—Nine Hundred and Twenty-nine Park Av Co et al; action to foreclose mechanics lien; F A O'Neill (A).

STORY AV, ns. 100 e Olmstead av, 50x100; Abr Siegel et al—Mink Constn Co et al; action to foreclose mechanics lien; M Aaron (A).

NOV. 21.

ELSMERE PL, nwc Southern blvd, 140.8x 109.9; same—same; action to foreclose mechanics lien; S N Freedman (A).

chanics lien; S N Freedman (A).

175TH ST, ss. 96 w Crotona Park North, 48x 94; Richd E Thibaut Inc—S N Constn Co; action to foreclose mechanics lien; Beekman, Menken & Griscom (A).

CROTONA PKWAY. es, 603 s 177th, 113.8x—to Daly av x—; Isaac O Farber—Defender Constn Co et al; action to foreclose mechanics lien; S N Freedman (A).

Brooklyn.

NOV. 13.

BERRIMAN ST, ws. 120 n Sutter av, 20x100;
Margt Ennis—Saml Kaplan et al; H L Thompson (A).

BERRIMAN ST, ws, 120 n Sutter av, 20x100; Margt Ennis—Saml Kaplan et al; H L Thompson (A).

ELTON ST, ws, 1245 n Liberty av, 25.7x90; Kips Bay Bwg & Malting Co—Domenico Cassano et al; T F Keegh (A).

STODDARD PL. swc Montgomery, runs wood x68.1xs6379.11xn38.1.1 to beg; also STODDARD PL. sec Montgomery, runs et43.2xse98.3xs286.8x w202.4xx397.7 to beg; also LUDLAM PL, nec Sullivan runs e124.7xnw212.11xs192.8 to beg; also BEDFORD AV, nwc Montgomery, runs w44.2xnw2.11xne48.1xs15 to beg; also BEDFORD AV, nec Montgomery, runs n20.2xse16.5xnc54.4 xne167xse47xse130.8xw339.7 to beg; also SULLIVAN ST, ss, 125.10 w Rogers av, runs se5.8xw 138.6xe135.10 to beg; also LEFFERTS AV, nwc Miller oll, runs n349.9xnw11.4xsw83.9xsw35xsw 36.3xs251.1xe202.4 to beg; also LEFFERTS AV, nwc Aitken pl, runs n242.4xne90xne87.2xne23.1xs 220.5xw202.4 to beg; also BEROOKLYN AV, ws, 114.7 s Snyder av, 48.1x100x51x100; also BROOKLYN AV, es, 116.11 s Snyder av, 66.11x 100.3x80.11x100; also STH ST ss, 225 e Berry, 22x120; also BERRY ST, es, 109 n S 9th, runs e223xs9x47.4xn20xw270.4xe11 to beg; also N 13TH ST, ss, 200 e Kent av, 50x100; also PROVOST ST, sec Dupont, runs e183.4 to Paidge av xse400.11 to Eagle xw530.10xn200 to beg; also PROVOST ST, sec Dupont, runs e183.4 to Paidge av xee400.11 to Eagle xw530.10xn200 to beg; also PROVOST ST, ec Paidge av, runs nw260xne476xe 2xn45.7 to beg; also WHALE CREEK CANAL se intersec el Huron, runs w-xsw-xe-xs-xw-xe-250xn10xe25xs97.10xne26.4xn98.6 xe25 xn4xe25xn72xe250xs74.10xne-xn- to beg; to recover a judgment and partition; Marie C Lowe—Mary C Leary et al; Haight, Sanford & S (M).

WARREN ST, ns, 100 w Hoyt, 20x100; Lizzle M McKaigney—Harry Friedman et al; King & Booth (A).

39TH ST. ss. 80 e 10 av, 40x95 2: Sayde C Miller—Andw Brunton et al; L A Jaffer (A). 84TH ST, ss. 510 w 19 av, 40x100; Emma B Barney—Jas H Barney et al; to create a title; L S Goebel (A).

97TH ST, nec Ft Hamilton av, 36x60; So Bklyn Savgs & Loan Assn—Francis P Kelly et al; W J Bolger (A).

ATKINS AV, sws, 270 nw Hegeman av, 20x 100; Jos Punia & ano—Peter Prusaitls; foreclosure of mechanics lien; H Watson (A).

LIBERTY AV, swc Fountain av, 20x80; Anna Cohen—Philip Brenner et al; I Solomon (A).

OCEAN PARKWAY, es, 169.11 s Neptune av, runs swl149.6xse276.8xne941.11xnw1178.6xsw435.8 xsw262.5 to beg; also NEPTUNE AV, swc Coney Island av, runs sw834.1xse135.5xsw594.1xse 1178.6xne721.8xne501.8xne1148.1 to beg; Bessie A McGuire—Brighton Eeach Racing Assn & ano; to set aside deed; H E Lewis (A).

3D AV, ws, 55.2 s 47th, 20x100; Josephine G Van Pelt—Lillian I Doyle et al; Furst & Furst (A).

(A).

11TH AV, ses, 40.2 ne 47th, runs se78.1xn
20.10xnw72.2xsw20 to beg; Realty Associates—
Lizzie Hynes et al; H L Thompson (A).
12TH AV, ses, 100.2 ne 45th, 50x100; Ambrose
G Todd—Eliz G Peyser et al; A G Reeves (A).

NOV. 14.

JACKSON ST, ws, 25.4 s Concord, 25x79x25.4 x83; also CONCORD ST, ss, 104.4 e Hudson av, 25x69.10x25.4x73.9; Everett H Moe—Ida M Baker et al; partition; H C Glore (A).

KOSCIUSKO ST, nec Stuyvesant av. 20x100; Henry Sahlfeld—Wm H Stolting et al; C Reinbardt (A)

ker et al; partition; H C Glore (A).

KOSCIUSKO ST, nec Stuyvesant av. 20x100;
Henry Sahlfeld—Wm H Stolting et al; C Reinhardt (A).

SAME PROP; same—same; same (A).

LINCOLN PL, ss, 85 e Utica av. 20x85; Jacob Greenberg—Minnie Ringen; D Weiss (A).

MADISON ST, ses, 220 ne Evergreen av. 25x 100; Julius Lehrenkrauss & ano—Geo M Nachtmann et al; Reynolds & Geis (A).

TIEMANS LA, swc land of Jno Wilson runs ne356xse—xs—xsw—xnw232.8xsw192 xnw250 to beg; PLOT begins at ditch bet fresh and salt meadow at se line of salt meadow which point of int is at bed of E 101st, runs se—xsw—xe—xne—xne—xne—xne—xne—xsw—xsw—to beg; Rose Reis & ano—Lourie Co et al; Armstrong & Brown (A).

WEST ST, es, 133.1 s East N Y av, 26x100; Title G & T Co—Saml Parness et al; T F Redmond (A).

14TH ST, nes, 456 nw 3 av, 20x100; Ju Lichtenstein—Peter Hadle et al; partition; D Barben (A).

Lichtenstein—Peter Hadle et al; partition; J
D Barben (A).

BEDFORD AV, ws, 160 n Av F, 100x100; N Y
Mtg & Security Co—Della Firnin et al; H M
Bellinger, Jr (A).

GEORGIA AV, es, 100 n Blake av, 100x200;
Somerville Realty Co—Collective Holding Co;
partition; O A Samuels (A).

NOSTRAND AV, ws, 22.6 n Robinson, runs
w99.6xn60xe92.6xs60 to beg; also SNYDER AV,
ss, 50 e Lawrence, 50x113.2; also LINDEN ST,
se 568 ne Knickerbocker av, 19.6x78.3x19.6x
78.8; Mary L Robinson—Gerald O Robinson;
Leary & Goodbody (A).

GTH AV, nec 48th, 20.2x100; Tracy Grey—
Eliz W Foster & ano; T Witte (A).

PLOT begins swc land adj Jonathan U Forbell, runs nw535.6xse339xs—xnw253.6 to beg;
also OLD MILL RD, es, adj land of Henry Von
Dreele, runs e—xn—xw—xs— to beg; Aug Westphal & ano—Sender Feldmark et al; C C Miller (A).

NOV. 15.

FULTON ST, ss, 440.6 e Howard av, 19.6x100; Kate B Belloni—Wm H Burroughs et al; Reeves & Todd (A).

W 10TH ST, ws, 336 n Av R, 100x182; also W 10TH ST, es, 336 n Av R; Otto E Reimer—Otto Singer Devel Co et al; Sackett & Lang (A).

E 14TH ST, es, 140 s Av X, runs e60xw100xn 60 to beg; Jennie Perlman—Pearl Constn Co et al; M S Feller (A).

E 25TH ST, ws. 480 n Voorhies av, 100x105; Meyer D Siegel—Alphonse Sterckx et al; A W Duckworth (A).

82D ST. nes, 300 nw 22 av, 60x100; Dorchester Natl Bank of Cambridge, Md—Jas P Haggett; Wilber, Norman & K (A).

SAME PROP; Eastern Shore Trust Co—same; same (A).

AV O, ss, 40 e E 3d, 40x100; Ann Connors— Jno E Dunn et al; M F McGoldrick (A). BLAKE AV, nwc Wyona, 20x100; Ike Berger—David Zibuloff et al; to cancel mtg; I Solo-

—David Zibulon et al; to cancer mig; I Solomon (A).

OCEAN PARKWAY, sec Old Sheepshead Bay d, property on map of "property belonging to Brighton Beach Racing Assn," irreg; Mechanics Bank Bldg—Brighton Beach Racing Assn & ano; warrant of attachment for \$95,000; Owens, Gray & T (A).

Gray & T (A).

NOV. 17.

GRAND ST, ns, 50 w Humboldt, 50x100; Curtis Bros Lumber Co—Thrall Constn Co et al; G F Alexander (A).

PARK PL, ns, 308.4 w Bedford av, 19.4x131; Ella R Bemis—Jno F Fermbach et al; Seley & Levine (A).

E 2D ST, es, 388 s Av J, 42.4x24.6x60x17; Louisa Ziegler et al—Park Lawn Bldg & Realty Co et al; Sohmer & Sonnenthal (A).

E STH ST, es, 480 n Av L, 40x100; Edw M Bassett—Margt C Gilligan et al; W W Thompson (A).

58TH ST, ns, 220 e 4 av, 20x100.2; S Bklyn Savgs & Loan Assn—Wm A Doyle & ano; W J Bolger (A).

GLENMORE AV, ns, 40 e Fountain

Bolger (A).

GLENMORE AV, ns. 40 e Fountain av, 20x 75; Emanuel Rothschild—Zlatta Schatter et al; Kiendl & Sons (A).

GRAHAM AV, ws. 75 s McKibbin, 25x100; Jacob Croissant—Amelia Croissant et al; W H Robinson (A).

SCHENCK AV, ws. 165 n Livonia av, 20x100; Zena Basin—Sarah Schwartz et al; I M Lerner (A).

SUTTER AV, ss, 50 w Watkins, 50x100; Title G & T Co—Louis Sternlieb et al; T F Redmond (A).

LOT 49, block 1190 on tax map of Borough of Bklyn, —x—; Waldo R Blackwell—Alex Kent et al; foreclosure of lien; J T Cruser (A).

NOV. 18.

HERKIMER ST, ns, 82 e Buffalo av, 18x75; Peter McMillan—Genevieve L Deutsch et al; I Sargent (A).

RUTLEDGE RD, nws, 60.8 sw Marcy av, 20 x60; Chas T Dotter—Jennie E Fielding et al; Cary & Carroll (A).

Cary & Carroll (A).

56TH ST, ss, 320 w 5 av, 20x100.2; Eagle Savgs & Loan Co—Sarah Newland & ano; Latson, Tamblyn & P (A).

71ST ST, nes, 124.2 se 18 av, 18.6x100; Eva K Fischer—Jacob Kaiser Impt Co et al; Davison & Underhill (A).

LIEERTY AV, sec Watkins, 85x100; Wesleyan Uni of Middletown, Conn—Retta H Barranger et al; H L Thompson (A).

METROPOLITAN AV, nwc N 3d, runs w95.1 xn35.5xse101.8 to beg; David Engel—Alfred W Withers et al; foreclosure of tax lien; R E Moffatt (A).

NOV. 19.

BRADFORD ST, nwc Belmont av, 40x100; also EAST N Y AV, sec Sackman, 46.6x116.4x49x132.1; Louis N Feldman—M & J Constn Co et al; J Glasser (A).

et al; J Glasser (A).

ELTON ST, ws, 410 n Liberty av, 20x90; Fannie C Buxton—Francesca P Catapano et al; Smith, Doughty & W (A).

ELTON ST, ws, 430 n Liberty av, 20x90; same—same; same (A).

HUMBOLDT ST, ws, 50 n Ten Eyck, 50x100; Christian Meyer & ano—Margt R Lawlor et al; foreclosure of mechanics' lien; Watson & Kristener (A).

SACKMAN ST, es, 240 n Newport av, 20x; Chas F Nixdorff—Camden Constn Co et al; Green (A).

E 14TH ST. ws. 270 s Sheepshead Bay rd. 25 100; Annie G Tibbals—Mary E Lawler & ano; B Campbell (A).

E 40TH ST, es, 77.6 s Av H, 80x100; also E 43D ST, ws, 317.6 s Av I, 100x100; also FOSTER AV, nwc E 38th, 97.6x100; Wm H Edsall—Bernhardt H Schmidt et al; H L Thompson (A).

46TH ST, sws. 300 nw 15 av, 40x100.2; Alex Stott—Antonio M Salemi et al; H J Davenport (A).

48TH ST, ns, 180 e 13 av, 40x100.2; N Y East Annual Conference of M E Church—Saml Wachatinsky et al; H J Davenport (A).

53D ST, ss, 80 w 11 av, 20x100.2; Geo B Watson—L W Beveridge, Inc, et al; L F Hollenbach (A).

58TH ST, ns, 560 e 8 av, 20x100.2; Danl London—Lucio Giossiffi et al; J Gans (A).

60TH ST, nc Ft Hamilton Pkway, runs ne 40.10xnw70xne141xnw32.7xne21.5 xnw— xsw200.4 xse70.1 to beg; Jno O Eall—Israel J Rosenstein et al; A P Bachman (A).

86TH ST, ss, 382 w Gravesend av, 60x195; Lena Keck-Guiseppe Scura et al; A W Burlingame, Jr (A).

ALBANY & CLARKSON AVS, Children's ospital; Jno Bullock & ano—City of N Y et; foreclose a lien; J Siegelman (A).

BATH AV, ec 20 av, 102.7x193.4x115.1x193.9 Matilda H Deckler—Ida Novick et al; H S Mansfield (A).

BAY RIDGE AV, w s, 415 w 19 av, 25x100; Geo Wood—Mary E Walsh & ano; M O Rock-wood (A).

FLUSHING AV, ses, 108 sw Onderdonk av, 90x125; Edgar Impt Co—Louise Gmelin et al; H Lewis (A).

LAWRENCE AV, ss, 698.1 e 3d, 45.5x100; Susan W Duncan—Trustees of M E Church of Greenfield, Town of Flatbush; H L Thompson (A).

N Y & SEA BEACH R R CO RIGHT OF WAY, es. 440 n Av U, 25x40; also W 7TH ST. ws, 440 n Av U, 40x57.6; N Y Municipal Railway Corpn & ano—Anna J Schaff et al; condemnation proceeding; G D Yeomans (A).

NY & SEA BEACH R R CO RIGHT OF WAY, nec Av V, 25x160; also N Y & SEA BEACH R R Co RIGHT OF WAY, es, 241.2 s 86th, runs ne63.9xse20xsw84.5xn29.10 to beg; N Y Municipal Railway Corpn—Wm E Platt et al; condemnation proceeding; G D Yeomans (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.

NOV. 15.

NOV. 15.

13TH ST, 36 W; Manhattan Sand Co—inos Li
King & Bernard Johnson (107). 24.30
29TH ST, 14 & 16 E; M Schlossman & Son—
Convent of Marie Reparantice & Emma M Butler & Mountain & Feazey (102). 137.13
37TH ST, 44 W; Glenwood Sand & Gravel
Co—Mary A H Hecker & Frank Krefets (106).
184.85

42D ST, 434 W; Griffin Roofing Co—Mary M Berkemeyer & Hugh McLean (105). 113.00 48TH ST, 347 W; Richd G Hach—Zucker De La Pointe (112). 154.08

130TH ST, 101 W; Edw Segal—Nathan Hut-koff (114).

179TH ST, 815 W; Arnold Kann—Mabel G Meyer, Saml B Althause & Bert G Faulhaber & Co (118).

Co (118). 301.50 180TH ST, 802 W; Arnold Kann—Mabel G Meyer, Saml B Althause & Bert Faulhaber & Co (117). 218.25

224TH ST, ns, 175.11 e Paulding av, 25x100; Anton Hernfeldt—Margt E Watts & Aug Diemer (101).

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Mechanics Liens-Manhattan and Bronx (Continued.)

AMSTERDAM AV, 1930; Chas Olsen—Mary C Mulvanney (116). 375.00 PARK AV, 929-31; Pollack & O'Neill—929 Park Av Co (103). 5,663.63 SAME PROP; Pittsburgh Plate Glass Co-same (104). 600.31 June 1914 (104).

same (104).

PARK AV, 929-31; Jandous Electric Equipment Co, Inc—929 Park Av Co (110). 1,153.15

SAME PROP; Sargent & Co—same (111). 1,661.67

PARK AV, 929-31; Otis Elevator Co—929 Park Av Co & Park Union Constn Co (121). 1,750.00

PARK AV, 929; Wm Buess, Inc—929 Park v Co (100). 1,046.50 PARK AV, 929-31; Eureka Tile Co—929 Park v, Co (108). 1,039.16 SAME PROP; Shannon Mfg Co—same (109). 700.00

PINEHURST AV. 48; Modern Painting & Decorating Co-Mabel G Meyer, Saml B Althause & Bert G Faulhaber & Co (119). 228.50 PINEHURST AV, 44; same—same (120).

3D AV, 2952 & BERGEN AV, 643; hymann Heller—Chas Wilhelm, Henry Maul, Levenson Wrecking Co, Ascher Wonderland Co, Jas Scha-cek & Starrett Constn Co (115).

NOV. 17.

GRAMERCY PARK W, 6 & 7; Hajek Bros— N Y City Mission & Tract Society & Theo Star-rett Co (125). 4.647.75 SAME PROP; J I Hass, Inc—same (126). 1,200.00

WALL ST, 74-6; Geo F Huskinson—Seamen; Bank for Savgs & Sherwin & Berwin Co, Inc (135).

28TH ST, 104 W; Chas Glasser—Matilda Rich & Blight-Overfield Co (124). 75.50 76TH ST, 111 E; Pittsburgh Plate Glass Co— German Hospital & Dispensary & United States Metal Products Co (122). 2,632.00

159TH ST, 314 E; Noonan Building Material Co. Inc—Cedar Constn Co & Jos J C Dunne (139).

(139). 916.80
159TH ST. 428 E; Noonan Building Material
Co—same (140). 953.15
226TH ST. 848-56 E; V Salzano—Gussie
Aieolio & Michl Agoglearo (123). 32.06
BERGEN AV. 619; B Rothblatt—Arnold
Mensch & Max Stein (124). 238.50
CENTRAL PARK W; B B Hoffman et al—
Estate of Fredk Wm Jockel et al (136). 484.92
LEXINGTON AV, 841; Simon Heitner—I E
Pike et al & Isaac Peiser (130). 1,400.00
PARK AV, 929-31; Batavia & N Y Woodeworking Co—929 Park Av Co (127). 6,193.50
PARK AV, 929-31; Pietrowski & Konop Co—
929 Park AV Co (137). 1,668.00
SAME PROP; A B Barr & Co—same (138).
2.725.00

PARK AV, 929-31; Geo H Storm & 2,725.00
Park Av Co & Park Av Constn Co (132)

SAME PROP: Wm Eckenfelder 929 Park Av

SAME PROP; Wm Eckenfelder—929 Park Av 0 (133). 4.014.08 Park Av 2,300.00

UNIVERSITY AV, 1339; Jno Lucas & Co— Ernst Keller Constn Co & Saml Weingarten (129). 300.00

500.00

5TH AV, 362; Geo H Storm Co—Mary B Harrison & Theo Starrett Co (131) 1,238.07

8TH AV, 613-15; Jos Kaufman—Drury Lane
Theatre, Inc & Blight-Overfield Co (128), 85.00

NOV. 18.

GRAMERCY PARK W. 6 & 7; Michl Power— N Y City Mission & Tract Society & Theo Star-rett Co (161). 1,428.17

N Y City Mission & Tract Society & 1.428.17 rett Co (161).

GRAMERCY PARK W, 6 & 7; Jos Elias & Co—N Y City Mission & Tract Society & Theo Starrett Co (155).

GRAMERCY PARK W, 6 & 7; Empire Brick & Supply Co—N Y City Mission & Tract Society & Theo Starrett Co (144).

4.709.52

HOUSTON ST. 128 E; Hyman Rosenberg—M ciety & Theo Starrett Co (144).

4.709.52

MONTGOMERY ST. 35 & 37; Empire City Lumber Co—Hebrew Kindergarten & Day Nursery & Spector Contracting Co (145).

330.45

331 ST. 15 E; Shatz & Canton Co—Fifth Av & 33d St Realty Co & Edw Margolies (147).

35TH "ST. 11 to 17 E; Shatz & Canton Co-Edw Margolies (146). 545.00

37TH ST, 44-6 W; Saml Linder et al—Mary A Henshaw, Jno H Henshaw & Frank Krefetz (163).

46TH ST. 248-50 W; Shatz & Canton—Edw Margolies (148). 120.00

47TH ST. 224-26 W: Solomon J Cohen—D Brainerd Rav Jno E Stinson & Richd C Burne, exrs, &c. Jos Kostman, Louis Bichler, Jos O'Connor, Harry Godman, Frolic Restaurant, Julius M Schwartz & Jos M Seidenberg (renewal) (152).

47TH ST, 222 W; Solomon J Cohen—same (153).

173D ST. ns. 58.11 e Webster av. 50x90.5x 50.1x92.7; D'Amore & Lanzetta—Emil Spindler & Casolaro Fasany Co, Inc (149). 1,726.85

232D ST. 849 E: Raphael Barrelli—Wm J & Mary Smith & J R Johnson (157). 128.50

232D ST. 849 E; Wm Verhofskv—Wm J Smith, Mary Smith & J R Johnson (156). 365.00

PARK AV, 929-31; Oscar Stolp—929 Park Av Co (154). 593.02

PARK AV, 929-31; Fordham Cornice Works.
Inc—929 Park Av Co (158). 622.32
PARK AV, 929-31; Klee Thomson Co, Inc—
Nine Hundred and Twenty-Nine Park Av Co (143). 5,549.24

SO BOULEVARD, ws, 193.4 s 182d, 140x90x irreg; J D Johnson Co—Waverly Constn Co & J S Cully & Co (renewal) (151). 1,410.87 5TH AV, 362; Benj Rissner Sheet Metal Works, Inc—Mary B Harrison & Theo Starrett Co (159).

5 (159). 5TH AV, 362; McGowan & Connolly Co. Inc— ary B Harrison & Theo Starrett Co (160). 3,207.05

5TH AV, 362-64; Empire City Gerard Co— Estate of Mary B Harrison, Francis B. Harrison & Henry T Scott & Theo Starrett Co (141). 950.00

5TH AV, 362; Davis Speyer Co—Mary B Harrison & Theo Starrett Co (142). 379.50
5TH AV, 362; Clifford L Miller & Co—Mary B Harrison & Theo Starrett Co (162). 1,845.36

NOV. 19.

GRAMERCY PARK W, 6-7; Adolph Grant & Co—NY City Mission & Tract Society & Theo Starrett Co (166).

OAK TER, 606-8; Max Simon—K & J Consto Co & Aaron Shulman (178).

Co & Aaron Shulman (178).

PECK SL, 43; Otis Elevator Co—General Fish Co & Comyns & Mayer (181).

220.00

STANTON ST, 149; Barnet Siegel—Jacob Froelich & A Silberstein & Son (179).

415.00

42D ST, 7 E; Standard Utility Co—Jos Milbank & W P Ellison, Inc (168).

88TH ST, 2 W; Wm Kirchhofer—Louis Stern, Louis Kohn & Adjustment Realty Co (185).

198.00

111TH ST, 536 W; Evans Bros Inc—New Amsterdam Holding Co & Kurland & Gursky (171).

115TH ST, 114 E; Ike Greenbaum—Jennie Pisco & Borris Mandel (164). 60.36 122D ST, 514 W; Jacob Cohen—Bella Harris & Sigmund Fuchs (170). 125.30

122D ST, 514 W, 3acob & Sigmund Fuchs (170).

BOWERY 169; Sol Smith—Royal Theatre Co & Manhattan Co (180).

BROOK AV, 1502; Saml Plotnick—Jas Bryant, J Wilson Bryant & Davis Levin (176).

BROADWAY, 57-61; Lidgerwood Mfg Co— Adams Express Bldg Corpn & U S Metal Products Co (172).

CENTRAL PARK W, 275-77; Wm Kirchhofer—Louis Stern & Adjustment Realty Co (189).

27.90

CLAREMONT PKWAY, late Wendover 540-44; Wolf Weinraub—Cunard Realty Co. (186).

(186). 270.00

MADISON AV, sec 30th, 123.5x100; Lidgerwood Mfg Co-Chas Kaye & U S Metal Products Co (173). 1,022.81

MADISON AV, 1225; Wm Kirchhofer-Nathan Hirsch, Louis Korn & Adjustment Realty Co (187). 87.00

MADISON AV, 1538-40, Eagle Artificial Stone Co-Reliable Amusement Co, Helen Goldberger, Isaac Becker, Bernard Feinstein & Rosalie J Greenbaum (renewal) (174).

PARK AV, 929-31; Braunfels Browning Co-929 Park Av Co (175).

PARK AV, nec 76th, 51.2x100; Lidgerwood Mfg Co-German Hospital & Dispensary & U S Metal Products Co (183).

5TH AV, nwc 38th, 26.9x117x irreg; Lidgerwood Mfg Co-Frank V & Jno H Burton & U S Metal Products Co (184).

5TH AV, 262, 244, F & LMarrie C

5TH AV, 362 & 364; E & J Marrin Co—Es Mary B Harrison & Theo Starrett Co (182 Estate 456.50

5TH AV, 362-4; Wm P Youngs et al—Estate of Mary B Harrison & Theo Starrett Co (177). 287.05

5TH AV. 362; McGowan & Connolly Co Inc— Estate of Mary B Harrison & Theo Starrett Co (165). 3,207.05

8TH AV, 613-15; Jos P Skelly—Drury Lane Theatre Inc & Blight Overfield Co (167). 102.90

NOV. 20.

37TH ST, 53 W; Guarantee Cornice & Skylight Works—L H Babcock & Esther Sussman (191).

53D ST, 146 E; Jno A Murray & Co—Jno W Aitken & Jno Holtjen (190). 482.52 88TH ST, 2 W; Jas F Nuno—Louis Stern & Adjustment Realty Co (192).

88TH ST, 2 W; Wm Deuser—Louis Stern, Louis Korn & Adjustment Realty Co (203). 527.04

CENTRAL PARK W, 275; same—same. (204). 74.07

MADISON AV. 1225; same—Nathan Hirsch, Louis Korn & Adjustment Realty Co (205). 115.10

124TH ST, 125 E; Harry Grohman-Western Electric Co & Wm Wilson (197). 36.00

188TH ST, 189TH ST, SEDGWICK AV & TEE
TAW AV, block, &c; Empire Brick & Supply Co
—Webb's Academy & Home for Aged Shipbuilders, Brighton Heights Development Co, Willia
Londino & Londino Constn Co (195). 172.75

226TH ST. 848-50 E; Danl Mapes Jr—Giosne Arcoleo & Michl Agugliaro (198). 86.69

226TH ST, 854-6 E; same—Santa Pirri & Michl Agugliaro (199). 86.69

BROOK AV, 1502; Saml Baxter—Jas D Bry-ant & J Wilson Eryant (194). 125.00 PARK AV, 929; Acme Sanitary Safe Co—929 Park Av Co (196). 24.00

PARK AV, 929; Chas E Dowdall, Inc—929 Park Av Co (200). 40.00

SOUTHERN BLVD. 859-63; Lippman Leshin-ty—Lee Abraham (202). 580.50

VILLA AV, es. 171.6 s Van Courtlandt av, 50x92; Muglers Iron Works—Monaco Constn Co & Jos Monaco (201). 459.85

NOV. 21.

NASSAU ST, 113; David Greenberg—Jno R Thompson Co & Cary, Doerhoefer Co (237). 75.50

T5.50
STANTON ST, 149; Barnet Siegel—Jacob Froelich & Silberstein & Son (206). 615.00
37TH ST, 44-6 W; Philip Grossman—Estate of Jno McKeon & Mrs Frances T Perry, Aaron Harris, Frank Krefetz, Inc & Frank Krefetz (238).

Harris, Frank Artests, (238). 1,600.00 (238). 15T ST, 156-60 W; Jos Ravitch—Wesley Realty Co (231). 2,545.85 (2014). 19TH ST, 419 W; Crystal & Gold Contracting Co, Inc—138 E 38th St Co, Inc (227). 1,073.85 (2014). 172D ST, ss, bet Ft Washington & Haven avs, —x—; also 172D ST, ns, bet Ft Washington & Haven avs, —x—; Rocco Rusciano—Ft Washington Realty Co & Jas Garafano & Son (208).

SAME PROP; Vito Manzaro-same '209) SAME PROP; Nicola Daretta-same (210 SAME PROP; Nicola Daretta—same (210). 15.12 SAME PROP; Anthony Rosciano—same (211). 46.80

SAME PROP; Guiseppe Fierro-same (212 SAME PROP; Vito Spinello-same (213)

SAME PROP; Giachemo Tanzello—same (214

SAME PROP; Carmeno Matarazzo—same (215).
SAME PROP; Francisco Sacino—same (216).

172D ST, ss, whole front bet Ft Washington & Haven avs; also 172D ST, ns, whole front bet Ft Washington & Haven avs; Chas Wilson—Ft Washington Realty Co & Jas Garafano & Son (233).

173D ST, ss, bet Ft Washington & Haven avs; also 173D ST, ns, bet Ft Washington & Haven avs; Vito Spinello—Ft Washington Realty Co, Jas Garafano & Son & Mary R Wright (217).

SAME PROP; Carmeno Matarazzo—same 26.40 (218). SAME PROP; Nicola Daresta—same (219)

SAME PROP; Giachemo Tanzello—same (220). 16.50 SAME PROP; Francisco Savino—same (221). 17.32

SAME PROP; Guiseppe Fierro—same (22) SAME PROP; Vito Manzaro-same (223

SAME PROP; Rocco Rusciano-same (224

SAME PROP; Anthony Rusciano—same (225). 57.20

57.20

173D ST, ss, whole front bet Ft Washington & Haven avs; also 173D ST, ns, whole front bet Ft Washington & Haven avs; Chas Wilson—Ft Washington Realty Co, Mary R. Wright & Jas Garafano & Son (232).

179TH ST, ss, whole front bet Belmont & Hughes avs; Bronx Roofing & Water Proofing Co—Alert Constn Co (228).

CROTONA PKWY, see Elsmere pl. 109.9x 126.5; Mary C Leary et al—Defender Constn Co (235).

S10.30

126.5; Mary C Beary S10.30

JEROME AV. 2345; Warschard & Lang—
Mabel & Clifford C Goodwin (229). 200.00

PARK AV. 929; White Enamel Refrigerator
Co—929 Park Av Co (230). 1,200.00

PARK AV. 929; Chas Maver—Nine Hundred
Twenty-Nine Park Ave Co (207). 2,042.75

S BOULEVARD, nwc 142d, 30.8x81.10; Jno P
McManmon—Curzia & Rozzano Bldg Co (226).

81.55

81.55
1ST AV, 1843; Louis I Bregman—Aschel Sigalov & Mary Lockley (236). 244.50
3D AV, 1800; Benj Glasser—Leon M Hirsch & Robt March (234). 50.00

Brooklyn.

NOV. 13.

FORD ST. es, 148.10 n Rochester av, —x—;
J Alliano—Edw & Mary Rogers & Rocco Giocomino.

MARLBOROUGH CT. es, 26 s Foster av, 95x
140; A Broman—E R Strong Co & Edw R
2,000 00

MARLBOROUGH CT, ws, 53 s Foster av, 90x
90; A Broman—E R Strong Co & Edw R
Strong.

ST. ss, 200 e Bremen, 25x100;
Targhtaling, Inc.

WEST ST. ws. 221.6 n E 35th, 180x90; Columbia Gas Fixture Co—Boyd Constn Co & Max Forcelson.

E 17TH ST. es. 250 n Beverly rd, 49.11x100;
S Feldman—Louisville Realty Co. 75.00
E 18TH ST. nwc Foster av. 20x100; A Broman—E R Strong Co & Edw R Strong. 300.00
E 21ST ST. nec Av M, 40x100; A Broman—E R Strong Co & Edw R Strong. 200.00
40TH ST, 1027; S Lutzker—Martha M Binns & Christina Regina. 30.00
67TH ST, 172; F D Creamer & Co—Nelson Constn Co Edw Nelson & Jos Fuhrer. 520.09
67TH ST. ss, 100 w 2 av, 40x100; S Ross. Jr, 1nc—Jos Fuhrer, Nelson Constn Co & Sophie & Edw Nelson. 334.08
67TH ST, ss, 100 w 2 av, 40x100; C Almouist —Jos Fuhrer & Edw Nelson. 28.00
67TH ST, 172; Phillips Plumbing & Heating Co—Nelson Constn Co. 500.00
FOSTER AV, swc Marlborough ct, —x—; A Broman—E R Strong Co & Edw R Strong. 300.00
MARCY AV, swc Greene av, 50x100; H W Bishon—M Berger & Clara Berger. 110.55
RUGBY RD, swc Foster av, 52x100; A Broman—E R Strong Co & Edw R Strong. 300.00
NOV. 14.

BEAVER ST, nes, 199.5 s Flushirg av, 37x 44.8; Louis Tow—Jno Rosoff & Jos Miller. 325.00
67TH ST, 172; M Bettman—Jos Fuhrer & Edw Nelson. SAME PROP; same—Jos Fuhrer. 6.50

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RIVERDALE AV, nec Christopher av, 100x 00; S Malafsky—Cris River Co. 500.00

NOV. 15.

E 17TH ST, es, 300 s Av U, 40x80; Parshelsky Bros—Guzepa & Chas Rosiello. 152.15
13TH AV, es, 60.2 n 49th, 60x100; A Drago—Leah Jacobs. 232.80

NOV. 17.

FULTON ST, 2067; P H Camenson Glass Co-Arthur Frieberg & Geo Lawrence. 24.00
STERLING PL, ns, 100 w Howard av, 70x
100; H Weisfeld—Chucky Bldg Co & Annie
75.00 Oxfeld.

UNION ST, ns, 150 e Nostrand av, 50x127.9; Roberts Mfg Co—Sylfried Constn Co. 151.35 WEST ST, es, 250.10 n Av C, 100x90; W Levy—Bristol Bldg Co & Jas Moore, pres. 299.20

Levy—Bristol Bidg Co & Jas Moore, pres. 239,20
2D ST, 331; V. Bitetti—Revarda Rizza, Leonarda Rizza & Candeloro De Meo.

E 17TH ST, es, 250 n Beverly rd, 50x100; I
Krassner—Louisville Realty Co. 297,31
E 3STH ST, 996 to 1002; L Giasi—Wm &
Anna Wingerath. 237,96

LEE AV, 239; H Zucker—†Joe Chugerman, †Joe Bassel & Emil Levine. 260.00

NEW YORK AV, swc Union, 40x100; A Wohl & ano—Tempel Bar Realty Co, Jos Koppel & Harry Selinger. 260.00

ST MARKS AV, ns, 125 e Kingston av, 100x 155; Acme Sanitary Safe Co—M & J Constn Co.

Co. 6TH AV, nwc 53d, 100x100; M J Conlin— Keystone Materials Co & Grace Baptist Church. 502.00

NOV. 18.

WEST ST, 253 to 267; T F Fyans—Bristol Bldg Co.

W 10TH ST, ws, 336 n Av R, 172x100; also W 10TH ST, es, 336 n Av R, 200x100; Columbia Mantel Co—Otto Singer Devel Co & Otto Singer.

LEE AV, 239; B Salkoff—Chas Chugerman, Mendel Bassel, Chas Goodman, Israel Levine & Jacob Cottler. 215.50

Jacob Cottler. 213.30

13TH AV, sec 54th; C Almquist—G E Epstein & Rose Gootenberg. 108.00

13TH AV, sec 54th, 40x100; Geo W Woods, Inc—Rose Gootenberg & David Epstein. 87.00

NOV. 19.

DEAN ST, 280-4; So Bklyn Marble & Tile 0-Hartman Bldg Co. 550.00

GOLD ST, nwc York, —x—; J A Murray & Co—Bklyn City Mission & Tract Society & Jno Holtje. 225.14

MIDWOOD ST, 241; J Fox—Emil E Freese, Fritz Kurt, Geo Weiss, Harry O Wolff, Annie Hickey & Fredk P Weiss. 130.00

STERLING PL, sec Rochester av, 100x150 S Cannella—J V Cunningham, Inc, Spencer Al-drich, Acme Homes Co & Jas V Cunningham.

2D PL, ns, 96 w Clinton, 23.4x100; J Shado-tz—Isaac & Nellie Weinstein & Jacob Gold-55.00 stone.

stone.

W 9TH ST, ns, 192 e Henry, 25x100; W Fish-kind—Vincenzo Matta, Vernon Mason Bldg Co, Henry & Julius Mueller.

166.25
E 17TH ST, es, 250 n Beverly rd, 49x100; M G Williams & Co—Louisville Realty Co. 170.00
FLATBUSH AV, 1504-6; D M Carr—Chas P Schmidt, Henry G Schmidt & H F Charron.
26.50

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.

NOV. 15.

244TH ST, 221 to 233 W & 45TH ST, 422-430 W; Mulcahy & Gibson Co, Inc—Central Theatres Leasing & Constn Co; July26'13. 10,131.56 2'172D ST, FT WASHINGTON AV, 173D ST & HAVEN AV; Braunfels Browning & Co—Jas Garafano & Son et al; Aug18'13. 300.00 2'FT WASHINGTON AV, 175TH ST, HAVEN AV & 171ST ST; E 1 DuPont De Nemours Powder Co—same. 364.32

NOV. 17.

No Satisfied Mechanics' Liens filed this day

NOV. 18.

²CHARLOTTE ST, es, 110 n Seabury pl; Michl Cappiello—Tiber Building Corpn et al; Nov6'13. 600.00

GRAMERCY PARK W, 6 & 7; Roebling Constn Co—N Y City Mission & Tract Society et al; Nov15'13.

al; Novio 13.

2HAMILTON PL, es, 135.8 n Bway; Canavan ros Co—Domain Realty Co et al; Oct3'13.

VANDEWATER ST, 24-6; Fredk J Fleck—Norman A Munro; Oct30'13.

WEST ST, 260 & 261; H M Susswein & Co—P J Carlin Constn Co et al; Novi'13.

98.20
29TH ST, 119 E; Lawson & MacMurray—Fredk L Merriam et al; Oct28'13.

181.95
130TH ST, 617-21 W; J Kresse Co—Louis Strauss et al; Aug28'12.

2175TH ST, 171ST ST, FT WASHINGTON AV & HAVEN AV; Ames Transfer Co—Jas Garafano et al; July23'13.

WEBSTER AV, swc 173d; Oriental Fireproof Sash & Door Co—Aug Nelson et al; Oct30'13.

NOV. 19.

NOV. 19.

No Satisfied Mechanics Liens filed this day.

NOV. 20.

¹59TH ST, 38 W; B A & G N Williams—38 W 59th St Co & Chas H Bellows Cut Stone Co; Nov19'13. 698.00 190TH ST, 602 W; Dale Co—190th St Realty o, Inc, et al; Oct31'13. 1,375.00

NOV. 21.

HOLLAND AV, ws, 395 n Morris Park av;
Morris Gittelson—Josephine Steiner et al; Nov
5'13.

5'13. 24.85

2LONGFELLOW AV, 1430-32; Domenico La Sala—Chas Friedman et al; Sept16'13. 18,500.00

WEST END AV, nec 83d; E I Du Pont De Nemours Powder Co—Isaac Meyer & Son et al; July3'12. 104.33

25TH ST, 356-60 W; Abr Stern—Rose Boyd al; Nov19'13.

251H St. 144-6 W; Caggiano Contracting Co-Princeton Constn Co et al; Nov14'13. 31.25 LEXINGTON AV, 397-413; Caggiano Contracting Co—Estates of Long Beach et al; Nov14'13.

21ST ST, 218-20 W; Harry Rosenbaum-Brooknik Realty Co et al; Oct4'13. 100.00 3RIVERSIDE DR, 415-17; Chas H Parsons— Jno J Hearn Constn Co et al; Nov2'10. 1,515.60 LENOX AV, 68-70; Kurland & Gursky et al Kalma Realty Co et al; Nov20'13. 800.00

Brooklyn.

NOV. 13.

COFFEY ST, 102; J Marchiano—Vincenzo Faella & Anna Faella; Oct21'13. 800.00 SAME PROP; S Bassewitz—Vincenzo Faella & Jno Marchiano; Oct23'13. 60.00

³GRAHAM AV, ws, 75 s Scholes, 25x100; L Brody & ano—Harry Blum & Harry Gordon; Aug²⁹'13.

2SURF AV, sec W 25th, 100x500; F Cronin— Alice B Coady, Jas A Healy & Frank Schulze Aug13'12.

Aug.13 12.

2SURF AV, ss, at int of lots 38 & 39 on map of Common Lands on Coney Island, —x—; H Steigernold—Alice B Coady, Robt J Coady, Jas A Healy & Frank Schulze; Aug.14'12.

2SAME PROP; Seaside Lumber Co—same; Aug.13'12.

WILLIAMS AV, ws, 148 s Newport av, 20x 100; D Gelfand—Abr Berkowitz; Nov3'13.

NOV. 14.

DEAN ST, swc Howard av, -x-; C I Rosenblum Co-Jasum Realty Co; Aug16'13. 60.00 E 3D ST, ws, 327 s Av I, -x-; T J Smith & ano-Harold L Naughton & J D Ranck Realty Co: June5'13. Co; June5'13.
SAME PROP; H Weiner—same; June10'13.
250.00

E 3D ST, 1050, same—same & J D Ranck; June10'13. 150.00

une10'13. E 3D ST, 1058; same—same; June10'13. 150.00

E 3D ST, 9 & 10; C H Pearson—Harold Naughton & J D Ranck Realty Co; June27'13. 440.00

E 3D ST, 1064-68; A S Robbins—J D Ranck Realty Co & J P Denninger; June5'13. 83.00 E 3D ST, ws, 214 s Av I; W M Young—J D Ranck Realty Co & J D Ranck; June6'13. 721.66 *57TH ST, ns, 180 e 7 av, 60x100; F Gerba-chefsky—York-Penn Co; Feb28'13. 361.00

as7TH ST, ns, 180 e 7 av, 60x100; F Gerbachefsky—York-Penn Co; Feb28'13. 361.00

NOV. 15.

HICKS ST, es, known as Hotel Bossert, 200x 78; Bernard-Greenwood Co—Louis Bossert & Wm Vail, Inc; Nov5'13. 370.77

asURF AV, ss, at int of division line of lots 38 & 39 on "map of Common Lands belonging to the Town of Gravesend," —x—; Louis Bossert & Son—Alice B Coady, Robt J Coady, Jas A Healy & Frank Schulze; Aug10'12. 1,670.10

NOV. 17.

HEMLOCK ST, es, 90 s Dumont av, 40x100; Jos V Giglio—Lina & G Santiago & Nassau Bldg Loan Assn; Oct1'13. 278.00

UNION ST, ns, 150 e Classon av, —x—; A De Bonis—Margt Burke & Mike Pente; Feb 13'13. 30.00

67TH ST, ss, 172 w 3 av, 79.6x100; M Rosenblitt—Harris & Cipora I Nevins; Sept18'12.

ATLANTIC AV, 1620-30; Cross, Austin & Ireland Lumber Co—Atlantic Garage Co, Jacob Mismon & Henry D Bristol; Oct21'13. 1,12.25

ATLANTIC AV, 1620; Union Cornice & Roofing Co—U S Garage, Inc & Atlantic Garage Co; Oct22'13. 58.00

CLASSON AV, 740; A de Boris—Frank Vigilante & Mike Payne; Feb7'13. 50.00

HOWARD AV, swc Dean, 90x100.3; Hydraulic Press Brick Co—Jasum Realty Co & Jacob Sommer; Aug21'13. 198.75

OCEAN AV, es, 250 s Farragut rd, 50x110; United Plumbing & Contracting Co—Palatial Homes Bldg Co & Jas J Brooke; Nov14'13. 719.79

ST MARKS AV, ns, 100 e Hopkinson av, 40x 100; Star Painting & Decorating Co—Plato Realty Co; Aug1'13

ST MARKS AV, ns, 100 e Hopkinson av, 40x 100; Star Painting & Decorating Co—Plato Realty Co; Aug12'13.

SUMNER AV, nwc Hart, —x—; Jaffe Roth Co—Carrie Adler; Sarah Alexander & Burwell-Blume Constn Co; Feb20'13.

SAME PROP; Empire Metal Ceiling Co—Carrie Adler; April'13.

SAME PROP; Flushing Iron Wks—Carrie Adler & Burwell-Blume Constn Co; July14'13.

SAME PROP; S Heyman—same; Mar27

WILLIAMS AV, swc New Lots rd, -x-; M
Savidoff-Vermont Bldg Co; Nov10'13, 70,00
WILLIAMS AV, sw New Lots rd; also VERMONT ST, ws, bet New Lots rd & Hegeman av,
-x-; S Gasner & Son Co-Vermont Bldg Co;
Oct16'13.

NOV. 19.

OSEORN ST. 343; J Altmark—Liebe A Kseezer & Ida Koplowitz; Aug16'13. 237.50

OSBORN ST, 345; same—Ida Koplowitz; Aug
16'13. 267.50

WEST ST, 253-67; Sage Bros—Bristol Bldg Co & Thos F Fyons; Sept2'13. 106.64 SAME PROP; R L Williams—Bristol Bldg Co; June12'13. 50.00 SAME PROP; Cora O'Connor—same; May27 13. 12 SAME PROP; M Uslan—same; June16'13

SAME PROP; C J Woodward—Bristol Bldg
Co & Jas Moore; May17'13. 593.26
SAME PROP; L Halperin—Bristol Bldg Co;
May16'13. 240.00
SAME PROP; Sage Bros—Bristol Bldg Co &
Jas Moore; Aug30'11. 736.64
SAME PROP; same—Bristol Bldg Co; Sept
SAME PROP; Same—Bristol Bldg Co; Sept
2'13. Wm Levy

SAME PROP; same—Bristor 2013.

2'13.

WEST ST, es, 200 n Av C, —x—; Wm Levy—Bristol Bldg Co & Jas Moore; Aug21'13. 352.00

WEST ST, es, 324 n Av C, 126.4x100; M Us-lan—Bristol Bldg Co; June16'13.

WEST ST, es, 251.4 n Av C, 72.6x100; Jos Mollin—Bristol Bldg Co & Jas Moore; Aug12

224.00

13. 224.00
ATLANTIC AV, 387; S Shlesinger—Celine G
Thibault, Margt Fleming & Flatbush General
Contracting Co; Febl8'13. 312.00
C—...ON AV, ws, 20.2 s DeKalb av, 20x
120.4; J Mock—Thos A McGoldrick, Pierre
Duviange & Rupp Bros; Mar4'13. 125.00
NEW LOTS AV, swc Williams av, 80x100;
Klein Material Co—Vermont Bldg Co; Mar8'13. 125.00

¹Discharged by deposit. ²Discharged by bond. ³Discharged by order of Court.

ATTACHMENTS.

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

Manhattan and Bronx.

NOV. 13 & 14.
No Attachments filed these days.
NOV. 15.

NOV. 15.

Fusco, Ferdinando; Paolo Tramontana; \$5,-943.78; J Nicchia.

Keilhauer, Rene; Broedermann & Litzrodt; \$2,-001.17; Ehitridge, Butler & Rice.

Kansas City Ry & Light Co; Arthur S H Jones; \$100,000; G S Daniels.

United States Metal Products Co; Chase National Eank of City N Y; \$73,390.88; Rushmore, Bisbee & Stern.

NOV. 17.

No Attachments filed this day.

NOV. 18.

McLaughlin, Chas H; Yorkshire Ice Co; \$15,-500; Engel Bros. Lincoln Pure Butter Co; Wm W Elzra; \$2,-271.59; Rollins & Rollins.

NOV. 19.

No Attachments filed this day

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

Manhattan and Bronk.

NOV. 14, 15, 17, 18, 19 & 20.

Bliss & Griffith. 114-16 E 16th. A B See
Electric Elevator Co. Elevators. (R) \$5,170

Bronx County Gas & Electric Fixture Co &
Corgil Realty Co. 3d av, swc 182d, —x—..
International Gas & Electric Fixture Co.
Fixtures. 276

Fixtures.
ram Bldg Co. Faile st, ws, 155 s Aldus...
Colonial Mantel & Refrigerator Co. Re175 frigerators.

National Tool Co. 207 Centre, Fairbank
Co. Machinery.

Borough of Brooklyn.

Borough of Brounds.

NOV. 13, 14, 15, 17, 18, 19.

Barrett Constn Co. Sutter av, c Barrett st...
Grinberg Bros, Inc. Ranges.
Brill Bros. 60th st, nr 18 av. Union Stove
Wks. Furnaces.
Louisville Realty Co. Inc. E 17th st, nr Beverly rd. A P Hogle Co, Inc. Radiators, &c.
1,182

Howard Lincoln, Inc. Pennsylvania av, nr Lib-erty av.. Popkin Gas Fix Co. Gas Fixtures. 425

erty av. Popkin Gas Fix Co. Gas Fixtures.

Mancorn, Inc. Atlantic av, nr Saratoga av. Isaac A Sheppard & Co. Ranges, &c. 660
Metropolis Lumber Co. Williams av, nr Dumont av. Gust Seaberg. Dumbwaiters.

Milford Constn Co. 991-999 Dumont av. Abr Alpert. Bath Tubs, &c. 375
Novick, I & Co. 2007 Bath av. West End Gas Fix Co. Gas Fix.

Roberts, Henry J. Hanover pl, c Livingston ... Nichols Gas Fix Mfg Co. (R) 72
Seid Bros. Sackman st, c Blake av. Isaac A Sheppard & Co.

Strong, E R Co. E 15th st, nr Foster av. Central Chandelier Co. Chandeliers. 200
Same. 580 E 22d st. West End Gas Fix Co. Gas Fix.

Gas Fix. 760
Same. 652 Marlborough rd. same. Gas Fix.

Strong, E.
Central Chandea...

Cantral Chandea...

Same. 580 E 22d st..we...

Gas Fix.

Same. 652 Marlborough rd..same. Gas Fix.

Same. 660 E 14th st..same. Gas Fix.

Same. 621 E 19th st..same. Gas Fix.

Same. 621 E 19th st..same. Gas Fix.

Same. 643. 647. 651 & 655 Marlborough rd..

same. Gas Fix.

Same. 636 E 18th st..same. Gas Fix.

To Same. 664 Rugby rd..same. Gas Fix.

Same. 664 Rugby rd..same. Gas Fix.

Same. 644 Marlborough rd..same. Gas Fix.

Same. 658 Fix.

Same. 659 Fix.

Gas Fix.

Cas Fix.

 Same.
 1084 E 18th st..same. Gas Fix.
 90

 Some.
 2103 Av M..same. Gas Fix.
 100

 Same.
 2107 Av M..same. Gas Fix.
 100

 Same.
 1904 Foster av..same. Gas Fix.
 125

 Todebush, A W Co.
 957 Broadway..Isaac Asheppard & Co.
 (R)

For Building Loan Contracts and Orders See Page 976,

BUILDING OPERATIONS CURRENT

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

Building Department Removal Notice.

The Building Bureau for the Borough of Manhattan is scheduled to move from 220 Fourth avenue to the twentieth floor of the Municipal Building, located at Centre and Chambers streets, Borough of Manhattan, between the dates of December 12 and 18. Beginning Saturday, December 13, applications will be received at the Municipal Building, but the public is requested to withhold from filing during the period of moving as many papers as possible. Applications will also be received at 220 Fourth avenue, on the fifth floor, between December 12 and December 18, and transmitted by the Bureau to the Municipal Building for examination. No business in any of the divisions of the bureau will be transacted at the old address after December 18.
RUDOLPH P. MILLER,

Superintendent of Buildings, Borough of Manhattan.

Tenement House Department Removal.

The Tenement House Department for the Manhattan Borough will move from Fourth avenue and 23d street to the nineteenth floor of the Municipal Building, Centre and Chambers streets, between the dates of November 24 and 29. Applications will be received at the Fourth avenue and 23d street office up to Wednesday, November 26, and on Friday, November 28, after Thanksgiving day, at the new offices in the Municipal Building.

Architectural Competition.

Ten architects have, by invitation, filed plans for the district court house and prison to be erected on Second avenue at 2d street, for the City and County of New York. The new court house will take the place of the old Municipal Courts in Madison street, the Essex Market Magistrates' Court, the district prison connected with the latter, and Ludlow street jail. It is expected to cost about \$500,000, and as it will be erected on a plot 100 feet square, it will be of the skyscraper type. The ten architects who were invited to send in drawings and did so are A. L. Harmon, D. Litchfield, Hoppin & Koen, Beverly S. King, Alfred Hopkins, Donn Barber, William Emerson, Grosvenor Atter bury, William A. Boring and Griffin & Wynkoop. Their designs are being judged by a jury of three, consisting of William R. Mead and Austin W. Lord, of this city, and Paul T. Cret, of Philadelphia.

To each of the ten architects competing a fee of \$500 will be paid; to the author of the design which the jury of award considers most meritorious, in case President McAneny shall not consider it the best, the sum of \$5,000, and to the successful architect 6 per cent. on the total cost of the building, exclusive of the furniture and the lighting fixtures. The architect, however, will have to pay out of his compensation certain expenditures incurred for expert advice, and if for any reason it be determined to dispense with his services he will get \$10,000. Walter Cook, the consulting architect of the board, serves as professional advisor to President McAneny.

Steinway Tunnel Bids.

Bids were opened Wednesday for the construction of the Queens extension of the Steinway Tunnel from the Queens terminus of the tunnel over the north shore yard of the Long Island Railroad Company, through Davis street and Ely avenue to the Queensboro Bridge Plaza. It will be a two-track line, mainly ele-Bidding was close, and the unvated official figures were:

Degnon Contracting Co..........\$557.775 Holbrook, Cabot & Rollins Corpora-

Bids for the construction of the Jerome avenue elevated line from 157th to 182d street will be opened on Nov. 26. The construction contract for the section of the Interborough subway in Seventh avenue, from Sixteenth to Thirtieth streets was awarded, on Wednesday, by the Public Service Commission to the Canavan Brothers Company. Their bid was \$2,401,306.75, and the one next to them was of the Rapid Transit Subway Construction Company, the Interborough's subsidiary, which offered to do the work for \$2,531,252.50.

Hospital for Bay Ridge.

The Bay Ridge Hospital, care of David C. Bennett, Jr., lawyer, 49 Wall street, Manhattan, contemplates the erection of a hospital at the northwest corner of 92d street, Seventh avenue and Parrett place in the Bay Ridge section of Brooklyn. At first a temporary structure will be erected until enough funds can be obtained to construct a permanent building. No architect has yet been considered and nothing definite decided.

New Hardware Factory for Brooklyn.

New Hardware Factory for Brooklyn. The Adriance Machine Works, Benjamin Adriance president, 254 Van Brunt street, Brooklyn, contemplates the erection of a brick and concrete, fireproof hardware factory, in Van Brunt street, near the present factory, to cost about \$100,000. No architect or engineer has been selected. The owner engineer has been selected. The owner will call for bids on the general contract by March 1.

Will Furnish and Decorate the Frick Mansion.

W. & J. Sloane, interior decorators, of Fifth avenue and 47th street, have received a contract for the interior decoration and furnishings for the residence of Henry Clay Frick, being erected on Fifth avenue at 70th to 71st streets. Carrere & Hastings, 225 Fifth avenue, are the architects.

Theatre For Robert Goelet.
Thomas W. Lamb, 644 Eighth avenue, will take estimates from general con-tractors about December 1 for the erection of a one-story theatre at the south-west corner of Broadway and 90th street, to cost \$100,000. The building will have a seating capacity of 1243 and measure 108x162 feet. Robert Goelet, 9 West 17th street, is the owner.

Cloak and Suit Company To Build.

The National Cloak and Suit Company, 207 West 24th street, S. G. Rosenbaum president, William Rosenbaum secretary, has had plans prepared by I. E. Ditmars, of 111 Fifth avenue, either an eleven or twelve-story building, 125x98 feet, to be erected fronting the block on Seventh avenue between 24th and 25 streets, adjoining the present factory of the company. Complete particulars and details of construction have not yet been decided upon, although it is probable that action will be taken by January. Announcement of this operation was first made some two or three years ago, but actual proceedings were postponed.

PERSONAL AND TRADE NOTES

NYE TOOL & MACHINE WORKS, Chicago, III., has opened an eastern office at 25 West 42d street, N. Y. C., with Harold Dassau in charge as sales manager.

LAWTON & COMPANY, whose specialty is hand tufted Austrian rugs, have moved their show rooms and offices from 16 East 40th st to 256 5th av.

HOWARD S. GARDNER has been appointed by the Thompson-Starrett Co., general contract-ors, as superintendent of construction of the new Equitable Building.

M. A. SMETTS succeeds Lloyd W. Young as advertising manager for the Billings-Chapin Company, of Cleveland, O., manufacturers of "Bilchaeo" quality paints and varnishes.

EARL E. LITZ, brick manufacturer, Ordway Building, Newark, N. J., has received a contract for 1,500,000 brick to be used in the construction of the new state armory being erected at Orange, N. J.

THE DREADNOUGHT FLOORING CON PANY, 30 East 42d st, corner Madison av, h just received a contract for the W. R. Grace C to lay additional flooring in their building at Hanover so.

to lay additional mooring in the state of the hanover sq. FRANK J. CORBETT, for many years connected with the Ashton Valve Co., as New York manager and later with the Best Mfg. Co., has opened an office at 30 Church st, for the sale of pumps, condensers, etc.

**IAMES W. CROOKS, formerly connected with

JAMES W. CROOKS, formerly connected with the Aeolian Company, has associated himself with the Estey Organ Company, 23 West 42d street, and will be in charge of the new depart-ment, pipe organs for fine residences.

FERDINAND J. FRIEDMAN, formerly connected with Walker & Chambers, N. Y. C., heating engineers and contractors, has entered the business of power, heating and ventilating engineering and contract with offices at 357 St. Catherine street West, Montreal, Canada.

Catherine street West, Montreal, Canada.

GARDNER GOVERNOR CO., Chicago, Ill., has appointed R. W. Ransom as eastern sales manager, with offices in the Singer Building 149 Broadway, N. Y. C. Mr. Ransom was formerly connected with the Beach-Russ Co., of New York, manufacturers of vacuum pumps.

New York, manufacturers of vacuum pumps.

R. W. STITT, who for over ten years has been an independent broker in the woodworking business, is now general manager in charge of the business in the eastern states, of the Chautauqua Planing Mill Company. The offices are at 5 Beekman street, N. Y. C., and plant is at Falconer, Chautauqua Co., N. Y.

FRANK BENNETT, supervising engineer in charge of transportation of the Public Service Commission, told an audience at the Hebrew Educational Society, Pitkin avenue and Watkins street, how Brownsville and East New York will be benefited by the new subways and other transit improvements.

THE AMERICAN ACADEMY OF ARTS AND

THE AMERICAN ACADEMY OF ARTS AND LETTERS has recently elected to membership, in the Department of Architecture, Henry Bacon, designer of the Lincoln Memorial at Washington, D. C., and Arnold W. Erunner, designer of the new building of the Department of State also to be erected at Washington.

also to be erected at Washington.

IRIQUOIS ENGINEERING CO., Chicago, Ill., has established an Eastern office in the Architects' Building, 101 Park av. Eugene P. Bradley is in charge as sales manager and will handle the full line of the company's apparatus, including Acme air-washers and humidifiers, vacuum generators, millwork return line vacuum traps and Eclipse steam specialties.

OREGON APARTMENTS.—A petition in bank-ruptcy was filed against the Oregon Apartments Company, in the real estate business at 7th av

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Consulting Engineer

101 Park Avenue

New York

Personal and Trade Notes (Continued).

and 54th st, by Joseph A. Burdeau, as committee of the estate of Henry Bergquist, a creditor for \$18,421, on a judgment obtained July 21 for personal injuries. The company was incorporated March 27, 1911, with a capital stock of \$1,000.

LINCOLN MEMORIAL TEMPLE.—The white marble of which the Lincoln memorial temple at Washington, D. C., is to be constructed, is to come from the quarries in the Sopris national forest, Colorado. This building will be the first great structure in the east to be built of this stone, which is known as Denver marble, although much of it has been used as an interior finish in a number of public buildings.

B. P. SALMON, wholesale specialist in sash, doors, and trim, representing the G. A. Clark Company, of Sydney, N. Y., the Crandall Panel Company, of Brockton, N. Y., the Cream City Sash & Door Company, Milwaukee, Wis., the M. B. Farrin Lumber Company, Cincinnati, O., and the Sells Lumber & Manufacturing Company, of Johnson City, Tenn., announces the removal of his office to the Woolworth Building.

GEORGE M. STEVENS, of the Stevens-Eaton Company, wholesalers, 1 Madison avenue, left on November 12 for a trip to the Pacinc Coast in the interest of business. Mr. Stevens will visit various sections in which his company has business relations, going as far north on the coast as British Columbia. Mr. Stevens will devote his attention to supplies and to taking care of the increasing business which his company is doing in coast products.

his company is doing in coast products.

FREE LECTURES ON ELECTRICAL ENGINEERING.—A course of lectures on electrical engineering is being given by Mr. W. Wallace Ker., of the Hebrew Technical Institute, at St. Bartholomew's Lyceum Hall, 205 East 42d street, New York, under the auspices of the New York Board of Education. The lectures, admission to which is free, are as follows: Nov. 22, "Alternating Currents of Electricity"; Nov. 29, "Development of Electricity"; Nov. 29, "Development of Electricity and its Use at Niagara Falls"; Dec. 6, "The Steam Turbine"; Dec. 13, "Primary Batteries."

EMBASSY PLANS.—The committee of the German Societies of Architects at Berlin has abandoned its intention of making a general protest against the substitution of the plans of the court architect, Ernst von Ihne, for the new German Embassy building at Washington in place of those of Professor Bruno Moehring, a leading Berlin architect, who had won the competition, with a prize of \$2,500 offered by the German Government for the best design. It was found that such a protest would lead to a conflict, not with the Foreign Office, but with Emperor William, who personally ordered the building to be constructed according to Herr von Ihne's plans.

who personally ordered the building to be constructed according to Herr von Ihne's plans.

U. S. METAL PRODUCTS CO.—A syndicate has been formed to purchase some of the slow assets of the United States Metal Products Company in order to place the company in a good position and to lift the attachment placed on its College Point plant by the Chase National Bank. This financing, however, is contingent upon a satisfactory adjustment of the company's notes and merchandise account. Notes outstanding amount, it is said, to approxomately \$900,000 and a meeting of some of the largest note creditors was held recently, at which they agreed to extend the time of their notes so as to prevent a receivership. The merchandise account amounts to approximately \$150,000, of which \$75,000 is due. A meeting of the merchandise reditors was held on Tuesday at the office of Turner, Tucker & Co., at which it was explained to them that the company, according to the auditor's reports, was absolutely solvent and that quick assets, excluding all doubtful assets, offset its liabilities, and leave its plants and investments intact.

THE CITY CLUB'S Board of Trustees re-

ments intact.

THE CITY CLUB'S Board of Trustees reported on the year's work at the annual meeting in the clubhouse, 55 West 44th st, on Monday evening. Under the amended constitution, the club has been able to concern itself not merely with the machinery of city government but with the various economic and social problems affecting the city's life. The extent of the club's activity in one respect alone is indicated by the statement that during the last regular session of the Legislature at Albany the Legislation Committee considered in all 615 separate measures, favoring 84 and opposing 147. The active campaign waged by the club for Amendment No. 1, voted for in the last campaign, was instrumental in the passage of that measure. Another successful undertaking launched by the club during the year was the grand opera at popular prices in the Century Theatre. The following trustees were elected for one year: Lincoln Cromwell, Joseph M. Price, Francis D. Pollak and Henry C. Wright; for two years—George W. Alger, Richard S. Childs, Edward Kellogg Baird, Joseph G. Dean, Norman Hapgood, Alexander H. Spencer and Charles H. Strong.

good, Alexander H. Spencer, Nelson H. Spencer and Charles H. Strong.

HENRY BLOCH, recently elected president of the United Real Estate Owners' Association, has planned a long program of constructive work to be taken up by the Associations. Every effort will be made to co-operate with the members of the new Board of Estimate and Apportionment and the heads of the various municipal departments in matters of interest to taxpayers. The Associations now affiliated with the United Real Estate Owners' Associations, representing thousands of owners of property throughout Manhattan and the Bronx, are Real Estate Owners' Association of the 12th and 19th Wards, Taxpayers' Association of the 10th, 11th and 17th Wards, Harlem Property Owners' Association, Real Estate Owners' Protective Association, Taxpayers' Association of the 18th and 21st Wards, Greater New York Taxpayers' Association, South Bronx Property Owners' Association. It is confidently expected that a number of other associations will join the "United" increasing its membership considerably.

The regular meetings of the Associations are held at the Grand Union Hotel on the second Tuesday of each month.

OBITUARY

THOMAS B. HULL, father-in-law of Comptroller Prendergast, died suddenly on Wednesday at his home, 562 3d st, from apoplexy, aged 77. He was born in New York City of Quaker parentage and for many years was superintendent of a large printing establishment.

FRANK J. TANNER, a building contractor, of Groton, N. Y., was killed by a subway train at the uptown platform of the 72d street subway station Saturday evening, Nov. 15. Mr. Tanner had been in the city for some time and was staying at the Grand Union Hotel.

RICHARD VON LEHN, for forty years prominent in Brooklyn as a builder of churches and residences, died of heart disease, Friday, Nov. 14, at his home, 2701 Glenwood road, Flatbush. Mr. von Lehn was born in Herzkamp, Westphalia, Germany, May 18, 1848. He was graduated from the department of drafting and construction of Leipsic University and soon after coming to this country engaged in his profession. Mr. von Lehn was the head of the firm of R. von Lehn & Sons, general contractors, and in his time had built twenty-eight churches in Brooklyn and between four and five hundred residences in the South Midwood and Lincoln Park sections of Flatbush, and other Brooklyn suburbs. Mr. von Lehn was well known in religious circles, being active in mission work in the Pulaski street and Rescue Missien, both of which he was interested in founding. He is survived by his wife, three sons, who were interested with him in business, and who will continue the same, and three daughters.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold their annual meeting Dec. 2-5 in the Engineers Building, 29 West Thirty-ninth street. The programme prepared for the sessions has been worked out by the committee on meetings, and an additional attraction is softered in connection with the meeting, in the presentation of the Grashof medal to George Westinghouse, a former president of the society. This medal was conferred upon Mr. Westinghouse by the Verein Deutscher Ingenieure at Leipzig, on the occasion of the joint meeting there last June. Following the presentation of the medal, John W. Leib, Jr., past-president of the American Institute of Electrical Engineers, will lecture on Leonardo da Vinci. The customary reunion on Thursday will take the form of a German dinner, to be held at the Deutscher Liederkranz, and on Friday evening the technical schools will hold their reunions. Papers will be presented during the convention on the following subjects: Boilers and Their Operation; Cement; Enameling; Fire Protection, with Special Reference to Turbo-Generations; Oils, and the Novel Use of Sprinkler Systems; Gas Measurement; Gas Power Engineering; Lineshaft Bearings; Machine Tools; Management; Properties of Steam; Rope Drive; Steel Railway Cars; Textiles, covering Mill Engineering, and Vacuum Cleaning. 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.

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 to New York Work & Meets On Passau

AMERICAN ROAD BUILDERS' ASSOCIA-TION.—Secretary, E. L. Powers, 150 Nassau st, New York. Annual convention, Dec. 9-12, at Philadelphia.

Philadelphia.

INSTITUTE OF OPERATING ENGINEERS.
—Regular meeting second Thursday of each month. Engineering Societies Building, New York City.

H. E. Collins, 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

CIATION 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. Frank A. Wallis, chairman, 346 4th av, N. Y. City.

BRICK ASSOCIATIONS.—The next annual convention of the American Face Brick Association will be held at French Lick, Ind., Dec. 10-11. At the annual meeting a new constitution and by-laws will be submitted to the members of the association which will clearly define the objects and purpose of the association. It has not been definitely decided, but it is quite generally believed that the American Face Brick Dealers' Association will meet at French Lick the time of the convention of the American Face Brick Association.

Face Brick Association.

THE ANNUAL MEETING of the Central New York Chapter, American Institute of Architects, was held at Ithaca, N. Y., Saturday, Nov. 15. The officers elected for the coming year are as follows: President, S. E. Hillger, Auburn, N. Y.; vice-president, E. S. Gordon, Rochester, N. Y.; secretary, E. H. Gaggin, Syracuse, N. Y.; treasurer, H. W. Cupler, Rochester, N. Y. THE ANNUAL MEETING and election of the Building Material Men's Association of West-chester County will be held at the rooms of the association at White Plains on Thursday, December 11.

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HEATING AND VENTILATING.—The annual meeting of the American Society of Heating and Ventilating Engineers will be held January 20, 21 and 22, 1914, at the Engineering Societies Building, 25 West 39th street.

RECENT INCORPORATIONS.

HOLDERMAN CONSTRUCTION CO. has been incorporated with \$20,000 capital stock to do a realty and general contracting business with offices in Brooklyn. The directors are John J. McCormick, Frances H. McCormick and Emma G. Mooney, all of 116 Berkeley pl, and John G. Haines, 1480 East 10th st. Brooklyn. The attorney is A. F. Van Thun, 191 Montague st, Brooklyn.

and John G. Haines, 1480 East 10th st, Brooklyn. The attorney is A. F. Van Thun, 191
Montague st, Brooklyn.

CONTRACTING ENGINEERS have been incorporated with \$10,000 capital stock to do a
general contracting, realty, etc., business with
offices in Manhattan. Samuel V. Heimberger
and George P. Heimberger, 132 Nassau st, and
Otto A. Glasberg, 235 West 111th st, are the
incorporators. The company's attorneys are S.
V. and G. P. Heimberger, 132 Nassau st.

WORTHMORE CONSTRUCTION CO. has
been chartered to do a realty and construction
business with offices in Brooklyn. The directors are Louis Wartikovitz, 659 84th st, Brooklyn; Isaac Weinstock, 43 Av B, N. Y. C., and
George C. Woolf, 1538 Grand Boulevard and
Concourse, N. Y. C. The attorney is John L.
Bernstein, 5 Beekman st, N. Y. C.

A. D. CONTRACTING CO. has been chartered to do a general contracting business with
offices in Brooklyn. The papers were filed by
Arthur A., John M. and Mary A. Sumproff,
1294 President st, Brooklyn, as directors. Henry
Metkin, 44 Court st, Brooklyn is the company's
attorney.

F. W. KIRCH, with offices at Mineola, L. I.,
has been chartered to do a general contracting,
construction, manufacture and dealing in foundry supplies, heavy hardware business, with W.
Wallace Dreyfoos, 127 3d st, L. I. City, and
Theodore J. Grob, 75 Hanover st, Elmhurst, as
directors. The attorney is John Hetherington,
76 Remsen st, Brooklyn.

MAX A. MARKHEIM is a \$10,000 corporation chartered to do a contracting, painting,
wall papering and construction.

76 Remsen st, Brooklyn.

MAX A. MARKHEIM is a \$10,000 corporation chartered to do a contracting, painting, wall papering and construction business with \$10,000 capital stock, with offices in Brooklyn. The papers were filed by Max A. Markheim and Celia Markheim, of 681 5th av, Brooklyn, and John J. Gallagher, 415 10th st, Brooklyn, as incorporators. The attorney is Samuel M. Brook, 135 Broadway.

SEA BEACH BUILDING CO., realty and construction, has been chartered with offices in Brooklyn, with Morris Bienenstock, 1258 47th st; Max Helman, 1266 40th st, and Hoard G. Patterson, 1219 49th st, all of Brooklyn, as directors. The attorney for the company is Howard G. Patterson, 215 Montague st, Brooklyn.

L. S. Bing, President

A. M. Bing, Treasurer

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McCOURT BROS. have filed incorporation papers with \$10,000 capital stock with offices in Richmond Borough, to do a general building, contracting, construction and amusement business, with Alfred McCourt, 344 8th st, Arthur D. McCourt, 818 52d st, Francis H. McCourt, 610 49th st, all of Brooklyn, and two others, as directors. Van Ness & Van Ness, 220 Groadway, are the attorneys.

A. L. WEISS has filed papers with offices in Manhattan to do a hardware, gas and electric fixture, glassware, etc., business. Adolph L. Weiss and Jennie Weiss, of 600 West 183d st, and Matilda Landsman, 26 Lenox av, are the directors. The attorneys are Gettner, Simon & Asher, 277 Broadway.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The H. Jantzen Shoe Co., on premises, Louis Jantzen, president, contemplates altering the 4-sty brick business building at 660 6th av, for which no architect has been selected.

been selected.

BROOKLYN.—The Adriance Machine Works, Benjamin Adriance, president, 254 Van Brunt st, contemplates the erection of a brick and concrete factory in Van Brunt st, near the present factory, to cost about \$100,000. No architect has been selected and owner will take bids on general contract about March 1, 1914.

BROOKLYN.—The Bay Ridge Hospital, care of David C. Bennett, Jr., 49 Wall st, contemplates the erection of a hospital at the north-

west corner of $\theta 2d$ st, 7th av and Parrott pl, for which no architet has been selected. A temporary structure will be erected until sufficient funds are raised.

cient funds are raised.

LITTLE FALLS, N. Y.—The Combined Lodges F. & A. M., George E. Wilcox, 16 West Main st, Little Falls, chairman of plans committee and in charge, is receiving competitive sketches for a Masonic temple to be erected at the corner of School and Prospect sts, to cost about \$30,000.

PERTH AMBOY, N. J.—The Church of Our Lady of Hungary, Rev. Francis Cross, pastor, 697 Cortlandt st, contemplates the erection of an addition to the brick and stone church in Cortlandt st for which no architect has been selected.

LONG ISLAND CITY.—The America.

Cortlandt st for which no architect has been selected.

LONG ISLAND CITY.—The American Ever-Ready Co., 308 Hudson st, N. Y. C., contemplates the erection of a factory here, for which no architect or engineer have been selected.

BUFFALO, N. Y.—The Mount Mercy Academy, Mother Helena, in charge, Abbott rd and Red Jacket parkway, contemplates the erection of a 2-sty brick laundry at Cazenovia Park, to cost about \$25,000. No architect has been selected.

OWLS HEAD, N. Y.—The Boyce Lumber Co., J. H. Boyce, this place, contemplates rebuilding the flooring mill here which was recently destroyed by fire. No architect has been selected.

ROCHESTER, N. Y.—The Church of St. Monica, Rev. J. P. Brophy, pastor, Monica st, is raising funds for the erection of a 2-sty stone church at Genesse st, near Monica st, for which no architect has been selected. Cost, about \$60,000.

PORT HENRY, N. Y.—The Champlain Acad-

\$60,000.

PORT HENRY, N. Y.—The Champlain Academy, Mother Superior Cecelia in charge, contemplates remodeling the academy building here, for which no architect has been retained. Cost, about \$20,000.



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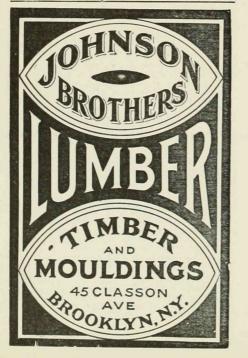
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NEW YORK



(No Architects Selected-Continued.)

PERTH AMBOY, N. J.—The Church of Our Lady of Hungary, Rev. Francis Cross, pastor, 697 Cortlandt st, contemplates the erection of an addition to the brick and stone church in Cortlandt st, for which no architect has been

ALBANY, N. Y.—St. Vincent De Paul's Church, Rev. Father William R. Charles, pastor, 900 Madison av, contemplates the erection of a parochial school and hall on Western av, for which no architect has been selected.

DUNKIRK, N. Y.—The Passionate Fathers, Father Clement Lee, Dunkirk, interested, contemplates the erection of a brick and stone college at Hemlock Grange, near Dunkirk, for which no architect has been selected. Cost, about \$200,000.

which no architect has been selected. Cost, about \$200,000.

OWEGO, N. Y.—Albert J. Andrews, this place, contemplates the erection of a residence here for which no architect has been selected. Work will probably go ahead in the spring.

ONEIDA, N. Y.—C. A. Frost & Son, 14 Scononda st, contemplates rebuilding a coal elevator for which no architect has been selected.

SYRACUSE, N. Y.—The Board of Education of Syracuse, Albert E. Larkin, president, contemplates the erection of a brick, stone and steel school on Euclid av, for which no architect has been selected. Cost, about \$120,000.

OGDENSBURG, N. Y.—St. Lawrence County Board of Supervisors, Nathan J. Lovejoy, superintendent of highways, 99 Ford st, contemplates the erection of a reinforced concrete bridge over the Oswegatchie River at Lafayette and Spring sts, for which no engineer has been retained. Cost, about \$100,000.

HOBOKEN, N. J.—The Elevator Repair & Supply Co., 105 West 40th st, N. Y. C., owner, E. Y. Wylde, treasurer, contemplates the erection of a factory here, for which no architect has been selected.

SYRACUSE, N. Y.—The Drennan Hardware Co., Thomas C. Drennan

SYRACUSE, N. Y.—The Drennan Hardware Co., Thomas C. Drennan, president, 219 West Fayette st, contemplates the erection of a 3-sty brick, stone and steel store and warehouse at 308 Wyoming st, to cost about \$50,000. No architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

ERONX.—Knapp & French, 870 East 162d st, owners, are taking bids on subs and materials for the 5-sty tenement to be erected on Stebbins av, 130 ft north of 163d st, from plans by Nast & Springsteen, 21 West 45th st, architects. Cost, about \$45,000.

CHURCHES

ELIZABETH, N. J.—McDermott & Hanigan, 103 Park av, N. Y. C., are figuring the general contract for a 1-sty brick church, 30x75 ft, to be erected at the corner of Grief av and South st, for the Greek Inthenion Catholic Church, Rev. Michael Lysiak, 2 Stewart pl. Cost, about \$25,000. Reiley & Steinback, 481 5th av, N. Y. C., are the architects.

DWELLINGS.

DWELLINGS.

HUNTINGTON, L. I.—Irving B. Ells, 47 West 34th st, N. Y. C., architect, is taking bids from local contractors, for a 21/2-sty frame residence, 40x37 ft., to be erected at Cold Spring Hill, for E. J. Mahoney, this place, owner. Cost about \$10,000.

WESTHAMPTON, L. I.—Mann & McNeille, 70 East 45th st, N. Y. C., architects, are taking bids for a 2½-sty cement block and stucco residence, 35x60 ft., and a 2-sty garage, 25x18 ft., for Dr. R. D. Pomeroy, care of architects, owner.

FACTORIES AND WAREHOUSES.

BAYONNE, N. J.—The Vacuum Oil Co., 29 Broadway, N. Y. C., Chas. L. Jones, New York manager, owner, is taking bids for a 2-sty steel and hollow tile warehouse, 45x400 ft., and pier to be erected at Constable Hook to cost about \$100,000.

\$100,000.

BROOKLYN.—Figures are being received for the factory to be erected at 155-157 Walworth st, for C. & E. Chafal Freres & Co., 409 Willoughby av, owners. C. J. Meisinger, 394 Graham av, is architect. Cost, about \$12,000.

MANHATTAN.—McDermott & Hanigan, 103 Park av, are figuring the general contract for a 4-sty brick storage and factory building, 50x95 ft, to be erected at 533-535 West 57th st, for M. E. Baer, owner, care of Herbert M. Baer, 665 5th av, architect.

HALLS AND CLUBS.

HALLS AND CLUBS.

ASBURY PARK, N. J.—E. C. Benner, Appleby Building, has completed plans and is preparing specifications for the 4-sty Elks clubhouse, 34x 100 ft, to be erected at Cookman and Monroe avs and Heck st, for the B. P. O. Elks of Asbury Park, Dr. F. F. Coleman, chairman of building committee, Marlborough Hotel, Asbury Park. Cost, about \$45,000. Bids will be taken at once.

MUNICIPAL WORK.

MUNICIPAL WORK.

CONSTRUCTING AWNING.—Bids will be received by the Commissioner of Docks until Wednesday, Nov. 26, for furnishing labor and materials required for constructing awning along the rear of the Ferry building over the trolley platform, St. George, Richmond.

TRACK EQUIPMENT.—Bids will be received by the Commissioner of Bridges until Thursday, Dec. 4, for the equipment of the easterly tracks of the upper deck of the Manhattan Bridge.

Bridge.

PAVING.—Bids will be received by the President of the Borough of Richmond until Tuesday, Nov. 25, for labor and materials required to pave or repair the sidewalks with either natural or artificial stone wherever the same are not now paved or are out of repair on Broadway, between Forest av and Division av; also to construct cement curb and to lay vitrified brick gutters (permanent pavement) 4 ft. wide on a 6-in. concrete foundation, where not already done, on Wardwell av, between Maine av and Indiana av, and other streets.

SEWERS.—Bids will be received by the President of the Borough of Brooklyn until Wednesday, Nov. 26, for labor and material required for constructing a sewer basin on Bay Sth st, at the easterly corner of Cropsey av; Erasmus st, north side, at a point about 450 ft. west of Nostrand av; on 7th av, at the north and west corners of 62d st, and on 7th av, east side, opposite 62d st; also for labor and material required to extend the 71st st sewer from its present terminus, at or about the shore line, westerly into New York Bay, about 230 ft.

PLUMBING AND DRAINACE—Bids will be

erly into New York Bay, about 230 ft.

PLUMETING AND DRAINAGE.—Bids will be opened by the Superintendent of School Buildings Monday, Nov. 24, for Item 1, general construction, also Item 2, plumbing and drainage of new Public School 48, on the southerly side of 18th av, between 60th and 61st sts; also for installing electric equipment in new Public School 176, on Bay Ridge av, 68th st and 12th av, Borough of Brooklyn.

ELECTRIC EQUIPMENT.—Bids will be opened by the Superintendent of School Buildings, Monday, Nov. 24, for installing electric equipment in new Public School 94, on Old House Landing rd, Cutter av and Lafayette pl, Little Neck, Queens.

SCHOOLS AND COLLEGES.
BROOKLYN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for Public School 48, to be erected at 18th av and 60th st, Brookiyn, N. Y., from plans by C. B. J. Snyder, architect.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Figures are being received for the department store at Cedar and Halsey sts and Morris Canal, for L. S. Plaut & Co., 707 Broad st, owner. Buchman & Fox, 42d st, and Madison av, N. Y. C., and Frederick Bigelow, 1 Clinton st, Newark, are associate architects. C. Matlock, 225 5th av, N. Y. C., is steam engineer, and Thomas Barwick, 21 Park Row, N. Y. C., electrical engineer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

ST. NICHOLAS AV.—Excavating is under way for two apartments, 5-stys, 57x100 ft., and 6-stys, 100x100 ft., to be erected at the southwest corner of St. Nicholas av and 186th st for the Aldus Construction Co., Harry A. Lanzner, secretary, 950 Hoe av, owner. Samuel Sass, 32 Union sq. is architect. The Brandt Construction Co., 192 Bowery, has the brick mason work. Peter Sinnott, 967 East 165th st, has the heating work. Cost, \$150,000.

84TH ST.—Foundations are under way for the 12-sty apartment hotel, 33x100 ft., at 324-326 West 84th st for Julius Tishman, president. Schwartz & Gross, 347 5th av, architects. R. E. Moss, 126 Liberty st, steel engineer. The Keystone Construction Co., 28 East 85th st, has the mason work. Cost about \$200,000.

EROADWAY.—Mulliken & Moeller, Park av and 41st st, have completed plans for the two 10-sty apartment houses to be erected on the west side of Broadway, 150th to 151st sts, to cost about \$1,000,000.

BEDFORD ST.—William P. Bannister, 67 Wall st, has completed plans for alterations to the 5-sty tenement at 60-62 Bedford st, for the Pelhamdale Land Co., 67 Wall st, owner. Cost, about \$10,000.

WAVERLY PL.—Chas. B. Meyers, 1 Union sq West, has completed plans for alterations to the 6-sty tenement, 202-4 Waverly pl, for Margaret M. Fritz, 419 West 44th st, owner. Cost, about

\$12,000.

111TH ST.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for four 6-sty apartment houses, 100x71, to be erected in the south side of 111th st, 100 ft east of Lenox av, for Williams & Grodginsky, 132 Nassau st, owners.

CHURCHES.

76TH ST.—Paul B. LaVelle, 507 5th av, is preparing plans for changing the 4-sty brick dwelling, 324 West 76th st, into a chapel for the Church of the Divine Inspiration of America, owner, care of architect. Isaac A. Hopper, Inc., 110 West 40th st, has the general contract. Cost, about \$15,000.

FACTORIES AND WAREHOUSES.

130TH ST.—W. W. Timmis, 1328 Broadway, architect and engineer, is preparing plans and will take bids about the end of December for a 6 or 8-sty factory, 60x125 ft, to be erected at 611 West 130th st, for the Sinclair & Valentine Co., 611 West 129th st, owner. Cost, about \$60,000.

HOSPITALS AND ASYLUMS.

165TH ST.—The Women's Auxiliary of the Washington Heights Hospital will raise \$150,000 for a new hospital building on the grounds in 165th st near Broadway. The officers of the auxiliary are: Mrs. Adolph Heller, president; Mrs. Jeremiah C. Lyons, first vice-president; Mrs. Ernest A. Limburg, second vice-president; Mrs. S. Marcus Harris, treasurer; Mrs. Elek John Ludvig, corresponding secretary; Mrs. Henry E. Wise, financial secretary; Mrs. Henry Wolf, recording secretary.

STABLES AND GARAGES.

LEROY ST.—Louis A. Sheinart, 194 Eowery, is preparing plans for converting the building at 13-13½ LeRoy st into a stable and dwelling, to cost about \$5,000, and will take bids on subcontract within two weeks.

STORES, OFFICES AND LOFTS.
6TH AV.—Rouse & Goldstone, 40 West 32d st, have been commissioned to prepare plans for installing stores on the ground floor of the old Hay Market building at the southeast corner of 6th av and 30th st for Klein & Jackson, 149 Broadway. Cost, about \$5,000.

14TH ST.—Robert E. Moss, 126 Liberty st, structural engineer, is revising plans for the 9-sty loft building, 72x95 ft, to be erected at

S. M. Cauldwell

President

Roy W. Wingate

Secretary and Treasurer

255-257 West 14th st, for James H. Cruikshank, 55 Liberty st, owner, who will call for bids on general contract about December 1. Cost, about \$150,000.

25TH ST.—The National Cloak & Suit Co., 207 West 24th st, S. G. Rosenbaum, president, contemplates the erecton of an 11 or 12-sty brick and stone loft building in 25th st, adjoining the present factory, from plans by I. E. Ditmars, 111 5th av, architect.

THEATRES.

3D ST.—Louis A. Sheinart, 194 Bowery, Is preparing plans for alterations to the non-fire-proof theatre at 238-40 East 3d st, to cost about \$10,000.

FIO.000.

FORT WASHINGTON AV.—Louis A. Sheinart, 194 Bowery, is preparing plans for a moving picture theatre, including roof garden, to be erected on the west side of Fort Washington av, 250 ft. north of Broadway, to cost about \$20,000. The building will be of fireproof construction and will have an elevator.

90TH ST.—Thomas W. Lamb, 644 8th av, is preparing plans for a 1-sty brick and limestone theatre, 108x162 ft, to be erected at the southwest corner of 90th st and Broadway, for Robert Goelet, 9 West 17th st. Cost, about \$100,000.

\$100,000.

41ST ST.—Foundations have been put in for the "Photo Drama Theatre De Luxe," 100x100 ft, at 223-229 West 41st st, for the 223-229 West 41st St. Co., 1482 Broadway, owner. Thomas W. Lamb, 644 8th av, architect. J. F. Musselman, 101 Park av, is steam and electrical engineer. The Libman Contracting Co., 107 West 46th st, has the contract for the superstructure. Cost, about \$100,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
WASHINGTON AV.— Chas. Schaefer, Jr., 401
East Tremont av, is preparing plans for a 5-sty
apartment house, 60x88 ft, to be erected on the
east side of Washington av, 258 ft south of
170th st, for J. & P. Fox, 3623 3d av, owners.
Cost, about \$60,000.

DALY AV.—The Tremont Architectural Co.,
401 Tremont av, is preparing plans for a 5-sty
brick tenement to be erected on the east side
of Daly av, 150 ft south of 179th st, for the
A. H. Herbst Realty Co., 985 East 179th st,
owner, who will build. B. Jorgensen, at site,
has the brick mason work.

DWELLINGS.
TRUXTON ST.—John Lynch, Truxton st and Longwood av, will erect a 2-sty brick dwelling, with stores, 25x90 ft, in Truxton st, to cost about \$15,000. Plans are being prepared by Moore & Landsiedel, 148th st and 3d av.

STORES, OFFICES AND LOFTS.
TREMONT AV.—William H. Meyer, 1861 Carter av, is preparing plans for a 1-sty brick store, 100x100 ft, to be erected at the northwest corner of Tremont and Prospect avs for Clement H. Smith, 460 Tremont av, owner. Cost, about \$30,000.

THEATRES.

SOUTHERN BOULEVARD.—Paul B. LaVelle, 507 5th av, is preparing plans for a 1-sty brick and stucco theatre, 100x165 ft., to be erected on Southern Boulevard, near Westchester av, for the Property Operating Corp., 66 Broadway, owner. The Murphy Construction Co., 50 Church st, has the general contract.

Brooklyn.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
CLINTON AV.—Slee & Bryson, 154 Montague
st, are preparing plans for a 6-sty apartment
house, 66x92 ft, to be erected at 450 Clinton av,
for the Peru Construction Co., Mr. Hauben,
president, on premises. Cost, about \$100,000.

HOWARD AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for four 4-sty
brick tenements, 50x88 ft, to be erected on the
east side of Howard av, 250 ft south of Pitkin
av, for the Mornat Realty Co., owner; M. Halperin, president, 76 Broadway. Cost, \$25,000
each.

DWELLINGS.

DWELLINGS.

MANHATTAN BEACH, L. I.—A. W. Pierce, 59 Court st, is preparing plans for a 1½-sty hollow tile and stucco bungalow, 28x44 ft, to be erected on the west side of Amberst pl, 220 ft. south of Oriental Boulevard, for Mary McGrath, 119 Montague st, Brooklyn, owner, who will take bids on subs. Cost about \$5,000.

66TH ST.—M. W. Del Gaudio, 401 Tremont av, N. Y. C., is preparing plans for two residences, 20x35 ft. each, to be erected in the north side of 66th st, 420 ft. east of 12th av, for Lenzzi & Palermo, 21 Bay 13th st, owners. Total cost, \$9,000.

BEVERLY RD.—Cohn Bros. 201 Section 11.

BEVERLY RD.—Cohn Bros., 361 Stone av, are preparing new plans for a brick and stone residence to be erected on the south side of Beverly rd, 52 ft from East 16th st, for Morris Engelhardt, 1525 Dorchester rd, owner. Cost, about \$8,000.

VAN SICLEN CT.—Ernest H. Tatje, Van Siclen av, is preparing plans for fourteen 2-sty brick residences, 20x35 ft, to be erected at Van Siclen st, between Hendrix st and Miller av, for Frank Richards, Jamaica av and Hendrix st, owner. Cost, about \$3,000 each.

FACTORIES AND WAREHOUSES.
WYTHE AV.—The Hecla-Winslow Company, ornamental iron contractors, is building an extension to its plant at the northeast corner of Wythe av and North 11th st, Brooklyn. The building will be 3 stories in height and adjoins the present pattern shop and foundry. The new building will be used as a wood and plaster pattern shop and modeling studio.

HALLS AND CLUBS.

OXFORD ST.—Foundations are under way for the 5-sty brick clubhouse, 82x102 ft, in the west side of South Oxford st, 125 ft south of Hanson pl, for the Brooklyn Lodge of Elks, No. 22, 123

NEW YORK



Walter S. Faddis Vice-President

F. C. Poucher

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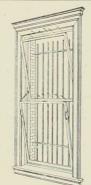
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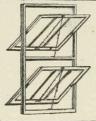
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BROOKLYN



Contemplated Construction (Continued).

Schermerhorn st, P. S. Seery, Executive Ruler. Edward S. McGrath, chairman of building committee. H. Van Euren Magonigle, 101 Park av, N. Y. C., is architect. The tower Construction Co., 1 Madison av, has the general contract. Monroe M. Golding, 133 West 65th st, N. Y. C., has the plumbing work. Cost, about \$400,000.

STORES, OFFICES AND LOFTS.

FULTON ST.—William J. Dilthey, 1 Union sq, N. Y. C., is preparing plans for a 6 or 7-sty brick and glazed terra cotta department store, 125x70 ft, to be erected at the corner of Fulton and Elm sts, for the Kock Co., 474 Fulton st, Samuel Bloom, president and treasurer. Bids will be taken by the architect.

CANAL ST.—Max Muller, 115 Nassau st, is preparing plans for alterations to the 5-sty stores and tenements at 55-57 Canal st into lofts for the Moses Gardner Estate, Benjamin Epstein, 35 Nassau st, owner, who will supervise. Cost, about \$7,000.

THEATRES.

5TH AV.—Thomas H. Bennett, 52 st and 3d av, is preparing plans for a 1-sty brick and stone moving picture theatre, 50x100 ft, to be erected on the east side of 5th av, 25 ft. south of 47th st, for Nathan Hirsch, 109 West 23d st, N. Y. C., architect. Hirsch & Koningswald, on premises, are the lessees. Cost about \$20,000.

16TH AV.—B. F. Hudson, 319 9th st, is preparing plans for a 1-sty brick moving picture theatre, 26x120 ft, to be erected on the west side of 16th av, 70 ft north of 45th st, for H. C. Voshell, Flatbush av and Fulton st, owner. Cost, \$15,000.

Oueens.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.
JAMAICA, L. I.—Brook & Rosenberg, 350
Fulton st, Brooklyn, are preparing plans for a
3-sty brick and limestone cafe and apartment
house, 20x90 ft., to be erected at the northwest
corner of Hoffman Boulevard and Jamaica av,
for Chas. Boos, Curtis and Johnson avs, Morris Park, L. I., owner. Cost about \$16,000.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—E. Leo McCracken, Manhattan Court, College Point, has nearly completed plans for a 5-sty brick and concrete factory, 52x75 ft, to be erected at the southeast corner of Webster and 6th avs, for George W. Braunsdorf, 232 East 43d st, N. Y. C., owner, who will take bids on general contract about the first of December. Cost, about \$25,000.

SCHOOLS AND COLEGES.

SCHOOLS AND COLEGES.

QUEENS.—Bids were opened by the Board of Education Nov. 17 for the general construction and for the plumbing and drainage of a portable school building at Forest Hills Garden for which all bids were laid over.

QUEENS.—The Board of Education opened bids Nov. 17 for installing electric equipment and alterations in P. S. 71. T. Frederick Jackson, Inc., was low bidder at \$6,761.

QUEENS.—Bids were opened Nov. 17 by the Board of Education for improving the premises of P. S. 9. The low bidder was James I. Newman at \$787.

QUEENS.—The Board of Education opened

QUEENS.—The Board of Education opened bids Nov. 17 for the general construction of P. S. 96. The Frank J. Felgenhauer Co., Inc., was low bidder at \$99,487. For plumbing and drainage of same school Edward J. Renehan was low bider at \$7,537.

Richmond.

DWELLINGS.

CASTLETON, S. I.—Chas. B. Meyers, 1 Union sq. N. Y. C., is preparing plans for a 3-sty brick cottage, 50x75 ft., to be erected at the New York Farm Colony for the City of New York, Department of Charities, Michael Drummond, commissioner. Cost about \$30,000. Bids will soon be advertised for.

HOSPITALS AND ASYLUMS.

NEW BRIGHTON, S. I.—Delano & Aldrich, 4
East 39th st, N. Y. C., are preparing plans for a
2½-sty brick pavilion for male help to be erected
at Stanley and Webster avs, for the S. R. Smith
Infirmary, on premises, owner, John Milnes
Co., Richmond av, Richmond, S. I., has the general contract. Cost, about \$12,000.

PUBLIC BUILDINGS.

CASTLETON, S. I.—F. J. Helmle, 190 Montague st, Brooklyn, is preparing plans for the erection of an industrial building at the New York City Farm Colony for the city of New York, Department of Public Charities, foot of East 26th st, N. Y. C., owner. Cost, about \$35,000.

SCHOOLS AND COLLEGES.

RICHMOND.—Bids were laid over by the Board of Education Nov. 17 for installing electric equipment in new P. S. 22, and for installing temperature regulation in P. S. 22, the Johnson Service Co. was low bidder at \$1,329.

Suffolk.

Suffolk.

SCHOOLS AND COLLEGES.

PORT JEFFERSON, L. I.—Tooker, Marsh & Barnett, 101 Park av, N. Y. C., are preparing plans for a 2-sty brick and limestone school for the Board of Education of Port Jefferson, George E. Darling, president. W. J. Baldwin, Jr., 1181 Broadway, N. Y. C., is steam engineer. Bids will be taken about November 26. Cost about \$75,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.
PARK AV (sub.)—Osborne, Rea & Co., 241 W.
41st st, has received the heating contract for
the 13-sty apartment house being erected at the
southeast corner of Park av and 72d st for the
E. A. L. Holding Co., Edgar A. Levy, 505 5th av,
owner. Rouse & Goldstone, 40 West 32d st,
architects. William C. Tucker, 156 5th av, is
sanitary engineer. The Speedwell Construction
Co., 505 5th av, has the mason work. Cost
about \$850,000.

about \$\$50,000.

101ST ST (sub.)—Harry McGlade, 367 E. 143d st, has received the roofing contract and the Murray & Hill Co., Southern Boulevard and 143d st, the trim work for three 5-sty brick tenements, 50x88 ft., in the south side of 191st st, between Audubon and St. Nicholas avs, for John P. Boyland, Fordham rd and Webster av, owner, builder and architect. Harry McNally, 5 East 42d st, has the mason work. Cost about \$140,000.

East 42d st, has the mason work. Cost about \$140,000.

JERSEY CITY, N. J.—George Lowry, 76
Montgomery st, has received the general contract to erect a double flat, 25x68 ft, at 120
Booraem av, for the Realty Exchange Co., of Hudson County, 366 Palisade av, owner. H. & W. Neumann, 202 Ogden av, are the architects. Cost, about \$10,500.

142D ST (sub.).—M. Arnstein, 792 Amsterdam av, has received the contract for the exterior sash and glass for two apartments at the southeast corner of 142d st and Riverside dr, for Newmark & Davis, Inc., 435 West 119th st, owners. Schwartz & Gross, 347 5th av, are architects. Laurence Ball, 19 East 24th st, is steel engineer. H. E. Champoli, 116 West 190th st, has the brick mason work, and Vogel & Schwartz, 979 East 163d st, the carpentry. Cost, about \$500,000 each.

86TH ST (sub.).—The Pietrowski & Konop Co.,

about \$500,000 each.

86TH ST (sub.).—The Pietrowski & Konop Co., Inc., 418-420 East 91st st, has received the contract to erect concrete arches necessary for the 12-sty apartment house, 100x100 ft, in the north side of 86th st, 56 ft east of Park av, for the State Construction Co., K. B. Walker, president, 101 Park av, owner. Schwartz & Gross, 347 5th av, architects. Laurence A. Ball, 19 East 24th st, is steel engineer. John K. Turton, 101 Park av, has the general contract. Cost, about \$500,000. The steel work is now being erected.

DWELLINGS.

DWELLINGS.

GREENBURGH, N. Y.—J. H. L'Hommedieu's Sons Co., 132 Madison av, N. Y. C., has received the general contract to erect a 2½-sty frame and stucco residence, 104x56 ft, near Scarsdale Station, Westchester County, for Robert Walker, of Scarsdale, owner. James Brite, 1170 Broadway, N. Y. C., is architect. Cost, about \$80,000.

JAMAICA, L. I.—The Thomas J. Steen Co., 30 Church st, N. Y. C., has received the general contract to erect seventeen 2 and 3-sty brick and stone residences at Shelton and Willet avs, for the Everett Realty & Construction Co., Flation Building, owner; Ludwig Stein, president. Electus D. Litchfield, 472 5th av, N. Y. C., is architect. Cost, about \$85,000.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

BROOKLYN.—The Turner Construction Co., 11 Broadway, has received the general contract to erect the 16-sty reinforced concrete factory and loft building, 201x105 ft., at Main and Plymouth sts for the Robert Gair Co., Washington st, owner. William Higginson, 13 Park Row, N. Y. C., is architect.

st, owner. William Higginson, 13 Park Row, N. Y. C., is architect.

HUNTINGTON ST.—The Speedwell Construction Co., 505 5th av, N. Y. C., has received the general contract to erect a 4-sty reinforced concrete factory, 13'x100 ft, and power plant at the corner of Huntington and Smith sts, Brooklyn, for the F. W. Devoe & C. T. Reynolds Co., 565 Smith st, owner. Ernest Greene, 5 Beekman st, N. Y. C., is architect. Clark, MacMullen & Kiley, 101 Park av, N. Y. C., are the architects. Cost, about \$120,000.

NIAGARA FALLS, N. Y.—The Turner Construction Co., 11 Broadway, N. Y. C., has received a contract from the Standard Oil Co. of New York, for the construction of a stable and warehouse at Niagara Falls, N. Y. Building, 100x40 ft, 1½ stories. Work will be undertaken at once. C. A. Ellis, Engineer.

MANHATTAN (sub.).—The Marcus Contracting Co., Inc., 310 Front st, has received the contract for excavating at the southwest corner of 19th st and Av B for a pasteurization plant, \$4x120 ft, for the Levy Dairy Co., corner 20th st and Av A, owner. B. W. Levitan, 20 West 31st st, is architect. Rutan & Cooper, 29 West 31st st, is architect. Rutan & Coo

about \$80,000.

BAYONNE, N. J.—The Turner Construction Co., 11 Eroadway, N. Y. C., has received the general contract from the Vacuum Oil Co., 29 Broadway, for the construction at their Bayonne, N. J., plant, of a reinforced concrete warehouse and pier, 400x50 ft, two stories high, work to be undertaken at once. A. B. Van Leuven, engineer.

WALWORTH ST.—Chatterton, Warwick & Collins, 108 South 8th st, Brooklyn, have received the general contract to erect a 2-sty factory, 50x95 ft, at 155-157 Walworth st, for C. & E. Chafal Freres & Co., 409 Willoughby av, owner. C. J. Meisinger, 394 Graham av, architect. Cost, \$12,000.

tect. Cost, \$12,000.

HALLS AND CLUBS.

39TH ST.—Valentine, Lynch & Co., 21 Park
Row, have received the general contract to
alter the club house at 38 West 39th st and 3537 West 38th st for the National Civic Federation, 105 West 40th st, lessee. Josephine Chapman, 4 West 40th st, is architect.

STORES, OFFICES AND LOFTS.
66TH ST.—The W. L. Crow Construction Co.,
103 Park av, has received the general contract
to erect a 3-sty brick studio building, 25x100 ft,

at 114 East 66th st, for the Ver Meer Realty Co., George Bodman, president, 116 East 66th st. Butler & Rodman, 16 East 23d st, are architects. Cost, about \$40,000.

THEATRES.

THEATRES.

41ST ST (sub).—The Libman Contracting Co., 107 West 46th st, has received the contract for the superstructure for the theatre in the north side of 41st st, about 300 ft. west of 7th av, for the 223-229 West 41st St Co., of which Sol Bloom is president. Thomas W. Lamb, 644 Sth av, is architect. This theatre will have a seating capacity of about 1,000.

BROOKLYN (sub.).—Joseph Josephson, 579 Ralph av, has received the mason work for the 1-sty moving picture theatre, 50x113 ft, to be erected on the south side of St. Johns pl, 200 ft west of Kingston av, Brooklyn, for the Brooklyn Terminal Amusement Co., on premises, owner. Mr. Eisenstadt, in charge. M. Joseph Harrison, 230 Grand st, N. Y. C., is architect. Cost, about \$20,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

57TH ST, 553-555 West, 4-sty brick storage and factory, 50x95; cost, \$40,000; owner, Morris B. Baer, 60 Liberty st; architect, Herbert M. Baer, 665 5th av. Plan No. 477.

184TH ST AND AMSTERDAM AV, n e c, 4-sty brick ice plant, 196x97; cost, \$135,000; owners, Ice Manufacturing Co., 1170 Broadway; architects, Mortensen & Co., 114-16 East 28th st. Plan No. 476.

SCHOOLS AND COLLEGES.

VERMILYEA AV, 48, 5-sty brick Public School 52, 160x103; cost, \$200,000; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 475.

STABLES AND GARAGES.

32D ST, 305-7 East, 2-sty brick garage, 40x
39; cost, \$10,000; owners, Oppenheimer-Collins
Realty Co., 33 West 34th st; architects, Buchman
& Fox, 30 East 42d st. Plan No. 473.

STORES AND APARTMENTS.

BROADWAY, 3645, 11-sty brick apartment, 99x 140; cost, \$600,000; owner, 86th St. & West End Ay. Co., Harry E. Mulliken, Pres., 103 Park ay; architects, Mulliken & Moeller, 103 Park ay. Plan No. 474.

MISCELLANEOUS.

110TH ST, 441 East, 2-sty brick coke pocket, 70x30; cost, \$25,000; owner, Consolidated Gas Co., 124 East 15th st, architect, W. Cullen Morris, 124 East 15th st. Plan No. 472.

Bronx.

DWELLINGS.

DWELLINGS.

223D ST, n s, 130 w White Plains av, two 2sty frame dwellings, slag roof, 21x53.6; cost,
\$9,000; owner, Arthur A. Austin, 3624 Olinville av; architect, Geo. P. Crosier, 223d st and
White Plains av. Plan No. 600.

UNDERCLIFFE AV, e s, 561.9 n 176th st,
2½-sty frame dwelling, shingle roof, 21x35; cost,
\$5,000; owner, Itteloc Realty Co., E. Coletti, 135
W. Tremont av, Pres.; architect, Hugo H. Avolin, 95 William st. Plan No. 602.

AUGUSTA PL, e s, 387.6 n Eastern Boulevard,
2-sty frame dwelling, shingle roof, 18x32; cost,
\$3,500; owner, Grace Heaton Mack, Augusta
pl; architect, Chas, R. Baxter, 3099 Middletown rd. Plan No. 605.

STORES AND TENEMENTS.

STORES AND TENEMENTS.

STEBBINS AV, w s, 130.6 n 163d st, 5-sty brick tenement, slag roof, 52.1¾ x113.8¾; cost, \$45,000; owners, Knapp-French, Inc., Fred F. French, 870 East 162d st, president; architects, Nast & Springsteen, 21 West 45th st. Plan No. 599.

STORES AND TENEMENTS.

ARTHUR AV, s w cor 187th st, 5-sty brick tenement, tin roof, 39.63x45.2; cost, \$20,000; owners, Russo-Iodice Realty Co., John Russo, 2400 Cambreling av, pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 606.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

SOUTHERN BOULEVARD, w s, 338.4 n 163d st, 3-sty brick loft, slag roof, 72.8x134.5; cost, \$25,000; owner, Kellwood Realty Co., Jas. F. Meehan, 163d st & Southern Boulevard, Pres.; architects, Kreymborg Archtl. Co., 163d st & Southern Boulevard. Plan No. 603.

MISCELLANEOUS.

MISCELLANEOUS.

BUNGAY ST, e s, 410 s Whitlock av, 1-sty brick transformer, concrete roof, 25.6x18.6; cost, \$2.500; owner, N. Y., N. H. & H. R. R. Co., New Haven, Conn.; architect, J. M. Sullivan, Jr., 29 North av, New Rochelle. Plan No. 601.

WEST FARMS RD, w s, 300 n 173d st, 1-sty frame shed, 40x13.4; cost, \$1,500; owner, James Farley, 49 East 135th st; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 604.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

13TH AV, s w cor 75th st, 3-sty brick tenement, 20x76, slag roof, 6 families; cost, \$7,000; owner, Chadwick Constn. Corpn., 43-5 Christopher av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6260.

13TH AV, w s, 20 s 75th st, 4-3-sty brick tenements, 20x76, slag roof, 6 families each; total cost, \$26,000; owner, Chadwick Constn. Corpn., 43-5 Christopher av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6261.



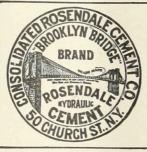
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PROPOSALS

PROPOSALS

Notice to contractors.

Sealed proposals for Additional Power House Equipment, Boilers, Air Compressor and Connections; New Elevators and wiring thereto, at Kings Park State Hospital, Kings Park, New York, until Friday, November 21st at 3:00 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 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 Nos. 1756 and 1759. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposals obtained at the Kings Park State Hospital, Kings Park, New York; at the office of the State Hospital Commission, No. 1 Madison Avenue, New York; 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, N. Y., October 23, 1913.

J. H. B. HANIFY, Secretary, State Hospital Commission.

INVITATION FOR PROPOSALS.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., November 15, 1913, for the construction (including the mechanical equipment, interior lighting fixtures and approaches) of a 2-story and basement, stone and brick faced building of 4,200 square feet ground area, freproof construction (except the roof), copper, composition and tile roof, for the United States post office at Macomb, Ill. Drawings and specifications may be obtained from the custodian at Macomb, Ill. Drawings and specifications may be obtained from the custodian at Macomb, Ill. or at this office, in the discretion of the Supervising Architect.

Albany, N. Y., November 17, 1913.

PROPOSALS.—Sealed proposals subject to the usual conditions will be received up to

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DWELLINGS.

PRESIDENT ST, n s, 215 e Brooklyn av, 3-sty brick dwelling, 22x55.7, tin roof, 1 family; cost, \$10,000; owner, G. Howard Estate, 908 Lincoln pl; architect, John B. Benson, 331 Mad-ison av, N. Y. Plan No. 6137.

Lincoln pf; architect, John B. Benson, 331 Madison av, N. Y. Plan No. 6137.

EAST 21ST ST, e s, 240 n Av Q, 2-sty frame dwellings, 20x46, shingle roof, 1 family; cost, \$4,000; owner, John T. G. Finn, 805 Kenmore pl; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 6138.

EAST 24TH ST, e s, 360 s Neptune av, 18 1-sty frame dwellings, 12x29, shingle roof, 1 family each; total cost, \$22,500; owner, Richard D. Monahan, 44 Court st; architects, Slee & Bryson, 134 Montague st. Plan No. 6147.

LAUREL AV, n s, 100 w Sea Gate av, 2-sty brick dwelling, 30.2x36, tile roof, 1 family; cost, \$6,000; owner, Charlotte D. Miesel, 113 Montague st. Plan No. 6140.

STOCKHOLM ST, n s, 275 w Central av, 3-sty brick dwelling, 25x55, saag roof, 2 families; cost, \$5,800; owner, Victor Schildt, 78 Stockholm st; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 6159.

AMHERST Sf, w s, 220 s Oriental boulevard, Att of the state o

AMHERST SI, w s, 220 s Oriental boulevard, 1-sty frame dwelling, 28x41, tile roof, 1 family; cost, \$3,500; owner, Franklin Magrath, 119 Montague st; architect, A. White Pierce, 59 Court st. Plan No. 6180.

WEST 32D ST, e s, 100 s Mermaid av, 1-sty frame dwelling, 19x27, shingle roof, 1 family; cost, \$800; owner, Geo. J. Howard, on premises; architect, Wm. Richter, 4411 18th av. PAL BOATS.

RAILROAD AV, e s, 160 s Pitkin av, 2-sty frame dwelling, 16x22, tin roof, 1 family; cost, \$1,500; owner, Wm. Gunderman, 549 Railroad av; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 6176.

Plan No. 6176.

DIKEMAN ST, n s, 45 e Richards st, 2-sty brick dwelling, 29x25, gravel roof, 1 family; cost, \$1,800; owner, John Zraick, Henderson's Walk, Coney Island; architect, Max Hirsch, 391 Fulton st. Plan No. 6197.

ESSEX ST, w s, 20 s Dumont av, four 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$14,400; owners, Cutter Building Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 6196.

PALMETTO ST, s s, 79 w Evergreen av, 2-sty brick dwelling, 25x40, tin roof, 1 family; cost, \$6,500; owner, Hy Remmer, 1391 Broadway; architect, C. W. Ross, 47 West 34th st, N. Y. Plan No. 6193.

CHRISTOPHER AV, e s, 100 s Lott av, six

Plan No. 6193.

CHRISTOPHER AV, e s, 100 s Lott av, six 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, \$18,000; owners, Howard Investing Co., 1934 Prospect pl; architect, Morris Rothstein, 627 Sutter av. Plan No. 6195.

22D AV, s w cor 65th st, 3-sty brick dwelling, 25x40, gravel roof, 2 families; cost, \$10,000; owners, Sea Beach Building Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 6192.

No. 6192.

22D AV, w s, 20 s 65th st, five 3-sty stores and dwellings, 20x50, gravel roof, 2 families each; total cost, \$35,000; owners, Sea Beach Building Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 6191.

WEST 15TH ST, e s, 405 n Mermaid av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,500; owner, Rosina Gottila, on premises; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 6219.

MERMAID AV, s w cor West 32d st, 17 1-sty

24th st. Plan No. 6219.

MERMAID AV, s w cor West 32d st, 17 1-sty frame dwellings, 14x24, rubberoid roof, 1 family each; total cost, \$14,450; owners, Frank Conely & ano, Tuxedo Park; architect, Geo. M. Suess, 2966 West 29th st. Plan No. 6227.

PARK AV, n w cor Hall st, 3-sty brick dwelling, 24x76, gravel roof, 1 family; cost, \$15,000; owners, Excelsior Brewing Co., 254 Hart st; architect, Hy A. Koebble, 114 East 28th st, N. Y. Plan No. 6220.

LINWOOD ST, w s, 91.7 n Stanley av, 2-sty brick dwelling, 20x40, tin roof, 2 families; cost, \$3,000; owner, Domenico Palazzo, Essex st and Vienna av; architect, E. Dennis, 241 Schenck av. Plan No. 6249.

14TH AV, n w cor 41st, 3-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$8,000; owner, J. J. Lack Constn. Co., 1515 44th st; architect, Lew Keon, 9 Debervoise st. Plan No. 6255.

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EAST 23D ST, e s, 225.6 s Clarendon rd, two 2-sty frame dwellings, 18x36, shingle roof, 1 family each; total cost, \$6,000; owner, Floyd E. Moore, 315 East 23d st, N. Y.; architect, Floyd E. Moore, 315 East 23d st, N. Y. Plan No. 6163. Floyd E No. 6163.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.
BARBEY ST, e s, 40 n Blake av, 2-sty frame factory, 40x35, slag roof; cost, \$1,500; owner, Victor Blocken, 543 Earbey st; architect, E. M. Adeisohn, 1776 Pitkin av. Plan No. 6183.
HUNTINGTON ST, w cor Smith st, 2-sty brick factory, 237x200, metal roof; cost, \$120,-000; owner, J. Seaver Page, 101 Fulton st; architect, Ernest Greene, 5 Beekman st, N. Y. Plan No. 6175.
WEST 17TH ST, w s, 120 n Neptune av, 1-sty frame storage, 20x55, gravel roof; cost, \$500; owner, Dora Buman, 2881 West 17th st, architect, Wm. Richter, 4411 18th av. Plan No. 6165.

FRANKLIN AV, w s, 426 s Montgomery st, 2-sty brick ice plant, 157.4x31.7; cost, \$25,000; owner, E. H. Seaman on premises; architect, A. Lupin, 1204 Carroll st. Plan No. 6166.

BOERUM ST, s s, 124.7 w White st, 3-sty brick storage, 25x75, gravel roof; cost, \$5,000; owner, Harry Guofsky, 255 Boerum st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 6206.

HOSPITALS AND ASYLUMS.

VERMONT AV, w s, 135 s Stanley av, 1-sty frame cow hospital, 13x18.6, tar and gravel roof; cost, \$250; owner, Barnet Grosdow, 25 Main av, Middle Village, L. I.; architect, Morris Peristein, 37 Fulton av, Middle Village, L. I. Plan No. 6158.

STABLES AND GARAGES.

LAKE ST, e s, 350 s 2d pl, 1-sty frame sta-ble, 11x13, gravel roof; cost, \$120; owner, Sal-vatore lacovino, 495 Lake st; architect, Rosco Mega, 2857 West 5th st. Plan No. 6148.

Mega, 2857 West 5th st. Plan No. 6148.

FRANKLIN AV, n w cor Dean st, 1-sty brick garage, 23.8x55; cost, \$400; owner, Nassau Brewing Co., 1042 Dean st; architect, Benj. Driesler, 153 Remsen st. Plan No. 6141.

STOCKHOLM ST, n s, 275 w Central av, 2-sty brick stable, 25x26, slag roof; cost, \$1,600; owner, Victor Schlidt, 78 Stockholm st; architect, Otto Thomas, 354 Fulton st, Jamaica, L. I. Plan No. 6160.

VERMONT ST, w s, 92 s Stanley av, 1-sty frame stable, 37x78, tar and gravel roof; cost, \$2,000; owner, Barnet Grosdow, 25 Main av, Middle Village, L. I.; architect, Morris Perlstein, 37 Fulton av, Middle Village, L. I. Plan No. 6157.

No. 6157.

82D ST, s s, 270 w 11 av, 1-sty frame garage, 12x18, shingle roof; cost, \$400; owner, Jessie M. Sutton, 1050 22d st; architect, O. E. Parfitt, 233 Broadway, N. Y. Plan No. 6179.
GRANT AV, w s, 240 s Ridgewood av, 1-sty frame garage, 30x20, gravel roof; cost, \$300; owner, Jos. Rudtner, 63 Union pl; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 6177.
EAST 25TH ST, w s, 137.6 n Av K, 1-sty frame garage, 12x16, shingle roof; cost, \$200; owner, Margaret Seebeck, 44 Court st; architect, Benj. F. Hudson, 319 9th st. Plan No. 6198.
EAST 8TH ST, e s, 460 s Av J, 1-sty frame garage, 13x18, shingle roof; cost, \$500; owner, Thos. Hill, on premises; architect, Christian Nalgaard, 10 West 60th st, N. Y. Plan No. 6248.

STORES AND DWELLINGS.

14TH AV, s w cor 41st st, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$8,000; owner, J. J. Lack Constn. Co., 1515 44th st; architect, Lew Keon, 9 Debevoise st. Plan No. 6259.

No. 6259.

14TH AV, w s, 20 n 41st st, four 3-sty brick store and dwellings, 20x50; tin roof, 2 families each; total cost, \$28,000; owner, J. J. Lack Constn. Co., 1515 44th st; architect, Lew Keon, 9 Debevoise st. Plan No. 6256.

14TH AV, w s, 20 s 48th st, eight 3-sty brick store and dwellings, 20x50, tin roof, 2 families each; total cost, \$56,000; owner, J. J. Lach Construction Co., 1515 44th st; architect, Lew Keon, 9 Debevoise st. Plan No. 6258.

14TH AV, n w cor 42d st, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$8,000; owner, J. J. Lack Constn Co., 1515 44th st; architect, Lew Keon, 9 Debevoise st. Plan No. 6257.

STORES AND TENEMENTS.

BAY 46TH ST, n e cor Bath av, 3-sty brick tenement, 38.8x80, slag roof, 7 families; cost, \$20,000; owner, Nicola Di Allsandro, 2306 1st av; architects, A. Artander Co., 39 East 149th st. Plan No. 6144.

GREENE AV, n s, 350.4 e Sumner av, two 4-sty brick tenements, 50x89, slag roof, 16 fami-lies each; total cost, \$90,000; owners, Gem Im-provement Co., 26 Court st; architects, Sham-pan & Shampan, 772 Broadway. Plan No. 6168.

pan & Snampan, 172 Broadway. Plan No. 6168.
MADISON ST, s s, 150 e Bedford av, 4-sty brick tenement, 50x93, gravel roof, 16 families; cost, \$30,000; owner, Isaac Myerson, 208 Stockton st; architect, Benj. F. Hudson, 319 9th st. Plan No. 6190.

ROSS ST, s s, 150 e Lee av, 5-sty brick tenement, 25x64.8, gravel roof, 11 families; cost, \$15,000; owner, Jos. Rosenthal, Lee av and Hooper st; architect, Wm. Debus, 86 Cedar st. Plan No. 6200.

Plan No. 6200.

BAY PARKWAY, e s, 100 s Benson av, two d-sty brick tenements, 50x75.8, gravel roof, 16 families each; total cost, \$80,000; owner, Samuel Brill, 126 Bay 31st st; architect, C. M. Johnson, \$28 Washington av. Plan No. 6187.

HINSDALE ST, n w cor Dumont av, 4-sty brick tenement, 50x90, gravel roof, 22 families; cost, \$25,000; owners, Halperin Realty Co., 1414 Lincoln p1; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 6215.

HINSDALE ST, w s, 50 n Dumont av, three 4-sty brick tenements, 50x88, gravel roof, 23 families each; total cost, \$75,000; owners, Hal-

perin Realty Co., 1414 Lincoln rd; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 6214.

No. 6214.

SNYDER AV, n s, 49.6 e East 32d st, 3-sty brick tenement, 50x89, tin roof, 16 families; cost, \$22,000; owner, Jacob Mass, 133 East 32d st; architects, Farber & Markowitz, 189 Montague st. Plan No. 6223.

SUTTER AV, n w cor Miller av, 4-sty brick tenement, 40x85.6, gravel roof, 13 families each; total cost, \$26,000; owner, Harry Rubin, 1933 Clinton av, N. Y.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6230.

MISCELLANEO US.

NEW JERSEY AV, e s, 92 s Stanley av, 1-sty

MISCELLANEOUS.

NEW JERSEY AV, e s, 92 s Stanley av, 1-sty frame milk house, 10x20, tar and gravel roof; cost, \$300; owner, Barnet Grosdow, 25 Main av, Middle Village, L. I.; architect, Morris Perlstein, 37 Fuiton av, Middle Village, L. I. Plan No. 6156.

PACIFIC ST, n s, 121 w 6th av, 1-sty brick ash station, 145x39, galvanized iron roof; cost, \$13,000; owner, Ralph Peters, Penn Terminal Building, N. Y.; architect, R. J. Lyons, 186 Remsen st. Plan No. 6194.

THEATRES.

CHESTER ST, e s, 64.4 n Pitkin av, 1-sty brick moving pictures, 42.6x100, slag roof; cost, \$1,500; owner, Sam'l Palley, 1683 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6232.

Queens. DWELLINGS.

DWELLINGS.

BAYSIDE.—4th st, e s, 210 n Warburton av, 2½-sty frame dwelling, 24x40, shingle roof, 1 family; cost, \$3,500; owner, Andrew Neumann, 4th st, Bayside; architect, A. Sheffield, Bayside. Plan No. 3305.

BELLE HARBOR.—Park av, e s, 80 s Newport av, 2½-sty brick dwelling, 32x48, tile roof, 1 family, steam heat; cost, \$6,500; owner, Frank R. Peixotto, 55 John st, N. Y. C.; architects, Dodge & Morrison, 135 Water st, N. Y. C. Plan No. 3300.

EDGEMERE.—Cheever av, n. e cor Horstman.

EDGEMERE.—Cheever av, n e cor Horstman av, 2-sty frame dwelling, 22x26, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Oscar E. Lensen, 763 39th st, Brooklyn; architect, Eric. O. Holmgren, 371 Fu.ton st, Jamaica, Plan No. 3307.

Eric. O. Holmgren, 371 Fu.ton st, Jamaica. Plan No. 3307.

ELMHURST.—11th st, w s, 225 n Lamont av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$3,000; owners, Johnston & Gundry, Elmhurst; architect, Wm. S. Worrell, 9 Twombly pl, Jamaica. Plan No. 3311.

FAR ROCKAWAY.—Fulton av, w s, 120 s Rue De St Felix, 2-sty frame dwelling, 36x43, shingle roof, 1 family, steam heat; cost, \$6,000; owners, Wm. T. & Susan Titus, Far Rockaway; architect. A. Eogart. 57 Sheridean boulevard, Far Rockaway. Plan No. 3315.

FAR ROCKAWAY.—Chanler av, e s, 220 s Carlton av, 2-sty frame dwelling, 16x40, shingle roof, 1 family, steam heat; cost, \$3,500; owner, A. Podesta, Central av, Far Rockaway; architect, A. Bogart, 57 Sheridean boulevard, Far Rockaway. Plan No. 3311.

FLUSHING.—21st st, e s, 290 s Queens av, 2-sty frame dwelling, 19x30, tar and gravel roof, 2 families; cost \$1,600; owner and architect, A. Havey, 296 21st st, Flushing. Plan No. 3312.

EDGEMERE.—Rockaway av, e s, 240 n Rheinhardt nt two 2½-sty frame dwellings 18x30

A. Havey, 296 21st st, Flushing. Plan No. 3312.

EDGEMERE.—Rockaway av, e s, 240 n Rheinhardt pl, two 2½-sty frame dwellings, 18x30, shingle roof, 1 family, steam heat; cost, \$5,000; owners, Rockaway Coast Realty Co., Rockaway Beach; architect, A. D. Hough, 351 Greenwood av, Richmond Hill. Plan Nos. 3303-4.

ROSEDALE.—Cambridge rd. s s, 140 e Clifton av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family, steam heat; cost, \$3,585; owners, Walter and Nellie Reed, 8 West 108th st N. Y. C.; architect, Henry J. Vietor, Rosedale. Plan No. 3301.

ROSEDALE.—Ocean av, e s, 100 n Park av,

ROSEDALE.—Ocean av. e s, 100 n Park av. 1½-sty frame dwelling, 20x26, shingle roof, 1 family, steam heat; cost. \$2,015; owner, Ida Brown, Rosedale: architect, H. J. Vietor, Rosedale. Plan No. 3302.

dale. Plan No. 3302.

BELLE HARBOR.—Suffolk av. e s. 80 s Beech Channel drive, 2-stv frame dwelling, 24x27, shingle roof, 1 family, steam heat; cost. \$3,-150; owners, James & Josephine Pierce. 14 Oceanview av. Rockaway Beach; architect. Benj. Farrell, 17 So. Lincoln av, Rockaway Beach. Plan No. 3327.

CORONA.—Rapelje av. e s. 200 n Shopoler av. 1-sty frame dwelling. 17x26, tin roof, 1 family; cost, \$1,000; owner, Vincenzo Monica, 62 Newins st. Corona; architect, A. Schoeller, Mulberry av. Corona. Plan No. 3319.

EDGEMERE.—Seaview av, w s. 526 s Boulevard, 24/6-sty frame dwelling, 24x35, shingle roof, 1 family; cost, \$3.000; owner, Mrs. Maude Holme, 50 Church st. N. Y. C.; architect, John E. Mitchell, 502 World Bldg, N. Y. C. Plan No. 3321.

ELMHURST.—Toledo av, e s, 50 n Ivv st, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$2500; owner and architect, John Simkin, East Grand av, Corona. Plan No. 3317.

EVERGREEN.—Charlotte pl. e s, 20 s Millwood av, six 2-sty brick dwellings, 20x65, tin roof, 2 families; cost. \$24,000; owners, Burkhard & Burkhard, 352 Sandol st, Evergreen; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3324.

avs, Ridgewood. Plan No. 3324.

JAMAICA.—Merrick rd, w s, 100 n Cumberland st, two 2-sty frame dwellings, 40x32, shingle roof. 1 family; cost, \$3,000; owner, Nathaniel V. Hendrickson. 66 Clinton av, Jamaica; architect, A. E. Smith, 59th st and 4th av, Brooklyn. Plan No. 3318.

ST. ALBANS.—Central av. n s. 100 e Chapman st. 246-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost. \$3,000; owner, Herman F. Loose, 1218 Greene av. Brooklyn; architect, Ernest H. Tatje, 106 Van Siclen av, Brooklyn. Plan No. 3328.

BAYSIDE.—Elmwood av, w s, 200 s Palace Boulevard, 2½-sty frame dwelling, 28x30, shingle roof, 1 family, steam heat; cost, \$5,200; owner and architect, Geo. Harnden, 3d st, Bayside. Plan No. 3333.



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Plans Filed, New Buildings, Queens (Cont.)

EDGEMERE.—Beach av, e s, 50 n Mermaid av, 2-sty frame dwelling, 32x21, shingle roof, 1 family, steam heat; cost, \$4,000; owner, William Crovello, Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 3334.

ELMHURST.—Petit pl, s w cor 3d st, 2½-sty frame dwelling, 19x32, shingle roof, 1 family; cost, \$3,200; owner, John Nicholas, Eroadway, Elmhurst; architect, C.-L. Varrone, Corona. Plan No. 3350.

KEW GARDENS.—Abingdon rd, s s, 254 w Willow st, three 2½-sty frame dwellings, 35x 31, shingle roof, 1 family; cost, \$18,000; owners, Richmond Hill Realty Co., 101 Park av, N. Y. C.; architects, McCord & Ives, Rochester, N. Y. Plan Nos. 3354-3355-3356.

KEW.—Austin st, s e cor Newbold pl, 2½-sty brick dwelling, 39x35, shingle roof, 1 family; cost, \$7,000; owner, John F. Kendall, 1023 Bev-erly rd, Brooklyn; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 3330.

FOREST HILLS.—Wendover rd, n w s, 238 s w Greenway North, 2½-sty brick dwelling, 21x 35, tile roof, 1 family, steam heat; cost, \$7,000; owners and architects, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 3329.

KEW.—Metropolitan av, s s, 395 e Lefferts av, two 2½-sty frame dwellings, 35x31, shingle roof, 1 family, steam heat; cost, \$12,000; owner, J. K. Turton, 101 Park av, N. Y. C.; architects, McCord & Ives, Rochester, N. Y. Plan Nos. 3357-3358.

3357-3358.

RICHMOND HILL.—Ward st, w s, 580 n Mill st, 2-sty frame dwelling, 18x34, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Henry Renner, Lambert and Liberty avs, Richmond Hill; architect, Lyman J. Fisher, 1226 South Vine st, Richmond Hill. Plan No. 3331.

ROCKAWAY BEACH.—Neptune av, w s, 132 s Boulevard, eight 1-sty frame bungalows, 18x20, felt roof, 1 family; cost, \$3,200; owner, D. Kanofsky, Rockaway Beach. architect, Wmf. S. Rothschild, Rockaway Beach. Plan Nos. 3343-44-5-46.

ROCKAWAY PARK.—5th av, w s, 280 s Washington av, two 2-sty frame dwellings, 40x 15, tar and gravel roof, 1 family; cost, \$1,600; owner, John Muller, Rockaway Beach; architect, Wm. S. Rothschild, Rockaway Eeach. Plan No. 3347.

MOODHAVEN.—Woodhaven av, e s, 320 s Dalrymple av, three 2½-sty frame dwellings, 16x 36, shingle roof, 1 family, steam heat; cost, \$7,500; owners, Liberty Av Building Corporation, Liberty av, Woodhaven; architect, R. H. Guinsberg, 400 Dalrymple av, Woodhaven. Plan Nos. 3338-39-40.

Nos. 3338-39-40.

CORONA.—Hayes av, n s, 25 e 40th st, 2½-sty frame dwelling, 21x57, shingle roof, 1 family; cost, \$3,600; owner, Martin Teschmacher, 407 10th av, N. Y. C.; architect, John R. Muss, 83 Filmore av, Corona. Plan No. 3363.

FAR ROCKAWAY.—Waterview pl, s s, 531 e Cornell st, 2½-sty frame dwelling, 25x48, shingle roof, 1 family, steam heat; cost, \$5,500; owner, F. Richmond, Waterview pl, Far Rockaway; architect, Thos. O'Kane, Far Rockaway. Plan No. 3365.

Plan No. 3365.

FAR ROCKAWAY.—Gipson pl, s s, 250 w Mott av, 2¼-sty frame dwelling, 30x46, shingle roof, 1 family, steam heat; cost, \$7,000; owner, Geo. A. Willestead, Cornaga av, Far Rockaway; architect, Thomas O'Kane, Far Rockaway. Plan No. 3366.

FAR ROCKAWAY.—Hollywood av, e s, 262 n Carlton av, 2-sty frame dwelling, 24x32, shingle roof, 1 family, steam heat; cost, \$8,000; owner, H. G. Whitson, Far Rockaway; architect. Thos. O'Kane, Far Rockaway. Plan No. 3367-68. Two houses.

JAMAICA.—Morningside av, s s, 40 w Van-

JAMAICA.—Morningside av, s s, 40 w Vanderbilt av, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$2,000; owner, M. Allenkerteb, Hoffman Boulevard, Jamaica; architect, T. Ole Harrison, 324 Fulton st, Jamaica. Plan teb, T. Ole 1. 3361

ST. ALBANS.—Prentice av. e s, 175 s Babks av. 2-sty brick dwelling, 20x30, shingle roof, 1 family; cost, \$2,000; owner and architect, Thos. Thompson, 22 Lincoln st, L. I. City. Plan No. 3360.

FACTORIES AND WAREHOUSES.

JAMAICA.—New York av, e s, 185 n Pacific st, 2-sty frame shop, 18x26, shingle roof; cost, \$600; owner, Hans H. Lutz. 265 New York av, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 3336.

HOSPITALS AND ASYLUMS.

FLUSHING.—Flushing av. e s, 400 n Lott la, 2½-sty brick hospital, 175x63, tile roof, steam heat; cost, \$95,000; owner, Dept. of Health, N. Y. C.; architect, Wm. E. Austin, 42 West 24th st, N. Y. C. Plan No. 3309.

STABLES AND GARAGES.
JAMAICA—Lefferts av. w s, 75 n John st. 2y frame barn, 20x20, felt roof; cost. \$1,500;
wner, Karl Reuter, Lefferts av, Jamaica; archect. T J Reidy, 75 Hoyt av L. I. City. Plan
o 3310

itect, T No. 3310.

MASPETH.—Maurice av, n s, 480 e Astoria rd, 1-sty frame cow barn, 37x74, tin roof; cost, \$3,000; owner, Morris Mintzer, Maurice av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3325.

CORONA.—Radcliff av, n s, 350 e 51st st, 1-sty frame barn, 23x16, tin roof; cost, \$400; owner, V. Scuderi, 123 Plateau st, Corona; architect, owner. Plan No. 3342.

MASPETH.—Hull av. n e cor Willow av. 1-sty frame barn, 24x18, tin roof; cost, \$55; owner, Roman A. Lucas, premises. Plan No. 3370.

RICHMOND HILL.—Guion pl, e s, 150 s Fulton st, 1-sty frame garage, 16x18, shingle roof; cost, \$300; owner, Mrs. G. V. Brown, premises. Plan No. 3335.

STORES AND DWELLINGS.

NORTH BEACH.—Maple av, e s, 100 n Jackson boulevard, 2-sty brick dwelling and store, 30x60, tin roof, 2 families; cost, \$9,000; owner, August Keim, North Beach; architect, A. Schoeller, Mulberry av, Corona. Plan No. 3320.

ELMHURST.—Grove av, s w cor Chicago av, 2-sty frame store and dwelling, 22x50, tin roof, 2 families; cost, \$6,400 (2 houses); owner, A. Schrott, 35 Edson st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3359.

EVERGREEN.—Fresh Pond rd, n e cor Cooper av, 2-sty frame store and dwelling, 26x33, tar and slag roof, 1 family; cost, \$10,000; owners, Wm. Ulmer Brewing Co., 31 Belvidere st, Brooklyn; architects, Koch & Wagner, 62 Court st, Brooklyn. Plan No. 3348.

STORES AND TENEMENTS.

STORES AND TENEMENTS

L. I. CITY.—Brill st, s s, 40 w Graham av, 4-sty brick tenement, 50x86, slag roof, 20 families; cost, \$15,000; owner and architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 3323.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

CORONA.—Corona av, s s, 120 w Moore st,
1-sty brick store, 18x40, slag roof; cost, \$800;
owner, Max Caeser, 97 51st st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan
No. 3351.

WINFIELD.—Shell rd, s e cor Fisk av, 1-sty
frame office, 15x20, shingle roof; cost, \$300;
owner, John Silvestro, Fisk av, Winfield. Plan
No. 3326.

THEATRES.

ELMHURST.—Corona av, s e cor 5th st, 2-sty brick moving picture theatre, 56x90, asbestos shingle roof; cost, \$12,000; owners, Cord Meyer Co., Elmhurst; architect, Wm. S. Worrall, 9 Twombly pl, Jamsfea. Plan No. 3353.

MISCELLANEOUS.

L. I. CITY.—2d av e s, 175 n Pierce av, erect frame billboard, 180x10; cost, \$250; owner, L. I. Bill Posting Co., Queens st, L. I. City. Plan No. 3308.

DUNTON.—Atlantic av, n e cor Maure av, 1-sty frame shelter over subway stairs, 4x22; cost, \$200; owners and architects, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 3313. L. I. CITY.—Creek st, e s, 165 n 3d st, frame coal shed, 6x7, paper roof; cost, \$12; owners, Irving Iron Works, premises. Plan No. 3322.

Irving Iron Works, premises. Plan No. 3322.

BAYSIDE.—Oakland av, s w cor Chatfield st, 1-sty frame stand, 30x20, shingle roof; cost, \$600; owners, Oakland Golf Club. Bayside; architect, Wm. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 3352.

CORONA.—Filmore av, n e cor 44th st, 1-sty frame shed, 12x10, tin roof; cost, \$225; owner, H. Cohn, 2 Albertus st, Corona. Plan No. 3341.

ELMHURST.—Cooper av, w s. 354 s Metropolitan av, 1-sty frame shed, 83x33, tar roof; cost, \$150; owner, Jacob Blum, premises. Plan No. 3349.

EVERGREEN.—Park nl. 1, erect greenhouse.

EVERGREEN.—Park pl. 1. erect greenhouse, 45x17, glass roof; cost, \$200: owner, Chas. Sommers, premises. Plan No. 3332.

JAMAICA.—Norris av, e s, 100 s Meyer av, 1-sty frame shed, 16x15, paper roof; cost. \$200; owner, Jos. Roller, premises. Plan No. 3337.

JAMAICA.—Jamaica av, 51, frame shed, 6x12; cost, \$10; owner, Peter Schubart, premises. Plan No. 3369.

LONG ISLAND CITY.—Honeywell st, e s, 220 s Jackson av, erect 2 storm sheds on R. R. Building; cost, \$210; owner, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 3364.

WOODHAVEN.—Ferry st, w s, 140 n Beaufort st. 1-sty frame shed, 15x12, gravel roof; cost, \$75; owner, A. Manteler, premises. Plan No. 3362.

Richmond.

DWELLINGS.

GLEN AV, n w cor Stanley av, New Brighton, 2-sty brick bungalow. 22x35; cost, \$3,000; owner, Alberto Crescitelli, New Brighton; architect and builder, P. Fiore, New Brighton. Plan No. 793.

GREENWOOD AV, w s, 215 s Forest av, West New Brighton, 1-stv frame bungalow, 8x16; cost, 850; owner. Sarafina Scazzafara, care of architect; architect. John Davies, Tompkinsville; builder, Dominico Palermo, care of architect. Plan No. 787.

GREENWOOD AV. w s. 215 s Forest av, West New Brighton, 1-sty frame bungalow, 8x16; cost, \$50; owner, Palma Mete, care of architect; architect, John Davies, Tompkinsville; builder, Dominico Palermo, care of architect. Plan No.

GREENWOOD AV, w s, 238 s Forest av. West New Brighton, 1-sty frame bungalow, 10x21; cost, \$50; owner. Mariaguiseppe Benicasa. care of architect; architect, John Davies, Tompkins-ville; builder Dominico Palermo, care of archi-tect. Plan No. 789.

ville; builder Dominico Palermo, care of architect. Plan No. 789.

GRPENWOOD AV. w s. 238 s Forest av, West New Prighton. 1-stv frame bungalow, 8x16; cost. \$50; owner. Dominico Palerma care of architect architect. John Davies, Tompkinsville; builder. Dominico Palermo, care of architect. Plan No. 790.

LEXINGTON AV. w s. 2047 s Palmer av, Port Richmond, 2-sty frame bungalow, 19x40; cost. \$2 800; owner, Daniel Olsen. Port Richmond; builder, Louis Larsen, Port Richmond. Plan No. 792.

ST PAULS AV. e s. 170 s unnamed st, Stanleton, 2½-sty frame bungalow, 22x50; cost. \$5.750; owner. Albertina Bauer. Stanleton; architect, Chas, B. Hurcker, Tompkinsville; builder, John Karlsson, Tompkinsville. Plan No. 791.

MISCELLANEOUS.

OSGOOD AV. w s. 300 w Vanderbilt av, 122. Stanleton. 1-sty frame greenhouse, 18x50; cost. \$225; owner. Chas. Fett. Stanleton; builders, A. & G. Pasenark, Stapleton. Plan No. 795.

PROSPECT ST, n s, 275 e Van Duzer st, Stapleton, brick retain wall; cost. \$200; owner, E. W. Thompson, Stapleton; builder, Geo. McGuire, Stapleton. Plan No. 794.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROOME ST, 462-464, general alterations to 5-sty brick stores and factory; cost, \$12,000; owner, Edward W. C. Arnold, West Islin, L. I.; architect, S. Edson Gage, 340 Madison av. Plan No. 3930.

No. 3930.

CHARLES ST, 33-37, new front to 6-sty brick tenement; cost, \$5,000; owner, Morris A. Steinberg, 264 6th av; architect, Louis C. Maurer, 103 Park av. Plan No. 3912.

DELANCEY ST, 150, remove partition to 3-sty brick store and offices; cost, \$20; owner, Harris Cohen, 150 Delancey st; architect, Chas. Gallo, 60 Graham av, Brooklyn. Plan No. 3884.

ELDRIDGE ST, 41, new store front to 4-sty brick stores and tenement; cost, \$153; owner, wilhelimena F. Miller, 38 West 68th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 3917.

FRANKLIN ST, 67 new elevator shaft to 5.

0. 3917.
FRANKLIN ST, 67, new elevator shaft to 5y brick lofts and offices; cost, \$2,500; ownrs, Estate of David W. Bishop, 21 Liberty st;
rchitect, Harry N. Paradies, 231 West 18th
Plan No. 3877.

FULTON ST, 81, new offices to 10-sty brick offices; cost, \$4.500; owners, Market & Fulton National Eank, 81 Fulton st; architect, Wm. B. Tubby, 81 Fulton st. Plan No. 3878.

GRAMERCY PARK, 17, 1-sty extension to 4-sty brick club; cost, \$10,000; owners, James W. Gerard et al, 725 5th av; architects, Oswald, Hering & Fitch, 132 Madison av. Plan No. 3876.

GRAND ST, 283-287, new store fronts to 6-sty brick stores and tenement; cost, \$1,000; owner, Max Roth, 1115 Broadway; architects, Horen-burger & Bardes, 122 Bowery, Plan No. 3927.

burger & Bardes, 122 Bowery. Plan No. 3927.

GRAND ST, 90-94, new stairs and elevator to 5-sty brick store and lofts; cost, \$20,000; owner, Lillie Freeman, 1109 Forest av; architect, Oscar Lowinson, 5 West 31st st. Plan No. 3904.

HOUSTON ST, 158 East, new partitions and plumbing to 4-sty brick stores and tenement; cost, \$200; owner, Daniel Spitzer, 4 Av D; architect, M. J. Harrison, 230 Grand st. Plan No. 3902.

3902.

LEONARD ST, 79-81, new partition and door to 5-sty brick lofts and offices; cost, \$500; owners, Estate of Eugene A. Hoffman, Inc., 258 Broadway; architect, Harry N. Paradies, 231 West 18th st. Plan No. 3857.

West 18th st. Plan No. 3857.

MARKET ST, 72. concrete floor to 3-sty brick dwelling; cost, \$200; owner, Moreau Delano, 12 Washington sq North; architect, Jno. J. Riggs, 507 2d st, Brooklyn. Plan No. 3865.

MONROE ST, 292-296, alterations to 6-sty brick stores and tenement; cost, \$200; owner. Leon Tuchmann, 1990 7th av; architect, Samuel Sass, 32 Union sq. Plan No. 3889.

MURRAY ST, 71 and 73, new dumbwaiter to 12-sty brick loft; cost, \$300; owner, Daniel E. Seybel, 41 Park Row; architects, Carrere & Hastings, 225 5th av. Plan No. 3896.

PEARL ST, 297, new roof and stairs to 4-sty brick loft; cost, \$2,000; owners, 60 Cliff St. Co., Henry A. Mark president, 128 Broadway; architect, Fred P. Platt, 1123 Broadway. Plan No. 3911.

PELL ST, 8, masonry, new stairs and parti-tions to 3-sty brick restaurant; cost. \$5,000; owner, Esther Schnitzer, extrx. 271 Broadway; architect, J. M. Felson, 498 Broome st. Plan No. 3881.

No. 3881.

RECTOR ST, 11, new store fronts to 4-sty brick stores and lofts; cost. \$150; owner, Interborough Rapid Transit Co., 165 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 3923.

SPRING ST. 339, roof sign to 4-sty brick stores and dwelling; cost, \$150; owner. Bernard Nehrtens, 1869 3d av, Brooklyn; architect, Will H. Erler, 35 West 31st st. Plan No. 3922.

WATER ST. 152 new front to 6-sty brick store

H. Erler, 35 West 31st st. Plan No. 3922.

WATER ST. 152, new front to 6-sty brick store and lofts; cost, \$2,500; owner, Edward A. Hannan. 1328 Broadway; architect. Jas. S. Maher, 1328 Broadway. Plan No. 3897.

4TH ST, 15-19 West, new windows to 8-sty brick stores and lofts; cost, \$300; owner, Isaac Clothier. 317 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3910.

7TH ST, 209-211 East, masonry to 6-sty brick stores. tenement and bath; cost, \$25; owner, Wm. L. Juhring, 100 Hudson st; architect, Max Cohen, 280 Bedford av, Brooklyn. Plan No. 3931.

3931.

STH ST, 25 West, new stairs, elevator and nlumbing to 5-sty brick store and lofts; cost, \$3,000; owners, Estate of Adelaide Gutmann, Henry Gutmann, trustee, 550 Broadway; architects, Blum & Blum, 505 5th av. Plan No. 3907.

11TH ST, 506 East, new partitions, windows and store fronts to 5-sty brick tenement; cost, \$300; owner, Thos. Krekeler, 287 Decatur st. Brooklyn; architect, Chas. H. Richter, 68 Broad st. Plan No. 3913.

12TH ST, 224 East, new plumbing and partitions to 4-sty brick loft and dwelling; cost. \$1,000; owner. Max Freedman. 310 East 9th st; architect, M. J. Harrison, 230 Grand st. Plan No. 3903.

14TH ST, 347 East, new partition and beam

No. 3893.

14TH ST. 347 East, new partition and beam to 4-sty brick Immigrant Home: cost. \$500; owner, Archibishop Platon, 15 East 97th st. architect, Jno. Bergesen, 153 West 126th st. Plan No. 3883.

Plan No. 3883.

16TH ST. 447 West, masonry and new partitions to 5-sty brick stores and tenement; cost. \$150; owner, Jno. H. Tietien, 516 North 3d st. Newark, N. J.; architect, Morris Schwartz, 194 Bowery. Plan No. 3928.

16TH ST. 124 West, new plumbing and partitions to 3-sty brick dwelling; cost, \$2,400; owners. The French Evangelical Church, 135 Broadway; architects, Hughes & Hughes, 404 West 34th st. Plan No. 3873.

16TH ST, 55 West, fireproof window to 10-sty brick lofts; cost, \$75; owner, Max Kurzrock, 11 East 26th st; architects, Schwartz & Gross, 347 5th av. Plan No. 3890.

18TH ST, 28-30 West, new store fronts to 5-sty brick stores and dwelling; cost, \$2,500; own-er, John Bowers, 46 Cedar st; architect, Will H. Erler, 35 West 31st st. Plan No. 3891.

197H ST, 139-141 West, fireproofing to 8-sty brick store and lofts; cost, \$250; owners, Es-tate of Fred. A. Kurscheedt, 143 West 19th st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 3895.

19TH ST, 16-20 West, sprinkler tank to 12-sty brick loft; cost, \$450; owner, David Spero, 38 East 32d st; architect, Maxwell Eng. Co., 30 Church st. Plan No. 3924.

21ST ST, 13 West, masonry to 5-sty brick store and tenement; cost, \$25; owners, Henry Phipps Estate, 787 5th av; architect, Wm. S. Boyd, 205 West 14th st. Plan No. 3863.

Boyd, 205 West 14th st. Plan No. 3863.

21ST ST, 208 West, new partitions to 3-sty brick lodging house; cost, \$1,500; owner, Alvah H. Doty, 62 West 58th st; architect, Herbert R. Brewster, 116 Nassau st. Plan No. 3852.

23D ST, 521-523 West, platform to 10-sty brick loft and warehouse; cost, \$100; owners, The Building Associates Corporation, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 3908.

24TH ST, 103 West, reset store front to 4-sty brick store and tenement; cost, \$75; owner, Jane E. Gritton, 1897 Madison av; architect, Robt. McGragor, 270 West 90th st. Plan No.

3920.

26TH ST, 151-163 West, hand-power elevator to 12-sty brick lofts; cost, \$400; owners, Fabian Constn. Co., 37 East 28th st; architects, Schwartz & Gross, 347 5th av. Plan No. 3900.

26TH ST, 525-9 West, masonry to 4-sty brick factory and lofts; cost, \$275; owner, Harris H. Uris, 16 East 96th st; architect, Harris H. Uris, 16 East 96th st, Plan No. 2905.

30TH ST, 51 West, new doors to 4-sty brick tenement; cost, \$200; owner, Isabell Jex, 299 Madison av; architect, Harry Zlot, 230 Grand st. Plan No. 3858.

30TH ST, 240 East, water tank to 5-sty brick tenement; cost, \$125; owner, Joseph P. Meagher, 48 Stewart av, Mamaroneck, N. Y.; architect, Chas. Sheres, 882 Kelly st. Plan No. 3869.

No. 3869.

33D ST, 56-63 West, masonry to 25-sty brick hotel; cost, \$150; owners, Greeley Square Hotel Co., Hotel McAlpin; architect, Wm. H. Feun, Hotel McAlpin. Plan No. 3914.

33D ST, 53-63 West, new show window to 25-sty brick hotel; cost, \$300; owners, Greeley Square Hotel Co., Hotel McAlpin; architect, Wm. H. Feun, Hotel McAlpin, Plan No. 3915.

36TH ST, 147 West, alterations to 3-sty brick store and lofts; cost, \$75; owner, Wm. Pastel, 15 Waveret st, Jersey City Heights, N.J.; architect, Wm. Gray, 237 West 37th st. Plan No. 3875.

38TH ST, 502 West, masonry to 4-sty brick studio; cost, \$20; owner, Rose Hyman, 183 Madison av; architect, Wm. Grobler, 1727 Van Buren st. Plan No. 3926.

st. Plan No. 3926.

39TH ST, 45 West, general alterations to 5-sty brick stores and apartments; cost, \$8,000; owner, Cora L. Magnus, 28 West 96th st; architect, Harry C. Magnus, 284 Hicks st, Brooklyn. Plan No. 3867.

Brooklyn. Plan No. 3867.

42D ST, 136 West, sky-sign to 4-sty brick stores and offices; cost, \$200; owner, Robt. M. Fuller, 2 Wall st; architects, O. J. Gude Co., 220 West 42d st. Plan No. 3870.

44TH ST, 55 West, alterations to 8-sty brick club; cost, \$300; owners, The City Club, 55 West 44th st; architect, Walter Schumm, 114 East 28th st. Plan No. 3859.

West 44th st; architect, Walter Schumm, 114
East 28th st. Plan No. 3859.

45TH ST, 158 West, remove encroachments to
4-sty brick dwelling; cost, \$200; owner, Wm. S.
Coe, 527 5th av; architect, M. Pollard, 127 Madison av. Plan No. 3921.

48TH ST, 438 West, masonry and steel to
4-sty brick store, lofts and dwelling; cost,
\$500; owners. Howard Bakery Co., 438 West
48th st; architect, Jno. H. Knubel, 305 West
43d st. Plan No. 3862.

57TH ST, 250 West, new partitions to 6-sty
brick loft; cost, \$350; owners, Klein & Jackson, 149 Broadway; architects, H. H. Oddie,
Inc., 251 4th av. Plan No. 3887.

59TH ST, 331-333 West, reset stoop to 5-sty
brick tenement; cost, \$600; owner, Vasa K.
Eracher, 2010 Broadway; architects, Hughes
& Hughes, 404 West 34th st. Plan No. 3864.

70TH ST, 259 West, reset flue to 4-sty brick
dwelling; cost, \$15; owners, Rex & Greta
Beach, 259 West 70th st; architect, Addison
Mizner, 103 Park av. Plan No. 3854.

82D ST, 323 East, alterations to 2-sty brick
synagogue; cost, \$100; owners, Congregation
Alereta Israel, 50 East 89th st; architects,
Sommerfeld & Steckler, 31 Union sq. Plan
No. 3860.

10GTH ST, 165-167 East, steel and new
store fronts to 4-sty brick store and tenement;

No. 3860.

106TH ST, 165-167 East, steel and new store fronts to 4-sty brick store and tenement; cost, \$2,500; owner, Rose Izen, 1 Park pl, Far Rockaway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3886.

125TH ST, 158-164 West, metal cornice to 2-sty brick store and offices; cost, \$175; owner, Edward D. Farrell, 158 West 125th st; archi-tect, Eli Benedict, 1947 Broadway. Plan No.

sect. Eli Benedict, 1947 Broadway. Plan No. 3871.

125TH ST, 149 West, extension and general alterations to 3 and 4-sty brick hotel, baths and store; cost. \$6,150; owner, Fred. Hollender, 123 Lafayette st; architect, John Ph. Voelker, 979 3d av. Plan No. 3894.

AMSTERDAM AV, 342, new partitions to 2-sty brick stores and dwelling; cost, \$600; owner, Wm. M. Walker. 1974 Broadway; architect. J. Acker Hays, 2010 Broadway. Plan No. 3909.

AMSTERDAM AV, 1960-1968, additional seating to 1-sty brick store and moving pictures; cost, \$300; owners, Riverside Viaduct Realty Co., 501 West 157th st; architect. Louis A. Sheinart, 194 Bowery. Plan No. 3866.

BOWERY, 46-50, operator's booth to 3-sty brick theatre; cost, \$200; owner, Wm. Kramer, 52 Bowery; architect. Louis A. Sheinart, 194 Bowery. Plan No. 3879.

BROADWAY, 3178, alterations to 10-sty brick able and office; cost, \$10; owner, Patrick

BROADWAY, 3178, alterations to 10-sty break stable and office; cost, \$10; owner, Patrick Mangin, 309 Broadway; architect, Edward Ovens, 311 West 133d st. Plan No. 3855.

BROADWAY, 3780-3786, baking oven to 2-sty brick stores and offices; cost, \$50; owners, Gross & Herbener, 3786 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 3906.

BROADWAY, 336, new entrance to 6-sty brick store and offices; cost, \$100; owner, Walter P. Bliss, 71 Broadway; architect, Julius J. Die-mer, 118 East 28th st. Plan No. 3893.

COLUMBUS AV, 430, new doorway and grat-ag to 5-sty brick hotel; cost, \$250; owner ourtland H. Young, 430 Columbus av; archi-ect, Jos. P. Whiskeman, 30 East 42d st. Plar o. 3888.

No. 3888.

COLUMBUS AV, 773, new store fronts to 5-sty brick stores and tenement; cost, \$350; owners, Jacob Meyer & Jos. Peter, 2196 Broadway; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 3880.

LEXINGTON AV.—566-568; remove encroachment to 5-sty brick tenement; cost, \$250; owner, Marcus M. Marks, 4 East 94th st; architect, Robt. D. Kohn, 170 5th av. Plan No. 3918.

MADISON AV, 315, new store front to 5-sty brick stores and offices; cost, \$100; owner, Walter J. Salomon, 17 West 42d st; architect, J. H. Scheier, 17 West 42d st. Plan No. 3892.

MANHATTAN AV, 212-224, sky sign to 2-sty brick store and offices; cost, \$250; owners, Samuel and Martin Ferguson, 20 Cathedral Parkway; architect, John E. Kleist, 515 7th av. Plan No. 3916.

PARK AV, 1571, masonry to 5-sty brick stores and tenement; cost, \$50; owner, John Peper, 213 East 68th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3901.

PARK AV, 1330, new stores and plumbing to 3-sty brick store and dwelling; cost, \$2,000; owner, Hyman Jarvarutsky, 1330 Park av; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 3938.

chitect, Benj. W. Levitan, 20 West 518t St. 1. No. 3938.

1ST AV, 281-285, new partitions, stairs and store fronts to 5-sty brick stores and tenement; cost, \$1,000; owner, Kate L. Douglass, 131 East 23d st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 3925.

1ST AV, 2055, new area and partition to 5-sty brick stores and tenement; cost, \$400; owners, Maria Di Foria et al. 2055 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 3885.

No. 3885.

2D AV, 1043, new store front to 4-sty brick store and tenement; cost. \$2,000; owner, Wilhelmina Harnischfeger, 248 East 55th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 2D AV, 821, new store front to 4-sty brick store and tenement; cost. \$500; owner, Rose T. Kirk. 136 East 49th st; architect, Otto A. Standt 966 2d av. Plan No. 3882.

2D AV, 121-123, new fire-escape to 4-sty brick school; cost. \$875; owners, Roman Catholic Church of St. Nicholas, Inc., 121-23 2d av; architect, Frank J. Wiesner, 601 West 26th st. Plan No. 3890.

Plan No. 3890.

3D AV, 1042 new fixtures to 4-sty brick store, loft and dwelling; cost, \$600; owner, Elbridge E. T. Gerry, 258 Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 3932.

4TH AV, 152 alterations to 2-sty brick store and loft; cost, \$50; owner, Geo. Ehret, 235 East 92d st; architect, Julius G. Kern, 424 East 92d st. Plan No. 3874.

92d st. Plan No. 3874.

4TH AV. 424-32, new partitions to 16-sty brick stores, lofts and offices; cost, \$1,500; owners, Realty Holding Co., Nathaniel J. Hess, president, 907 Broadway; architect. Neville & Bagge, 217 West 125th st. Plan No. 3853.

5TH AV, 1395, new store front to 5-sty brick store and tenement; cost, \$300; owner, Rubin Siegel. 45-51 West 25th st; architect. Nathan Schwartzberg, 1110 1st av. Plan No. 3872.

5TH AV, 2152-54, masonry and new partitions to 5-sty brick lodge rooms; cost, \$400; owner, Sundel Hyman, 2069 5th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 3868.

STH AV, 2724, alterations to 6-sty brick store and tenement; cost, \$500; owner, Anita Clark, Grandlidin, N. H.; architect, Carl F. Biele, 381 West 12th st. Plan No. 3856.

West 12th st. Plan No. 3856.

8TH AV. 2796, new doors to 6-sty brick store and tenement; cost, \$100; owner. Joseph Loeb. 296 West 142d st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3898.

10TH AV, 514, new windows and partitions to 4-sty brick tenement; cost. \$750; owner. Max Weinstein, 213 West 106th st; architect. John H. Knubel, 305 West 43d st. Plan No. 3861.

Bronx.

BONNER PL, n s. 100 e Morris av, new toilets, new partitions, to three 4-stv brick tenements; cost \$600; owners, Thos. D. Malcolm Constn Co., 3651 3d av; architect. Harry T. Howell, 3d av and 149th st. Plan No. 598.

133D ST, s e cor Alexander av, new mezzanine floor to 1-stv brick garage; cost, \$700; owner and architect, Patrick Goodman, on premises. Plan No. 605.

ises. Plan No. 600.

254TH ST, n w cor Palisade av. new foundation to 2-sty frame dwelling; cost, \$750; owner.

Geo. W. Perkins, 254th st and Palisade av. architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 602.

Plan No. 602.

BEACH AV, n w cor Gleason av. new store front new entrances. new partitions, etc., to two 2-sty frame store and dwellings; cost \$2-500; owner. Frank Gass 2215 Westchester av; architect, B. Ebeling, 135 Westchester sq. Plan

No. 601.

BOSTON RD, 1384, new partitions to 5-stv brick tenement; cost \$100; owners. Estate of Edw. J. Bradley. 1394 Boston rd; architect. Robert E. La Velle, 2801 Valentine av. Plan No. 600.

600.

BROOK AV, w s, 338.2 n 163d st. new water cooling tower to 5-stv brick storage; cost, \$3-000; owners. Anheuser Busch Brew. Co., St. Louis. Mo.; architects, The Edwin Burhorn Co., 71 Wall st. Plan No. 603.

FOREST AV, e s, 290.6 s 165th st, new toilet to 3-sty frame stores and tenement; cost, \$450; owner, Barbara Shaub, 982 Forest av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 604.

No. 604.

VAN NEST AV, 508; move 3-sty frame store and dwelling; cost, \$1,500; owner, Carlo Totero, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 597.

WATSON AV, s. 8, 350 w Olmstead av, 1-sty frame extension, 16x17, to 2-sty frame store and dwelling; cost, \$300; owner, Wm. Roach, 2044 Watson av; architect, Robt. E. La Velle, 2801 Valentine av. Plan No. 599.

Brooklyn.

BALTIC ST, n s, 175 e Bond st, exterior and interior alterations to two 2-sty dwellings; cost, \$300; owner, Donato Fucarazzo, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 6224

6234.

BERRIMAN ST, e s, 130 s Blake av, exterior and interior alterations to dwelling; cost, \$200; owner, Vincenzo De Lorenzo, 355 Berriman st; architect, E. Dennis, 241 Schenck av. Plan No. 6174.

BOERUM ST, n s, 165.10 e old Eushwick pl, extension to 3-sty store and dwelling; cost, \$400; owner, Morris Bromstein, 235 Boerum st; architect, Hy Loeffler, 804 Jefferson av. Plan No.

COLUMBIA ST, 290, plumbing to 4-sty store and tenement; cost, \$800; owner, Mary F. Shea & ano, 425 Sterling pl; architect, A. B. J. Sauer-brunn, 1494 Union st. Plan No. 6240.

column, 1494 Union st. Plan No. 6240.

COLUMBIA ST, 288, plumbing to 4-sty store and tenement; cost, 8650; owner, Mary F. Shea & ano, 425 Sterling pl; architect, A. B. J. Sauerbrunn, 1494 Union st. Plan No. 6241.

GRAFTON ST, 160.3 n Dumont av, exterior and interior alterations to 2-sty dwelling; cost, \$500; owner, Mamie Cohn, 198 Grafton st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6203.

HICKS ST, w s, 45 s State st, interior alterations to 4-sty store and tenement; cost, \$175; owner, Matilda Zeller, 489 Monroe st; architect, Bernard Zeller, 489 Monroe st; architect, Bernard Zeller, 489 Monroe st. Plan No. 6199.

HOPKINS ST, n s, 225 e Throop av, exterior and interior alterations to 4-sty tenement; cost, \$350; owner, Meyer Kaufman, 215 Hopkins st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 6225.

JAY ST, s e cor John st, plumbing to 5-sty warehouse; cost, \$1,000; owners, Arbuckle Bros., 20 Jay st; architect, Wm. Dunsmith, 109 Guion pl, Richmond Hill. Plan No. 6243.

KEAP ST, w s, 140.5 n Ainslie st, new elevator; cost, \$1,800; owners, J. L. Hopkins & Co., 477 Keap st; architects, Reedy Elevator Co., Willow av and 13th st, Hoboken. Plan No. 6143.

MADISON ST, n s, 300 e Throop av, plumbing to 1-sty garage; cost, \$500; owner, Emily Ganter, 444 Monroe st; architect, W. B. Wills, 1181 Myrtle av. Plan No. 6217.

MILFORD ST, w s, 175 n Liberty av, exterior alterations to 2-sty dwelling; cost, \$100; owner, Jacob Kessel, 82 Milford st; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 8016

MONTAGUE ST, s s, 200 w Clinton st, ex tension to 4-sty office and dwelling; cost, \$1, 500; owner, Fidelity Phenix Fire Ins Co., 14 Court st; architect, J. S. Kennedy, 157 Rem sen st. Plan No. 6167.

sen st. Plan No. 6167.

PARK PL, n s, 360 w Ralph av, exterior alterations to dwelling; cost, \$100; owner, Max Pullman, 1411 St Marks av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6235.

PRESIDENT ST. n s, 165 w Clinton st, interior alterations to 2-sty stable; cost, \$500; owner, Irving P. Smith, 62 Madison av; architects, Horenberger & Bardes, 122 Bowery. Plan No. 6162.

RICHARD ST, (foot), exterior and interior alterations to 5-sty storage; cost, \$500; owner, Wm. Beard Estate, foot Van Brunt st; architect, Hugh J. Hoeher, o8 Richard st. Plan No. 6170.

RICHARD ST, foot, 600 w Beard st, exterior alterations to warehouse; cost, \$200; owner, Wm. Beard Estate, foot of Van Brunt st; architect, F. J. Ashford, 350 Fulton st. Plan No. 6228.

ROSS ST, 217, plumbing to 3-sty tenement; cost ,\$300; owner, Mary Jacoby, 276 Hewes st; architects, Laspia & Salvati, 525 Grand st. Plan No. 6154.

SEIGEL ST, n s, 50 e Manhattan av, interior lterations to 3-sty store and tenement; cost, 150; owner, Benj. Bernstein, 77 Seigel st; rchitects, Glucroft & Glucroft, 34 Graham av. Plan No. 6246.

architects, Glucroft & Glucroft, 34 Graham av. Plan No. 6246.

STOCKTON ST, n s, 200 s Lewis av, extension to 3-sty tenement; cost, \$300; owner, Sadie Schledkraut, 325 Stockton st; architect, Tobias Goldstone, 49 Graham av. Plan No. 6184.

WARREN ST, s s, 155.2 w 3d av, interior alterations to 3-sty tenement; cost, \$150; owner, Wm. McAdam, 313 Pacific st; architect, W. J. Conway, 400 Union st. Plan No. 6153.

WEST 1ST ST, w s, 158 n Park pl, plumbing to 2-sty dwelling; cost, \$250; owner, Charles Osburn, 3036 West 1st st; architect, E. Dennis, 241 Schenck av. Plan No. 6173.

NORTH 5TH ST, s s, 191.5 e Roebling st, plumbing in 4-sty tenement; cost, \$250; owner, Christopher Kelly, 47 Throop av; architect, W. J. Conway, 400 Union st. Plan No. 6142.

SOUTH 10TH ST, n e cor Myrtle av, interior alterations to 3-sty tenement; cost, \$150; owner, Louis Schiller, 1914 Webster av; architect, Ignatius A. Crawford, 1095 Lorimer st. Plan No. 6244.

78TH ST, s s, 280 e 4th av, extension to 2-y dwelling; cost. \$1.200; owner and architect aul E. Froede, 438 78th st. Plan No. 6149.

BEDFORD AV, n e cor Moñroe st, new Bay Window; cost, \$400; owner, Halsey Hammond, 1121 Bedford av; architect, J. Rosencrans, 1328 Broadway, N. Y. Plan No. 6252.

Plans Filed-Alterations, Brooklyn (Continued).

EROADWAY, w s, 75 s Wallabout st, Interior alterations to 3-sty theatre and dwelling; cost, \$600; owner, Jos. Storch, 1205 Eastern pkway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6247.

Plan No. 6247.

BROADWAY, 498, interior alterations to 3-sty milk depot; cost, \$150; owners, Empire State Dairy Co., 502 Broadway; architect, C. W. Wohlers (agent), 502 Broadway; Plan No. 6151.

BUSHWICK AV, e s, 30.8 s Moore st, exterior and interior alterations to 3-sty store and tenement; cost, \$1,000; owner, Maria Diemer, 19 St Francis pl; architects, Louis Berger & Co., Myrtle av cor Cypress av. Plan No. 6189.

CENTRAL AV, s w cor Hart st, interior alterations to 3-sty tenement and store; cost, \$200; owner, Katherine Eppig, 176 Grove st; architect, L. Allmendinger, 926 Broadway. Plan No. 6171.

DIVISION AV p. \$100 m Means to 3-sty tenement.

No. 6141.

DIVISION AV, n s, 100 w Keap st, interior alterations to 3-sty tenement; cost, \$250; owner, John J. McConville, 20 Devoe st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 6145.

FLUSHING AV, s w cor Waverly av, interior alterations to dwelling; cost, \$1,300; owner, Mary Platt, Philadelphia, Pa.; architect, H. W. Billard, Richmond Hills. Plan No. 6178.

FLUSHING AV, n e cor Gardner av, new walls to 3-sty store and dwelling; cost, \$250; owner, Ernstina Flachsch, 92 St Nicholas av; architect, A. E. Fischer, 373 Fulton st. Plan No. 6213.

No. 6213.

FRANKLIN AV, w s, 382 s Montgomery st, interior alterations to engine house; cost, \$1,500; owner, E. H. Seaman, on premises; architect, A. Lupin, 1204 Carroll st. Plan No. 6152.

HOPKINSON AV, w s, 150 n Dumont av, extension to 2-sty dwelling; cost, \$1,500; owner, S. Brashowsky, 1671 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6204.

KNICKEREOCKER AV, e s, 75 n Himrod st, extension to two 4-sty tenements; cost, \$4,500; owner, Sola Roth, 399 Knickerbocker av; architect, Theo. Engelhardt, 905 Broadway. Plan No. 6201. 6201

LEXINGTON AV, s s, 250 w Classon av, extension to 1-sty factory; cost, \$1,400; owner, Geo. H. Wineschle, 90 Prospect Park West; architect, W. Porker, 34 McDonough st. Plan No. 6245.

MANHATTAN AV, n w cor Meserole st, plumbing to 3-sty moving pictures; cost, \$——; owners, L. & G. Amusement Co., 147 Manhattan av; architect, W. A. Gorman, 974 Jefferson av. Plan No. 6238.

ers, L. & G. Amusement Co., 147 Manhattan av, architect, W. A. Gorman, 974 Jefferson av. Plan No. 6238.

MANHATTAN AV, n e cor Frost st, exterior alterations to 3-sty tenement; cost, \$150; owner, Nicola Ficina, 224 Withers st; architect, E. J. Messinger, 394 Graham av. Plan No. 6242.

MANHATTAN AV, w s, 50 n Frost st, exterior and interior alterations to 3-sty tenement; cost, \$800; owner, Pasquale Garone, 397 Manhattan av; architects, Laspia & Salvati, 525 Grand st. Plan No. 6226.

MARLBOROUGH RD, w s, 75 n Beverly rd, interior alterations to 2-sty dwelling; cost, \$250; owner, Clinton S. Harris, 220 Marlborough rd, architect, John W. Cooney, 58 West 59th st, N. Y. Plan No. 6150.

METROPOLITAN AV, s s, 150 e Union av, interior alterations to 3-sty store and tenement; cost, \$150; owner, Minnie Mackowitz, 540 Metropolitan av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 6205.

PITKIN AV, n s, 20 e Chester st, extension to 3-sty dwelling; cost, \$2,000; owner, Sam'l Palley, 1683 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6231.

SCHENCK AV, 584, interior alterations to 2-sty store and dwelling; cost, \$275; owner, Louis Markowitz, 584 Schenck av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6155.

SKILLMAN AV, s s, 175 w Lorimer st, partitions, &c, to 3-sty and basement store and tenement; cost, \$250; owner, Donato Fiorentino, 34 Skillman av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 6227.

VAN SICLEN AV, e s, 100 s Belmont av, interior alterations to 2-sty store and dwelling; cost, \$250; owner, Donato Fiorentino, 34 Skillman av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 6227.

3D AV, e s, 63.2 s 21st st, interior alterations to dwelling; cost, \$300; owner, Geo. Lodes, 687 3d av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6122.

3D AV, e s, 86.6 n 21st st, plumbing to 3-sty tenement; cost, \$125; owner, Isaac Fries, 677 3d av; architect, Hy. M. Entlich. 29 Montrose

3D AV, e s, 86.6 n 21st st, plumbing to 3-sty tenement; cost, \$125; owner, Isaac Fries, 677 3d av; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 6251.

Queens.

FLUSHING.—Colden av, 139, interior alterations to dwelling; cost, \$20; owner, Howard Davis, on premises. Plan No. 2111.

FLUSHING.—15th st, e s, 100 n Broadway, enclose porch on dwelling; cost, \$250; owner, L. H. Dixon, on premises. Plan No. 2112.

FLUSHING.—Pine st, n s, 350 e Lawrence st, install new plumbing in dwelling; cost, \$50; owner, Michael Costello, premises. Plan No. 2136.

FLUSHING.—Bank st, 55, install new plumbing in dwelling; cost, \$125; owner, Louise R. Weed, 61 Sandford av, Flushing. Plan No. 2137.

FLUSHING.—Broadway, 66, interior alterations to garage; cost, \$2,400; owners, Jockers & Stock, premises; architect, J. B. Handy, 80 Edison st, Corona. Plan No. 2128.

FLUSHING.—24th st, e s, 180 n Crocheron av, erect new dormer windows on dwelling; cost, \$250; owner, Mrs. A. M. Nicholson, premises. Plan No. 2169.

Plan No. 2169.

FLUSHING.—Elm st. 83, install new plumbing in dwelling; cost, \$50; owner, P. J. Reilly, Flushing. Plan No. 2059.

FLUSHING.—Elm st. 97, install new plumbing in dwelling; cost, \$50; owner, P. J. Reilly, premises. Plan No. 2058.

FLUSHING.—Madison av, 14, install new gas iping in dwelling; cost, \$20; owner, Mrs ane Poole, premises. Plan No. 2163.

GLENDALE.—Myrtle av, s. 61 w Webster av, interior alterations to volunteer fire house; cost, \$500; owner, C. Frey, 10 Prospect pl, Glendale; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2120.

LONG ISLAND CITY.—2d av, s e cor Grand av, install new plumbing in dwelling; cost, \$150; owner, Chas. Smith, premises. Plan No. 2154.

LONG ISLAND CITY.—Greenpoint av, n w cor Bradley av, general repairs to shed; cost, \$400; owner, John Pfiel, premises. Plan No.

LONG ISLAND CITY.—Hopkins av, n w cor Camelia st, cut new doorway to dwelling; cost, \$75; owner, Chas. Napolitana, premises. Plan No. 2156.

No. 2156.

LONG ISLAND CITY.—Hancock st, 480 to 494, 1-sty frame extension, 50x50, on side factory, tin roof, interior alterations; cost, \$5,000; owner and architect, John Polaschek, 1232 Park av, N. Y. C. Plan No. 2164.

LONG ISLAND CITY.—Foot of 10th st, install new freight elevator in factory; cost, \$2,-400; owner, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 2158.

L. I. CITY.—Vernon av, 154 erect new store front on store and dwelling; cost, \$100; owner, Margaret O'Connor, 172 West 79th st, N. Y. C. Plan No. 2118.

L. I. CITY.—Queens st, s s, 82 e Jackson av, interior alterations to tenement to provide for water closet compartment; cost, \$250; owner, Mrs. Lvnam, 330 Jackson av, L. I. City. Plan No. 2107.

L. I. CITY.—Camelia st, 66, erect new chimney on dwelling; cost, \$40: owner, Louisa Moss, on premises. Plan No. 2113.

L. I. CITY.—Queens st, e s, 50 n Jackson av, repair bill board; cost, \$40; owners, L. I. Bill Posting Co., Queens st, L. I. City. Plan No. 2129.

L. I. CITY.—Planet st, s e cor Nassau av, 1-sty frame extension on rear 1-sty frame dwelling, tin roof; cost, \$200; owner, James McGowan, 569 11th av, L. I. City. Plan No. 2127

L. I. CITY.—3d av, 212, erect electric sign on store; cost, \$50; owner, Edw. Steiner, premises. Plan No. 2124.

L. I. CITY.—Hamilton st, s e cor Pierce av, interior alteration to factory; cost, \$250; owners. DeNobola Cigar Co., premises. Plan No. 2122.

L. I. CITY.—Academy st, 87, cut new window n dwelling; cost, \$25; owner, Chas. J. Cohen, remises. Plan No. 2146.

in dwelling; cost, \$25; owner, Chas. J. Cohen, premises. Plan No. 2146.

L. I. CITY.—Goodrich st. 25, interior alteration to dwelling; cost, \$20; owner, Sylvestro Spiro, premises. Plan No. 2147.

L. I. CITY.—Steinway av, e s, 35 n Flushing av. interior alterations to dwelling; cost, \$75; owner, Alex. S. Williams, premises. Plan No. 9159

MASPETH.—Clinton av, n e cor Willow av, 1-sty to be added top of dwelling; cost, \$100; owner, Paul Kereys, on premises. Plan No. 2115.

MASPETH.—Emma st. e s, 100 n William st. 1-sty frame extension. 5x16, on side and rear 2-sty dwelling tin roof; cost. \$650; owner, Marie Lehr, 57 Emma st, Masneth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No.

MASPETH.—Columbia av, s s. 200 w Prospect st, 1-sty frame extension, 8x10, on rear of dwelling, tin roof; cost, \$30; owner, H. Rand, premises. Plan No. 2131.

dwelling, tin roof; cost. \$30; owner, H. Rand, premises. Plan No. 2131.

MASPETH.—Maurice av, n s. 480 e Astoria rd, 1-sty frame extension. 10x16, rear barn, tin roof; cost. \$75; owner, Morris Mintzer, premises. Plan No. 2149.

ROCKAWAY BEACH.—Dodge av, e s. 274 s Boulevard, 1-sty to be built under 1-sty frame dwelling; cost. \$60; owner, M. Hall, on premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 2119.

ROCKAWAY BEACH.—Academy st. w s. 176 s Boulevard, alter peak roof and make flat; cost, \$300; owner, J. F. O'Keefe, on premises. Plan No. 2114.

ROCKAWAY BEACH.—Boulevard, s w cor 94th st, 1-stv frame extension. 42x38. on side 114-sty church, slingle roof, interior alterations; cost. \$6000; owner, First Concregational Church. Rockaway Beach; architect. W. T. Kennedy Co., Rockaway Beach; architect. W. T. Kennedy Co., Rockaway Beach, Plan No. 2170.

FAR ROCKAWAY—Grandview av. 158, erect new stoops on dwelling; cost. \$400; owner, Peter N. Gallagher, premises. Plan No. 2153.

WOODSIDE.—Hancock st, 22. dig new cellar under dwelling; cost. \$300; owner, Frank Casement, on premises. Plan No. 2116.

WOODSIDE.—3d st, e s. 300 s Riker av. install new plumbing in dwelling; cost. \$150; owner, M. Ballinger, on premises. Plan No. 2117.

COLLEGE POINT.—19th st, w s. 150 s 6th av. install gas in dwelling; cost. \$10; owner.

COLLEGE POINT.—19th st, w s. 150 s 6th av, install gas in dwelling; cost. \$10; owner, Mrs. P. Golmer, South 14th st, College Point. Plan No. 2142.

Plan No. 2142.

COLLEGE POINT.—11th st. e s. 250 n 6th av. erect new foundation under dwelling; cost. \$25; owner, I. Marine, premises. Plan No. 2126.

CORONA.—Moore st, n s. 250 w Corona av. erect new foundation under dwelling; cost. \$350; owner, Frank Santora, premises. Plan No. 2134.

CORONA.—Jackson av. s s, 80 e National av. 1-sty frame extension, 19x19, side and front 2-sty store and dwelling, tin roof, interior alterations; cost. \$2,000; owner. John Krohal, 155 East 57th st. N. Y. C; architect, C. Gebele, 114 Maurice av. Elmhurst. Plan No. 2132.

EAST WILLIAMSBURG.—Metropolitan av. 4479, erect rear stairs on dwelling; cost. \$25; owner, Daniel Ade, premises. Plan No. 2130.

EDGEMERE.—Florence av. e s, 625 s Boulevard, 2-sty frame extension. 24x15, rear 2½-sty frame dwelling, tin roof, interior altera-

tions; cost, \$1,000; owner, Chas. M. Russell, 50 Church st, N. Y. C.; architect, John E. Mitchell, 502 World Building, N. Y. C. Plan No. 2141.

No. 2141.

EDGEMERE.—Florence av, e s, 565 s Boulevard, interior alterations to dwelling; cost,
\$200; owner, Richard Johnston, 16 Florence av,
Edgemere; architect, John Mitchell, 502 World
Building, N. Y. C. Plan No. 2143.

EDGEMERE.—Florence av, 81, interior alterations to dwelling; cost, \$200; owner, Mrs. Elizabeth A. Sterling, 1133 Dean st, Brooklyn; architect, John Mitchell, 502 World Euilding, N. Y.
C. Plan No. 2144.

EDGEMERE.—Florence av, 12, interior alterations to dwelling; cost, \$200; owner, Chas.
W. Russell, 50 Church st, N. Y. C.; architect,
John Mitchell, 502 World Building, N. Y. C.
Plan No. 2145.

Plan No. 2145.

EVERGREEN.—Wyckoff av, e s, 50 n Norman st, 1-sty frame extension, 25x12, on front 1-sty store, tin roof; cost, \$500; owner, Jos. Stallone, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2148.

JAMAICA.—Chichester av, 165, erect new concrete foundation under dwelling; cost, \$250; owner, A. Yadevaia, premises. Plan No. 2133.

JAMAICA.—New York av, e s, 150 s Fulton st, 1-sty frame extension, 15x23, rear 2-sty office and dwelling, tin roof, interior alterations; cost, \$1,000; owner, F. R. Smith, Far Rockaway; architect, Morrell Smith, Far Rockaway; architect, Morrell Smith, Far Rockaway. Plan No. 2166.

METROPOLITAN.—Helen st, 205, erect new stoop on dwelling; cost, \$25; owners, Piquoit & Piquoit, 354 Fulton st, Jamaica. Plan No. 2150.

NEWTOWN.—Myrtle av, 1828, erect electric

NEWTOWN.—Myrtle av, 1828, erect electric sign on store; cost, \$146; owner, Anna Form, Premises. Plan No. 2135.

RICHMOND HILL.—Lefferts av, e s, 200 s Jerome av, install new plumbing in dwelling; cost, \$125; owner, Q. Quirk, premises. Plan No. 2151.

No. 2151.

RICHMOND HILL.—Grafton av, n s. 100 w Grafton av, install new plumbing in dwelling; cost, \$75; owner, D. L. Griswold, Richmond Hill. Plan No. 2139.

RICHMOND HILL.—Willow st, n e cor Jamaica av, install new plumbing in dwelling; cost, \$50; owner, Carl Wiedener, premises. Plan No. 2161.

RICHMOND HILL.—Jamaica av, n s, 30 w Spruce st, install new plumbing in dwelling; cost, \$80; owner, Paul Keib, premises. Plan No. 2165.

Richmond.

Richmond.

ERASTINA PL, w s, 250 n Railroad, Mariner's Harbor, alterations to frame dwelling; cost, \$800; owner, architect and builder, J. A. Snyder, Mariners Harbor. Plan No. 461.

HARRISON ST, 37, Stapleton, alterations to frame dwelling; cost, \$350; owner, Mrs. R. Mord, Stapleton; builder, J. M. Stelletson, Stapleton. Plan No. 460.

NEPTUNE ST, s s, 70 e Cedar Grove av, New Dorp, alterations to frame bungalow; cost, \$150; owner and builder, Henrietta Hett, New Dorp. Plan No. 451.

Dorp. Plan No. 451.

RICHMOND TERRACE, s s, 60 w Ferry st,
Port Richmond, alterations to frame store; cost,
\$1,000; owner, Cora L. Butler, Port Richmond;
architect and builder, Edwin Messereau, Port
Richmond. Plan No. 459.

BUILDING LOAN CONTRACTS.

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

Manhattan and Bronx.

NATIONAL AND LEVY Dairy Co. te erect a —sty bldg; — payments.

NOV. 15.

ST MARKS PL, 6; Abr L Kass loans David Wasser to complete bldg; 5 payments. 13,000

NOV. 17.

183D ST, ns, 100 w Ams av. 170x74.11; Abel King & Isaac Schorsch loan Placid Realty Co to erect a —sty bldg; — payments. 25,000

AV B, swc 19th, 84x120; Max Kobre loans Levy Dairy Co te erect a —sty bldg; — payments.

ments.

NOV. 18.

WADSWORTH AV, nec 191st. 212.6x100;
Henry Morgenthau Co loans 191st St Constn Co to erect three 5-sty apartments; — payments.
17,000

WASHINGTON AV, es, 258.11 s 170th, 65.2x 110.7; N Y Title Ins Co loans Michl Fox Co to erect a —sty bldg; — payments.

NOV. 19.
63D ST, ss, 150 e Park av, 100x127; Lawyers Title Ins & Trust Co loans Lenox Hill Realty Co, Inc, to erect a 9-sty apartment; 10 payments.

ments.

RIVERSIDE DR. sec 150th, 103,4x125; Metropolitan Life Ins Co loans Be Glad Constn Co to erect a 10-sty apartment; 13 payments.

375,000

NOV. 20.

No Building Loan Contracts filed this day.

NOV. 21.

231ST ST, sec Bway, 74.11x28.2; Oscar J
Mayer loans Jno Gilbert to erect a — sty bldg;
— payments.

ARTHUR AV, swc 187th, 39.7x50.9x irreg; Jas G Wentz loans Russo-Iodice Realty Co, Inc to erect a — sty bldg; — payments. 16,500

ORDERS.

Borough of Brooklyn

NOV. 13.

7TH AV, 55, 100x80; Mapes Realty Co on U
S Title Guar Co to pay Hay Walker Brick Co.
298.00

NOV. 14, 15, 17, 18 & 19, No Orders filed these days.

RECORDS SECTION

of the

REAL ESTATE AND

BUILDERS

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

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

Vol. XCII

No. 2384

New York, November 22, 1913

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

Showing street a

Allen st, 10-12 (or Canal st, 62-6).

Bleecker st, 1 (or Bowery, 32•).

Bleecker st, 3-5.

Broome st, 348-54 (n e c Elizabeth), blk 478-1.

*Canal st, 62-6 (or Allen st, 10-2).

*Catharine st, 10-12 (or East Bway, 2-6).

*Chatham sq, 18-19 (or East Bway, 2-6).

Chrystie st, 67, 230.

Cliff st, 60.

Division st, 253-5.

East Broadway, 2-6 (or Catharine st, 10-12).

East Broadway, 2-66.

East Broadway, 2-66.

East Broadway, 189 (or Jefferson st, 10-12).

Elizabeth st (n e c Broome st, 358-54), blk 478-1.

Grand st, 48, 207, 245.

*Jefferson st, 10-12 (or ## Ars-1.

| Grand st, 48, 207, 245. |
| *Jefferson st, 10-12 (or East Bway, 189). |
| *Jefferson st, 80 (or Water, 530-4). |
| Leroy st, 13. |
| Mangin st, 22. |
| Monroe st, 284. |
| Mott st, 123-5. |
| Pearl st, 130-2 (or Water st, 96-8). |
| Pearl st, 297. |
| Thompson st, 57, 63. |
| Water st, 96-8 (or Pearl st, 130-2). |
| Water st, 530-4 (or Jefferson st, 80). |
| 3d st, 37 W.

nd number of Manhatta

7th st, 291 E.

11th st, 133-5 W.

13th st, 538 E.

13th st, 8-10 W.

17th st, 228, 418-20 W.

18th st, 37-41 E.

*18th st E (n w c Av B,

976-pt lt 26.

18th st, 134-6 W.

20th st, 352 W.

21st st, 7-13 W.

22d st, 6-14 W.

34th st, 338-40 E.

34th st, 301-3 W (or 8th

av, 521).

39th st, 119 E.

39th st, 119 E.

39th st, 38 W.

43d st, 106 W.

44th st, 507-13 W.

47th st W (n w c 5th

av), blk 1263-34.

48th st, 240, 402 E.

40th st, 554 W.

*51st st, 501-3 W (or

10th av, 753).

52d st, 306-12 W.

59th st, 105 E.

63d st, 22-8 W.

87th st, 335 E.

88th st, 44 E.

88th st, 322 E.

88th st, 44 E.

88th st, W (n e c Bway)

1236-17.

*89th st W (sec Bway),

1236-44.

90th st, 16 W.

96th st, 111 W.

97th st, 52 W.

Conveyances and Wills recorded during the standard conveyance and will standard conveyances and Wills recorded during the standard conveyance and standard conveyances are standard conveyances. The standard conveyance are standard conveyances and Wills recorded during the standard conveyance and standard conveyances. The standard convey standard conveyances are standard conveyances. The standard conveyance are standard conveyances. The standard conveyances are standard conveyances. The standard conveyance are standard conveyances. The standard conveyance are standard conveyances. T

Park av, 1523-5 (or 111th st, 100-2 E).
Park Row, 101.
*St Nicholas Ter (w s), or 129th st W (s s), blk 1968-39.
1st av, 16.
2d av, 2176 (or 112th st, 300-2 E).
2d av, 831, 2387, 2497.
3d av, 1135-7, 1517-19.
3d av, 1147-9 (or 67th st, 200-E).
5th av, 580 (n w c 47th st), blk 1263-34.
5th av, 582-6, 2156, 2165.
5th av (n e c 102d st), 1608-1.
5th av, 346.
8th av, 346-18.
8th av, 346-18.
8th av, 521 (or 36th, 301-3 W).
**Sth av, 550.
9th av, 550.
9th av (s e c 216th st, 2196-8.
10th av, 753 (or 51st, 501-3 W).

WILLS. WILLS.

WILLS.
Duane st, 168.
Front st, 128.
Lafayette st, 403-7.
Washington st, 451-3 (or
Watts st, 135-41).
Watts st, 86-8.
*Watts st, 135-41 (or
Washington st, 451-3)
41st st, 454 W.
66th st, 151 W.
86th st, 510 E.
127th st, 218 W.
Amsterdam av, 1504-6.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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 he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the 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, 1:482-10, 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

KEY TO ABBREVIATIONS USED.

KEY TO ABBREVIATION

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admrx—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block. b-basement blk-block. Co-County blk—block.
Co—County.
Ca G—covenant against grantor.
Co—Company.
construction.
con omitted—consideration omitted.
corpm—corporation.
cor—corner.
cl—centre line.
ct—court.
certf—certificate.

conveyance means that the deed or conveyance has been recorded under the Torens 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.

dwg—dwelling.
decd—deceased.
e-East.
extrx—executric for et al—used inst foreclos—forecly forecly install—individ irreg—irregular irregular irr 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. 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—stores.
stn—stores.
stn—stores.
stn—stores.
st-street.
TS—Torrens System.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration a

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.

NOV. 14, 15, 17, 18, 19 & 20.

Allen st, 10-2 (1:294-6), sec Canal (Nos 62-6), 50x87.5, 6-sty bk tnt & strs; Harris & Abr Cohen to Corporation of H & A Cohen, a corpn, 168 Park row; QC & correction deed; Oct30; Nov17'13; A\$65,000-105,000.

Blecker st, 1-5, see Bowery, 320-4.

Broome st, 354 (2:478-1), nec Elizabeth, 101x114x101x89.3, stone church; A exemptexempt; also ELIZABETH ST, 146 (2:478-4), es, 89.3 n Broome, 49.8x98x45x98.5, 4-sty bk dwg; A\$16,800-19,000, with all R, T & I to strip as follows: Elizabeth st, es, 138.11 n Broome, 0.2½x98x4.9½x98; Evangelical Lutheran Church of St Matthew, a corpn, 348 Broome, to Ice Mfg Co, a corpn, 1170 Bway; mtg \$40,000; Nov18; Nov19'13.

Canal et 62-6 see Allen 10-2

Canal st, 62-6, see Allen, 10-2. Catharine st, 10-2, see E Bway, 2-6. Chatham sq, 18-19, see E Bway, 2-6.

Chrystie st, 67 (1:303-22), ws, 50 s Hester, 25.2x84.5x25.1x84.5; vacant; Henry Market Greenberg to Fennie Leavy, at Englewoo Cliffs, NJ; mtg \$15,000; Nov13; Nov14'13 A\$22,500-23,000.

A\$22,500-23,000.

Chrystie st, 230 (2:422-9), es, 74.3 s
Houston, 25x75, 6-sty bk tnt & strs; Fannie Korn to Bertha Kaufmann, 1767 3 av;
B&S; AL; Nov18'13; A\$20,000-29,000.

O C & 100

Chrystie st, 230 (2:422-9), es, 74.3 Houston, 25x75, 6-sty bk tnt & strs; Ber tha Kaufmann to Jonas Weil, 21 E 82, Bernard Mayer, 41 E 72; B&S; AL; Nov18 Nov19'13; A\$20,000-29,000. O C & 10

Cliff st, 60 (1:78-56), ss, abt 115 e Beek man, 19.8x100x20x100, 6-sty bk loft bldg 60 Cliff St Co, Inc, to Seig Goldstein, 60 West End av; mtg \$45,000 & AL; Nov1713 A\$13,000-\$—. O C & 10

Division st, 253-5, see East Bway, 266.

East Broadway, 2-6 (1:281-1), nwc Cath (Nos 10-2), runs n49xw61.2 to es Chatham sq (Nos 18-19), x s46.11 to ns East Bway xe63.11 to beg, 10-sty bk hotel; Louis Golde to Lawrence Holding Co, a corpn [c/o S Golde & Sons], 44 W 3; B&S; mtg \$110,000; Nov13; Nov18'13; A\$60,000-136,000.

East Broadway, 189 (1:284-16), swc Jefferson (Nos 10-2), 26.1x75, 4-sty bk tnt & strs; Louis Golde to Lawrence Holding Co, a corpn [c/o S Golde & Sons], 44 W 3; B&S; mtg \$50,000; Nov13; Nov18'13; A\$50,000-60,000.

East Broadway, 266 (1:287-28, 46 & 47), ns, 54 e Montgomery, runs n103.9 to ss Division (Nos 253-5) xe36xs42xw9xs61.5 to East Bway xw27 to beg, 2-2 & 1-3-sty bk tnts; Rudolph Wallach Co to Wm Lustgarten, 86 Orchard; Nov13; Nov14'13; A \$31,000-31,500.

Elizabeth st, 146, see Broome, 354.
Elizabeth st, nec Broome, see Broome,

Grand st, 48 (2:476-83), ns, 28.4 w West Bway, 20x60, 5-sty bk tnt & str; Amelia A Purdy to Norconn Realty Co, Inc, a corpn, 198 Bway [r 1103]; B&S & CaG; Nov 14; Nov17'13; A\$12,000-16,000.

Grand st, 207 (1:238-13), ss, 24 e Mott, 23.1x80, 5-sty bk tnt & strs; Leonard Weil to Donato Mastrogiovanni, 152 Mott, & Louis Coppola, 117 Mott; mtg \$15,500; Nov 14'13; A\$16,500-21,000. O C & 100

Grand st, 245 (1:304-19), ss, 75.11 w Chrystie, 25x125x124.7, 2 & 5-sty bk hall & str; Louis Golde to Lawrence Holding Co, a corpn [c/o S Golde & Sons], 44 W 3; B&S; mtg \$50,000; Nov13; Nov18'13; A\$50,-000-65,000. O C & 100

Jefferson st, 10-2, see East Bway, 189.

Jefferson st, 80 (1:247-34), nwc Water (Nos 530-4), 27x75, 5-sty bk loft & str bldg; Hyman Mottufsky et al to Morris Azwolinsky, 5 & 7 Attorney; AT; AL; Nov 10; Nov14'13; A\$10,500-21,000. nom

Leroy st, 13 (2:586-75), ns, abt 150 w Bleecker, 25x90, 3-sty bk tnt & 3-sty fr rear tnt; Jno J Hynes, ref in matter of application of Eliz Bayer for sale of her life estate, to Maria De Barbieri, 21 Grove; B&S; AL; Nov19; Nov20'13; A\$11,000-13,000.

Mangin st, 22 (2:322-35), es, 75 n Broome, 25x100, 6-sty bk tnt & strs; Benj J Weil to Bertha Kaufmann, 1767 3 av; B&S; AL; Nov19; Nov20'13; A\$10,000-28,000.

O C & 100

Mangin st, 22; Bertha Kaufmann to Benj Weil, 21 E 82; B&S; AL; Nov19; Nov 0'13. O C & 100

20'13. O C & 100

Monroe st, 284 (1:263-6), ss, 150 e Jackson, 25x95, 7-sty bk loft & str bldg; Arthur G Hays, ref, to Amelia A Purdy, at Norfolk, Conn; FORECLOS May8; May13; Nov 17'13; A\$14,000-29,000.

Monroe st, 284; Amelia A Purdy to Norceonn Realty Co, Inc, a corpn, 198 Bway; [r 1103]; B&S & CaG; Nov14; Nov17'13.

Mott st, 123-5 (1:237-28), ws, 49.10 n Hester, 50x62.8x49.9x62.8, 6-sty bk tnt & strs; Frank Teti to Ten Eyck R Beards-

ley, at Fanwood, NJ [31 Liberty]; mtg \$57,450; Nov14; Nov18'13; A\$28,000-62,000.

Pearl st, 130-2, see Water, 96-8

Pearl st, 130-2, see Water, 30-3.

Pearl st, 297 (1:98-44), ns, 135.10 (eekman, runs n102.4xe12.10xs59.3xe3.1x:2.9 to st x—17.10 to beg, 4-sty bk loft for bldg, 1-sty ext; Seig Goldstein to 6 liff St Co, Inc, a corpn, 128 Bway [r 1405] tg \$14,000; Nov17; Nov19'13; A\$15,000-21, non

mtg \$14,000, Nov. 1000.

St Nicholas ter (7:1968-39), ws, from ns 128th (No 401) to ss 129th (No 400), 199.10 x110, vacant; also 129TH ST W (7:1968), ss, 291 w St Nicholas ter, a strip 0.% x 99.11; Louis Golde to Manchester Constn Co, a corpn [c/o Golde & Cohen], 223 Wooster; B&S; Nov12; Nov14'13; A\$159,000-159,000.

159,000. O C & 100

Thompson st, 57 (2:489-37), ws, 100 n
Broome, 37.6x100, 6-sty bk tnt & strs; mtg
\$48,000; A\$26,000-56,000; also THOMPSON
ST, 63 on map 61 (2:489-35), ws, 177.6 n
Thompson, 37.4x100, 6-sty bk tnt & strs;
mtg \$52,000; A\$26,000-56,000; Louis Golde
to Lawrence Holding Co, a corpn. [c/o S
Golde & Sons], 44 W 3; B&S; Nov13; Nov
18'13. O C & 100

Thompson st, 63 on map 61, see Thomp-

Washington st, 433 (1:223-24), es, 75 s Desbrosses, 20x80, 6-sty bk lot str bldg; Max Altmayer, ref, to Davi Knott, 103 Waverly pl; mtg \$27 FORECLOS Nov12; Nov14'13; A\$13,000

3,600

Water st, 96-8 (1:31-12), ws, 219 s Wall, 38.10x111.11 to Pearl (Nos 130-2) x36x 105.11, 7 & 8-sty bk & stn office & str bldg; Edw H Litchfield to Bertfield Realty Co, [c/o Edw H Litchfield] 44 Wall; B&S; AL; Nov14; Nov17'13; A\$60,000-130,000. nom Water st, 530-4, see Jefferson, 80.

3D st, 37 W (2:535-5), ns, 60 e Wooster, runs n152.8xe52.9xs50xw7.9xs102.8 to st xw 45 to beg, 7-sty bk loft & str bldg; Alois Gutwillig to 177th St & Pinehurst Ave Realty Corpn [c/o Alois J Gutwillig], 40 Exch pl; mtg \$125,000; Nov18; Nov19'13; A \$56,000-135,000. O C & 100

\$56,000-135,000.

7TH st, 291 E (2:363-56), ns, 85.1 e Av D, 20x96.8, 4-sty bk tnt & 3-sty bk tnt; Wolf Frank to Celia Stern, 66 Lewis; mtg \$12,000 & AL; Nov5; Nov18'13; re-recorded from Nov6'13; A\$9,000-13,000.

O C & 100

O C & 100

11TH st, 133-5 W (2:607-62),, ns, 375 W
6 av, 50x103.3, including a court yard 10
ft in depth to be left in front, 6-sty bk
tnt; Anna Kamperman to Matilda C Van
Winkle, at Stone Ridge, Ulster Co, NY;
QC; Nov18; Nov20'13; A\$35,000-90,000. 30

13TH st, 538 E (2:406-24), ss, 170 W Av
Abr Goldsmith, ref, to Julia P McSwegan,
430 E 13; PARTITION May15; Nov18'13;
A\$16,000-18,000. 12,700

13TH st, 8 W (2:576-34), ss, 195 W 5 av.

A\$16,000-18,000.

13TH st, 8 W (2:576-34), ss, 195 w 5 av, 20x83.7x—x77.9; also 13TH ST, 10 W (2:576), ss, 215 nw 5 av, runs sw87xw10.6xsw 9.6xnw10xne100 to st xse20 to beg, 11-sty bk loft & str bldg; Jere W Dimick to Geo J Rick, 40 W 36 [c/o C Grayson Martin, 1 W 30]; mtg \$137,500; Nov20'13; A\$40,000-160,000.

O C & 100

13TH st, 10 W, see 13th, 8 W.

13TH st, 10 W, see 13th, 8 W.

17TH st, 418-20 E, see 8 av, 521.

17TH st, 22S W (3:766-60), ss, 337 w 7 av, 25x84, 5-sty bk tnt; Jno V Miller to Richelieu Realty Co, Inc, a corpn [c/o Moses Hochster], 220 Bway; QC; mtg \$26,-000; Oct22; Nov14'13; A\$11,000-23,500. nom

18TH st, 37-41 E (3:847-29), ns, 135.11 e Bway, 75x92, 10-sty stn loft & str bldg; Sara E Parsons to Wm P Eno, 1771 N st, NW, Wash, DC; AL; Nov10; Nov14'13; A \$155,000-445,000.

18TH st E. nwc Av R. see Av B. 308-16.

18TH st, 134 W (3:793-58), ss, 388 W (6 av, 23x92, 2-sty bk stable; A\$18,500-20,-000; also 18TH ST, 136 W (3:793-59), ss, 411 W 6 av, 23x92, 2-sty bk stable; Helen S Potter to Chas A Potter, 198 Waterman, Providence, RI; AL; Nov12; Nov14'13; A 187,500-20,000.

18TH st, 136 W, see 18th, 134 W.
20TH st, 352 W (3:743-75), ss, 150 e 9
av, 16.8x92, 4-sty & b stn dwg; Hy A Wilson to Francis A Ray [240 W 23] mtg \$7,000; Jan23'07; Nov20'13; A\$8,000-11,000,

21ST st, 7-13 W (3:823-31-34), ns, 170 w
5 av, 106x98.9, 4 4-sty stn tnts & strs; mtg
\$230,000; A\$224,000-250,000; also 22D ST, 614 W (3:823-48-52), ss, 146.3 w 5 av, 137x
98.9, 4 5-sty & 1 4-sty bk loft, offices &
str bldgs; mtg \$420,000; A\$385,000-487,000;
Howard Phipps to Jno R Toye, 78 Sedgwick
av, Lincoln Park, Yonkers, NY; Nov14; Nov
17'13.

218T st, 7-13 W (3:823); also 22D ST, 14 W; Jno R Toye to Gertrude A Vande beck, 149 W 126; Nov14; Nov17'13. no

22D st, 6-14 W, see 21st, 7-13 W.

34TH st, 338 E (3:939-40), ss, 148 w 1 av, 23x98.9, 5-sty bk tnt & strs; Algernon S Norton, ref, to Andw Diehl, 340 E 34; PARTITION; Oct14; Nov13; Nov1413; A \$12,800-20,000.

\$12,800-20,000.

34TH st, 340 E (3:939-39), ss, 125 w 1
av, 23x98.9, 5-sty bk tnt & strs; Algernon
S Norton, ref, to Andw Diehl, 340 E 34;
PARTITION Oct14; Nov13; Nov14'13; A
\$12,800-20,000.

34TH st, 408 W (3:731-51), ss, 100 9 av, 20x98.9, 3-sty bk tnt & str; Th Doyle to May G Murphy, 221 W 106; m \$20,000; Mar5; Nov19'13; A\$14,000-18,000 100 w Thos

34TH st, 408 W; May G Murphy to Wm J Connors, 250 Main st, Buffalo, NY, & Christian F Tietjen, 485 8 av, NY, as

TRSTES for creditors of P A Geoghegan, decd; mtg \$20,000 & AL; Sept3; Nov19'13.

36TH st, 301-3 W, see 8 av, 521

36TH st, 301-3 W, see 8 av, 521.

39TH st, 119 E (3:895-15), ns, 138 w
Lex av, 20x98.9, 5-sty stn dwg; City Real
Estate Co, a corpn, to Fernando Wood, at
[Demarest av], Englewood, NJ; B&S &
CaG; mtg \$24,000 & AL; Nov13; Nov14'13;
A\$40,000-54,000. O C & 100
39TH st, 38 W (3:840-69), ss, 385 e 6
av, 25x98.9, 4-sty & b stn dwg, 3-sty ext;
Sarah, wife Wilton M Smith, to Cath L,
wife Eben E Olcott [38 W 39], & Anna T
Van Santvoord ["House-in-the-Woods,"
Freeville, NY]; ½ pt A T so that parties
2d pt now own ½ each; Oct31'01; Nov18'13;
A\$97,500-104,000. 20,000

43D st, 106 W (4:995-37), ss, 102.6 w

43D st, 106 W (4:995-37), ss, 102.6 w 6 av, 22.6x100.5, 3-sty stn loft & str bldg; The Fifth Ave Bond & Mtg Co, a corpn, to Edgar A Wix, 117 W 32; mtg \$65,000; Nov7; Nov20'13; A\$62,000-64,000.

Nov7; Nov20'13; A\$62,000-64,000. nom

44TH st, 507-13 W (4:1073-24 to 27), ns,
125 w 10 av, 100x100.5, 4 4-sty bk tnts; Wm

H Hall to Hall-Lary-Cooke Realty Co, Inc,
66 W 89 [e/o Wm H Hall], AL; Nov
19; Nov20'13; A\$36,000-46,000. O C & 100

47TH st, 1-11 W, see 5 av, 580-6.

48TH st, 240 E (5:1321-33), ss, 182 w
2 av, 18.8x100.5, 3-sty & b stn dwg; Milton
S Ballenberg to Jerome S Ballenberg, 1854
7 av; AL; Nov3; Nov18'13; A\$7,500-10,000.

48TH st, 402 E (5:1359-47½), ss, 75 1 av, 25x75.4, 5-sty bk tnt & strs; An Olinka to Rosina Di Giuseppe, 725 E 1 mtg \$8,000; Nov11; Nov15'13; A\$6,000-1 O C &

50TH st, 554 W (4:1078-60), ss, 100 e 11 av, 28.2x93.6, except pt released & recorded Mar16'85, or any land lying s of cl of Verdant la, 6-sty bk tnt & strs; Margt T Johnston to Edith A Mohrmann, 1271 Hancock, Bklyn; mtg \$26,500 & AL; July31; Nov20'13; A\$10,000-25,000.

51ST st, 501-3 W, see 10 av, 753.
52D st, 306-12 W (4:1042-37 to 40), ss, 00 w 8 av, 100x100.5, 2 & 3-sty bk bldg; ongan Investing Co to Geo J Rick, 40 W (5; mtg \$60,000; Nov20'13; A\$68,000-77,000, O C & 100

52D st, 306-12 W; Geo J Rick to Jere W Dimick, at Rifton, Ulster Co, NY [140 5 av]; mtg \$100,000; Nov20'13. O C & 100

59TH st, 105 E (5:1394-3), ns, 45 e Park av, 20x100.5, 4-sty stn tnt & str, 1-sty ext; Sarah E Reynolds to Georgiana McGin-ley, 146 E 78; AT; B&S; Nov15; Nov18'13; A\$28,000-33,000.

A\$25,000-85,000.

63D st, 22-8 W (4:1115-43 & 46), ss, 148.4 e Bway, 100x100.5, 3-sty bk church house & 10-sty bk studio bldg; Fredk H Robison to Peoples Pulpit Assn, a corpn, 124 Columbia Heights, Bklyn; mtg \$300,000; May21; Nov15'13; A\$170,000-250,000. nom

May21; Nov15 15; A\$110,000-230,000. Holls 67TH st, 220 E, see 3 av, 1149.

75TH st, 329 E (5:1450-17), ns, 228.4 w 1 av, 28.4x102.2, 4-sty stn tnt; Monroe J Fischer to Loretta I Gallagher, 364 W 29; AL; June17; Nov19'13; A\$10,500-17,500.

75TH st, 329 E; Mary C Stewart to me; QC & CaG; AL; Nov1'12; Nov19'13.

77TH st, 335 E (5:1452-15), ns, 275 w 1 av, 25.4x102.2, 4-sty stn tnt & strs; Moses R Ryttenberg, ref, to Leopold Katzenstein, 72 W 91; FORECLOS Nov18; Nov19; Nov 20'13; \$9,000-17,000. 13,500 S5TH st, 44 E (5:1496-50), ss, 100 e Mad av, 25x102.2, 2-sty bk tnt & str; Geo Ehret to Regis High School, a corpn, 980 Park av; Nov17'13; A\$20,000-24,000. O C & 100

ark av; Nov17'13; A\$20,000-24,000.

S5TH st, 205 W; certf by Max S Grifenagen, Registrar, that owner's duplicate rtf of title, issued to Gertrude D Hawes, 96 West End av], owner, was this day corded in sec 4 blk 1233 on land map; ov19'13.

Torrens system

Nov19'13.

S5TH st, 265 W (4:1233-27), ns, 110 w
Ams av, 40x102.2, 5-sty bk tnt; owners
duplicate certf of title issued in place of a
lost duplicate certificate to Gertrude D,
wife Gilbert R Hawes, owner, 205 W 85;
[596 West End av]; July10'11; Nov19'13; A
\$34,000-60,000.

Torrens System

\$34,000-60,000. Torrens System

86TH st, 322 E, see Lex av, 981.

88TH st, 177 W (4:1219-7), ns, 150 e

Ams av, 16.8x100.8, 3-sty & b stn dwg;

Jno Mulholland, ref, to Sarah B Booth &

Mary F Wyant, both at 177 Roberts av,

Yonkers, NY; FORECLOS Nov10; Nov12;

Nov14'13; A\$9,000-16,000. 16,000

SSTH st, 177 W; Sarah B Booth & ano to Caroline A Wheeler, 1824 Arthur av; B&S; AL; Nov12; Nov14'13. O C & 100

B&S; AL; Nov12; Nov14'13. O C & 100

S9TH st W (4:1236-17 & 44), ss, at cl
old Bloomingdale rd (closed), runs w80.6
to es Bway xs— to ns 88th xe100xn100.8x
w— to cl said old rd xne— to beg, being all
R, T & I to an 23-525 pts in land formerly
in said old rd; 1 & 2-sty bk & fr bldgs of
coal yard; Phyllis McVickar et al by
Union Trust Co GDN to Metropolitan Impt
Co, a corpn, 100 Bway [r 1818]; Nov13;
Nov15'13; A\$970,000-975,000. 1,314.29

S9TH st W (4:1236), same pnop, being
all title to land formerly in said old rd;
Moncure Robinson to same; QC; Nov13;
Nov15'13. nov

90TH st, 16 W (4:1203-42½), ss, 242 w Central Park W, 21x100.8, 4-sty & b stn dwg; Henry M Halff, heir Mayer Halff, to Hennie Goldsmith, 320 W 105; QC; Nov 5; Nov15'13; A\$15,500-27,000.

90TH st, 16 W; Alex H Halff, heir Mayer alff, to same; QC; Nov6; Nov15'13. nom 90TH st, 16 W; Lillie Oppenheimer, heir Mayer Halff, to same; QC; Nov6; Nov15'13.

90TH st, 16 W; Hennie Goldsmith to Saml L Hyman, 58 W 70, & N Taylor Philips, 114 W 74; AL; Nov14; Nov15'13. nom 96TH st, 111 W (7:1851-24), ns, 200 W Col av, 31.3x100.11, 5-sty bk tnt; Jean K Dunne to Moritz Arnstein, 792 Ams av; mtg \$22,000; Nov19'13; A\$21,000-34,000. O C & 100

Conveyances

97TH st, 52 W (7:1832-52), ss, 480 W Central Park W, 20x100, 4-sty & b bk dwg; Augustus Temple to Anna V Lewis (Temple), at Sharon, Mass; B&S & CaG; mtg \$12,500 & AL; Oct2; Nov14'13; A\$12,-000-20,000.

97TH st, 52 W; Anna V, wife, & Fredk G Lewis, to Wm B E Lockwood, at New Rochelle, NY; B&S & CaG; mtg \$12,500 & AL; Oct11; Nov14'13.

99TH st, 6 W (7:1834-38), ss, 125 w Central Park W, 25x100.11, 5-sty stn tnt; Wesley Thorn to Dora Fayen, 1026 Faile; QC & correction deed; Nov7; Nov17'13; A \$15,000-25,000.

\$15,000-25,000. nom

101ST st, 140 E, see Lex av, 1584-8.

102D st E, nec 5 av, see 5 av, nec 102.

av (Nos 1348-80), 25x201.10 to ss 103d (No 68), 2 6-sty bk tnts & strs; Bertha Kaufmann to Benj J Weil, 21 E 82; B&S; AL; Oct31; Nov14'13; A\$34,000-76,000.

O C & 100

103D st, 6s E, see 102d, 67 E.

108TH st W (7:1844-lt 11 & pt lt 12), ns, 250 e Col av, 68x102.5x50.6x100.11, vacant; Belle G Bernheimer, individ & ano EXRS &c Jacob S Bernheimer, to N Y Telephone Co, a corpn, 15 Dey; Oct23; Nov nom

108TH st W, nwc Manhattan av, see Manhattan av, nwc 108th.

Manhattan av, nwc 108th.

111TH st, 100-2 E, see Park av, 1523-5.

111TH st W (6:1594-54), ss, 100 e Lenox av, 350x71.10, 1-sty fr bldgs & vacant; Saml H Stone et al EXRS, &c, Emanuel Heilner to 111th Street Constn Corpn, 132 Nassau [r 520]; mtg \$81,410; Nov18; Nov19 '13; A\$126,000-126 000. O C & 1,000

112TH st, 300-2 E, see 2 av, 2176.

113TH st, 72 E (6:1618-45), ss, 180 w Park av, 25x100.11, 5-sty bk tnt & strs; Abr Liebhoff to Chas Bloom, 169 E 82; mtg \$19,200; Nov10; Nov20'13; A\$11,000-20,500. O C & 100

114TH st, 13 W (6:1598-28), ns, 227.6 w 5 av, 17.6x100.11, 5-sty stn tnt; Sarah Hy-ams to Bella Krakower, 1884 7 av; mtg \$17,000; Oct30; Nov19'13; A\$10,000-18,000. O C & 100

114TH st, 238 W (7:1829-56), ss, 200 8 av, 25x100.11, 5-sty bk tnt; Louis M Cord to Amelia McCord, his wife, 550 168; mtg \$20,000; Feb21; Nov2013; A\$1; 000-26,000.

116TH st, 207 E (6:1666-5), ns, 115 e 3 av, 30x100.11, 5-sty bk tnt & strs; Herman J Levy to Mary Clark, 550 Eastern Pk-way, Bklyn; B&S; AL; Nov15; Nov19'13; A \$15,500-33,000.

11STH st, 52 E (6:1623-50), ss, 60 e Madison av, 20x100.11, 5-sty bk tnt; Sol N Ungar to Benenson Realty Co, a corpn, 40′ E 153; mtg \$15,000; Nov17; Nov18'13; A\$9,000-18,000.

118TH st, 52 E; Benenson Realty Co Gertie Halpin, 129 E 117; mtg \$15,000; No 17; Nov18'13. O C & 10

11; Nov1813. O C & 100

118TH st, 71 E (6:1745-31), ns, 115 w
Park av, 25x100.10, 5-sty bk tnt; Jos P
McDonough, ref, to Jacob Loewenthal, 2
W 120; mtg \$16,000; FORECLOS Nov14;
Nov20'13; A\$11,000-22,000. 6,500

Nov20'13; A\$11,000-22,000.

11STH st, 320 E (6:1689-41), ss, 275
2 av, 25x100.11, 5-sty stn tnt; Jos
Husted to Minnie Shefer, 5 W 112; n
\$17,000; Apr15'12; Nov14'13; A\$8,000-19,5

118TH st, 320 E; Minnie Shefer to Larence Cohen, 14 E 119; mtg \$17,000; N 12'13; Nov14'13. O C & 1

1213; Nov1413. O C & 100

118TH st, 452 E (6:1711-29A), ss, 75 w
Pleasant av, 17x75.7, 3-sty & b stn dwg;
N Y Life Ins & Trust Co, TRSTE of Jos
E Bulkley, to Philip De Vita, 202 E 113;
mtg \$3,500; Nov10; Nov15'13; A\$4,000-6,-

5,000

118TH st, 19 W (6:1717-24), ns, 560 e
Lenox av, 25x100.11, 5-sty bk tnt; Chas J
King to August L Peters, 125 E 64; B&S
& CaG; mtg \$25,000 & AL; Nov17; Nov18
'13; A\$14,000-28,000.

119TH st, 340 E, see 119th, 342 E.

119TH st, 340 E, see 115th, 342 E. (6:1795-35), ss, 175 w 1 av, 27.6x100.10, 5-sty stn tnt; A\$9,000-20,-500; also 119TH ST, 340 E (6:1795-36), ss, 202.6 w 1 av, 27.6x100.10, 5-sty stn tnt; A\$9,000-20,500; Isaac Shlanowsky to Wenare Holding Co, a corpn [c/o Lippman & Son], 90 Lenox av; mtg \$41,000; Nov18; Nov 19'13.

19'13.

119TH st, 71 W (6:1718-12½), ns, 265
Lenox av, 18x100.11, 3-sty & b stn dws
Clara Blumenthal to Saml Déutsch, 215 V
123; AL; Nov19; Nov20'13; A\$10.000-15.00

120TH st, 507 E (6:1817-5), ns, 98 e Pleasant av, 25x100.10, 1-sty bk rear bldg; Walter A Hirsch, ref, to Margt P & Mary C Barker, both at Woodbury, Conn, & Lemuel Skidmore, at Summit, NJ [c/o L Skidmore, 67 Wall], EXRS Stephen Barker; FORECLOS Nov11; Nov13; Nov20'13; A\$6,000-6,500.

121ST st, 334 E (6:1797-41), ss, 275 w 1 av, 25x100.11, 6-sty bk tnt; A\$\$,000-25, 000; also 121ST ST, 336 E (6:1797-40), ss 250 w 1 av, 25x100.11, 6-sty bk tnt; A\$\$, 000-25,000; Jos Bruder to Gene Bruder, 7 W 114; B&S; AL; Nov14; Nov17'13. non

121ST st, 336 E, see 121st, 334 E.

122D st, 273 W (7:1928-5), ns, 100 e 8 av, 20x100.11, 5-sty stn tnt & strs; Mildred E Sterry to Thos A Roe, 562 W 173; mtg \$12,500; Nov17'13; A\$11,200-17,000.

123D st, 247 W (7:1929-11½), ns, 266.10 e 8 av, 16.4x100.11, 3-sty & b stn dwg; Jane E Jackson to Ella S West, 761 McDonough, Bklyn; mtg \$7,000 & AL; Nov 10; Nov14'13; A\$9,300-11,500. O C & 100

10; Nov14'13; A\$9,300-11,500. O C & 100

124TH st. 230 E (6:1788-37), ss, 341 e
3 av, 19x100.11, 3-sty & b stn dwg; Melvin
G Palliser, ref, to City Real Estate Co,
a corpn, 176 Bway: FORECLOS Nov5; Nov
13; Nov15'13; A\$\$,000-11,000.

124TH st. 341-3 E (6:1801-18), ns, 175 w
1 av, 50x100.11, 6-sty bk tnt & strs, except
lot on cl blk bet 124th & 125th & 204.10
w 1 av & at cl old Harlem rd or Church
la, runs w9.8xs5.8xe7.4 to beg; Rachel Hyman et al, EXRS &c Gerson Hyman, to
Envira Realty Corpn [c/o Maurice Hyman], 135 Bway; mtg \$3,500; Nov14; Nov
124TH st, 503 W (7:1979-29), ns. 50 w

1813; A\$19,000-53,000.

124TH st, 503 W (7:1979-29), ns, 50 w
Ams av, 50x100.11, 6-sty bk tnt; Wm H
Hall to Hall-Lary-Cooke Realty Co, Inc
[c/o Wm H Hall], 66 W 89; AL; Nov
19; Nov20'13; A\$32,000-70,000. O C & 100

127TH st, 31 W (6:1725-23), ns, 347.6 w av, 18.9x99.11, 3-sty & b stn dwg; Annie Gillies, EXTRX Emma J Bent, to Thos A oe, 562 W 173; Sept29; Nov17'13; A\$9,000 8.000

127TH st, 31 W; Thos A Roe to Margt Flugel, 107 W 129; Nov17'13. O C & 100

127TH st, 235 W (7:1933-20), ns, 282 W 7 av, 14x99.11, 3-sty & b stn dwg; Carolyn C Wardwell, TRSTE Clara G Crane, to Clara M Restorff, 34 W 94; Aug30; Nov 14'13; A\$6,000-9,000.

128TH st, 401 W, see St Nicholas ter, s, from 128th to 129th.
129TH st, 400 W, see St Nicholas av, s, from 128th to 129th.

ns, 75 w wg; Mildon Ver-130TH st, 203 W (7:1936-28), ns, 75 w av, 16.8x99.11, 3-sty & b stn dwg; Mild Realty Co to Jos L R Wood, 17 Rue V net, Paris, France; AL; Nov7; Nov18'13: \$7,300-10,000.

7,300-10,000.

7,300-10,000.

131ST, 254 W (7:1936-54), ss, 250 e 8 av, 7.6x99.11, 3-sty & b stn dwg; Obark Realy Co to Saml R Waldron, at Rockville entre, Li; mtg \$8,000; Nov13; Nov15'13; \$7,000-9,000.

132D st, 12 W (6:1729-44), ss, 185 w av, 25x99.11, 5-sty bk tnt; Jos Glogau Ray, his wife, to Ray Glogau, all at 35 Canal; mtg \$18,000; Nov19; Nov20'13; \$9,000-24,000.

\$9,000-24,000.

133D st, 63 W (6:1731-9), ns, 185 e Lenoz av, 25x99.11, 5-sty stn tnt; Jeanette C Wetmore to Louis H Rose, 201 Mad; mts \$14,000 & AL; Nov8; Nov14'13; A\$9,000 19,000.

O C & 100

133D st, 65 W (6:1731-8), ns, 160 € Lenox av, 25x99.11, 5-sty bk tnt; Wilbur Larremore, ref, to Augusta Schork, 25¢ Windsor pl, Bklyn; FORECLOSED & drawn Nov15; Nov17'13; A\$9,000-19,000. 15,000

134TH st, 266-8 W, see 8 av, 2504.

137TH st, 117 W (7:2006-21½), ns, 250 w Lenox av, 25x99.11, 5-sty stn tnt; Thos J Keane to Bertha Goldstein, 117 W 137; ntg \$19,000; Nov13; Nov14'13; A\$11,000-25,000.

25,000.

139TH st, 31-41 W (6:1737-18-22), ns 400 e Lenox av, 125x99.11, 3 6-sty bk tnt & strs; Rachel Hyman et al, EXRS & Gerson Hyman, to Envira Realty Corpr [c/o Maurice Hyman], 135 Bway; mt, \$108,000; Nov14; Nov18'13; A\$40,500-121,500

143D st, 519 W (7:2075-14), ns, 312.6 e Bway, 70:10x99 11, 6-sty bk tnt; Lloyd Constn Co to Saml Rosenberg, 56 Lenox av; mtg \$91,000 & AL; Nov19; Nov20'13; A\$37,000-107,000.

1518T st W, nec Bradhurst av, see Brad-urst av, 192-8.

hurst av, 192-8.

163D st, 438 W (8:2110-16), ss, 250 e
Ams av, 25x112.6, 5-sty bk tnt; Francis X
Mooney, ref, to Edw A Kerbs, 19 E 82;
FORECLOS Nov13; Nov15; Nov17'13; A\$9,-

167TH st, 508-10 W (8:2123-57-58), s 175 w Ams av, 50x85, 3-sty fr dwg & vacant; Chas Meisel to Chas J W Meisel, 4E W 142; mtg \$14,000; Nov18'13; A\$14,000 16,000. O C & 10

175TH st, 528 W (8:2131-36½), ss, 73 eAudubon av, 18x94.8, 2-sty bk dwg; Cornelia B Van Wagenen to Francis M Varian, 528 W 175; mtg \$7,000; Nov19; Nov20'13; A s5,800-9,100.

177TH st, 605-7 W (8:2144-25), ns, 100 w St Nicholas av, 50x90, 5-sty bk tnt; G H Masten Realty Co fo Strange & Slawson Co, a corpn [c/o L H Slawson]. 17 Madi-son av; mtg \$56,000 & AL; Nov20'13; A\$13,-000-42,000.

182D st, 550 W, see Audubon av, 334. 182D st, 550 W, see Adulton 47, 534.

207TH st W (8:2227-33-36), es. 100
Sherman av, 100x100, vacant; Fort An
sterdam Realty Co to Gustavus L Lar
rence, 2350 Bway; mtg \$18,000; Nov17';
A\$22,000-22,000.

O C & 1 216TH st W, sec 9 av, see 9 av, sec 216

Av B, 308-16 (4:976-pt lot 26), nwc 18th. 100x120, 2-sty fr bldg; Adelaide J Olcott et al, EXRS &c Chas W Alcott, to Miller, Daybill & Co, a corpn, 318 Kosciusko, Bklyn; mtg \$40,000; Nov6; Nov18'13; A 50,000

Audubon av, 334; Jos Bird, TRSTE Helen W Whiteing, to Emma E Link, 15 E 129, & Constant M Bird, at Larchmont, NY; CaG; Nov14; Nov15'13.

Nov14; Nov15'13.

Bowery, 320-4 (2:529-40 to 44), nwc Bleecker (Nos 1-5), 50x100, 5 4-sty bk tnts & strs; Jno G Wendel to Rebecca A D Wendel Swope & Mary E A Wendel, both at Irvington, NY, as joint tenants; B&S; Nov11; Nov14'13; A\$56,000-77,000.

O C & 100

Bradhurst av, 192-8 (7:2046-24 & 25), nec 151st, 107.9x124.6, 6-sty bk tnt & strs; Saml Augenblick Co to Jacob Rosenthal, 1893 7 av; QC; AL; July22; Nov15'13; A \$49,000-171,000. O C & 100

Broadway, 2783-5, see Bway, 2787.

Broadway, 2483-0, see Bway, 2481.

Broadway, 2787 (7:1892-48), ws, 100 s
108th, 25x100, 5-sty bk tnt & strs; A\$40,000-50,000; also BROADWAY, 2783-5 (7:1892-46), ws, 26.10 n 107th, 50x100, 7-sty
bk tnt & strs; Saml L Hyman et al to
Luana Corpn [c/o Walter M Goldsmith],
55 Liberty; mtg \$130,000 & AL; Oct21;
Nov15'13; A\$81,000-140,000. O C & 100

Ovis 13; A\$\$1,000-140,000. O C & 100

Convent av, 284 (7:2058-13), ws, 39.11

141st, 20x100, 3-sty & b stn dwg; Abr

Baumann to Rebecca B Baumann, his

ife, 170 W 74; mtg \$14,000; Nov12; Nov

5'13; A\$11,000-18,500. O C & 100

wife, 170 W 74; mtg \$14,000; Nov12; Nov 15'13; A\$11,000-18,500. O C & 100 Lexington av, 975, see Lexington av, 981. Lexington av, 981 (5:1405-51¼), es, 20 s 71st, 16x69, 4-sty & b stn dwg; A\$11,000-16,500; also _EXINGTON AV, 975 (5:1405-52½), es, 68 s 71st, 16x69, 4-sty & b stn dwg; A\$11,000-16,500; also \$6TH ST, 322 E (5:1548-42), ss, 255 e 2 av, 20x102.2, 4-sty stn tnt; A\$8,000-15,000; Geo W Armstrong & Mabel A Wheeler, all at Milford, Pa; 1-5 pt; mtg \$25,000; Sept3; Nov20'13. nom Lexington av, 1584-8 (6:1628-58-59), swc 101st (No 140), 52.5x75.5, 3-3-sty & b bk dwgs; Morris Golde to Lawrence Holding Co, a corpn [c/o S Golde & Sons], 44 W 3; B&S; mtg \$27,000; Nov13; Nov19'13; A\$27,-000-35,000. C & 100 Lexington av, 1713 (6:1635-23), es, 17.7

000-35,000. O C & 100

Lexington av, 1713 (6:1635-23), es, 17.7
n 107th, 16,8x65, 4-sty stn tnt & strs; A
\$6,500-9,500; also LEXINGTON AV, 1715
(6:1635-22½), es, 34.3 n 107th, 16.8x65, 4sty stn tnt & strs; Italian Savgs Bank to
Edw A Hannan, 334 E 17; B&S & CaG;
Nov14; Nov15'13; \$6,500-9,500. OC & 100

Lexington av, 1713-5; Edw A Hannan to endheim Constn Co, a corpn, 128 Bway; tg \$21,000; Nov14; Nov15 13. O C & 100

Lexington av, 1715, see Lexington av,

Manhattan av (7:1844-Lt 11 & pt Lt12), nwc 108th, 100.11x100, vacant; Meyer A Bernheimer et al, EXRS &c of Isaac & Simon Bernheimer, to N Y Telephone Co, a corpn, 15 Dey; Oct30; Nov14'13; A\$\(\) \(

Park row, 101 (1:121-54), ss, 46.6 w New Chambers, 18x65, 3-sty bk tnt & str, 1-sty ext; City N Y to Eversley Childs, Setauket, LI [17 Battery pl]; QC; Sept18; Nov18'13; A\$55,000-63,000.

Park row, part of 103 ((1:121), ss, being a strip 1 ft wide & bounded w by es of 101 Park row s by lot in rear of 103 Park row, fronting on William & ex—; Eversley Childs to City NY; QC & correction deed; Aug22; Nov2013.

Aug22; Nov20'13.

Park av, 1348-80, see 102d, 67 E.

Park av, 1523-5 (6:1638-72), sec 111th (Nos 100-2). 100.11x52.6, 6-sty bk tnt & strs; Nina Realty Co, a corpn, to Marrow Realty Co, a corpn [c/o Rose Marrow Co], 699 Bway; B&S; AL; Nov7; Nov15'13; A O C & 300 C & 300

1ST av, 16 (2:429-4), es, 133 s 2d, 2 100, 5-sty bk tnt & str; Jno Ranft to J Melchner, 9 1 av; mtg \$20,000; Nov3; N 19'13; A\$19,000-27,000. O C &

2D av 831 (5:1318-26), ws, 98.7 s 45th, runs w100xs22.7xse3.8x—96.9 to av xn24.4 to beg, 5-sty stn tnt & strs; Selara Holding Co to Selvin Realty Co, Inc, a corpn, 5 Beekman [r 305]; mtg \$23,000; Nov14; Nov18'13; A\$15,000-26,000.

2D av. 2176 (6:1683-49), sec 112th (Nos 300-2), 25.11x75, 2 & 4-sty bk tnt & strs; Henriette Harris to Arthur H Harris, 300 W 45; Nov15; Nov17'13; A\$13,500-21,000.

nom nom w87.6xn29.1xe7.6xn0.11xe80 to av xs 30 to beg, 4-sty bk tnt & strs; Adolph Fischer to New England Holding Co. a corpn. 906 Bway; mtg \$21,000 & AL; May 20; Nov15'13; A\$11,000-19,500.

2D av, 2497 (6:1792-27), ws, 25 s 128 24.11x75, 5-sty bk tnt & strs; Clifford Graham to Oilver J Wells, 34 E 62; m \$8,000; Oct20; Nov19'13; A\$8,500-14,000. O C &

O C & 10

3D av, 1135-7, see 3 av, 1149,
3D av, 1149 (5:1421-45), sec 67th (N, 200), 40 5x100, 6-sty bk tnt & strs; A\$45, 000-84,000; also 3D AV, 1135-7 (5:1421-3) es, 40.5 n 66th, 80x100, 6-sty bk tnt & str & x830,000-62,000; Wessex Realty Co t Jesse W Ehrich, 393 West End av; mt; \$203,000; Nov7; Nov19'13. O C & 10

3D av. 1517-9 (5:1531-4 & 48), es, 76.7 n 85th, 51x100, 2 6-sty bk tnts & strs; Abr M Baumann to Rebecca B Baumann, his wife, 170 W 74; ½ pt; mtg \$84.000 & AL; Nov12; Nov15'13; A\$46,000-92,000 O C & 100

O C & 160

5TH av. 580-6 (5:1263-28-37), nwc 47th (Nos 1-11), 100 5x250, 2-6, 1-5 & 1-9-stv bk & stn loft & str bldgs & 6-4-sty & bk dwgs in st; Trustees Columbia Universitv in City NY, a corpn, to Gertrude A Vanderbeck, 149 W 126; sub to leases & AL; Nov14; Nov17'13; A\$1,941,000-2,193,000, nom

5TH av, 580-6; Gertrude A Vanderbeck Henry Phipps Estates, a corpn, 787 5 v; mtg \$1,500,000, leases & AL: Nov17'13. O C & 100

5TH av (6:1608-1-12), nec 102d, 100.11x 300, vacant; Howard Phipps to Jno R Toye, 78 Sedgwick av, Lincoln Park, Yon-kers, NY; mtg \$195,650; Nov14; Nov17'13; A\$213,000-213,000.

5TH av (6:1608), nec 102, same proj Jno R Toye to Gertrude A Vanderbec 149 W 126; mtg \$195,000; Nov14; Nov171

5TH av, 2156 (6:1729-39½), ws, 1 132d, 17x75, 4-sty stn tnt; Clifford Graham to Oliver J Wells, 34 E 62; \$9,000; Oct24; Nov19'13; A\$8,000-11,000. O C &

O C & 100

5TH av, 2165 (6:1757-3), es, 49.11 n 132d,
25x90, 5-sty bk tnt; Wm J Smith to Chas
J Smith, 1314 2 av; mtg \$18,500 & AL; Nov
5; Nov14'13; A\$11,000-22,000. O C & 100

6TH av, 346 (3:823-4), ses, 74 ne 21st,
24.8x95, 8-sty bk loft & str bldg; Wm H
Hall to Hall-Lary-Cooke Realty Corpn, Inc,
66 W 89; AL; Nov19; Nov20'13; A\$107,000160,000.

STH av. 316-8 (3:775-80-81), es, 18:8 26th, 30.8x60x32.3x60, 2 3-sty bk tnts strs; Abr Samuels to Rachael Meyer, 2: Central Park W; Nov15'13; A\$20,000-24

000.

STH av, 521 (3:760-38), nwc 36th (Nos 301-3), 20x81.10, 4-sty bk tnt & str, 1-sty ext; A\$48,000-53,000; also 17TH ST, 418-20 E (3:714-44-45), ss, 224.9 w 9 av, 50.3x92.3; 2-5-sty bk tnts; A\$19,000-31,000; also LAND near Bryn Mawr Park Station, Yonkers, NY; Annie E Bannan to Teresa V Bannan, 1 W 69; AL; Febl'11; Nov19'13. O C & 100

STH av. 2504 (7:1939-61), sec 134th (Nos 266-8), 25x100, 5-sty bk tnt & strs; Chas Cohen to Humphrey Isaacs, 57 Vermilye av; mtg \$56,500 & AL; Sept23; Nov17'13; A\$27,000-47,000.

A\$21,000-47,000.

9TH av, 550 (4:1031-4), es, 74:1 n 40th, 24.8x100, 5-sty bk tnt & strs; Jas W Hyde, ref, to Abr Halprin, 550 9 av, & Max Finkelstein, 846 2 av; PARTITION Oct14; Nov20'13; A\$21,500-32,500.

Nov20'13; A\$21,500-32,500.

9TH or Columbus av (8:2106-8), sec 216th, 49,11x100, vacant; Chas S Simpkins, ref, to Dora M Upton on Ridge rd, Lowerre Summit, Yonkers, NY [c/o Jno C S Upton, c/o N Y Metal Ceiling Co, 537 W 24]; FORECLOS Oct28; Nov18; Nov19'13; A\$10,-000-10,000.

000-10,000. S,000
10TH av. 753 (4:1080-29), nwc 51st (Nos
501-3), 25.5x100, 1-sty bk shop; Patk Donnelly to Jno Early, 313 W 51, individ &
EXR Marguerite Dooley; mtg \$12,000;
Nov12; Nov14'13; A\$24,000-24,000. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Bond st, 55 (2:529-36), ss, abt 95 v Bowery, 22x61.3x22.3x65.7, 3-sty bk lof & str bldg; re dower; Katie Buttner t Louis F Buttner, 1160 3 av; QC; Nov1 Nov14'13; A\$17,000-19,000.

Duane st, swc Greenwich, see Green-ich, 320.

Duane st, 192, see Greenwich, 320. Fulton st, 226, see Greenwich, 320

Greenwich st, 188-90, see Greenwich, 320.
Greenwich st, 198 (1:83), consent to additional tracks; Emma L Smith to Manhattan Railway Co; mtg \$32,000; Oct27; Nov14'13.

Greenwich st, 198; consent by mort-gagee to above; Thos R McNell to same; Nov3; Nov14'13.

Greenwich st, 232-4 (1:128); consent t additional tracks; Laura V Rhinelande to Manhattan Railway Co; mtg \$25,000 Oct25; Nov14'13.

Greenwich st, 232-4; consent by mortagee to above; Ida E Bliss to same; Nov Nov14'13:

o, Nov1413:

Greenwich st, 320 (miscl), swc Duane, 60x25; ¼ pt; also DUANE ST, 192 (miscl), ss, 20x50; ¼ pt; also FULTON ST, 226 (miscl), swc Greenwich (Nos 188-90), 25x 45; ¼ pt; certf as to payment of transfer tax for \$86.81; Jas A Wendell, Deputy Comptroller of State NY to Clement H Fessenden & ano, EXRS Hy P Fessenden; [c/o Jas D Fessenden, 42 Bway]; Nov7; Nov17'13.

Greenwich st, 330-2 (1:142), consent to additional tracks; Jno H Hingslage et al to Manhattan Railway Co; mtg \$67,500; Oct21; Nov14'13.

Greenwich st, 330-2; consent by mort-gagee to above: Fidelity Trust Co, owner of mtg for \$7,500, to same; Oct23; Nov 14'13.

Greenwich st, 330-2; consent by mort-gagee to above; Bertha B Shimer, owner of mtg for \$7,500 to same; Oct23; Nov 14'13.

Greenwich st, 330-2; consent by lessees to above; Fred Kessler et al to same; Oct 22; Nov14'13.

Greenwich st. 396 (1:216); consent to 3d ack; Jno Dieckman, of South Orange, J. to Manhattan Railway Co; mtg \$25,-90; Nov7; Nov20'13.

Greenwich st. 396; consent by mortgagee above: Stephanie Botzow to same; Nov

to above: Stephanie Botzow to same; Nov 11; Nov20'13. nom Greenwich st. 503-5 (2:594): consent to 3d track; Jno C Adams, of Yonkers, NY. to Manhattan Railway Co; Nov7; Nov20'13 880

Greenwich st. 564 (2:598); consent to 3d track; Margt I & Rachel E Hannan to Manhattan Railway Co, 165 Bway; Nov10: Nov20'13.

Greenwich st, 716-18 (2:631); consent to 3d track; Theo P Muth to Manhattan Rail-way Co, 165 Bway; mtg \$17,000; Oct25; Nov20'13.

Greenwich st, 716-8; consent by mortga-gee to above; D Comyn Moran, as com-mittee Estate of Francis de Pau, to same Nov3; Nov20'13.

Greenwich st, 723 (2:632), es, 96 n Charles, 18.9x68.10x20.8x76.7; consent to 3d track; Lawyers Mort Co to Manhattan Railway Co; Nov12; Nov19'13. 412.50 Greenwich st, 823-7 (2:627); consent to additional tracks; Hugh P Skelly to Manhattan Railway Co; Oct23; Nov14'13. 1,100 Howard st, 44, see Bway, 433.

Morris st, 44, see Bway, 433.

Morris st, 1-5 (1:13-24-26); also BROAD-WAY, 13-27 (1:13-27-34); also BROAD-WAY, 55 (1:20-16); copy of last will & codicil of Wm H Mairs, late of Bklyn, NY & of South Nyack, NY [c/o Guggenheimer U & M, 37 Wall]; Nov3'77; Nov7'13; corrects error in last issue, when 2d parcel was Bway, 1327.

Vandewater st, 24-6 (1:113), ss, 217.11 w Pearl, 50x95x50.3x95; re asn of rents recorded Aprl4'13; Estates Mtg Securities Co to Twenty-Four and Twenty-Six Van-dewater St Corpn, 24-6 Vandewater; Nov 10; Nov14'13;

Vandewater st, 24-6; asn rents to section of \$7,500; Twenty-Four & Twen Six Vandewater St Corpn to Estates Mecurities Co, 160 Bway; Nov10; Nov14

13TH st, 538 E (2:406-24), ss, 170 w A B, 25x103, 3-sty bk tnt & str, 2-sty ex re dower; Martha P, wife J Gilchri Herndon, to Julia P McSwegan, 430 E 1 AT; July3; Nov18'13; A\$16,000-18,000. no

20TH st, 27-33 W (3:822-15), ns, 495 av, 100x92, 12-sty bk loft & str bldg; ower; Nevada, wife Philip Van Valke urgh, to 27 West 20th St. Corpn, 1 way; Mar18; Nov17'13; A\$228,000-495,00

21ST st, 22-S W (3:822-54), ss, 370 w av, 100x92, 12-sty bk loft & str bldg; dower; Nevada, wife Philip Van Valker burgh, to 22 West 21st St Corpn, 12 Bway; Mar18; Nov17'13; A\$230,000-500,00 omitted

23D st, 325 E (3:929); consent to additional tracks; Fredk W Gardiner et al, for Estate Harriet Gardiner, to Manhattan Railway Co; Nov11; Nov14'13.

23D st, 343 E (3:929); consent to additional tracks; Jas N Webb, EXR Wm A Graham, to Manhattan Railway Co; Nov 13; Nov17'13.

318T st, 120-2 W (3:806-54), ss, 245 w 6 av, 40x123.6x40.10x115.5, 7-sty bk loft & str bldg: re dower; Nevada, wife Philip Van Valkenburgh, to 120 West 31st St Corpn, 176 Bway; Mar18; Nov17'13; A\$115,-000-170,000.

56TH st, 23 E (miscl); also 75TH ST, 323 W (miscl); also JOHNSTON ST, 109, Newburgh, NY; certf as to payment of transfer tax for \$4,692.79; Jas A Wendell, Deputy Comptroller of State NY, to Frank V & Jno H Burton [both at 384 Bway], EXRS Kath S Van D Burton; Nov8; Nov 17'13.

64TH st, 55-7 E (5:1379), ns. 75 w Park av, 25x100.5; certf as to satisfaction of mtg for \$50,000, being a ½ int on account of mtg for \$100,000; Greta Hostetter, of Locust Valley, NY, owner of ½ int in mtg made by Allene T Nichols & recorded May 25'09; Nov19; Nov20'13.

75TH st, 323 W, see 56th, 23 E.

75TH st, 323 W, see 56th, 23 E.

S5TH st, 205 W (4:1233-27), ns, 110 w
Ams av, 40x102.2, 5-sty bk tnt; withdrawal
from registration under Torrens system;
Gertrude D Hawes, 596 West End av, directs the Registrar to withdraw above
from Real Property Law; Nov18; Nov19'13;
A\$34,000-60,000.

Torrens System
133D st. 63 W (6:1731); asp rents; J
Douglas Wetmore, 5 Beekman, to Phillip
Gellis, 110 E 111, & E A Polak Realty Co,
5 Beekman; Nov1; Nov18'13.

Broadway, 13-27, see Morris, 1-5

Gens. 110 L.

Broadway, 13-27, see Morris, 1-5.

Broadway, 433 (1:231-44), nwc Howard (No 44), -x., 5-sty bk loft & str bldg; gen re especially as to note for \$34,000 as collateral; Chas M Rice to Charlotte Rice Lawrev; [260 W 76]; July26'00; Nov 18'13; A\$88,000-100,000.

1ST av, 337 (3:925); consent to additional tracks; Eliz S Howard to Manhattan Railway Co; mtg \$2,000; Oct10; Nov 14'13.

1ST av, 358-76 (3:953); consent to additional tracks; Consolidated Gas Co of NY to Manhattan Railway Co; Nov13; Nov17'13.

2D av, 1172 (5:1436); consent to 3d track; Jos Steinert to Manhattan Railway Co; Nov12; Nov19'13.

2D av, 1729 (5:1535); consent to additional tracks: Chas Seiferd, at Mt Vernon, NY, to Manhattan Railway Co; mtg \$19,-000; May8; Nov14'13.

2D av. 1729; consent by mortgagee to bove: St Luke's Hospital to same; Oct27; Nov14'13

2D av, 1808 (5:1556); consent to additional tracks; Aug Braun & Julia Heuser, as EXRS, to Manhattan Railway Co; Oct29; Nov14'13.

Oct29; Nov14'13.

2D av, 1849 (5:1541); consent to additional tracks; Jno J Brennan to Manhattan Railway Co; Oct23; Nov14'13.

2D av, 1882 (6:1669); consent to additional tracks; Rose Levere to Manhattan Railway Co; Oct22; Nov14'13.

2D av, 1884 (6:1669); consent to additional tracks; Rose Levere to Manhattan Railway Co; Oct22; Nov14'13.

2D av, 1886 (6:1669); consent to additional tracks; Rose Levere to Manhattan Railway Co; Oct22; Nov14'13.

2D av, 1892 (6:1669); consent to additional tracks; Fannie Pollak to Manhattan Railway Co; Oct14; Nov14'13.

2D av, 1898-1914 (6:1670); consent to additional tracks; Consolidated Gas Co of N Y to Manhattan Railway Co; Nov13; Nov17'13.

2D av, 1952 (6:1672); consent to additional tracks; Jacob Robbins to Manhattan Railway Co; Nov3; Nov14'13.

2D av, 1978 (6:1673); consent to additional tracks; Isaac Roch to Manhattan Railway Co; Oct21; Nov14'13.

2D av, 1981 (6:1651); consent to additional tracks; Lina Jaffee to Manhattan Railway Co; Oct21; Nov14'13.

tional tracks; Lina Jaffee to Manhattan Railway Co; Oct21; Nov14'13.

2D av, 2016 (6:1675); consent to additional tracks; Abr J Smith to Manhattan Railway Co; Oct30; Nov14'13.

2D av, 2018 (6:1675); consent to additional tracks; Morris M Tischler to Manhattan Railway Co; Oct10; Nov14'13.

2D av, 2028 (6:1676); consent to additional tracks; Emma Bopp to Manhattan Railway Co; Oct16; Nov14'13.

2D av, 2036 (6:1676); consent to additional tracks; Christian Hoesinger to Manhattan Railway Co; Oct16; Nov14'13.

2D av, 2032 (6:1676); consent to additional tracks; Ella Sachs to Manhattan Railway Co; Oct16; Nov14'13.

2D av, 2033 (6:1654); consent to additional tracks; Salamon Lehmeier to Manhattan Railway Co; Oct8; Nov14'13.

2D av, 2034 (6:1676); consent to additional tracks; Rosie Benzler to Manhattan Railway Co; Oct17; Nov14'13.

2D av, 2035 (6:1654); consent to additional tracks; Jacob Ganefried & ano to Manhattan Railway Co; Nov7; Nov14'13.

2D av, 2036 (6:1676); consent to additional tracks; Louis Masbach to Manhattan Railway Co; Oct16; Nov14'13.

2D av, 2038 (6:1676); consent to additional tracks; Louis Masbach to Manhattan Railway Co; Oct16; Nov14'13.

2D av, 2039 (6:1654); consent to additional tracks; Jeremiah H Moore to Manhattan Railway Co; Oct9; Nov14'13.

2D av, 2047 (6:1655); consent to additional tracks; Martin M Stone to Manhattan Railway Co; Nov10; Nov14'13.

2D av, 2071 (6:1656); consent to additional tracks; Martin M Stone to Manhattan Railway Co; Nov10; Nov14'13.

2D av. 2071 (6:1656); consent to additional tracks; Max Marx to Manhattan Railway Co; Oct20; Nov14'13.

2D av. 2085 (6:1657); consent to additional tracks; Michele Giacini & ano to Manhattan Railway Co; Oct24; Nov14'13.

2D av, 2091 (6:1657); consent to additional tracks; Vito Bonomo to Manhattan Railway Co; Oct16; Nov14'13.

2D av, 2129 (6:1659); consent to additional tracks; Albt Mede & ano to Manhattan Railway Co; Oct14; Nov14'13.

2D av, 2174 (6:1683); consent to additional tracks; Stella Marmaro to Manhattan Railway Co; Oct23; Nov14'13.

2D av, 2191 (6:1662); consent to additional tracks; Franziska Hlavac to Manhattan Railway Co; Oct28; Nov14'13.

2D av, 2193 (6:1662); consent to additional tracks; Minna Coco to Manhattan Railway Co; Nov14'13.

2D av, 2193 (6:1662); consent to additional tracks; Minna Dusciatko to Manhattan Railway Co; Nov14'13.

2D av, 2193 (6:1662); consent to additional tracks; Minna Dusciatko to Manhattan Railway Co; Nov1; Nov17'13.

2D av, 2197 (6:1662); consent to additional tracks; Minna Dusciatko to Manhattan Railway Co; Nov1; Nov17'13.

attan Railway Co; Nov1; Nov1713.

2D av, 2197 (6:1662); consent to additional tracks; Cyrille Carreau to Manhattan Railway Co; Nov6; Nov14'13.

2D av, 2202-4 (6:1685); consent to additional tracks; Jno Rottkamp to Manhattan Railway Co; Nov6; Nov14'13.

2D av, 2251-7 (6:1665); consent to additional tracks; Geo McAneny, EXR Jacob Meyer, to Manhattan Railway Co; Nov10; Nov14'13.

Nov14'13.

2D av, 2268 (6:1688); consent to additional tracks; Louis Rinalde to Manhattan Railway Co; Oct28; Nov14'13.

2D av, 2289½ (6:1667); consent to additional tracks; Julia T Crist to Manhattan Railway Co; Oct31; Nov14'13.

2D av, 2369 (6:1786); consent to additional tracks; Kath B Hoppin to Manhattan Railway Co; Nov13; Nov18'13.

2D av, 2371-3 (6:1786); consent to addi-onal tracks; Francis Speir & ano, PSTES, to Manhattan Railway Co; Nov Nov14'13. PSTES

7; Nov14'13.

2D av, 2375-9 (6:1786); consent to additional tracks; David J Daly to Manhattan Railway Co; Nov7; Nov14'13.

2D av, 2410-14 (6:1800); consent to additional tracks; Irene Marx to Manhattan Railway Co; Nov13; Nov17'13.

2D av, 2422 (6:1801); consent to additional tracks; Thos W Fagan to Manhattan Railway Co; Nov4; Nov14'13.

3D av, 2084 (6:1642); consent to additional tracks; Consolidated Gas Co of NY to Manhattan Railway Co; Nov13; Nov 17'13.

Act of Deposit (miscl) by Denzil C Newton, of Montreal, Can, of a power of atty in his favor dated Decl3'10, by Cana-dian Agency (Lim), 6 Princes st, London, Eng; Apr27'11; Nov20'13.

All (miscl) the remainder of the share undistributed of the Estate of Louis Benziger. & also all the interest of the party 1st pt in remainder of the trust fund now held in trust for benefit of Louise Benziger & also all other prop, real & personal of

said party 1st pt of every nature & kind wherever situated, of which she is now possessed, except the fund given by party hereto of 1st pt to N Y Life Ins & Trust Co, to be held in trust during her life under deed of trust of even date herewith; Ursula Benziger to Louis G, Bruno & Louise Benziger (2d); B&S; July19'09; Nov 20'13.

Asn of all RT&I (miscl) in estate of Mary M Coulter (decd); Sarah M Reynolds, daughter of Mary M Coulter (decd), to Georgiana McGinley, 146 E 78; Nov15; Nov 18'13.

Election (miscl) of Mary Doelger widow, to take provisions in will of Peter Doelger, in lieu of dower; Nov5; Nov17'13

Power (P A) of attorney to act as buy-ing agent in N Y; London & Pacific Pet-roleum Co, Lim, a corpn, of London, Eng, to Wm A Barstow, 26 Bway; Oct30; Nov 19'13.

Power of atty (miscl); Eugene S Reynal of White Plains, NY, to Lewis C Ledyard, Jr; July2'12; Nov19'13.

Power of atty (PA); Paul Salen & ano to Herman A Salen; Oct31'11; Nov14'13.

Power of atty (PA); J Appleton Allen to E Hunt Allen, 116 W 82, & ano; Apr3; Nov14'13.

Power of atty (miscl); Sophie, wi Gabriel Fensterer, to Walter J Fenstere 47 Murray; Oct30; Nov17'13. Power of atty (PA); Mary J Kingslar to Valentine E Macy, Ossining, NY; No 10; Nov17'13.

Power of atty (miscl); Ursula Benziger to Louis G, Bruno & Nicholas C Benziger; July19'09; Nov20'13.

Power of atty (miscl); Moise Schwob, of Montreal, Can, to Alex M Schwob, 171 W 71; May9; Nov20'13.

Revocation (PA) of power of atty; Jno McLaughlin et al to Jno G Hazelton, Astoria, LI; June12; Nov18'13.

WILLS

Borough of Manhattan.

Duane st, 168 (1:141-30), ss, 44.5 w Hudson, 30.6x126, 5-sty bk loft bldg; A\$34,000-60,000; also FRONT ST, 128 (1:38-37), ns, 164 w Pine, 23x72, 5-sty bk bldg & str; A\$20,000-28,000; also LAFAYETTE ST, 403-7 (2:544-5-7), es, 124 n 4th, 80x150, 3 4-sty bk bldgs; A\$129,000-156,000; also WASH-INGTON ST, 451-3 (1:224-24), sec Watts (Nos 135-41), 50x99.10, 6-sty bk loft bldg; A\$45,000-72,000; Fleming Smith Est, Jno McG Woodbury, EXR, 272 Mad av; attys, De Witt, Lockman & De Witt, 88 Nassau. Will filed Nov17'13.

Front st, 128, see Duane, 168.
Lafayette st, 403-7, see Duane, 168.

Lafayette st, 403-7, see Duane, 168

Lafayette st, 403-7, see Duane, 168.

Washington st, 451-3, see Duane, 168.

Watts st, 86-8 (2:578-33-34), ns, 147.5 w
Varick, 42.5x80xirreg, 1, 4 & 1 5-sty bk
bldgs; A\$16,000-31,000; also 127TH ST, 218
W (7:1032-40), ss, 154 w 7 av, 18x99,11, 3sty bk & stn dwg; A\$8,000-13,000; Carrie
Mitchell Est, Mich Mitchell, EXR, 218 W
127; attys, Horwitz & Rosenstein, 346
Bway. Will filed Nov18'13.

41ST st, 454 W (4:1050-58½), ss, 150 e
10 av, 16.8x98.9, 3-sty bk tnt & 2-sty bk
stable in rear; A\$7,500-11,000; Jno H A
Walthausen Est, Herman Walthausen,
ADMR, 454 W 41; atty, Wm H Clark, 60
wall. Letters of Administration filed Nov
18'13.

18'13. **66TH st, 151 W** (4:1138-12), ns, 238 w Bway, 27.6x100.5, 5-sty bk tnt; Mary Wigger Est, Robt Wigger, EXR, 151 W 66; atty, Jos H Hayes, 51 Chambers; A\$21,000-34,000. Will filed Nov17'13.

S6TH st, 510 E (5:1582-46), ss, 148 e A A, 25x102.2, 5-sty bk tnt; Ambrose Adams Est, Florence A Adams, EXTRY 721 Prospect av; atty, Geo C Goebel, 3 Park Row; A\$9,000-18,500. Will filed No

127TH st, 218 W, see Watts, 86-8.

Amsterdam av, 1504-6 (7:1988-31), ws, 4 n 134th, 40x100, 6-sty bk tnt & str; Isaa Weingart Est, Saml Weingart ExR, 23 W 138; attys, Stroock & Stroock, 30 Broad A\$28,000-60,000. Will filed Nov15'13.

CONVEYANCES.

Borough of the Bronx.

Butler pl, nwe Washington av, see Washington av, nwe Butler pl.

Washington av, nwc Butler pl.

Esplanade, ns, abt 55.11 e Hone av, see Pierce av, swc Munroe av.

Faile st (10:2769), es, 200 n Randall av, 50x100, vacant; Colwell Lead Co to Jos Clements, 328 W 26; Nov14'13. nom Faile st, 1048 (10:2748), es, 148.8 s 165th. 20.8x100, 3-sty bk dwg; Emma Kempner to Minnie V Van Kirk, 1871 Mad av; mtg \$10,775 & AL; Nov18; Nov19'13. O C & 100

Freeman st, 833 (11:2971), ns. 113.6 Prospect av, runs nw74.9xe25.8&0.6xse67. to st xsw25 to beg, 2-sty fr dwg; Henr; J W Vanderminden to Telco Realty Co Inc, a corpn, 514 W 57; B&S; AL; Jan15 Nov18'13. 113.6 e 6xse67.7

Freeman st, sws, at ses West Farms rd, ee West Farms rd, ses, at sws Freeman Home st, swc So blvd, see So blvd, swc

Home. **Kingsbridge ter, 2749** (12:3256), ws. abt

700 n Kingsbridge rd, 25x121.11x25,2x118.11,

2-sty bk dwg; Henry L C Recordon to

Kathleen Wright, 248 E 146; mtg \$4,250;

Nov20'13.

Lyman pl (11:2970), ws, 192.8 n 169th, 75x55.3x82.9x90.3, vacant; Benenson Realty Co to Dayton Realty Co, 132 Nassau; mtg \$5,500; Nov17; Nov18'13. O C & 100

Rogers pl, ws, abt 45 s 165th, see 165th, ss, 80.2 w Rogers pl.

Schuyler st (*), nes, 150 nw Crosby av, 27.5x13vx30.10x130; Geremia Grimaldi & Rosa, his wife, to Geremia Grimaldi, 2947 Paine; AL; July8'10; Nov17'13.

Schuyler st (*), same prop; Geremia rimaldi to Rosa Grimaldi, 2947 Paine; A ; July9'10; Nov17'13.

Simpson st, 1120, see 167th, 941 E.
1ST E, nwc Bronx blvd, see Bronx blvd,

1ST st E, swe 222d, see 222d E, swc 1st. 134TH st, 250 E, see 3 av, 2430.

134TH st, 250 E, see 3 av, 2430.

135TH st, 358 E (9:2297), ss, 306.6 w Willis av, 20x100, 3-sty & b fr dwg; Caroline Ridgley to Carlton Realty Co, a corpn, 62 W 142; AL; Nov18; Nov20'13. O C & 100 H35TH st, 590 E (10:2547), ss, 225 e St Anns av, 25x100, 3-sty bk tnt; Josephine Schultz & ano to Jos Morgan, 590 E 135; mtg \$7,250; Nov18; Nov19'13. O C & 100 H35TH st, 617 E (10:2548), ns, 504.6 e St Anns av, 40x100, 5-sty bk tnt; Henry A Brann to Benenson Realty Co, a corpn, 407 E 153; mtg \$33,500 & AL; Nov17; Nov20'13.

O C & 100

140TH st, 599 E (10:2552), ns 380 e St Anns av, 40x95, 5-sty bk tnt; Fleischmann Realty Co Inc, a corpn, to Wm Schweg-ler, 1511 3 av; mtg \$28,000; Nov14; Nov19 '13. O C & 100

13.

140TH st, 603 (877) E (10:2552), ns, 420 e St Ann's av, 40x95, 5-sty ok tnt; Mary Gerlich to Anton J Gerlich, 2000 Concourse; mtg \$33,500; Nov1; Nov15'13.

O C & 100

147TH st E, swe Wales av, see Wales , swe 147th.

149TH st, 518 E (9:2275), ss, 100 e Brook v, 25x84.11, 5-sty bk tnt & strs; Louis A cwald to Adolf Dietzel, 350 Audubon av; ntg \$21,000; Nov18; Nov19'13. nom

mtg \$21,000; Nov18; Nov19'13. nom

157TH st, 410 E (9:2378), ss, 300 w Elton
av, runs s174.7xw121.3 to Melrose av xn80x
e71xn100 to st xe50 to beg, except pt for st,
2 & 3-sty fr dwg, 1-sty fr bldg, 3-sty bk
bldg & 2-sty fr factory; Mina Sturzenegger to Benenson Realty Co, a corpn, 407
E 153; Nov15; Nov17'13. nom

E 153; Novl5; Nov17'13. nor 160TH st. 406 E (9:2381), ss. 350 w EI ton av, 50x98.9x50x98.10, 5-sty bk tnt Benenson Realty Co to Mina Sturzenegger 60 W 162; mtg \$32,000 & AL; Nov15; No 17'13. C C & 10

160TH st, 419-21 E (9:2382), ns, 174.8 w Elton av, runs n75xw25.3xn25xw22xs100 to 160th xe47.3 to beg, 2-sty fr dwg & 3-sty fr tnt; Josephine Schultz & ano to Jos Morgan, 590 E 135; mtg \$11,500; Nov18; Nov19'13.

161ST st, 725 E (10:2648), ns, 112 w Forest av, 21x75, 2-stv & b bk dwg; Rosina Di Giuseppe to Annie Olinka, 402 E 48; mtg \$4,750; Nov11; Nov14'13. O C & 100

161ST st E, swe Brook av, see Brook av, 888

164TH st, 851 E, see Prospect av, 980. 163TH st, 851 E, see Prospect av, 355.

165TH st, 824 E (10:2678), ss, 171.5 w
Prospect av, 20x100, 2-sty & b fr dwg;
Isidor Kopeloff to Jacob Eder, 1251 Brook
av; mtg \$6,000; Nov17; Nov18'13.

O C & 100

165TH st E (10:2698), ss, 80.2 w Rogers pl, runs w33.3xs72.6xe62.7 to Rogers pl xn 47.2xnw44.6&28.5 to beg, 2 & 3-sty fr dwg & 2-sty fr bldg; Jno J Weiss to Jacob Weiss, 888 E 165; mtg \$5,000; Mar27'12; Nov18'13.

ov18'13.

167TH st, 941 E (10:2728), nec Simpson No 1120), 25x90, 5-sty bk tnt & strs; Kap- nn Bldg Co to Alex J Silverman, 478 E 42; mtg \$29,000; Nov15; Nov17'13.

O C & 100

169TH st 369 E (11:2782), nwc Teller av (No 1303), 20x90, 3-sty fr tnt & str; Sam Spieshandler to Mamie Rothaus, 1070 Grant av; QC; mtg \$12,200 & AL; Nov18; Nov19

13. O C & 100

170TH st W (11:2871), ses, 221 ne from
es Boscobel av, runs e99.1 to ws Cromwell av xn155.3 to ses 170th xsw163.11 to
beg, 2-sty & b fr dwg & 1-sty fr rear
stable & vacant; May M R Morton, widow
of Chas C Drummond, to Fredk Grasmuck, 207 Edgecombe av; QC; Nov17'13.
nom

179TH st, 51 E, see Walton av, 2000.

179TH st, 51 E, see Walton av, 2000. 179TH st, 748 E (11:3093), ss, 136 w Prospect av, 36x95, 5-sty bk tnt; Bischoff Constn Co, Inc, to Geo Hooks, 1501 Com-monwealth av; mtg \$29,000 & AL; Nov12; Nov17'13.

180TH st E, nes, at ses Lafontaine av, se Lafontaine av, ses at nes 180.

1818T st, 726 E, see Clinton av, swc 181st.

186TH st, 441 E, see Park av, 4640. 186TH st, 601 E, see Arthur av, 2372.

186TH st, 601 E, see Arthur av, 2372.

188TH st, 512 E (11:3057), ss, 72 w
Bathgate av, 20x91.2x20x90.9, 3-sty bk tnt;
Tunis S Bogart to Howard M Lindley, 1833
78th, Bklyn; AL; Nov13; Nov14'13. nom
216TH st E (*), ss, 450 w Paulding av,
50x100; Jno McLaughlin et al, heirs, &c,
Jno McLaughlin, decd, to Saml Rippey,
918 E 216; AL; Nov11; Nov18'13. 1,500
222D st E (*), swc 1st st, runs sw774.6x
se330.11xnw60.8 to cl Bronx River xnw19.5
& 123 & 175 &84.11 xne793.9 to ss 222d xse
34.5 to beg; also 228TH ST E (*), ns, at
nws 1st st, runs sw 125.3xsw452.2 & 64.2 &
252.11 xse97.8xsw77.8 to Bronx River xne
28.3xnw49 & 41 xne48 & 64 & 97 & 226 &
102 & 135 & 164 & 38 & 35 & 27 xse75xne
38.10xse19.2 to beg; also 222D ST E (*),

swc 1st st, runs nw34.5xne374xse13xne20x ne40xne73 to ws 1st xsw64.3 & 76.11 & 353.6 to beg, except part for 222d; Anna A Owen & ano to Bronx Pkway Comn, 22 Pine; B&S & AL; Oct2; Nov19'13. 5,500

228TH st E, nec Bronxwood av, see ronxwood av, nec 228.

228TH st E, ns, at nws 1st, see 222d E,

230TH st W, ws, at es Netherland av, ee Netherland av, es, at ws 230th.
234TH st E, nec Webster av, see Weber av, nec 234th.

235TH st E, sec Webster av, see Webster av, nec 234th.

236TH st E, nec Webster av, see Web-

Alexander av, 269 (9:2314), ws, 33.4 s 139th, 16.8x75, 3-sty & b bk dwg; Louise I Bailey to Julia A Flynn, 340 E 141; Oct 17; Nov18'13.

I Balley to Julia 17; Nov18'13. Anthony av, 1731 (11:2890-2891), Ws, 90.4 n 174th, 22.7x83.8x22x78.6, 2-sty bk dwg; Lawyers Mtg Co to Rosina Di Gui-seppe, 725 E 161; B&S; Nov13; Nov17'13.

Anthony av, 1733 (11:2890-2891), ws, 113 174th, 22.7x88.11x22x83.8, 2-sty bk dwg; Lawyers Mtg Co to Nettie Heller, 1725 Anthony av; B&S; Nov13; Nov17'13. O C & 100

Arthur av, 2372 (11:3073), nec 186th (No 601), 25x85.3x25x85.4, vacant; Julia Gleason to Antonio Ciarletta, 50 Mott; mtg \$3,000; Nov19'13.

Arthur av, 2372; Antonio Ciarletta to Jos Barba, Jr. 2371 Arthur av; mtg \$3,000. Nov19'13. O C & 100

Bailey av, 3488 (12:3258), 'es, 154.4 s 238th, 20.1x85x18.8x85, 3-sty bk dwg; Washington E Hall to D Clinton Mackey, 25 8 av, Bklyr; Nov17; entered & with-drawn Nov19'13; Nov19'13.

drawn Nov19'13; Nov19'13.

Bainbridge av, 2784 (12:3290), es, 212.6 n 197th, 37.6x115, 2-sty fr dwg & 2-sty fr rear stable; Clara E Kehoe to Frank A Campbell, 2784 Bainbridge av; Nov20'13.

O C & 100

Barnes av, 801 (*), nws, 39.10 ne 218th, 32x48.7x25x68.7; L D'Ursi Co, a corpn, to Rachele Gambacorta, 801 Barnes av; QC; Nov13; Nov14'13. O C & 225

Barnes av, 801; Rachele Gambacorta to uigi Magnotta, 1233-5 1 av; mtg \$3,000; ov13; Nov14'13. O C & 100

Barrett av (*), es, 292 n Randall av, runs n135 to Pugsley Creek xw— to ws of av xs190xne— to beg, being land in bed of av; Estate of Bradish Johnson to City NY; Jan30; Nov20'13.

Bassford av, 2248 (11:3050), es, 194.1 n 32d, 35x73.10x35x72.9, 4-sty bk tnt; Geo Ferguson to Mary H Ferguson, his wife, 11 Maple pl, Cranford, NJ; mtg \$19,500; ov13; Nov14'13.

Bathgate av, 1589-91 (11:2913), ws, s 172d, 50x120, except pt for av, 1-sty market; Hannah McGrath to Jos A M Grath at Asbury Park, NJ; mtg \$800 & L; Nov17; Nov18'13. Me 100

Bathgate av, 1593-5 (11:2913), ws, 210 s 72d, 50x120, except pt for av, 5-sty bk nt; Jos Diamond Constn Co, a corpn, to rances Mercy, 2807 Surf av, Bklyn, & ena Nichthauser, 32 W 38; mtg \$43,500; fov14; Nov17'13.

Nov14; Nov17'13. nom

Bathgate av, 2504 (11:3059), es, 100.5 s
Fordham rd, 50x82.5, 5-sty bk tnt; Jos
Kaufmann, ref, to Harry C Muller, 152 E
92; mtg \$28,000; FORECLOS Nov11; Nov
13; Nov15'13.

Beaumont av, 2416, see Beaumont av,

2418.

Beaumont av, 2418 (11:3105), es, 166.6 n 187th, 33.3x100, 4-sty bk tnt, all of; also BEAUMONT AV, 2416 (11:3105), es, 133.3 n 187th, 33.3x100, 4-sty bk tnt; all title to ½ pt; South Jersey Land Co to Gorham Realty Co, Inc, a corpn, 30 Church; AL; June17; Nov14'13.

OC & 100

Beaumont av, 2418 (11:3105), es, 166.6 n 187th, 33.3x100, 4-sty bk tnt; Gorham Realty Co, Inc, to Alfonzo Mistretta, 2442 Beaumont av; mtg \$20,200 & AL; Sept27; Nov14'13.

Benedict av (*), bet Storrow st & Pugsley av, being land in bed of av in front lot 109 map N Y Catholic Protectory; Margt Antes to City NY; Aug8; Nov20'13. nom

Benedict av (*), land in bed of av in ront of land mortgaged by Buhl to Dooing & recorded Aprl7'12; Anna Curren, of Acckville Centre, LI, to City NY; Oct21; Nov20'13.

Nov20'13.

Betts av (*), es, at nl Public pl at send of Clason Point rd, runs n along av 270x sw— to ws of av xs250 to ns pl xe— to beg, being land in bed of av; Estate of Bradish Johnson to City NY; Jan30; Nov nom

Bogart av, ws, 350 s Rhinelander av, ee Pierce av, swc Munroe av.

Bogart av, nwc Brady av, see Brady av,

Bogart av (*), ws, 350 s Rhinelander av, 25x100; Rich D Morse to Rosie Rosenfeld, 45 Cook, Bklyn; AL; Nov17; Nov20'13.

Bolton av (*), nec Randall av, runs n 541 xsw— to ws Bolton av xs509 to Randall av xe60 to beg; also RANDALL AV (*), sec Bolton av, runs s90xsw— to ws Bolton av xn123 to Randall av xe60 to beg, being land in bed of Bolton av; Estate of Bradish Johnson, a corpn, to City NY; Jan 30; Nov20'13.

Brady av (*), nwc Bogart av, 50x10 Morris Park Estates to Chas H McLaur 27 W 129; Nov14; Nov20'13.

Brady av (*), ss, 25 w Bogart av, 75x 10; Morris Park Estates to Harriet E mes & Eliz A Humphry, 2 Lincoln st, uckahoe, NY; Oct14; Nov15'13. nom Ames & I

uckahoe, NY; Oct14; Nov1615.

Briggs av, 2595 (12:3293), ws, 300.6 s
94th, 38.11x86.9x38.11x88.6, 5-sty bk tnt;
Vm C Oesting Co to Franz Schuetz, 100
1 89; mtg \$20,000; Nov15; Nov17'13.

O C & 100

Briggs av, 2753 (12:3301) ws, 120 r 196th, 20x91.11x20x91.7, 3-sty bk dwg; Nan-nie S McLaughlin to Inland Holding Co, a corpn, 507 E Tremont av; mtg \$8,000; Oci 27; Nov19'13.

27; Nov19'13. nom

Briggs av, 2763 (12:3301), ws, 220 n
196th, 20x93.9x20x93.5, 3-sty bk dwg; Ferd
Alexander to David Steckler, 1885 7 av;
mtg \$7,000; Nov19; Nov20'13. O C & 100

Bronx Blvd (12:3359), sec Gun Hill Rd
(No 632), runs se237.10 to cl Bronx River
xw51.2xsw42.3xnw209.6 to es Blvd xne89 to
beg, contains 20,000 sq yds, 3-sty fr dwg
& str & vacant; Isaac N Hebberd, 1 W 83,
to Bronx Park Commission, 22 Pine; AL;
Nov18; Nov19'13. 42,241.65

Bronx Blvd (*), nwc 1st, runs nw261.1x

Bronx Blvd (*), nwc 1st, runs nw261.1x ne154.11xse116xsw35.5xse92.5 to Bronx blvd xe97.1xsw155.5 to beg; Anna A Owen to Bronx Park Commission, 22 Pine; B&S & AL; Oct2; Nov19'13.

Bronxwood av (*), nec 228th, 114x205; Margt A Smyth et al to Thos McKeown at Brighton av, Belle Harbor, B of Q; Nov 19; Nov20'13. O C & 100

Brook av, 546 (9:2276), es, 50 s 150th 25x100, 5-sty bk tnt & strs; Jno F Fayer to Adelaide E McIntire, at Munsonville NH; B&S; AL; Nov14'13.

Brook av, 885-7 (9:2365), swc 161st, runs s47.5xw97 to se Morrisania Branch R R xn56.2xe54.11 & 49.3 to beg, 2 4-sty bk thts & strs; Sol Cohen to Jennie Kaliski, 2412 7 av; ½ pt; mtg \$38,000; Nov10; Nov 17'13.

Bryant av, nwc Randall av, see Hunts Point av, ws, 219.10 se Coster.

Cedar av, 1883, see Cedar av, ws, 173 s 178th.

Cedar av (11:2883), ws, 173s 178th, 25x 15.3 to land NY & N RR x25.1x117; also EDAR AV, 1883 (11:2883), ws, 148s 178th, 5x117 to es said RR x25.1x118.9, 2-sty fr wg; Percival C Smith to Edw P Lyon of Sklyn; B&S; mtg \$3,700 & AL; Decl'05; hand 12x18.12 to 18x18.12 wg; Pe klyn; lov19'13

Nov19'13. nom

Cedar av (11:2883), ws 173 s 178th, 25x
115.3 to es land NY & N RR x25.1x117, vacant; Edw P Lyon to Kate Habelitz, 305 E
152; CaG; AL; Nov18; Nov19'13. 2,500

Cedar av (11:2883), ws, 173 s 178th, 25x
115.3 to land N Y & N R R x25.1x117,
vacant; Kate Habelitz to Frances Meiner,
1879 Cedar av; B&S & CaG; mtg \$1,000 &
AL; Nov18; Nov20'13. O C & 100

AL; Nov18; Nov20 13.

Cedar av (*), nws, 306.9 sw Corsa av, 25x100; Tripoli Realty Co to Vito Lauletta, 100 W 67; mtg \$425; Nov7; Nov14'13.

O C & 100

Clasons Pt rd (*), es, part lot 39, map Clasons Pt, begins at s & e lines lot 39, runs w36 to es Clasons Pt rd xn105.6 to ss 150th st now O'Brien av xe41.2xs106.9 to beg; Howard C Taylor, ref, to Albt Tau-bert, 3221 Cruger av; FORECLOS Oct21; Nov13; Nov14'13.

Clason Point rd (*), nec Story av, runs e813xsw— to ss Story av xw642 to rd xn—to beg, land in bed Story av; Estate Bradish Johnson, a corpn, to City NY; Jan nom nom

Clinton av (11:3096), swc 181st (No 726) 94.6x19.1, 3-sty bk tnt; Wm L Levy, ref to Hannah B Orrell, 432 9th, Bklyn; AL FORECLOS Sept5; Sept22; Nov17'13.

Clinton av, 1827 (11;2949), ws, 159.4 n 175th, 34.8x149.10, 5-sty bk tnt; Plough & Fox Co, a corpn, to Chas Habermann, 2668 Bway, & Jno R Hartmann, 2654 Bway; mtg \$22,000; Nov17'13. O C & 100

Colden av (*), es, 250 s Van Nest av, 25x100; also VAN NEST AV (*), ns, 25 w Radcliff av, 25x100; Richd D Morse to Harris Oberman, 184 Lee av, Bklyn; AL; nom, nom, 25x100; Nov17; Nov20'13.

Collen av (*), ws, 200 n Morris Park v, 25x100; Morris Park Estates to Hyman brandes, 317 Crimmins av, Bronx, & Max Gwensky, 382 Alabama av, Bklyn; Nov13; Jov20'13.

Colden av (*), es, 250 s Van Nest av, 25x 100; Morris Park Estates to Richd D Morse, at Florham Park, NJ; AL; Nov17; Nov20'13.

Compton av (*), es, 44 n Public pl, s end of Clasons Point rd, runs n320x to ws of av xs324xne— to beg, being le in bed of av; Estate Bradish Johnson City NY; Jan30; Nov20'13.

Cottage Grove av, swc McGraw av, see McGraw av, swc Cottage Grove av.

Cromwell av, ws, abt 221 ne Boscobel av, see 170th W, ses, 221 ne from es Boscobel av.

Crotona av, 1887 (Grove st) (11:2946) nws, 117.8 ne 176th (Woodruff av), 25x 108.9, 2-sty fr dwg; F Elbert Thomas, wife Albt Thomas, to Mary A Keenan, at Redding, Conn; Nov14; Nov17'13.

Crotona av, 2304 (11:3102), es, 100 n 183d, 50x100, 5-sty bk tnt; also LONGFEL-LOW AV, 1475-9 (11:3000), ws, 300 s 172d, 75x100, 2 5-sty bk tnts; O'Leary Realty & Constn Co to Eleanor L Donohue, 417 W 22; AL; Nov1; Nov17'13. O C & 100

Crotona av, 2304 (11:3102), es, 100 n 183d, 50x100 5-sty bk tnt; also LONG-FELLOW AV, 1475-9 (11:3000), ws, 300 s 172, 75x100, 2 5-sty bk tnts; Eleanor L Donohue to Jno O'Leary, 991 E 167; AL; Nov10; Nov19'13. O C & 100

Daly av (Catharine st) (11:3127), se abt 635 sw 180th, also abt 155 s 179th, 55 177, vacant; Fredk Grote to Henry Connell; B&S; Decl'66; Nov15'13.

Daly av, 1928 (11:2992), es, 259.2 s 177th, 21.8x148.5, with all title to any strip adj on es, 2-sty fr dwg; Mary Ryan to Adolph Isaacson, 2064 Daly av; mtg \$5,000 & AL; Nov17; Nov18'13.

Edgewater rd, sec Seneca av, see Edgeater rd, nec Seneca av.

water rd, nec Seneca av.

Edgewater rd (10:2761-2762), nec Seneca av, 175x155.6 to Bronx River x191.10x 150; also SENECA AV (10:2761-2762), sec Edgewater rd, 155.6 to Bronx River x 32.10x167.8x1.5, vacant; all title to land under water Bronx River adj above; Hunts Point Realty Co to R G Realty Corpn, 135 Bway; B&S; July10; Nov15'13.

Edgewater rd, also SENECA AV (10: 2761-2762); same prop; R G Realty Corpi to Realty & Commercial Co, 30 Church mtg \$27,000; Nov14; Nov15'13. O C & 10:

mtg \$27,000; Novl4; Novl5'13. O C & 100
Edison av (*), es, 234.5 n Pelham rd, 25
x100; Chas J Hausmann to Wm C Cruser
at Montrose, Pa; Novl7; Nov20'13. nom
Evergreen av, 1210-4 (*), es, 104 n Westchester av, 80x100; Abr Raskin to R Clinton Norton, 100 Franklin av, Far Rockaway, LI; mtg \$54,000; Nov17; Nov20'13.
O C & 100

Fordham rd, 617-9 on map 615-7 E (12:-273), ns, 50.11 w Hughes av, 38.2x100, 5-ty bk tnt & strs; Empire City Savings ank to Port Jervis Land Impt Co, Inc, a prpn, 35 Nassau; Nov3; Nov1813.

Glebe av (*), es, 210.7 n Westchester av, 25x147.6, except part for Glebe av, Westchester; Wilhelmine Ruppel to Lena L Ruppel, 2273 Westchester av; AL; Nov 12; Nov14'13.

Gun Hill rd, 632, see Bronx blvd, sec Gun

Hill rd.

Haight av (*), ws, 175 n Neil av, 75x 100; Richd D Morse to Chas S Leavy, 127 W 25; AL; Nov7; Nov15'13. nom

Hoe av, 1163 (10:2745), ws, 247.3 s Home, 25x100 5-sty bk tnt & str; Aline Depasse to Aline Burke, 854 Hunts Point av; mtg \$21,000; Nov15; Nov19'13.

Hone av, ws, 95.11 s Bronx & Pelham Pkway, see Pierce av, swc Munroe av.

Hunts Point av (10:2763), ws, 219.10 se Coster, 50x100, vacant; also RANDALL AV (10:2766), nwc Bryant av, 50x100, vacant; Saml Harris et al to Rebecca Hast, 230 W 111; mtg \$7,750; Nov5; Nov18'13.

O C & 100

Johnson av (13:3407), new sws, at n lot 277 on tax map, runs se along av 2: to sl lot 277 xw3 to old sws of said av xnv 25x—3 to beg, being a strip lying in beof said old av; Thos E Huser to Jas W DuBois, at Cold Spring, NY; CaG; Oct1 Nov14'13.

Nov14'13. nom

Kingsbridge av, 3101 (13:3403), ws, 63 n

Spuyten Duyvil & Port Morris R R Co,

40.6x200, 2-sty fr dwg; Wm Reeves to

Jennie E McLellan, 548 W 160; mtg \$5,000

& AL; Nov18'13. O C & 100

Kingsbridge av (13:3403), ws, 100.6 land of Spuyten Duyvil & Port Morris R, a strip 3x200; Frank D Wilsey to W Reeves, 3101 Kingsbridge av; AL; Oct3 Nov18'13.

Lafontaine av (11:3069), ses, at nes Tal-madge now 180th, 65x100; Frieda Hoeing to Wm M & Frederica H Rosendale, 230 W 127; mtg \$5,000; Nov15; Nov18'13. nom

Longfellow av, 1475-9, see Crotona av,

Longfellow av (11:3008), es, 100 s 172, 150x100, vacant; Emma wife Benj Viau to Manhattan Mtg Co, a corpn, 200 Bway; Q C; Aug27; Nov18'13.

C; Aug27; Nov18'13.

Lurting av (*), es, 200 s Pierce av, 50x
100; also PIERCE AV (*), sec Lurting av,
25x100; also MUNROE AV (*), ws, 675.3
n Pierce av, 93x—x37.4x100; also VAN
NEST AV (*), ns, 25 w Radcliffe av, 25x
100; also MATTHEWS AV (*), ws, 275 n
Lydig av, 25x100; also LURTING AV (*),
ws, 125 n Morris Pk av, 25x100; with AT
to strip bet n line lot 30, blk 17 & the
Woodmansten Inn prop; Morris Park Estates to Richd D Morse at Florham Park,
NJ; AL; Nov13; Nov14'13.

Lurting av, sec Pierce av, see Lurting

Lurting av, sec Pierce av, see Lurting v, es, 200 s Pierce av.

Lurting av, ws, 125 n Morris Park av, ee Lurting av, es, 200 s Pierce av.

Lurting av, ws, 250 s Fierce av.

Lurting av, ws, 250 n Morris Park av, ee Pierce av, swc Munroe av.

McGraw av (*), swc Cottage Grove av, xx100, except pt for Cottage Grove av or vhite Plains rd; Anthony B Romen to atk J Reville, 1054 Trinity av; June21'11; ov18'13.

O C & 100

Macombs Dam rd (11:2865), es, 386.6 s obe pl, 53x72.10x66x130.10, except pt for , vacant; Mary W Clark to Wm Hehre, 00 Macombs rd; Nov7; Nov19'13. O C & 100

Matthews av, ws, 275 n Lydig av, see arting av, es, 200 s Pierce av. Melrose av, es, 100 s 157th, see 157th, 410 E.

Monroe av, swe Pierce av, see Pierce av

wor Munroe av.

Morris av, 2025 (11:2829 & 2807), ws, 268.1 n 179th, 21.3x100, 3-sty bk dwg; Lambert Suydam to Louis Lubitz, 2023 Morris av; Oct31; Nov19'13. O C & 100 Mosholu av (13:3423), ns, 344.10 w Old Post rd, 50x100, vacant; Francis Cox to Robt Cox, 120 State, Bklyn; Nov13; Nov 15'13.

Mosholu av (13:3423), ns. 394.10 w Old Post rd, 50x100; Francis Cox to Jennie Cox, 120 State, Bklyn; Nov13; Nov15'13.

Mott av, 556 (9:2347), es, 66.8 n 149th, old line, 16.8x105.2x16.8x105.5, 3-sty & bk dwg; Edw C Kelly to United States of America; ½ pt; Apr11; Nov17'13. 5,875

Mulford av (*), es, 228.1 n Libby, 25x 100; Chas J Hausmann to Wm C Cruser at Montrose, Pa; mtg \$300; Nov17; Nov20'13.

Munroe av, ws, 675.3 n Pierce av, see arting av, es, 200 s Pierce av.

Munroe av, swc Pierce av, see Pierce av, vc Munroe av.

Munroe av, nec Pierce av, see Pierce av, vc Munroe av.

Munroe av, es, 100.2 n Pierce av, see erce av, swc Munroe av.

Munroe av, es, 275.2 n Pierce av, see erce av, swc Munroe av.

Munroe av, ws, 325 n Rhinelander av, e Pierce av, swc Munroe av.

Neil av, ns, 25 w Paulding av, see Pierce, swe Munroe av.

av, swc Munroe av.

Netherland av (13:3407), land in bed of av at nws Berrian, runs e— to es of av xs 124.5&270.7xsw still along av on curve 258.2xn73.6 to sws Spring at pt 4.5s from es Kappock xnw4.5 to Kappock xn to cl Netherland av xse on curve —xne— to ws of av xse15.3xe still along ws of av on curve 185.6xne54.7xs5.2 to ws Berrian xw—to beg, being lands in bed of av; Edgehill Terraces Co to City NY; B&S; Apr18'12; Nov 20'13.

Netherland av (13:3407), at ws Johnson av, runs s66xw100xn103 to ss Spring x—to beg, except land taken for Kappock, being land in bed of Netherland av; Wm J McNulty to City NY; Aug6; Nov20'13.

Netherland av (13:3407), es, at ws 230th, runs s along av to cl 227th xnw to ws of av xn— to ws 230th xs— to beg, being land in bed of av; Edgehill Terraces Co, a corpn, 84 William, to City N Y; May5; Nov20'13.

Nov20'13. nom

Newman av (*), es, 143 n Randall av, runs n365 to Pugsley Creek xw—to ws of av xs405xne—to beg, being lands in bed of av; Estate of Bradish Johnson to City NY; Jan30; Nov20'13.

O'Brien av, ss, see Classon Point rd.
Ogden av, 1016 (9:2512), es, 150 n 164th, 25x70, 3-sty fr tnt; Matthew P Doyle, ref, to Theo J Chabot, 1208 Washington av; FORECLOS Oct14; Oct15; Nov15'13. 5,000
Park av, 2954 (9:2442), es, 546 s, 558

Park av, 2954 (9:2442), es, 54.6 s 153d 54.6x131.6x50x109.8, 1-sty bk market & vacant; Alfd C Michaud to Dora Goldstein 853 9 av; Nov17; Nov18'13.

Park av, 4512 on map 4514 (11:3038), es, 88.2 s 183d, 36.8x135.10x36x138.1, 5-sty bk at; Henry Lang to Rudolph Weber, 694 o av; % pt; mtg \$20,000; Nov11; Nov17 nom 7.

Park av, 4516 on map 4518 (11:3038), es, 162.1 s 183d, 36.8x138.1x36x140.2, 5-sty bk tnt; Henry Lang to Rudolph Weber, 694 10 av; ½ pt; mtg \$20,000; Nov11; Nov17

Park av, 4640 (11:3040), nec 186th (N 441), 50x100, vacant; Jno R Hartmann e al to Plough & Fox Co, 391 E 149; mt \$5,000; Nov17; Nov18'13. O C & 10

Paulding av, ws, abt 96.5 s Lydig av, e Pierce av, swc Munroe av. Paulding av, ws, 100 n Neil av, see erce av, swc Munroe av.

Paulding av, ws, 225 s Neil av, see erce av, swc Munroe av.

Pierce av (*), swc Munroe av, 25x100; ichd D Morse to Fredk J Veitch, 184 East nd av; AL; Nov14; Nov19'13.

Pierce av, see Lurting av, see Lurting v, es, 200 s Pierce av.

Pierce av, nec Munroe av, see Pierce

Pierce av, nee Munroe av, see Pierce av, swc Munroe av, when we will av, see Munroe av, 25x100; also SACKETT AV (*), ns, 50 w Haight av, 25x103.9x25x105.6; also PIERCE AV (*), nec Munroe av, 50x100.2; also MUNROE AV (*), es, 100.2 n Pierce av, 25x75; also MUNROE AV (*), es, 275.2 n Pierce av, 25x85; also WILLIAMSBRIDGE RD (*), ws, 100.8 n Pierce av, 75.4x83.6x75x 76.5; also BOGART AV (*), ws, 350 s Rhinelander av, 25x100; also LURTING AV, (*), ws, 250 n Morris Pk av, 25x100; also WILLIAMSBRIDGE RD (*), ws, 175 s Rhinelander av, 25x100; also WILLIAMSBRIDGE RD (*), ws, 175 s Rhinelander av, 100x 100; also MUNROE AV (*), ws, 325 n Rhinelander av, 25x100; also PAULDING AV (*), ws, 25 s Neil av, 25x100; also PAULDING AV (*), ws, 25x noil av, 25x100; also PAULDING AV (*), ws, 100 n Neil av, 25x100; also NEIL AV (*), ns, 25 w Paulding av, 25x100; also ESPLANADE (*), ns, abt 55.11 e Hone av, 55.11x79.8x50x104.9; also HONE AV (*), ws, 95.11 s Bronx & Pelham Pkway, 25x 100; Morris Park Estates to Richd D Morse, at Florham Park, NJ; AL; Nov13; Nov14'13. nom

Prospect av, 586-90 (10:2684), es, 80.6 ne Fox, 75x100, 2 5-sty bk thts; Jeannette E Rivers to Kent Holding Corpn, 81 De-lancey; mtg \$65,739.06 & AL; Nov18; Nov 19'13.

Prospect av, 586-90 (10:2684), es, 80.6 n Fox, 75x100, 2 5-sty bk tnts; Phoebe Na-litt to Jeannette E Rivers, 523 W 143; A L; Oct14; Nov15'13.

Prospect av, 586-90 (10:2684), es, 80.6 n Fox, 75x100, 2 5-sty bk tnts; David I Na-litt to Jeannette E Rivers, 523 W 143; AL; Nov17; Nov18'13.

Nov17; Nov18'13.

Prospect av, 980 (10:2690), nec 164th (No 851), 74.7x75, 6-sty bk tnt; Realty & Commercial Co to R G Realty Corpn, 135 Bway; mtg \$75,000; Nov14; Nov15'13.

O C & 100

Quimby av, 2158, see Quimby av, 2163.

Quimby av, 2163 (*), ns, 130.11 w Castle
Hill av, 25x103; also QUIMBY AV, 2158 (*),
ss, 180.10 w castle Hill av, 24.9x103.1;
Adam Mink to Margaretha Mink, his wife,
2163 Quimby av; mtg \$7,750; Nov20'18.

O C & 100

Quimby av, see Zerega av, see Zerega v, ws, from Story to Quimby avs. Quimby av, ss, at ws Westchester Creck, se Zerega av, ws, from Story to Quimby.

Quimby av, swe Zerega av, see Zerega v, ws, from Story to Quimby avs. Randall av, nwe Bryant av, see Hunts bint av, ws, 219.10 se Coster.

Sackett av, ns, 50 w Haight av, see Pierce av, swc Munroe av.

Pierce av, swc Munroe av.

Saratoga av (*), ns, 50 w Newport, 100x
100, Westchester Heights; Elek J Ludvigh,
ref, to Jacob A Besemer & Clara, his wife,
963 Washington av, as tenants by entirety;
FORECLOS Nov10; Nov20'13.

Sedgwick av (12:3255), ws, abt 268 n
Giles pl, 50x100, vacant; Kathleen R &
Richd T Rhatigan, heirs Richd T Rhatigan
to Salome C Rhatigan, 865 Lafayette av,
Bklyn; June20'12; Nov17'13.

nom

Seneca av, nec Edgewater rd, see Edge-ater rd, nec Seneca av.

Seneca av, sec Edgewater rd, see Edge-ater rd, nec Seneca av.

Southern blvd (10:2600-8), es, 66.9 145th, 25x58.11x25x59.1, 1-sty fr bldg; Gilbert H Montague, ref, to W Stebbin Smith, 960 Brook av; FORECLOS tax lie Nov5; Nov14'13.

Southern blvd (10:2728), swc Home, 32.1 x96.11x21.8x100; vacant; Walter J Sher dan, heir Margt A Sheridan, to Thos Sheridan, 164 Albany av, Bklyn; Nov1. Nov14'13.

Nov14'13. nom

Stebbins av, 1342-6 (11:2965), es, 233.9
n Freeman, runs e125.4xn13&12.4&10.4&15.7
xw114.10 to av xs50 to beg, 3 2-sty fr
dwgs; Geo J Wind to Esther Cohen, 1185
Fulton av; mtg \$7,000; Nov13; Nov14'13.
O C & 100

Story av, nec Zerega av, see Zerega av,
ws, from Story to Quimby avs.

ws, from Story to Quimby avs.

Story av, nwc Zerega av, see Zerega av, ws, from Story to Quimby avs.

Summit av, 914 (9:2524), es, 175 s 162d, 25x100, 2-sty bk dwg; Edw F Clark ref to Alema Realty Exch Co, 7 W 34; mtg \$7,500; FORECLOS Nov18; Nov19'13. \$350 over mtg

Teller av, 1303, see 169th, 369 E.

Tiebout av, 2478 (11:3023), es, 165.3 n 189th (now 188th), 31x100, 4-sty bk tnt; also TIEBOUT AV, 2486 (11:3023), es, 227.4 n 189th, 31x100, 4-sty bk tnt; Herman A Felsing to Ora M Felsing, 2486 Tiebout av; mtg \$30,000; Nov7; Nov14'13.

O C & 100

Tiebout av, 2486, see Tiebout av, 2478.

Tiebout av, 2486, see Tiebout av, 2478.

Townsend or Grand av (11:2848), ws, abt 700 sw Oxford pl, now 175th, 100x124.10 to Cromwells brook x100.4x117, vacant; Arthur W & Hy Scheafer, EXRS &c Peter W Sheafer to E Louise, Arthur W & Henry Sheafer, individ & Lesley G & Clinton W Sheafer, EXRS &c of Wm L Sheafer, deed, all at Pottsville, Pa; Nov1; Nov18'13.

11,000

Underhill av (*), nec Randall av, runs

Underhill av (*), nec Randall av, runs n401xsw— to ws Underhill av xs370 to Randall av xe60 to beg; also UNDERHILL AV (*), sec Randall av, runs s173xnw— to ws Underhill av xn84 to Randall av xe 60 to beg, being land in bed of Underhill av; Estate of Bradish Johnson, a corpn, to City NY; Jan30; Nov20'13. nom

Van Nest av, ns, 25 w Radcliff av, see Colden av, es, 250 s Van Nest av.

Van Nest av, us, 25 w Radcliff av, see Lurting av, es, 200 s Pierce av.

Van Nest av, ns, Lurting av, es, 200 s Pierce av.

Van Nest av (*), ns, 75 e Colden av, 50x 100; Bella Elson to Benj Oshrin, 411 E 9; Nov6; Nov19'13.

Vyse av, 1207 (11:2986), ws, 91.4 n Home, 20x100, 3-sty bk tnt; Max L Popper to Cath Hilkman, 972 Home; mtg \$7,500.

O C & 100

Vyse av, 1553 (11:2989), ws, 250 s 173d, 25x100, 2-sty bk dwg; Utility Realty Co to Henry Morgenthau Co, a corpn, 30 E 42; B&S; Nov12; Nov18'13.

B&S; Nov12; Nov18'13. nom

Vyse av, 1561-5 (11:2987), ws, 125 s 173d,
56.3x100, 2 3-sty bk dwgs; NY Mutual Realty Co to Dutchess Finance Co, a corpn,
54 Market st Poughkeepsie, NY; B&S &
AL; Nov13; Nov19'13. 300

Wales av, (10:2577), swc 147th, 100x100,
vacant; David Steckler to Ferd Alexander,
643 Macon, Bklyn; mtg \$6,500; Nov19'13.

O C & 100

Walton av, 2000 (11:2829), nec 179t (No 51), 25x100, vacant; Michael Hallina to Hugh P Skelly, 24 W 83; Nov19; No

20'13.

Washington av, 1015 (9:2386), ws, 125 s
165th, 25x100, 2-sty fr dwg; Alphonse G
Koelble, ref, to City Real Estate Co, 176
Bway; FORECLOS Oct9'13; Nov12; Nov
14'13.

Washington av, 1016 (1:2012)

14'13. 3,000

Washington av, 1364 (11:2910), es, 258.11

s 170th, 65.1x110.7x65.1x110.8, 3-sty fr tnt;

Peter Fox to Michael Fox Co, a corpn, 3623 3 av; AL; Nov17; Nov18'13.

Washington av, 2056 (11:3046), old ses, 210.8 ne Quarry rd, 18.8x100, except pt for av, 2-sty fr dwg; Junius J Pittman et al to Annie M Reese, 2056 Washington av; mtg \$3,000; Nov17; Nov18'13. O C & 100

***3,000; Nov17; Nov18'13. O C & 100

**Washington av (*), nwc Butler pl, 50.8

**x108.11x50x116.11, except a strip 3 ft wide
on Butler pl & 50 along s end, the intention of this deed to convey all title to
lands in beds of Hershell st & Butler pl
omitted in formed deed; Jarrard L Welch
to Annie Fordyce, 1361 Herschell; QC;
Nov18; Nov20'13.

Webster av, 2036-8 (11:3029), es, 2 9th, 50x125.5x49.11x127.10, 5-sty bk yyton Realty Co to Benenson Realty corpn, 407 E 153; mtg \$34,000; N, Dayton Re a corpn, 9 Nov18'13 O C

Webster av, 2036-8; Benenson Realty to Salamon M Ungar, 52 E 118; mtg \$3 000; Nov17; Nov18'13. O C & 1

Webster av, 4299 (12:3401), nec 236th, 90x95.11x84.7x126.11, vacant; Farmy Nugent to Bronx Parkway Commission. 22 Pine; Nov18'13. 6,446.21

Webster av, sec 235th, see Webster av,

nec 234th.

Webster av (12:3400), nec 234th, runs ne212.10 to ss 235th xne12x—200 to ns 234th xsw85.2 to beg, contains 9.716 sq. ft. 23-sty fr dwg & vacant; John Mullaly 223 E 49, to Bronx Pkway Comn, 22 Pine; Nov 9.906.03 9.906.03

Westchester av (*), nec Zerega av, 50x 100, except pt for Zerega av; Clementina McElroy to Royal Bronx Realty Co, Inc, a corpn, 1126 Walker av; AL; Nov12; Nov 19'13. O C & 100

West Farms rd (11:3006), ses, at sws Freeman, 100.2x133.6x100x139.3; vacant; Prospect Holding Co to Geo D Judson, at Middleport, NY; ½ pt; mtg \$14,000; Oct 31; Nov14'13.

West Farms rd (11:3006); same prop; me to Rebecca Koplin, 515 S 8, Phila, a; ¼ pt; mtg \$14,000; Oct31; Nov14'13.

West Farms rd (11:3006); same prop; same to Saml Finklestein, 682 Union av; ¼ pt; mtg \$14,000; Oct31; Nov14'13. nom Wheeler av (*), ws, 190 n Westchester av, 80x100; Beatrice Brower to Mary J Mullis, 296 Carroll, Bklyn; mtg \$27,000 & AL; Oct27; Nov20'13.

Williamsbridge rd, ws, 25 s Rhinelander, see Pierce av, swc Munroe av.

Williamsbridge rd, ws, 175 s Rhinelander v, see Pierce av, swc Munroe av.

Williamsbridge rd, ws, 100.8 n Pierce av, see Pierce av, swc Munroe av.

Williamsbridge rd (*), ws, 100.7 n Pierce av, 75.8x83.6x75x76.5; Richd D Morse to Edw Rennert, 324 E 123; AL; Nov13; Nov 15'13.

Williamsbridge rd (*), ws, 275 n Morris Park av, 75x100; Annie B Kaplan to B Kaplan & L Bregman, Inc, a corpn, 4031 3 av; AL; Nov14'13. O C & 100

Woodycrest av, 1044 (9:2508), es, 50 s 165th, 25x100.9, 3-sty bk dwg; Mary Elinge & ano to Martin Feeney, 1020 Woodycrest av; Nov14; Nov20'13. O C & 100

Wright av (*), es, 175 s Randall av, 50 x105; Patk L Walsh to Thos McArdle, 151 Willis av, & Patk Donohue, 1127 Clay av; AL; Nov17'13.

Zerega av, es, from Story to Quimby avs, ee Zerega av, ws, from Story to Quimby

avs.

Zerega av (*), ws, from ns Story av to ss Quimby av, 216x305; also ZEREGA AV (*), es, extends from Story av to Quimby av, 216x105, except part for sts; also QUIMBY AV (*), ss, at ws Westchester Creek, 214x216 to Story av x250x216, Unionport; Geo J Kuhn to Albt G Dimmerling, 6 Locust st, Corona, LI; QC; AT; Nov13; Nov14'13.

Nov13; Nov14'13.

Zerega av, nec Westchester av, see Westchester av, nec Zerega av.

3D av, 2430 (9:2317), sec 134th (No 250), runs e59.2xs100xw25xn75xw41.4 to es 3 av, xn25.11 to beg, 2-sty bk tnt & str & 1-sty fr stable; Ella E Foxwell to Benj Pfiferling, 451 E 140; mtg \$5,000 & AL; Nov14; Nov17'13.

OC & 100

Nov17'13. O C & 100

Interior lot (11:3127), begins 715 s 180th (Samuel) & 151 se Catharine (now Daly av), runs e26xs7-100xw26xn7-100 to beg; Chas M Breidenbach to Frank X Fessler, 933 E 178; QC; Nov7; Nov15'13. nom

MISCELLANEOUS CONVEYANCES

Borough of the Bronx.

Berrian st (13:3407), ws, at cl 227th ins sel5 to es Netherland av (proposed) n20xw12.4 to st xs20.2 to beg; re mtg has E Ingersoll & ano, EXRS &c Jno H Jarren, to City N Y; QC; Nov5; Nov20!13

Berrian st (13:3407), nws, at swc lands formerly conveyed to Gertrude K Graham, runs sw160.3x— on curve 150xne6.3 to es Netherland av xs & sel5.3x— on curve 185.6xne54.3xse— to beg; re mtg; Wm S Pfander to Edgehill Terraces Co, 84 William; QC; Mar20'12; Nov20'13.

Berrian st (13:3407); same prop; re mtg; Henry S Livingston to same; Mar20'12; nom Nov20'13.

ov20'13.

Nov20'13. nom

Faile st, 1048 (10:2748); satisfaction of asn rents for \$350, recorded Dec23'12; Moses Nussbaum, 163 E 89 to Emma Kempner, 1048 Faile; Nov17; Nov18'13. —

140TH st, 599 E (10:2552), ns, 380 e St Anns av, 40×95 5-sty bk tnt; re-mtg; Fredk W Marks to Fleischmann Realty Co, Inc, a corpn, 30 E 42; Nov17; Nov19'13. — nom

nom 216TH st E (P A), ss, 200 e Bronxwood av, 50x100; also LAND in Yonkers, NY; power of atty to sell above prop; John McLaughlin et al to Ada C Rippey; Oct26'12; Nov18'13.

Benedict av, 1944 (*) land in bed of av in front of above, —x—; deed of cession; Terje Johannesen to City NY; Aug; Nov 1813.

Benedict av, 1944 (*), land in bed of av in front of above; re mtg; Fredk A Southworth TRSTE Jno Southworth to City NY; Aug12; Nov18'13.

Crescent av, 619-21, see Hughes av, es, 100 s William or 186th

Fordham rd, 617-9 E (12:3273), ns, 50.11 w Hughes av, 38.2x100; asn rents to extent of \$1,350; Port Jervis Land Impt Co, Inc, a corpn, 35 Nassau, to Thos T Jones, 76 Willow, Bklyn; Nov14; Nov18'13.

Hughes av (11:3074), es, 100 s William or 186th, runs e87.6xs23.1 to nws Crescent av (Nos 619-21) xsw34.9xw65.5 to Hughes av xn50 to beg; asn rents to extent of \$1,-250; Francesca Giallorenzi to Wenare Holding Co, a corpn, 90 Lenox av; Nov14; Nov20'13.

Nov20'13. nom
Kingsbridge av (13:3403), ws, 100.6 n
Spuyten Duyvil & Port & Morris R R Co,
a strip 3x200; re mtg; Wm A Van Tassel
to Frank D Wilsey at Independence av &
231st; Oct30; Nov18'13. nom

Maple av (*), ws. 25 n Randall, 25x100;
-mtg; Jno J Fleming TRUSTEE, at Burngton, Ia, to Raffiaele Garofalo, 351 E 32.
ov12; Nov18'13.

Nov12; Nov18'13.

Netherland av (13:3407), land in bed of av bet ns 227th & ws 230th; re mtg; Emily S Sage to Edgehill Terraces Co, a corpn, 84 William; Apr12; Nov20'13.

Netherland av (13:3407), land in bed of av in front of land mortgaged by Wm J McNulty to Jno Lowe et al & recorded May1'12; re mtg; Mary L Van Saun to City NY; Sept17; Nov20'13.

Netherland av (13:3407), see at av line

Mayl'12; re mtg; Mary L Van Saun to City NY; Sept17; Nov20'13.

Netherland av (13:3407), ses, at sw line plot C3 map 3 in a deed recorded L 10 P 185, runs nw51.9 to nws Berrian, as formerly laid out xne101.4xse34.11 to av xsw 100 to beg, being land in bed of av; re mtg; Chas E Ingersoll & ano, EXRS &c Jno H Warren to Edgehill Terraces Co, 84 William; QC; Mar22'12; Nov20'13. nom H Warren to Edgehill Terraces Co, 84 William; QC; Mar22'12; Nov20'13. nom Lewis C3 & B2 map 3, as described in deed recorded June22'11; runs w— to land Danl Lewis xe116.7xe— to av xsw— to beg; also NETHERLAND AV (13:3407), es, at line bet plots B3 & D4, same map, runs w— to land Kidwell xne— to line bet plots B3 & D3 xe— to ave xs— to beg; re mtg; Mary E Fuller et al, EXTRX &c Jos W Fuller, to Edgehill Terraces Co, 84 William; QC; Apr18'12; Nov20'13.

Pierce av (*), ns, 75 w Haight av, 25x 100; re mtg; Columbia-Knickerbocker Trust Co to Jakob Grob, 620 E 136; Nov17. Nov20'13.

Prospect av, 980 (10:2690); asn rents for 5v from Decl'13: R G Realty Cornn. 135

Nov20'13.

Prospect av, 980 (10:2690); asn rents for 5y from Decl'13; R G Realty Corpn, 135 Bway, to Meyer Jarmulowsky, 27 E 95, firm of M & L Jarmulowsky, 165 East Bway; Nov13; Nov17'13.

O C & 100

Theriot av & Leland av (*), all lands lying in bed of said avs in front of lands mortgaged by Jno S Mapes Aug11'02; remtg; Wm D Faris to Park Versailles Realty Co, 1469 Williamsbridge rd; QC; Nov13; Nov14'13.

Realty Co, 1469 Williamsbridge rd; QC; Nov13; Nov14'13.

Westchester av (*), ns, 47 e Castle Hill av, -X-, owned by party 1st pt; also LOT adj above on w, owned by party 2d pt; agmt to boundary line as follows: Westchester av, ns, 47.1 e Castle Hill av, runs n 164.1; Chas H Roe Estate, a corpn, 391 E 149, with Philip Maker, 2211 Westchester av; Oct29; Nov14'13.

Westchester av (*), ns, 67 e Castle Hill av, -X-, owned by party 1st pt; also land adj on e, -X-, owned by party 2d pt; agmt that boundary line will be Westchester av, ns, 67.1 e Castle Hill av, runs n164.2 & mortgagees consent to same; Chas H Roe Estate, a corpn, 391 E 149, with Frank Gass, Inc, a corpn, 2215 Westchester av, 1219 & 1223 (*); re asn rents recorded Liberters.

Wheeler av, 1219 & 1223 (*); re asn rents recorded July19'13; F R Wood, W. H. Dolson Co, to Beatrice Brower; Nov 12; Nov20'13.

2; Nov20'13.

3D av (11:2920-30 & 30½), ws, abt
173d; consent to additional tracks; M
Lawson to Manhattan Railway Co;
3; Nov14'13.

LEASES.

Borough of Manhattan.

NOV. 14, 15, 17, 18, 19 & 20.

¹Barclay st, 105-7, see West, 149-50.

**Broome st, 259 (2:413), cor str & b; Saml & Isaac Rakowitz to Saml Solomon, 71 E 1900, & ano; from Decl to Apr30'18; Nov 19'13.

**Cherry st, 39 (1:109), str & pt b; Jno B Golden to Jos Salatora, 400 E 12; 3yf Nov1; Nov19'13.

Columbia st, 101, see Stanton, 267-71.

¹Delancey st, 73-5 (2:414), 3d str & Morris Weinstein to Chas Greenberg, Rivington & ano; 5 11-12yf June2; No:

13.

**Delancey st, 106 (2:410), w str & b; asn
Ls with consent by Rose A Block; Alex
Sirlyn to A B Newman Co, a corpn, 288 E
Houston; Oct23; Nov19'13.

**Lesex st, 133 (2:411), ground floor & b;
Henry & Chas Steiner to Harry Marks,
163 E Houston; from Dec15'12 to Apr30'20;
Nov17'13.

MoVIT 13. 5,400

MESSEX st, 133 (2:411); asn Ls; Harry Marks to Isidore Resnikof, 514 Howard av, Bklyn; Decl7'12; Nov17'13. nom 1Essex st, 133; asn Ls; Isidor Resnikof to Elias Mayer & Louis Schneider, 104 Delancey; Mar26; Nov17'13. nom

Essex st, 133; asn Ls; Elias Mayer & ouis Schneider to Jacob Landsman & nnie Solomon, 133 Essex; Nov15; Nov17

13. Hamilton st, 15 (1:253), ns, 176.4 e Cath-arine, 25.1x56.2x25x57.10, the land; Arthur B Conger to Helena Perry, 176 E 78; 21yf May1; 2 rens of 21 yrs each; Nov20'13. taxes &c & 200

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Hamilton st (1:253), ns, 176.2 e Cathrine; Chas D Perry to Helena Perry; Feb

Harrison st, swc Hudson, see Hudson,

'Hudson st, S1 (1:180), swc Harrison, all; Diedrich Muller to Emil G Grossmann, 410 Centre st, Nutley, NJ; 10yf Dec1; Nov 19'13. 3,700

¹John st, 4-10, see Bway, 182-4.

Lafayette st, nwc Walker, see Walker,

¹Mulberry st, 118 (1:205), all; Jas T Meehan to Domenico Volpe, 465 Morningstarrd, Graniteville, SI; 5yf May1; Nov14'13.

¹North Moore st, 11 (1:190), ns, all; Thos S Faulkner by Wm T Roe, AGENT, to Chas Fresinger, 11 N Moore; 2 11-12yf June11; Nov18'13.

Rivington st, 245 (2:338-57), w str fl; Hirsch Hochman to Manes Franzblau aml J Wind, on premises; 3yf May1'1 Nov17'13.

¹Stanton st, 267-71; also COLUMBIA ST, (No 101) (2:334), cor str & pt c; Sol Becker to Wm Fox, 267 Stanton; 4y & 4½ mos f Dec15; Nov14'13.

Walker st, 92-4 (1:196), nwc Lafayette, str & c; American Hardware Corpn of N Y, P & F Corbin Division, to Geo A Gane, at Prince Edward Island, Canada, et al, firm Gane Bros & Co, 52 Duane; 9yf May1 '14; Nov18'13.

Water st, 501 (1:248), all; Star Mtg Co to David Pearlman, 286 Madison; 2 10-12yf Dec1; Nov19'13. 1,700

¹West st, 149-50; also BARCLAY S 105-7 (1:128); agmt as to ext of Ls for yrs f Mayl'17 on same terms as Ls r corded Apr8'12; A Edwin Schaff & al with Wm & August Schecker, at We Hoboken, NJ; Nov13; Nov19'13. no

¹5**TH st, 319 E** (2:447), all; Morris Zucker to Saml Dolinsky, 437 E 5; 3yf Dec1; Nov 20'13. 2,432

to Saml Dolinsky, 437 E 5; 3yf Decl; Nov 20'13.

2,432

112TH st, 36-S E (2:563), 1st fl & b; Clara A M Greer to Max & Nathan Turkeltaub, 1391 Mad av; 5yf Febl'14; Nov19'13.

12TH st, 528 E (2:405); asn two leases with all title to chattels, deposits, etc; Nathan Tamler to David Frank, 522 E 12; mtg \$1,000; Nov11; Nov19'13.

12TH st, 528 E (2:405); asn two leases, with all title to chattels & deposits; Hyman Tamler to Nathan Tamler, 528 E 12; mtg \$1,000; Nov10; Nov18'13.

12TH st, 59 W (3:816); asn Ls; Linden Bakery & Lunch Room Corpn to Alfd Hoffmann, 424 13th, West New York, NJ; Nov13; Nov14'13.

12D st, 301 W (3:746), asn Ls; Peter Doelger et al exrs Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corpn, 407 E 55; June6; Nov14'13.

124TH st, 36-44 W (3:825), str & b; Philip

124TH st, 36-44 W (3:825), str & b; Philip Goerlitz to Perfect Patent Folding Box Co, a corpn, 179-81 Wooster; 4yf Feb1'14; Nov 20'13. 4,000

134TH st W, nwc Bway, see Bway, nwc

140TH st W, sec 11 av, see 11 av, 510.

146TH st, 301 E, see 2 av, 862.

150TH st, 408 W (4:1059); asn Ls; Thos McCreesh to Denis Monahan, 500 W 51; mtg \$——; Nov19'13.

mtg \$—; Nov19'13.

1518T st, 8 W (5:1266); asn Ls; Annie B Driggs to H Morton Merriman, at Watertown, Conn; AT; Nov3; Nov20'13. nom 157TH st, 24 W (5:1272); asn Ls recorded Dec19'10; Alice M & Jas W Dunstan to Paul Salen & Bernard Schroder, firm Salen & Schroder, 5-9 W 37, & Paris, France; Feb24'12; Nov14'13. nom 157TH st 24 W; asp Ls; Salen & Schroder

157TH st, 24 W; asn Ls; Salen & Schroder to Danl Grill, 17 Brooklyn av, Bklyn; Oct 15'12; Nov14'13. O C & 100

¹57TH st, 24 W; asn Ls; Saml Goldsticker o same; Oct16'12; Nov14'13. O C & 100 ¹57TH st, 24 W; asn Ls; Danl Grill, 5-7 W 37 to Dunstan, Inc, a corpn, 24 W 57; Jan10 Nov14'13.

157TH st, 24 W; asn Ls; Thos F Moore as TRSTE of J W & A M Dunstan, bank-rupts, to Alice M Dunstan, 24 W 57; Oct 31; Nov14'13.

rupts, to Alice M Dunstan,
31; Nov14'13.

157TH st, 24 W; agmt as to sur Ls recorded Dec19'10; Geo W Morgan, 333 W 84,
TRSTE, with Alex P Bartlett at Sag Harbor, LI, & Ross A Mackey, 21 St Francis
pl, Bklyn; AT; Oct31; Nov14'13.

157TH st, 24 W; agmt as to sur Ls; Alice
M Dunstan individ & surviving partner of
Alice M & Jas W Dunstan with same; AT;
Oct31; Nov14'13.

157TH st, 24 W; agmt as to sur Ls; Duns157TH st, 24 W; agmt as to sur Ls; Duns157TH st, 24 W; agmt as to sur Ls; Duns-

157TH st, 24 W; agmt as to sur Ls; Dunstan Inc, a corpn, 24 W 57, with same; AT; Oct31; Nov14'13.

Oct31; NOV1413.

157TH st, 31 W (5:1273), ns, 523 w 5 av, 27x100.5, all; Regina Rothschild to Dunstan, Inc, a corpn, 24 W 57; 10yf Marl'14; Nov19'13.

159TH st, 313-5 W (4:1112); asn Ls; Auto Transportation & Sales Co to Wm M Fel-ton; Feb20; Nov20'13.

160TH st W, swe Bway, see Bway, swc 60. 167TH st, 205-7 E (5:1422), the concert hall & 1-sty bldg adj on east, with furniture for moving picture theatre; Kroywen Realty Co to Sixty-Seventh St Amusement Co, Inc, a corpn, 205-17 E 67; 10yf Nov15; Nov14'13.

105TH st, So E, see Park av, 1408. 1109TH st W, swc Ams av, see Ams av,

1115TH st E (6:1713), ss, at present crib bulkhead of Harlem River, runs w90xsw 108xe80 to said bulkhead xne112 to beg,

with wharfage rights, etc; City N Y by Commr of Docks to L Wertheim Coal & Coke Co, a corpn, 1 Bway; 5yf Nov1; Nov 2,625

111STH st, 63-5 E (6:1745), all; also 118TH ST, 68-70 E (6:1623); Hyman Rosner & Annie Koplik to Adolph Klein, 18 W 138, & Louis Williger, 203 W 141; 3yf Decl; Nov 14'13.

118TH st, 68-70 E, see 118th, 63-5 E.

1119TH st, 75 E (6:1746), all; Sadie Gluck o State Leasing Co, Inc, a corpn, 2238 5 v; 5yf Nov1; Nov20'13. 2,450

1119TH st E, nwc 1 av, see 1 av, 2325. 1125TH st, 61½ E (6:1750), agmt as cancellation & sur Ls recorded May2'1'. Hudson Realty Co, 30 E 42, with Carmeina Zodda, 344 E 118; Oct28; Nov19'13.

125TH st, 61½ (6:1750), str; Hudson Realty Co to Philip S Buglione, 61½ E 125; 2½yf Nov1; 2y ren at \$1,350; Nov19 '13.

¹127TH st, 63 E (6:1752), 3-sty b s dwg, all; Kate Parissi to Henry Benas at Milerton, NY; 2y & 5½ mos f Nov15; Nov17, 1,000

1129TH st W, nec Convent av, see Convent

130TH st W, nec 12 av, see 12 av, nec

1135TH st, 529 W (7:1988), all; Chas Geiger et al to Jacob Wiegan, 206 W 148; 3yf Decl; Nov18'13. 3,780 & 3,900 3,780 &

¹**135TH st, 610-4 W** (7:2001), all; Rosenhal & Grotta to Jos Shenk, 62 W 107; 9yf oct!'12; Nov20'13. 7,550 to 8,340

141ST st W, nec Ams av, see Ams av,

1142D st W, see Ams av, see Ams av, 1162D st W, nwc Bway, see Bway, nwc

171ST st W, nwc Ams av, see Ams av, n

¹181ST st W, see St Nicholas av, see St Nicholas av, sec 181st.

1183D st W, swc St Nicholas av, see St Nicholas av, 1451.

11918T st W, nwc St Nicholas av, see St Nicholas av, nwc 191.

¹Amsterdam av, 52 (4:1153); consent to asn Ls to Otto Hauck, 52 Ams av; Henry W Gehle & ano to Geo R Werner; Sept27 '12; Nov20'13.

¹Amsterdam av, 52; consent to asn Ls to Mary Hauck, 52 Ams av; same to Otto Hauck; Oct1; Nov20'13.

¹Amsterdam av, 52; asn Ls; Otto Hauck to Mary Hauck, 52 Ams av; Sept1; Nov 20'13.

Amsterdam av (7:1880), swc 109th, store No 8; Lloyd Constn Co to Fredk Gut-freund, 142 W 109; 5yf May1; Nov18'13.

Amsterdam av, 1464 (7:1986), single str & c; Auguste C Buckmann to Herman Wachtel, 1464 Ams av; 5yf Nov1; Nov19 '13.

¹Amsterdam av (8:2128), nwc 171st, ——; asn Ls; Harry Baker to Edw J Smith, 522 W 146; Nov18'13.

¹Amsterdam av, 1641-59 (7:2058), es, from 141st to 142d, San Samone Apts, all; Israel Lebowitz & ano to Jos Shenk, 62 W 107; 3yf Dec1; Nov20'13. 14,000

Broadway, 182-4; also JOHN ST, 4-10 (1:65), all; Eliz Chesebrough et al, heirs &c of Margt & Chas A Chesebrough, to Convent Park Constn Co, a corpn, 198 Bway; 21yf May1; re-recorded from Aug 22; Nov20'13; taxes, &c, & 1st yr \$40,000 & thereafter

¹Broadway (3:810), nwc 34th, cor store-room; United Merchants Realty & Impt Co to Lucio's, a corpn, 110 W 34; from Nov 1 to Aug15'24; Nov14'13.

1 to Aug15'24; Nov14'13. 22,500

'Broadway, 1441 (4:993), str & pt b;
Felix Isman, Inc, AGENT, for Broadway
& 41st St Co, to E Scheyer & Son, 56 E 87;
10yf Oct1; Nov19'13. 8,000 to 9,000

'Broadway, 1545 (4:1017), store No 7 in
Gaiety Bldg; 46th St & Bway Realty Co, a
corpn, to Jessie Pudlin, 54 W 117; 3yf Dec
1; Nov14'13. 3,800 to 4,000

1; Nov14'13. 3,800 to 4,000

1Broadway (4:1112), swc 60th, runs w133.2 xs100.5xe50xn25xe127 to Bway xn87.3 to beg, "Circle Theatre," all; Chas E Appleby to Felix Isman, 1672 Bway; 5yf Nov1; 2½ y ren at \$20,000; taxes, &c; also another ren of 5 yrs at \$—; Nov15'13. taxes, &c, 20,000 to 30,000

1Broadway (4:1112), swc 60th, south str. &b; Mascot Amusement Co to Regal Drug Co, a corpn, 1825 Bway; 2 5-12yf Decl; Nov15'13. 3,500

15'13. roadway, 3593 (7:2094), str & b; 147th 48th St Corpn to Geo M Carbulones & , 506 W 146; 5yf Octl; Nov15'13. 1,200 & 1,350

1,200 & 1,350

Broadway (8:2137), nwc 162d; asn Ls;
Redmond O'Neill to Peter Keefe, 21 W 20;
mtg \$5,500; Nov14; Nov17'13. nom

Convent av (7:1969), nec 129th, str; certf
as to confirmation of Ls made by Manhattan Leasing Co to party 2d pt & recorded
June12'11; Central Bldg Impt & Investment Co, owner of fee, to Feldman Bros;
Nov3; Nov15'13. nom

1Convent av (7:1969), nec 129th; asn Ls; Jacob & Albt Feldman of firm Feldman Bros, to Morris Dlugasch, 1715 Eastern Pk-way, Bklyn; Nov3; Nov15'13. nom

¹Convent av (7:1969), nec 129th; as Morris Dlugasch to Chas H Louis, 1 Nov5; Nov15'13.

'Lexington av, 643 (5:1309), s str fl; Ida Grossmayer to Saml Schultz; 2 10-12yf Dec1; Nov17'13. 540 to 660

¹Park av, 1408; also 105TH ST, 80 E (6:-1610); asn Ls & all R T & I to chattels; Jas McWalters to Thos McWalters, 76 E 105; mtg \$5,190; Nov17; Nov18'13.

Bronx

105; mtg \$5,190; Nov17; Nov18'13. nom

1st Nicholas av (8:2153), sec 181st, 25x
100, of which party 1st pt is lessee; also
181ST ST, ss, adj above on e & s, 75x100,
of which party 2d pt is lessee; agmt as to
covenants & restrictions for 5 yrs; H G
Grosse & Jos Wolf, 1420 St Nicholas av,
with Isaac Cohn, 600 W 183; Nov15; Nov20

'13.

'13.

1St Nicholas av (8:2153), es, 100 s 181st, all; Isaac Cohn to Jos R Reader, 518 W 179, & ano; 109f May1'14; Nov20'13.

3,600 to 4,800

1St Nicholas av, 1451 (8:2165), swc 183d, cor str; Janpole & Werner Holding Co to Adolph L Weiss, 600 W 183, & Abram Wyse, 570 W 183; 5yf Janl'14; Nov19'13. 2,700 to 3,300

¹St Nicholas av, 1451; sur Ls; same to Adolph L Weiss, 600 W 183; Nov10; Nov 19'13.

1St Nicholas av (8:2169), nwc 191st, n ½ of 5th store; Almeda Constn Co to Meyer Tuman, 2537 Ams av; 5yf May1; Nov18'13.

¹**1ST av, 418** (3:956), str & pt b; Harry & Mary Albanese to Jno Seery, 349 E 30; 4yf Decl; Nov19'13.

11ST av, 2325 (6:1796), nwc 119th; asn Ls, with all title to chattels & deposits; Dominick Fata to Louis Redor, 242 E 112; mtg \$2,000; Nov17; Nov19'13.

12D av, 67 (2:459), 3d fl; Jacob Glass Minnie Hirsch, 67 2 av; 1y9½ mos f J 15; Nov14'13.

12D av, 862 (5:1339), nec 46th, str, b & 1st fl on s; Angelina M De Quesada to Thos J Mealey, 225 E 47; from Nov1'12 to Oct1 '18; Nov18'13.

12D av, 862; also 46TH ST, 301 E (5:1339); asn two leases; Thos J Mealey to Jno J Miller, 225 E 47; mtg \$4,449.48; Nov3; Nov 18'13. O C & 100

18'13.

'2D av, 1575 (5:1527), all; Jno J Hoff to Jno A Schoenecher, on premises; 3yf Nov 1; Nov17'13.

1,500

1,500 av, 165 (3:897); asn Ls; Gus E Strom Andw Zwirman, 744 E 187; Oct21; Nov 19'13.

19'13.

13D av, 1208 (5:1404), cor str & b; Harry B Gutner to Kursch & Rubin, on premises; 3yf May1; Nov19'13. 1,308 & 1,400 13D av, 1581 (5:1534), all of 3d ft; Peter Varvartos to Jos G Brauneck, 2074 Vyse av; 2yf June1; Nov20'13. 180 2234 (6:175), 3-sty bldg & str,

13D av, 2334 (6:1775), 3-sty bldg & str, all; Emily Benson to Henry J Kirchner & Co, 2334 3 av; 3yf May1; Nov17'13. 2,000

17TH av, 342 (3:779), str & b; Harriet S James to Max Elfin, 875 E 147; 7yf Nov1; Nov18'13. 2,400 & 2,600

¹7TH av, 343 (3:805), asn Ls; Ernest Gurt-ter to Irma A Envent, 343 7 av; Nov14'13

nom derheide & ano to Ernest Gurtner, 2008 Manhattan av, 347 Mayl'14; Nov14'13. 3,400

17TH av, 2226 (7:1937); asn Ls; F & G Amusement Co to Chas A Goldreyer, 1956 Crotona Pkway; Nov17; Nov20'13. ¹STH av, 114 (3:765), s str & b; Jona Weil & ano to Louis Gross, 84 8 av, & ano 5yf June1'14; Nov20'13.

5yf Junel'14; Nov20 13.

18TH av, 2283-5 (7:1949), all; Cornelius S Pinkney & ano to Edw Bach & Co, 2283 8 av; from Feb1'12 to May1'35; Nov15'13.

3,300 to 4,700

19TH av, 719 (4:1058), str & pt c; H Wm Schmidt to Henry & Nathan Pallant, 719 9 av; 5yf Mayl'14; Nov14'13. 2,000 19TH av, 888 (4:1048); sobrn of Ls to mtg; Saml Danowitz with Flora E Solomon, 536 W 113; Nov15; Nov20'13. nom 11TH av, 510 (3:711), sec 40th, str fl & two apts on 2d fl; Jacob Ehmer to Henry Berliner & ano, 510 11 av; 10yf Nov1; Nov 15'13.

15'13.

'12TH av (7:1997), nec 130th; asn Living with all R T & I to chattels; Jno J Sammon to Jas F O'Brien, 172 Manhattan mtg \$5,500; Sept29; Nov18'13. 130th; asn Ls

mtg \$5,500; Sept29; Nov18'13. nom

'Extension to new pier 25, N R (1:184),
to be constructed upon land under water,
begins at outer end of new pier 25, as now
exists at ss of said pier, runs w136.10 to
new pierhead line xn— to ns of said pier
xe—xs— to beg, with wharfage rights,
etc; City NY by Commr of Docks to Old
Dominion Steamship Co, a corpn, at Pier
25, NR; from completion of pier to Apr17
'20, with privilege 10y ren; Nov18'13. 3½%
of cost of construction & 27½ cents per
sq ft per annum for land under water.

¹Extension to pier new 26 N R (1:184), begins at outer end of said pier at ss of pier, runs w141xm— to ns of pier xe—xs— to beg, with wharfage rights, etc; City NY by Commr of Docks to Old Dominion Steamship Co, a corpn, at Pier 25, NR; from completion of pier to May1 '22, with privilege 10y ren; Nov18'13. rental similar to above

LEASES.

Borough of the Bronx.

Rogers pl, 960 (10:2699), all; Max Caner to State Leasing Co, Inc, a corpn, 150 (assau; 3yf Dec1; Nov20'13. 3,725 ter to S Nassau;

Freeman st, sec Simpson, see Simpson, Gouverneur pl, nec Park av, see Park av,

3426.

1Simpson st, 1188 (11:2975) sec Freeman; sur Ls; Meyer Jarmulowsky, firm M & L Jarmulowsky, to Louis Levy, 205 W 139; AT; Nov19'13.

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¹**169TH st, 369 E** (11:2782), nwc Teller av, or str No 1; also str No 2 adj with cellar; Louisa M Esche to Elias Goldstein, 600 E 169; 5yf May1; Nov14'13.

¹Bathgate av, 1595 (11:2919), apt 1 of 5 rooms; Jos Diamond Constn Co to H Brandenberg, 1595 Bathgate av; 2yf Aug1; Nov 14'13.

14'13.

¹Crotona Pkway, 1890; also DALY AV, 1891 (11:2985), all; Narcorth Realty Co to Fannie Offermann, 444 E 146, & Jos Schwartz, 229 E 111; 2yf July1; Nov14'13. 17,500

¹Daly av, 1891, see Crotona Pkway, 1890. ¹Hoe av, ws, abt 234.3 n Aldus, see So blvd, es, 134.3 n Aldus.

blvd, es, 134.3 n Aldus.

¹Park av, 3426 (9:2388), nec Gouverneur pl, str & front c; Jos Zeller to Michl J Smith, 489 E 183; 5yf Nov15; Nov17¹13, 600

¹Southern blvd (10:2743), es, 134.3 n Aldus, runs e203xn100xe97 to ws Hoe av xn 20xw300 to So blvd xs120 to beg, the theatre & rooms connected therewith only; Boulevard Theatre & Realty Corpn to Jos Wein, 507 W 134; 10yf Nov1; Nov18¹13.

Southern blvd (10:2743), same prop; asn s; Jos Wein to Comet Amusement Corpn, 60 W 42, & Jos Wein, 507 W 134; all title; Nov1; Nov18'13. title:

Teller av, nwc 169th, see 169th, 369 E.

¹Teller av, nwe 169th, see 105th, 655 l.
¹Villa av, 3132 (12:3311); agmt as to sur of Ls; Constantine Avallone with Fredk W Van Sylck of Mt Vernon, NY, & ano, ADMRS of Geo Brown; Aug7; Nov14*13.

Walker av, 1746 (*), ss, 60 11 e Rosedale av; all; Mary F Crotty to Morio Roncaglio, on premises; 5yf Jan1'14; Nov20'13, 720 Willis av, 164 (9:2280), ground fl; agmt to continue Ls; Henry Heller & ano TRSTES Jno Heller, to Wm J Wade, 49 E 183; 4yf May1'15; Nov19'13. 1,500 & 1,800 Willis av, 164 (9:2280), asn Ls & bill of sale of chattels; Jacob H Mayers, Auctioneer, to Thos A Hanlon, at Yonkers, NY; AT; Nov15; Nov19'13. 200 Willis av, 164; asn Ls & bill of sale of chattels; Thos A Hanlon to Wm J Wade, 489 E 183; AT; Nov15; Nov19'13. nom

MORTGAGES.

Borough of Manhattan.

NOV. 14, 15, 17, 18, 19 & 20.

mAllen st, 10-2 (1:294), sec Canal (Nos 62-6), 50x87.5; Nov14; Nov17'13; 5y5%; Orrn of H & A Cohen, a corpn, to Boways Bank, 128 Bowery. 15,000

"Allen st, 10-2; consent to above mtg;
Nov14; Nov17'13; same to same.

"Allen st, 10-12; certf as to above mtg;
Nov14; Nov17'13; same to same.

"Allen st, 10-2; sobrn agmt; Nov14; Nov
17'13; same & Abr Cohen with same, nom
"Allen st, 10-2; sobrn agmt; Nov14; Nov

"MHen st, 10-2; sobrn agmt; Nov12; Nov 17'13; Corpn of H & A Cohen, a corpn, & Leopold Haas, with same. nom "MHen st, 10-2; also CANAL ST, 62 (1:-294); ext of \$55,000 mtg to Nov14'18, at 5%; Nov14'; Nov20'13; Corpn of H & A Cohen, a corpn, with Bowery Savgs Bank, 128 Bowery.

mAttorney st. 13-5 (1:314); ext of \$42, mtg to Feb15'19 at 5%; Nov17; Nov20' Union Square Savgs Bank with Saml Le 193 2 av.

mBarclay st, 105-7, see West, 149-50.

**Barclay st, 105-7, see West, 149-50.

***mBaxter st, 150-2 (1:235); ext of mtg for \$26,000 to Nov10'16, 5%: Oct29; Nov18'13; Giovanni Tasso & Angelina Ferretti with Girard Trust Co. a corpn, at Broad & Chestnut, Phila, Pa, trste Neilson Brown, will of Alex Brown.

**mBleecker st, 65-9 (2:394); ext of \$265,-000 mtg to Jan1'17 at 5%; Oct24: Nov18'13; N Y Life Ins Co with Chas T Wills, 286 5 av "Bleecker st, 600 corp.

286 5 av

***mBleecker st, 282 (2:587), ws. abt 45 s

Barrow, 21x75; pr mtg \$--- : Nov13: Nov

15'13; 2y5%; Jennie, Leopold & Fannie

Herz to De Witt C Romaine, 473 Hudson.

9,000

mCanal st, 62, see Allen, 10-2.
mCanal st, 62-6, see Allen, 10-12.
mCanal st, 169 (1:204), ns, 21 w Elizabeth, 20.9x100; ext of two mtgs aggregating \$15,000 to May1'17 at 5%; Nov17'13; Jas Shea with Margt A Butts, 512 5 av. nom mChrystia st, 143 (2:424), ws, 94 s, Dec

mchrystie st. 143 (2:424), ws. 94 s De-lancey, 22.8x108x22.9x108 :leasehold; given to secure performance of leases covering 292 E 3d st, 433 W 56th st. 439 W 56th st. 642 E 13th st. 220 Av B. 533 E 13th st. 236 E 7th st, & 514 W 125th st; Oct31; Nov14 113; demand, —%; Schlesinger Realty Co to Jonas Weil, 21 E 82, & ano. 3,000

to Jonas Weil, 21 E 82, & ano.

mChrystie st. 143; certf as to above mtg;
Nov5; Nov14'13; same to same.

mChrystie st. 143; leåsehold; given to secure performance of leases covering 208

W 28th & 814 10 av; Oct31; Nov14'13; demand, —%; same to Therese Weil, 21 E
82, & ano.

2,000

82, & ano.

mChrystie st, 143; certf as to above mtg;
Nov5: Nov14'13; same to same.

mChrystie st, 230 (2:422), es, 74.3 s Houston, 25x75; Nov18'13; 5y5%; Bertha Kaufmann to A Gertrude Cutter, 781 Lex av.

17,000

mEssex st, 133 (2:411), ws, abt 80 n Rivington: leasehold: Nov15: Nov17'13: demand, 6%: Jacob Landsman, 104 Delancey, to Elias Mayer & Louis Schneider, 25 2 3,000 mHarrison st, swe Hudson, see Hudson, 81.

mHester st, 61-3, see Ludlow, 32-4.

mHester st, 79 (1:308), nwc Orchard (No 41), 23.4x63.5; Oct24; Nov19'13; due, &c, as per bond; Mary F, Pierre L & Reginald Ronalds & Fanny F Ritchie to Greenwich Savgs Bank, 246 6 av.

RECORD AND GUIDE

"Hudson st, S1 (1:180), swc Harrison; sal Ls; Nov19'13; demand, 6%; Emil G Gross-mann to Geo Ehret, 1197 Park av. 5,000 "Hudson st, 551 (2:633), nwc Perry; sal Ls; Nov15; Nov17'13; demand, 6%; Frank Daly & Jas Spillane to Jacob Ruppert, a corpn, 1639 3 av. 4,500

"Leroy st, 13 (2:586), ns, abt 150 w Bleecker, 25x90; PM; Nov19; Nov20'13; due &c as per bond; Maria De Barbieri to Title Guar & Trust Co. 7,000

mLeroy st, 42 (2:582); ext of \$3,000 mtg to Nov13'18 at 5½%; Mar14; Nov17'13; Title Guar & Trust Co with Stefano Ni-castro, 272 Bleecker, & Alfonso Pecoraro.

mLudlow st, 32-4 (1:310), nec Hester (Nos 61-3), 75x43.9; Nov19; Nov20'13; due &c as per bond; Morris Marans, 2026 7 av, to Julius Goebel, 120 E 95. 68,000

mLudlow st, 174 (2:412); agmt that payment of \$1,000 int on mtg for \$25,000 be extended to 'Mar25'16; Nov20'13; Fannie Gluck with Coppel Stugensky.

mMangin st, 22 (2:322); ext of \$20,000 mtg to Nov19'18 at 5%; Nov12; Nov20'13; Elsie A Duncan, 14 Willcocks, Toronto, Can, with Bertha Kaufmann, 1767 3 av.

mOrchard st, 41, see Hester, 79.

mPearl st, 295 (1:98), ns, 100.7 e Beekman
17.8x98.5x14.4x99.5; ext of \$12,000 mtg
to Nov14'18 at 5%; Nov14; Nov15'13; Anna
S Lincoln with Philip M Schell, 226 E 50.
nom

mPerry st, nwc Hudson, see Hudson, 551.
mPrince st, 28 (2:493), ss, 23.6 e Mott, 24x
115.2x23.1x120.7; ext of \$13.000 mtg to Nov
20'16 at 5%; Nov20'13; Jno Ryan with
Emigrant Indus Savgs Bank.

Emigrant Indus Savgs Bank.

mPrince st. 28 (2:493), ss, 23.6 e Mott, 24x
115.2x23.1x120.7; Nov20'13; 3y5%; Jno Ryan
to Emigrant Indust Savgs Bank.
4,000

mSt Marks pl, 6 (2:463), ss, 100 e 3 av, 26x
120 bldg loan; pr mtg \$——; Nov14; Nov
15'13: due May 14'14, 6%; David Wasser,
242 E 3 to Abr L Kass, 226 S 9, Bklvn.
13,000

mVandewater st, 24-6 (1:113), ss, 217.11 w Pearl, 50x95x50.3x95; pr mtg \$77,000; Nov 10; Nov14'13; installs, 6%; Twenty-Four and Twenty-Six Vandewater Street Corpn to Estates Mortgage Securities Co, 160 Rway.

Bway. 7,500

mWater st. 28 (1:7), ns, 93.5 e Broad, runs
n39.11xe14.7xn8.11xe4.4xs47.7x w 18.11 to
beg; also LAND in Somers, West Co, NY;
an undivided interest; pr mtg \$25,200;
Dec20'12; Nov18'13; due Dec31'14, int as
per bond: Eliz Van Rensselaer Boell, Katonah, NY, to Jacques de Neuflize, 31 Rue
Lafayette, Paris, France. 26,000

mWayerly nl. 192 (2:211) as 7441 a

"Waverly pl, 193 (2:611), es, 74.11 s Charles, 20x80; ext of \$6.000 mtg to Nov 14'16 at 5%; Nov13; Nov15'13; Helen Knauer, 553 W 152, with Geo Dieckmann, 2042 Webster av.

"West st, 149-50; also BARCLAY ST, 105-7 (1:128); sal Ls; Nov19'13: demand, 6%; Wm & August Schecker, West Hoboken, NJ, to F & M Schaefer Brewing Co. 6,000 "3D st. 6S E (2:444); ext of \$44.000 mtg
to Nov18'18 at 5%; Nov18: Nov19'13; Aaron
Jacobs with Kath A Kingsland, Lenox,
Mass, & ano trstes for Kath A Kingsland
will Ambrose C Kingsland.

m10TH st, 268 E (2:437), ss, 250 e 1 av 25x92.5; ext of \$8.000 mtg to Nov19'16 a: 5%; Nov19; Nov20'13; Moses Bard with Saml Tessler.

****ITH st. 39 W (2:575). ns, 471.10 e 6 av, 21.9x103.3; Oct31; Nov20'13; 1v6%; Edw Swann, 39 W 11, to Geo Hotchkiss, 13 W 8,000

Swann, 39 W 11, to Geo Hotels, 8,000
87.

***m12TH st. 347 W (2:641), ns. 163 w Greenwich, 22x80: Nov14'13; 5y5½%; Mary A
Auten, Nyack, NY, to David Daly, 377 E
144.

***m12TH st. 347 W; sobrn agmt; Nov12; Nov
14'13: Caroline M Fitch individ & as extrx Geo B Morris with same.

**nom
**m13TH st. 538 E (2:406), ss, 170 w Av B,
25x103; PM: Nov18'13, 5y5%; Julia P McSwegan. 430 E 13, to Emigrant Indus
Savgs Bank.

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m13TH st. 538 E (2:406), ss, 170 w Av B, 25x103; PM: Nov18'13, 5y5%; Julia P Mc-Swegan. 430 E 13, to Emigrant Indus Savgs Bank.

m13TH st. 538 E; PM: pr mtg \$9,500: Nov 18'13; 5v6%; Julia P McSwegan to Christopher McKeon, 216 Av A. 2,000

m13TH st. 8 W (2:576), ss, 195 w 5 av, 20x83.7x—x77.9; also 13TH ST, 10 W (2:576), ss, 215 nw 5 av, runs sw 87xw10.6x sw9.6xnw10xne100 to 13th xse20 to beg: pr mtg \$120.000: Nov20'13; due Junel'16, 6%; Geo J Rick. 40 W 36, to Jeremiah W Dimick, at Rifton, NY. 27,500

m13TH st. 10 W, see 13th, 8 W.

m14TH st. 59 W (3:816); leasehold; Nov 13; Nov14'13; due Jan5'15, 6%; Alfd Hoffmann, 424 13th, to Linden Bakery & Lunch Room Corpn, 59 W 14. 7,000

m15TH st. 524-6 E (5:1576), ss, 348 e Av

mann, 424 13th, to blanch 7,000

mom Corpn, 59 W 14.

7,000

misth st, 524-6 E (5:1576), ss. 348 e Av
A, 50x102.2: Nov6: Nov17'13; due &c as
per bond: Santa. wife Jno Rumore, to Jos
A Schmitt, 193 Menahan, Bklyn.

1,000

misth st E, nwc Av B, see Av B, 308-16.

misth st E, swc Av B, see Av B, 318-22.

misth st, 274-6 W (3:768), ss. 110 e 8 av,
40x123.5x40.3x128.2; pr mtg \$62,500; Nov
14: Nov17'13; 3y6%: Ralph Hodding Co, 55
Liberty, to Herman Heinemann, 601 W
113. 7.500 19TH st, 274-6 W; certf as to above ttg; Nov14; Nov17'13; same to same.

mtg; Nov14; Nov1713; same to same.

**21ST st. 7-13 W (3:823), ns, 170 w 5 av.
106x98.9; Nov14; Nov17'13; due &c as per
bond; Jno R Toye, Lincoln Park, Yonkers,
NY, to Henry Phipps Estate, 787 5 av.
230,000

m22D st, 6-14 W (3:823), ss, 146.3 w 5 av, 137x98.9; Nov14; Nov17'13; due &c as per bond; Jno R Toye, Lincoln Park, Yonkers, NY, to Henry Phipps Estate, a corpn, 787 5 av.

m26TH st, 232 E (3:906); ext of \$18,000 mtg to June416 at 5%; June3; Nov18'13; Title Guarantee & Trust Co with Isaac Gitsky, 555 W 151.

Gitsky, 555 W 151.

m31ST st, 139-47 E (3:887), ns, 103.11 e
Lex av, runs n80xw3.11xn93.11xw5xn24.3 to
ss 32d (Nos 142-54) xe108.3xs51.6 to cl Elbert xsw47.3xe7.10xs98.9 to 31st xw100.11
to beg; pr mtg \$150,000; Nov14; Nov17'13;
due &c as per bond; denry Steeger to Dry
Dock Saygs Instn, 341 Bowery.

m32D st, 142-54 E, see 31st, 139-47 E.

m34TH st 123 E (3:890) rg, 1112 reference.

"34TH st. 123 E (3:890), ns. 111.3 w Lex av. 22.9x98.9; Nov13: Nov14'13; due, &c, as per bond; Saml B Dewsnap, Newark, NJ, to Title Guar & Trust Co. 5,000

to Title Guar & Trust Co. 5,000

"34TH st, 338-40 E (3:939), ss, 125 w 1
av, two lots, ea 23x98.9; two mtgs, each
\$9,000; Nov14'13; 5y5½%; Andw Diehl to
Lawyers Mort Co, 59 Liberty. 18,000

"34TH st, 338 E (3:939), ss, 148 nw 1 av,
23x98.9; pr mtg \$9,000; Nov11; Nov20'13;
3y5%; Andw Diehl to Wm Corcoran, 326
E 38. 2,500

m34TH st, 340 E (3:939), ss, 125 nw 1 av, 23x98.9; pr mtg \$9,000; Nov11; Nov20'13; 3v5%; Andw Diehl to Frank Corcoran, 340 E 34.

"34TH st. 311-21 W (3:758), ns. 175 w 8 av. 125x197.6 to ss 35th (Nos 322-32); pr mtg \$350,000; Nov19'13; due, &c, as per bond; Hammerstein Opera Co to Leo S Bing, 2170 Bway et al. 75,000

Bing, 2170 Bway et al.

**m35TH st, 322-32 W, see 34th, 311-21 W.

**m36TH st, 234 E (3:916), ss, 125 w 2 av, 25x98.9; Nov14'13; 5y5%; Charlotte M wife Henry L Stegmann, Hartsdale, NY, & Jno J Hubschmitt, 188 Lenox av, NY, to Metropolitan Savings Bank, 59 Cooper sq E. 2,000

2,000

m37TH st, 122 E (3:892), ss, 75.6 w Lex av. runs s31.6xe0.6xs15.4xw9xs24.6xw16xn 73.11 to st xe24.6 to beg; pr mtg \$7,500; Nov14'13; due, &c, as per bond; Wm C Fargo to Title Guar & Trust Co. 2,500

Fargo to Title Guar & Trust Co. 2,000

m38TH st, 317 W (3:762), ns., 225 w 8 av,
runs n98.9xw25xs98.9xw—xs— to ns 38th
xe25 to beg; all title to any strips adj;
Nov13; Nov20'13; 3y5%: Augusta C Leimer,
of B of Q, NY, to N Y Title Ins Co, 135
Rway. 14,500

m42D st, 550 W (4:1070), ss, 227.6 e 11 av, 19.7x98.9; Sept6; Nov14'13; 2y6%; Marie M Wolfe, 550 W 42. to Queens Boro Plaza Realty Co, 456 Richmond Terrace, New Brighton, SI. 2,000

#46TH st, 222-6 E (5:1319), ss, 237.2 e 3 av, runs s70xw56.6xs30.5xe115.9xn100.5 to st xw59.2 to beg; PM; pr mtg \$45,000; Nov 20'13; due Aug15'16, 6%; G H Masten Realty Co to Strange & Slawson Co; 17 Mad av.

m46TH st, 301 E, see 2 av, 862. m47TH st, 401 E, see 1 av, 844.

m47TH st, 401 E, see 1 av, 844.

m47TH st W, nwe 5 av, see 5 av, 580.

m47TH st, 1-5 W (5:1263), ns, 92 w 5 av, runs nw on curve — xn92.5xw79.6xs100.5 to 47th xe87.6 to beg; PM; Nov14; Nov17'13; due Jan15'24, 4½%; Gertrude A Vanderbeck, 149 W 126, to Trstes Columbia University in City NY, 63 Wall. 220,000 m47TH st, 7-11 W (5:1263), ns, 179.6 w 5 av, 70.6x100.5; PM; Nov14; Nov17'13; due Jan1'24, 4%; Gertrude A Vanderbeck, 149 W 126, to Trstes Columbia University in City NY, 63 Wall. 180,000 m48TH st, 12 W (5:1263), ext of \$77.500

W 126, to Trstes Columbia Oniversity.

In City NY, 63 Wall.

180,000

**MSTH st, 12 W (5:1263). ext of \$77.500

mtg to Dec30'16 at 4\% \%: Nov 8; Nov14'13;

Trustees of Columbia University in City of

NY with Emeline M Ivison, 12 W 48. nom

**M49TH st, 550 W (4:1077). ss, 100 e, 11 av,

25x100: Nov12: Nov19'13; 5y5\%: Otto Moedebeck, 221 5th st, Union Hill, NJ. to

Maria Klingelhoffer, 431 12th st, West

New York, NJ.

***STST st, 349 E (5:1344). ext of \$18.000

mtg to Nov6'18 at 5\% \%: Nov6: Nov18'13;

Lawyers Mort Co with Max Distler. nom

***"52D st, 306-12 W (4:1042). ss, 100 w 8

av. 100x100.5; PM; Nov20'13; 3y5\% \%; Geo

J Rick, 40 W 36, to Dongan Investing Co.

40,000

***57TH st. 453 W (4:1069), ns. 241.8 e 10 av. 16.8x100.5; Nov17; Nov18'13; 5y5%; Dr Richards Dyspepsia Tablet Assn. a cornn. to Grace D Thorne, at New Rochelle, NY.

m577TH st, 453 W; certf as to above mtg; Nov17; Nov18'13; same to same.

Nov17; Nov18'13; same to same.

**m63D st. 116-22 E (5:1397). ss, 150 e Park
av. 100x127x100.2x132.6; bldg loan; Nov17
'13: 1y6% until completion of bldg & 5%
thereafter; Lenox Hill Realty Co, Inc, a
corpn, to Lawyers Title Ins & Trust Co.
425,000

m63D st. 116-22 E (5:1397), ss, 150 e Park av, 100x127x100.2x132.6; certf as to mtg for \$425.000: Nov17; Nov18'13; Lenox Hill Realty Co, Inc, to Lawyers Title Ins & Trust Co, a corpn, 160 Bway.

m74TH st, 33 W (4:1127), ext of \$30,000 mtg to Octl'16 at 5%; Oct21; Nov14'13; Letita K Kelterer with Howard A Scholle, 11 E 76.

m78TH st. 266 E (5:1432), ss. 55.10 w 2 av. 16 4x76.8; Nov13; Nov17'13: 3y5%; Fredk Lang. 268 E 78, to Cath W Loney, Guilsborough House, Northampton, Eng. 4.500

m78TH st, 266 E: sobrn agmt; Nov12; Nov 17'13; same & Sol Cohen with same. nom m78TH st, 313 E (5:1453); ext of \$10,000 mtg to Dec1'16 at 5%; Nov14; Nov17'13; Lawyers Mtg Co with Isidor & Marry Wiesenberger. m78TH st, 342 E (5:1452), ss, 230 w 1 20x102.2; Nov15; Nov17'13; due &c as bond; Zerlina Froman to Jacob Sch kraut, 418 E 51.

7,000 **m79TH st, 412 E** (5:1473), ss, 194 e 1 av, 25x102.2; ext of mtg for \$15,000 to Nov17, 18, 4½%; Nov17'13; Louis J Dorson, 961

Fox, with Jos Rose, 1470 1 av. nom **m55TH st, 44 E** (5:1496), ss, 100 e Mad av, 25x102.2; PM; Nov17'13; 3y4½%; Regis High School, a corpn, 980 Park av, to Geo Ehret, 1197 Park av. 30,000

ms6TH st, 150 W (4:1216),; ext of \$20,000 mtg to Mar19'17 at 4½%; oct27; Nov19'13; Mortimer J Fox with Jno A Brown, Jr, Newtown Township, Delaware Co, Pa.

m87TH st, 1 W, see Central Park W, 271 msSTH st, 113-9 W (4:1219), ns, 191 w Co av, 74x100.8; Nov14'13; 3y int as per bond Waunegan Realty Co to Farmers' Loan & Trust Co, 22 Wm.

mssth st, 113-9 W; certf as to above mtg; oct27; Nov14'13; same to same.

mS9TH st, 174-6 W (4:1219), ss, 100 e Ams av, 50x100.8; ext of \$50,000 mtg to Nov1'18 at 4½%; Aug16; Nov17'13; Ella B & John L Rogers, 176 W 89; J A Buckwalter, R Samana Raiser & Katie A Springer, 400 Walnut st, Royersford, Pa, & Stella H Herbine, 107 Spring, Reading, Pa, with Sarah C Smith at Dinard, France, et al trstes Fredk Butterfield. nom 10m96TH st, 111 W (7:1851); ext of \$22,000 mtg to Nov2*18, at 5%; Nov19'13; Jean K Dunne, 269 W 127, with Frederic de P Foster, Tuxedo Park, NY. nom 101ST st. 236 W (7:1872), ss, 176 e West

m101ST st, 236 W (7:1872), ss, 176 e West End av, 17x100.10; Nov18'13; 3y5%; Frank E Wise to Broadway Savgs Instn of City NY, 5 & 7 Park pl. 15,000

m102D st E, nec 5 av, see 5 av, nec 102d. m103D st W, nec Bway, see Bway, 2700-4.

m111TH st W (6:1594), ss, 100 e Lenox av, 350x71.10; PM; pr mtg \$——; Nov12; Nov19'13; due May18'15, 6%; One Hundred and Eleventh Street Constn Corpn to Saml H Stone, 237 W 74, et al, exrs Emanuel Heilner 28.140

m113TH st, 72 E (6:1618), ss, 180 w Park av, 25x100.11; PM; pr mtg \$__; Nov10; Nov20'13; due May10'17, 6%; Chas Bloom, 169 E 82, to Abr Liebhoff, 1523 Av A. 2,700

169 E 82, to Abr Liebhoff, 1523 Av A. 2,700

***m115TH st, 338 E (6:1686), ss, 175 w 1
av, 25x100.11; ext of \$500 mtg to Augl'14
at 6%; Aug5; Nov18'13; Carmela Palerma
with Clementina Ballista, 244 Mott. nom

**m115TH st, 115-7 W (7:1825); ext of two
mtgs for \$15,500 each to Jan1'19 at 5%;
Oct20; Nov18'13; N Y Life Ins Co with
Anna M, Howard H, Walter H, Fredk C,
Raymond W, & Harold S Ford, all c/o F W
Ford's Sons, 8 James.

**m11TTH st, 70-2 E, see Park av, 1652-4.

**m11STH st, 52 E (6:1623), ss, 60 e Mad
av, 20x100.11; PM; Nov17; Nov18'13; due,
&c, as per bond; Gertie Halpin, 129 E 117.
to Benenson Realty Co, 407 E 153.

**m11STH st, 452 E (6:1711), ss, 75 w Pleas-

m122D st, 273 W (7:1928), ns, 100 e 8 av, 20x100.11; PM; pr mtg \$12,500; Nov17'13; 5y or sooner, 6%; Thos A Roe, 562 W 173, to Mildred E Sterry, at Greenport, LI. 5,833.33

5,833.33 m124TH st, 68 E (6:1748), ss, 89 w Park ay, 17.7x100.11; Oct25; Nov14'13; 3y5'%; Clarence F Betts of Tenafly, NJ, to N Y Title Ins Co, 135 Bway.

m127TH st, 31 W (6:1725), ns, 347.6 w 5 av, 18.9x99.11; PM; Nov17'13; due Nov17'16, 5%; Margt Flugel to American Mtg Co, 46 Cedar.

5,00

***m12STH st, 71-3 E (6:1753), ns, 70 w Par
av, two lots, each 35x99.11; two P M mtg:
each \$5,000; two pr mtgs \$29,000 each; Au
27; Nov14'13; 3y6%; Allen W Rose, 16
Bleecker, to Cantiakue Development C
185 Mad av. 10,000

m133D st, 24 W (6:1730); ext of \$4.500 mtg to Nov10'16 at 5%; Sept23; Nov19'13; Julius Wolford with Society for the Relief of The Destitute Blind of the City of N Y & Its Vicinity, 896 Ams av.

m140TH st, 101-13 W, see Lenox av, 589-

m142D st, 287 W (7:2028), ns, 175 e 8 av, 25x99.11; Nov14; Nov17'13; 3y5%; Patk J Kennedy, 287 W 142, to Wm Rankin, 119 W 77.

m142D st, 287 W; sobrn agmt; Nov14; Nov
17'13; same & Walter S Fischer, 448 Riverside dr, with same. nom
m143D st, 513-5 W (7:2075); ext of \$80,00 mtg to Oct9'16 at 5 ° Oct9; Nov14'13;
Walter S Gurnee et al trstes for Delia E
Gurnee, will Walter S Gurnee with David
Werdenschag. nom

m143D st, 519 W (7:2075); ext of \$78,000 mtg to Octl'16 at 5%; Octl'08; Nov20'13; West Side Constn Co, 322 W 100, & Lloyd Constn Co, 200 W 109, with Benj Mordecai & ano, trstes Allen L Mordecai.

m149TH st, 300 W, see 8 av, 2801

m150TH st W, sec Riverside dr, see River side dr, sec 150th.

side dr, sec 1500n.

m152D st, 464 W (7:2066), ss, 225 e Ams av, 50x99.11; Nov18'13; 5y5%; Danl F Mahony to Emigrant Indus Savgs Bank.

12,000

m176TH st W (8:2133), ss, 100 w Audubon av, 150x87.1; given as additional collateral security for payment of bldg loan for \$25,000 covering 183d st, ns, 100 w Ams av, 170x74.11; pr mtg \$55,000; Nov17; Nov18'13; due Febl'14, 6%; Placid Realty Co, 35 Nassau to Abel King, 148 E 65, & ano.

**176TH st W (8:2133), same prop; certf us to above mtg; Nov17; Nov18'13; same o same.

m177TH st, 605-7 W (8:2144), ns, 100 w St Nicholas av, 50x90; ext of \$8,000 mtg to Aug15'16 at 6%; Nov20'13; Geo H Masten with G H Masten Realty Co, 103 Park av.

m182D st, 550 W, see Audubon av, 334

m182D st, 550 W, see Addition 183D st, 505-11 W (8:2155), ns, 100 Ams av, 170x74.11; pr mtg \$65,000; N 17'13; due Feb1'14, 6%; Placid Realty 25 Nassau, to Abel King, 148 E 65, & an 25,

m183D st, 505-11 W; certf as to above atg; Nov17'13; same to same.

m185TH st, 505-7 W (8:2156), ns, 100 w Ams av, 50x53.6x50x53.4; Nov14; Nov15'13; due, &c, as per bond; Ellen Duggan to Geo W Lenz, 530 W 179.

mAv B, 308-16 (3:976), nwc 18th, 100x120; PM; pr mtg \$− : Nov6; Nov18'13; 3y6%; Miller Daybill & Co, 318 Kosciusko, Bk-lyn, to Adelaide J Alcott, 20 E 60, et al, exrs &c Chas W Alcott. 5,000

Av B, 308-16; agmt as to apportionment mtg; Nov10; Nov18'13; Guaranty Trust of NY with same.

mAv B, 318-22 (3:976), swc 19th, 84x120; bldg loan; pr mtg \$____; Nov15; Nov17'13; 1y6%; Levy Dairy Co, 320 Av A, to Max Kobre, 115 W 122.

MAV B, 318-22; certf as to above mtg; Nov15; Nov17'13; same to same.

Nov10; Nov11 13, same to same. $\frac{m_{Av} \ c}{(2.372)}, \text{ nec 2d, runs } \text{n40xe44.2xn9.9}$ xn20xe26xs20xw5xs40 to st xw75 to beg; ext of mtg for \$65,000 to Oct27'18 at 54% Nov10; Nov14'13; Lawyers Mortgage Co with Sol Tenenbaum.

"Amsterdam av, 2236 (8:2128); sal Ls; Nov18'13; demand, 6%; Edw J Smith to Jacob Ruppert, a corpn. 4,335.80

**Adubon av, 334 (8:2154), swc 182d (No 550), 70x25; PM; Nov14; Nov15'13; 3y5%; Emma E Link, N Y & Constant M Bird, Larchmont NY, to Jos Bird, Larchmont, NY, trste for Helen W Whiteing. 11,500

MY, trste for Helen W Whiteing. 11,500

MBowery, 75 (1:303), es, 226.6 s Hester, runs e109.4xs24.11xw89.1 to es Canal xn 28.5 to Bowery xn4.9 to beg, all title to any strips adj; bldg loan; Nov13; Nov14'13; due May13'14; 6%; Ralph Moody to N Y Mort & Security Co, 135 Bway. 20,000

MBowery, 119 (1:304); asn Ls by way of mtg as collateral security for payment of \$2,700; Oct31; Nov17'13; Max Himmel to North American Brewing Co, 1306 Greene av, Bklyn. nom

av, Bklyn.

"Broadway, 111-5 (1:49 & 50); ext of \$5,-394,000 mtg to Janl'19 at 4%; Nov11; Nov 17'13; Equitable Life Assur Soc of U S with U S Realty & Impt Co, 111 Bway.

"Broadway, 2549 (4:1243), ws, 75.6 n 95th, 25,2x100; Nov20'13; 5y5%; Wm F & Frank E Gillies to Mary C Ware, 121 W 93. 42,000

mBroadway, 2700-4 (7:1875), nec 103d, 101.9 x165x100.11x151.8; pr mtg \$300,000; Nov19; Nov20'13; due &c as per bond 6%; Mayfield Constn Co to Charlton W Crane, 529 W 1986

mBroadway, 2700-4; certf as to above the noving; Nov19; Nov20'13; same to same. no

mBroadway, 2783-5, see Bway, 2787.

"Broadway, 2783-5, see Bway, 2787.

"Broadway, 2787 (7:1892), ws, 100 s 108th, 25x100; also BROADWAY, 2783-5 (7:1892), ws, 26:10 n 107th, 50x100; PM; pr mtg \$130,-000; Oct24; Nov15'13; due &c as per bond; Luana Corpn, 55 Liberty, to Saml L Hyman, 58 W 70, & ano.

40,000

man, 58 W 10, & ano.

"Central Park W, 271 (4:1201), nwc 87th
(No 1), 75.6×100; agmt extending & modifying mtg and extension and modification
agmt of mtg for \$400,000 to Marl'19 at
5½%: Nov17; Nov18'13; Owners Bldg Co,
a corpn, 43 Cedar, with Metropolitan Life
Ins Co, a corpn, 1 Mad av.

"Central Park W, nwc 87th; same propi-

"Central Park W, nwc 87th; same prop; ertf as to above agmt; Nov17; Nov18'13;

"Convent av, 282 (7:2058); ext of \$12,000 mtg to Oct8'16 at 5%; Sept15; Nov17'13; Robt B Ludington et al, exrs Marietta Ludington, with Wm Cumming.

"Lenox av, 589-607 (7:2009), nwc 140th (Nos 101-13), 99.11x120; ext of \$61,000 mtg to May15'18 at 6%; Nov10; Nov17'13; Seymour Realty Co & Central Bidg Impt & Investment Co with Saml Young, 119th st & Riverside dr, & Louis Rosenberg, 501 NO 172.

mMadison av, 1618 (6:1614); sal Ls; Nov 14'13; demand, 6%; Alice Sullivan to Geo Ehret, 1197 Park av. 2,000

Ehret, 1197 Park av. 2,000

"Park av, 929-31 (5:1509), es, 51.1 s 81st, 53.3x100; pr mtg \$265,000; Oct22; Nov15'13; 3y6%; Nine Hundred & Twenty-Nine Park Aye Co, a corn, to Emma Pawel at Lower Lincoln av, Oceanside, LI. 50,000

mPark av, 929-31; certf as to above mtg; oct22; Nov15'13; same to same.

mPark av, 1652-4; also 117TH ST, 70-2 (6:1622); ext of \$45,000 mtg to Janl'17 5%; Nov17; Nov20'13; Lillie, wife of Isaac Bernheim with Jno A Brown, Newtown Township, Delaware Co, Pa

**Riverside dr (7:2096), sec 150th, 103.4x 98.8x99.11x125; bldg loan; Nov17'13; due Septl'18; 6% until completion of bldg & 5½% thereafter; Be Glad Constn Corpn to Metropolitan Life Ins Co, 1 Mad av. 310,000

Riverside dr (7:2096); same prop; certf s to above mtg; Nov17'13; same to same.

Manhattan

mRiverside dr (7:2096); same prop; sobrn agmt; Nov14; Nov17'13; same & Max Marx, 419 Convent av, with same. nom mSherman av (8:2220), ss, 100 w Academy, 3 lots, ea 50x160; 3 mtgs, ea \$44,000; Nov 14; Nov15'13; due Decl'16, 5%; Bendheim Constn Co to Italian Savgs Bank, 64 Spring.

"Sherman av (8,2220); same prop; 3 certfs as to above mtgs; Nov14; Nov15'13

West Broadway, 551 (2:536), es. 141.6 3d, 21.8x128.9x22x128.9; ext of \$13,000 m to Aprl'16 at 5%; Mar26; Nov17'13; Si mund Wechsler, exr Abr Bernheimer, w P Chauncey Anderson, 14 E 60, & Elle O Anderson, Goshen, NY.

O Anderson, Goshen, NY. nom

"West End av, 872 (7:1874), es, 60.11 s
103d, 20x80; ext of \$17.000 mtg to Nov6
'18 at 4½%; Nov6; Nov17'13; Jno D McBarron with Wm Elliott, 522 West End av,
et al, trstes Geo L Elliott. nom

"IST av, 844 (5:1359), nec 47th (No 401),
26x80x26x79.11; pr mtg \$17,000; Nov14'13; 1
y6%; Bernard Fortgang, 2 W 112, to Henry
D Greenwald, 24 E 93.

"IST av, 1474 (5:1471); ext of \$15,000
mtg to Dec30'16 at 5%; Nov12; Nov19'13;
Thos S Ollive, committee Edwin O Brinckerhoff with Rosa & Annie Haft & Liberty
Holding Co. nom

m2D av (2:464), ws, 48 n St Marks pl, 48x 129; leasehold; pr mtg \$12,500; Nov12; Nov 15'13; demand, 6%; Saml Augenblick Co to Jacob Rosenthal, 1893 7 av.

m2D av (2:464); same prop; certf as to above mtg; Nov12; Nov15'13; same to same

m2D av, 862; also 46TH ST, 301 E (5:-1339); sal Ls; demand, 6%; Nov3; Nov18'13; Jno J Miller to Clausen-Flanagan Brewery, a corpn.

m2D av, 1083 (5:1331); sal Ls; Nov19'13; demand, 6%; Bartholomaus Eld to Jacob Hoffmann Brewing Co, 211 E 55. 1,425 m3D av, 134 (3:870), str Ls; Oct31; Nov 20'13; installs, 6%; Christo Efclibis & Demetrios Gadzouris to Eliz Bally, 226 E 13.

"5TH av, 580 (5:1263), nwc 47th, runs w 92xnw on curve —xn17.5xe100 to av xs 25.5 to beg; PM; Nov14; Nov17'13; due Sept1'23, 4½ %; Gertrude A Vanderbeck, 149 W 126, to Trustees Columbia Univer-sity in City N Y, a corpn, 63 Wall.

#57TH av, 582 (5:1263), ws, 25.5 n 47th, 5x100; PM; Nov14; Nov17'13; due May1'27, ½ %; Gertrude A Vanderbeck, 149 W 126, 0 Trustees Columbia University in City IY, 63 Wall.

NY, 63 Wall.

"5TH av, 584 (5:1263), ws, 50.5 n 47th, 27x100; PM; Nov14; Nov17'13; due May1 (27, 4½%; Gertrude A Vanderbeck, 149 W (126, to Trustees Columbia University in City N Y, 63 Wall.

nty N Y, 63 Wall.

"5TH av, 586 (5:1263), ws, 77.5 n 47th, 23x
00: PM; Nov14; Nov17'13; due May1'27,
½ %; Gertrude A Vanderbeck, 149 W 126,
0 Trustees Columbia University in City
Y, 63 Wall.

N Y, 63 Wall.

"5TH av (6:1608), nec 102d, 100.11x300;
Nov14; Nov17'13; due &c as per bond; Jnc
R Toye, Lincoln Park, Yonkers, NY, to
Henry Phipps Estate, a corpn, 787 5 av.
195,000

m7TH av, 342 (3:779); sal Ls; Nov17; Nov 18'13; demand, 6%; Max Elfin to Jas Ever-ard's Breweries, a corpn, 12 E 133. 5,000 18'13; demand, 0, 18 13. 5,000 m7TH av, 343 (3:805), leasehold; Nov14 '13; demand, 6%; Irma A Envent to F & M Schaefer Brewing Co, 114 E 51. 500 m8TH av, 2801 (7:2045), swc 149th (No 300), 25x100; Nov18'13; due &c as per bond; Max Ullmann to Sarah Dinkelmann, 116 E 24, & ano. 25,000 m8TH av, 2801; sobrn agmt; Nov18'13; Anna M Heffenstein with same. nom m9TH av, 550 (4:1031), es, 74.1 n 40th, 24.8 x100; PM; Nov20'13; 5x5%; Abr Halprin & Max Finkelstein to Mary G Richardson, 17 W 74, & ano, exrs &c Cath A Stevens. 23,000

m10TH av, 493½ (3:709), ws, 61.9 s 38th, 20.6x75; Oct29; Nov14'13; 3y5%; Jno Murray, 548 W 29, to Danl Delaney, 139 W 62. 2,000

2,000

**TITH av. 660 (4:1076), es, 25.1 s 48th, 25.1x100; Nov13; Nov14'13; 5y5½%; Irene B Stewart & Lillie V Algie, devisees Thos Waters to Commonwealth Savings Bank, 2007 Ams av. 8,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

"Certf (miscl) as to chattel mtg for \$5,-00; Nov15; Nov20'13; Washington Taxi ervice, Inc, to Isadore Newman.

mConcent (miscl) & certf as to chattel mtg for \$3,000; Nov19'13; Behr Sample Co to Harry Neiman.

"Land in Bklyn, NY (miscl); certf as to mtg for \$20,000; Nov18'13: Mattowacks Realty & Constn Co to U S Title Guaranty Co, 32 Court, Bklyn.

mLand in Queens Co (miscl); certf as to mtg \$4,000; Nov1; Nov19'13; Van Wyck Realty Co to Victor E Van Derwerken.

mRailroad now in course of construction, beginning in Boro of Queens, ne of boundary line of Boros of Bklyn & Queens at or near Fremont st, thence in a ne direction over the N Y, Bklyn & Manhattan Beach R R & Montauk Division of L I R, through L I City to East River, thence

over East River at middle thereof, passing from Boro of Queens to Boro of Manhattan, thence over Wards Island, curving ne to & over Little Hell Gate, thence over along the es Randalls Island, thence over Bronx Kills to a pt at or near 132d, & from said pt in a ne direction along & parallel with Harlem River & Portchester R R, crossing over intervening sts to northern prop line of Port Morris Branch of N Y & Harlem R R; also all spurs connecting with above; also all franchises, railroad tracks, bridges, wharves, shops, stations, offices, &c, & all other prop, real quired; May31; Nov20'13; due Aug1'53, —%; New York Connecting Railroad Co to Guaranty Trust Co of NY, trstes, 140 Bway; gold bonds; total amt \$30,000,000; mRailroad &c; same prop; certf as to

Railroad &c; same prop; certf as to

MORTGAGES.

Borough of the Bronx.

mBristow st, 1329, see Bristow, 1331.

mBristow st, 1329, see Bristow, 1881.

mBristow st, 1331 (11:2972), ws, 215 s
Jennings, 20x100; also BRISTOW ST, 1329
(11:2972), ws, 235 s Jennings, 20x100; pr
mtg \$__; Nov12; Nov17'13; due as per
bond, 6%; Herman B Flaxman, 1331 Bristow &
to David Flaxman, 1331 Bristow &
ano.

"Faile st, 104S (10:2748), es, 148.8 s 165th 20.8x100; pr mtg \$10,500; Sept18; Nov15'13; due, &c, as per bond; Emma Kempner, 1048 Faile, to Lydia Uren, 1871 Mac

mField pl, nwc Grand blvd & concourse, see Grand blvd & concourse, nwc Field pl. "Freeman st, nec Bryant av, see Bryant av, nec Freeman.

"Haskin (*), ns, 320.10 e Throggs Neck or Ft Schuyler rd, 25x148.5x25x148.11; Nov14; Nov15'13; 1y5½%; Jacob Rumpf, 715 Prospect av, to Rosetta M Kearney, 124 E 91.

"Jefferson st (*), nwc Starling av, 358x 265.6x122.6x125, given as collateral security for payment of dividend notes; Oct14; Nov18'13; due, &c, as per notes; West-chester Woodworking Co to Wm Drury, 55 John, trste for creditors of Westchester Woodworking Co. 4,760.29

"Logan st (*), ss, 50 w Maple av, 50x 100; Oct15; Nov14'13; 1y6%; Teresa A Bottino & Felicia A Quindo to Frank Rauch, 817 Faile. 500

"Mt Hope pl, 26 (11:2851), ss, 115 w Walton av, 25x125; pr mtg \$7,500; July16; Nov 18'13; 1y6%; Saul Renneck to Herman Brasch, 2024 3 av. 1,500

mSeabury pl, 1524 (11:2967-2977); ext of \$31,000 mtg to Nov13'16 at 5½%; Nov3; Nov15'13; Seabury Realty Co with Adolpho H Fischer & Lincoln Trust Co, 208 5 av, trste Mary G Pinkney for Julia Lawrence et al.

t al.

"Seabury pl, 1524; sobrn agmt; Novl
Novl5'13; same & Herman Zinstein wi

mTompkins st (*), es, 450 n 152d, 24 31.10x48.8x58.4; Nov11; Nov15'13; due 23'16, 5'%; Angelina Ricciuti, 603 E 140 Mariagrazia Ricci, 1720 Eastchester rd

m135TH st E (9:2310), ss, 125 w Alex av, 25x100; ext of \$1,500 mtg to Nov16'16 at 6%: Nov15; Nov20'13; Max Borck with saul Ellner, 504 E 188.

m135TH st, 358 E (9:2297), ss, 306.10 w Willis av, 20x100; PM; Nov18; Nov20'13; due &c as per bond; Carlton Realty Co, 62 W 142, to Caroline Ridgley, New Rochelle, NY.

"143D st, 294-6 E (9:2323); ext of \$35,000 mtg to Aug24'16, at 5.2 %; Sept2; Nov18'13; Eliz H Webb with Sarah Morris & Max Sussmann.

mi43D st, 298-300 E (9:2323); ext of \$35,000 mtg to Aug24'16 at 5½%; Sept2; Nov 18'13; Flora Wallach et al exrs Emanuel Wallach with Sarah Morris & Max Suss-

mann. $^{\text{m}144\text{TH}}$ st E (9:2335), nes, 550 e Harlem R R, 50x100; Nov14'13; 5y5%; Leopold Guttag to Emigrant Indust Savgs Bank. $_{6}$,000

m144TH st, 539 E (9:2271), ns, 375 Brook av, 25x100; pr mtg \$12,500; Nov Nov19'13; due, &c, as per bond; Lou Zinckgraf, Bklyn, to Chas A Laumeist 322 E 155.

"150TH st E, swc Tinton av, see Tinton v, swc 150.

av, swc 150.

"156TH st E (9:2415), ss, 399.7 w Courtlandt av, 50x98.8x50x98.9; agmt as to share ownership in mtg for \$8,000; Nov7; Nov15'13; Benenson Realty Co with Henry & Mary Hahnenfeld, 443 E 143.

"13; Us Savings Bank with Wynne Co, Inc, 970 Anderson av.

"164TH st, 851 E, see Prospect av, 980.

"165TH st E, swc Washington av. see

m165TH st E, swe Washington av, see Washington av, swc 165th.
m165TH st, 824 E (10:2678), ss, 171.5 w
Prospect av, 20x100; PM; Nov17; Nov18'13;
5y5%; Jacob Eder, 1251 Brook av, to Isidor Kopeloff, 824 E 165.
6,000

m167TH st, 946 E (10:2727); agmt as to share ownership in mtg for \$5,250; Nov 14; Nov15'13; Harvey Michaels with Jos Frankfurther, 128 W 115.

m169TH st, 369 E (11:2782); agmt by party 1st pt as to payment of 3d mtg for \$400 held by Lina Goetz; Nov18; Nov19'13;

Hayman Eckman, holder of 2d mtg for \$1,500 with Mamie Rothaus, owner of above premises.

m170TH st E, nec Washington av, see Washington av, nec 170.

m179TH st E, swe Monterey av, see Monerey av, swe 179th.

m1818T st, 726 E, see Clinton av, swc 181 mISIST st, 726 E, see Clinton av, swc 181.
mISSTH st, 512 E (11:3057), ss, 72 w
Bathgate av, 20x91.2x20x90.9; Nov13; Nov
14'13; 3y5½%; Howard M Lindley to Tunis
S Bogart, 74th st nr 2 av, Bklyn. 6,000
m231ST st E (*), nes, 120 se Paulding av,
50x114.10; ext of \$700 mtg to Oct1'14 at
6%; Oct1; Nov17'13; Wm Mensch with Geo
Wm von Spiegel, 203 W 108.
nom
mAlexander av, 269 (9:2314), ws, 33.4 s
139th, 16.8x75; PM; Nov17; Nov18'13; 3y5%;
Julia A Flynn to Louise I Bailey at Wiscasset, Me.

MAlexander av, 260, PM; pr, mtg \$6,000

sset, Me. **Alexander av, 269;** PM; pr mtg \$6,000; pv17; Nov18'13; 1y6%; same to same.

1,000

1,000

Manthony av, 1731 (11:2890-2891), ws, 90.4
n 174th, runs w78.6xn22xe83.8 to av xs
22.8 to beg; PM; Nov15; Nov17'13; 5y5%;
Rosina Di Guiseppe to Lawyers Mort Co,
59 Liberty.

59 Liberty. 5,000

"Manthony av, 1733 (11:2890 & 2891), ws,
113 n 174th, 22.7x88.11x22x83.8; PM; Nov
15; Nov17'13; 5y5%; Nettie Heller to Lawyers Mortgage Co, 59 Liberty. 5,450

"Bainbridge av, 2784 (12:3290), es, 212.6
n 197th, 37.6x115; PM; Nov20'13; 5y5½%;
Frank A Campbell to Lawyers Mtg Co, 59
Liberty. 4,500

Bainbridge av, 2784; PM; pr mtg \$4,500; ov20'13; 1y6%; Frank A Campbell to Jno Campbell, 251 W 92. 2,000

mBogart av, nwe Brady av, see Brady av, we Bogart av.

nwc Bogart av.

"Bogart av (*), ws. 350 s Rhinelander av 25x100; PM; Nov17; Nov20'13; due July9'16, 5%; Rosie Rosenfeld, Bklyn, to Morris Park Estates, 25 Broad.

"Brady av (*), nwc Bogart av, 50x100; PM; Nov14; Nov20'13; installs, 5%; Chas H McLaury to Morris Park Estate, 25 Broad.

"Brady av (*), ss, 25 w Bogart av, 75x 100; PM; Oct14; Nov15'13; due July9'16, 5%; Harriet E Ames & Eliz A Humphry, of Tuckahoe, NY, to Morris Park Estates.

mBriggs av, 2595 (12:3293), ws, 300.6 s 194th, 38.11x86.9x38.11x88.6; PM; pr mtg \$20,000; Nov15; Nov17'13; due Jan2'18, 6%; Franz Schuetz to Wm C Oesting Co, 249 E Kingsbridge rd. 4,250

mBrook av, 198-200 (9:2264), ext of \$26,000 mtg to Oct31'18 at 5½%; Oct14; Nov18'13; Eliz A Parsons & Louise G Parsons Greene with Delia S Zeiller.

mBrook av, 206-8 (9:2264); ext of \$26,000 mtg to Octl'16 at 5½%; Oct28; Nov17'13; Cohoes Savings Instn with Gus Schmitt.

mBrook av, 1530 (11:2895), sec Wendover av now Claremont Pkway, 104.10x25.11x 104.8x26; Nov17; Nov18'13; due, &c, as per bond; Benenson Realty Co, 407 E 153, to Catholic Women's Benevolent Legion, 153

mBrook av, 1530; certf as to above mtg; lov17; Nov18'13; same to same.

Nov17; Nov18'13; same to same.

"Bryant av, nwc Randall av, see Randall av, nwc Bryant av.

"Bryant av (11:2999), nec Freeman; sal Ls; Nov20'13; installs, \$50 monthly. —%; Dennis A Martin to Leoopld Weinberg, 386 Ashburton av, Yonkers, NY. notes 950

"Burnside av (11:3156), nws, 26.10 e Anthony av, runs se27.10xne103.7xnw25xsw91.5 to beg; Nov19; Nov20'13; 3y5%; Eliz Kelly to Chas Weill, 50 E 89. 10,000

"Cambreleng av, 2475 (11:3091); ext of \$2,300 mtg to Oct4'18 at $5\frac{1}{2}\%$; Oct14; Nov 14'13; W Tyson Romaine with Chas & Eliz Arendt.

Eliz Arendt.

"Cedar av (11:2883), ws, 173 s 178th, 25x
115.3 to N Y & N R R x25.1x117; PM; Nov
18; Nov19'13; 3y5%; Kate Habelitz, 305 E
152, to Edw P Lyon, 963 St Marks av,
1,000

"Claremont Pkway, sec Brook, see Brook

"Clay av (9:2430), ws, 295 s 168th, 44x90; Nov19'13; 5y5%; A J Schwarzler Co to Luke Kouwenhoven on Shore rd, Stein-way, Ll.

mClay av (9:2430), same prop; certf as to bove mtg; Nov19'13; same to same.

above mtg; Nov19'13; same to same.

***MClinton av, 1827 (11:2949), ws, 159.4 n
175th, 34.8x149.10; PM; pr mtg \$22,000;
Nov17'13; 3y6%; Chas Habermann & Jno
R Hartmann to Plough & Fox Co, 391 E
3,500

""Clinton av (11:3096), 'swc 181st (No 726), '46x19.1; Nov17'13; 5y5%; Hannah B Or-rell, Bklyn, to Emigrant Indus Savings

rell, Briyn, 4,000 Bank.

mColden av (*), ws, 200 n Morris Park av, 25x100; PM; Nov13; Nov20'13; due July 9'16, 5%; Hyman Brandes, NY, & Max Ewensky, Bklyn, to Morris Park Estates.

525

mColden av (*), es, 250 s Van Nest av, 25x 100; also VAN NEST AV (*), ns, 25 w Radcliff av, 25x100; PM; Nov17; Nov20'13; due July9'16, 5%; Harris Oberman, Bklyn, to Morris Park Estates, 25 Broad. 1,310 mCollege av, 1348 (11:2783-2785), es, 393.1 s 170th, 16.8x100; PM; pr mtg \$3,500; Nov 12; Nov14'13; due &c as per bond; Charlotte A & Geo W Dunne to Abr Kaufman, 1518 Bryant av. 1,200

^mCrotona av, 1887 (11:2946), nws, 117.8 n 176th, 25x108.9; PM; Nov15; Nov17'13; 3y 5½%; Mary A Keenan, Redding, Conn, to N Y Mtg & Security Co, 135 Bway. 3,000

mDaly av (11:2992), es, 555.7 s 177th or Tremont av, 37.10x150.11; pr mtg \$28,000; Oct16; Nov15'13; due &c as per bond; Hoffmann Co, Builders, Inc, a corpn, to Arnold J D Heins, 108 Clarewill av, Upper Montclair, NJ.

mDaly av (11:2992); same prop; certf as to above mtg; Nov13; Nov15'13; same to same.

**MDaly av (11:3122), ws, 109.3 n 178th, 44x 110.4; ext of \$28,500 mtg to Decl'16 at 5%; Nov12; Nov14'13; Dollar Savgs Bank with Herbst Realty Co, 985 E 179. nom

mEdgewater rd, sec Seneca av, see Seneca av, sec Edgewater rd.

mEdgewater rd. (10:2762), nec Seneca av, 175x155.6 to Bronx River x191.10x150; all title to any land under water Bronx River adj above; PM; July1; Nov15'13; 2y5½%; R G Realty Corpn, a corpn, to Hunts Point Realty Co, 30 E 42.

mEdgewater rd (10:2762), same prop; P M; pr mtg \$21,500; Nov14; Nov15'13; due Janl'15, 6%; same to same. 2,500

mFordham rd, 617-9 on map 615-7 E (12:-3273), ns, 50.11 w Hughes av, 38.2x100; PM; Nov12; Nov18'13; 3y5%; Port Jervis Land Impt Co, Inc, 35 Nassau, to Empire City Savings Bank, 231 W 125.

^mFordham rd, 617-9 on map 615-7 E; pr mtg \$26,500; Nov15; Nov18'13; 2y6%; same to Jno J Sullivan, 111 E 118.

^mFordham rd, 617-9 on map 615-7 E; pr mtg \$28,500; Nov14; Nov18'13; due, &c, as per bond; same to Thos T Jones, 76 Wil-low, Bklyn.

low, Bklyn.

"Fowler av (*), es, 100 s Neil av, 25x100;
Nov15; Nov17'13; 3y6%; Annie Murray to
Royal Bronx Realty Co, Inc, 1126 Walker
400

"Grand blvd & concourse (11:3164), nwc Field pl, 58x90; Nov14'13; 5y5%; Philip J Kearns, 2305 Creston av, to Josiah H De Witt, 40 W 51.

"Haight av (*), ws, 175 n Neil av, 75x 60; PM; Nov7; Nov15'13; due July9'16, %; Chas S Leavy to Morris Park Estates, 2 310

mHavemeyer av, nec Quimby av, see Quimby av, nec Havemeyer av.

"Mongfellow av, 1422 (11:3007), es, 208.3

Freeman, 25x120.8x25.5x115.10; Nov17'13; lue, &c, as per bond; Jennie C Stewart to Citle Guar & Trust Co. 6,000

Title Guar & Trust Co. 6,000

"Macomb's Dam rd (11:2865), es, 386.6 s

Goble pl, 53x72.10x66x130.10; Nov7; Nov19

'13; due, &c, as per bond; Wm Hehre, 1500

Macomb's rd, to Mary W Clark, 60 1 pl,
Bklyn. 1,000

"Melrose av, 680 (9:2375), ext of \$20,000 mtg to Jani'19 at 5½%; Nov10; Nov14'13; Gus & Henry Fuld with Wm H Schwarz, 713 Col av.

"Melrose av (9:2378), es, 98.2 s 157th, 80 x121.3x75x98.2; PM; Nov15; Nov17'13; 2y 5%; Benenson Realty Co, 407 E 153, to Mina Sturzenegger, 60 W 162. 16,000 "Monterey av (11:3061), swc 179th, 152.4 x97.11x150.3x100; pr mtg \$---; Nov20'13; due Mar20'14, 6%; Angel Constn Co, Inc, 1228 Hoe av, to Gussie Morgenstern, 53 Lenox av. 6.000

mMonterey av (11:3061), same prop; certf s to above mtg; Nov20'18; same to same

mMorris av, 2025 (11:2829-2807), ws, 268.1 n 179th, 21:3x100; PM; Nov19'13; 3y5½%; Louis Lubitz, 2023 Morris av, to Cornelius Walke Lauenston, Ossining, NY. 7,000

mMorris Park av (*), ss, 25 e Garfield, 25 c100; Nov17; Nov20'13; due, &c, as per oend; Caterina Lubrico to Maria Liguori, 26 Bond, Providence, RI.

Munroe av, swc Pierce av, see Pierce av, wc Munroe av.

"Park av, 3426 (9:2388), sal Ls; Nov17
'13; demand, 6%; Michl J Smith to Jacob
Ruppert, a corpn, 1639 3 av. 3,400

mPaulding av (*), ws, 59.6 s 224th, runs s 3.8xnw101.4xs88.9 to beg; pr mtg \$700; Nov13; Nov15'13; due July12'14, 6%; Saml Pearlman to Bertha Steinfield, 121 Van

mPelham rd (*), ws, 157.5 n Pelham rd, 28.1x96.10x25x83.11; Nov17; Nov18'13; 5y 6%; Helen S Leube to Carl Heinrich, 131 E 86.

"Pierce av (*), swc Munroe av, 25x100;
PM; Nov14; Nov19'13; due July9'16, 5%;
Fredk J Veitch to Morris Park Estates,
25 Broad.

TrumProspect av, 980 (10:2690), nec 164th (No 851), 74.7x75; pr mtg \$---; Nov14; Nov15'13; due Aug15'14, 6%; R G Realty Corpn to Hunts Point Realty Co, 30 E 42.

mProspect av, 980; certf as to above mtg; Nov14; Nov15'13; same to same.

"Quimby av (*), nec Havemeyer av 105x108; transfer of tax lien for yrs 1880 to 1912, assessed to Ellen Brady; Sept15'01 Nov19'13; 3y12'0; City N Y to Thos F Thorn, 2319 Quincy.

mRosedale av (*), ws, 342 s Harlem River Branch N Y, N H & H R R Co, 25x82.5x25.1 x84.5; Nov14; Nov17'13; 2y6%; Hanna or Hannah Ahlstrom, widow, to Jas J Tully on Ferry Pt rd, Bronx.

mSt Anns av, 125 (9:2261), ws, 24.11 n So blvd, 24.11x100; pr mtg \$15,500; Nov18; Nov20'13; 3y6%; Aug Hennicke, 736 Jack-son av, to Jno H Borgstede, 129 St Anns 2,000

av. 2,000

"Seneca av, nec Edgewater rd, see Edgewater rd, nec Seneca av.

"Seneca av (10:2762 & 2765), sec Edgewater rd, 155.6 to Bronx River x32.10x167.8 x1.5; all title to land under water Bronx River, adj above; July1; Nov15'13; 2y5\%%; R G Realty Corporation, a corpn, to Hunts Point Realty Co, 30 E 42. 3,000

"Seneca av, same prop; certf as to above mtg; Nov14; Nov15'13; same to same.

"Southern blvd (10:2733), es, 316.8 n Tiffany, 23.4x100; Nov15'13; 5y5%; Jas A Collins to Emigrant Indust Savgs Bank. 13,500

13,500

"Starling av, nwc Jefferson, see Jefferson, nwc Starling av.

"Teller av (9:2429 & 2434), ws, 116.8 s
167th, 3 lots, each 38.4x100; ext of three
mtgs for \$20,000 each to Nov 11'17 at 5%;
Nov11; Nov20'13; Home Savings Bank of
City of Albany with O J Schwarzler Co,
1100 Brook av.

"Tinton av, 722 (10:2665), es, 148.10 s
156th, 25.6x160.6x25x165.5; pr mtg \$___;
Nov19'13; 1y6%; Danl Harris, 277 S 2d,
Bklyn, to Julius Pester, 77 2 av. 1,200

mTinton av (10:2653), swc 150th, 19.6x 124.5x19.1x124.5; Oct31; Nov18'13; due, &c, as per bond; Liguori Realty Co to Title Guar & Trust Co.

mTinton av (10:2653), same prop; certf as to above mtg; Oct31; Nov18'13; same to same.

mTinton av (10:2665), es, 146.2 n 152d or Kelly, 35.9x121.5x58.8x112.1; ext of \$30,000 mtg to Dec23'16 at 5½%; June23; Nov20 '13; Saul Ellner with Sittah R Rose, nom

mTinton av, 1082 (10:2670), es, 41 s 166th, 19x80; pr mtg \$—; Nov11; Nov14'13; 10 y5%; Jas Sullivan to Mary Weston, 1080 finton av. 6,000

y5%; Jas Suniva. 6,000 Tinton av. 7177H st (*), ss, 105 w Zerega av, 100x58; Nov14'13; 5y6%; Jno C Fisher to Morland Mortgage Co, 165 Bway. 7,000

Fisher to Morland Mortgage Co, 165 Bway.

7,000

"Van Nest av, ns, 25 w Radcliff av, see Colden av, es, 250 s Van Nest av.

"Vyse av (11:2989), ws, 325 n 172d, 25x Nov12; Nov18'13; Guaranteed Mortgage Co with Utility Realty Co, 30 E 42. nom

"Washington av (9:2386), swc 165th, 70x 96.4x70x96.1; ext of \$15,000 mtg to Nov 5'16 at 5½%; Nov7; Nov14'13; Lawyers Mtg Co with Elise Ahrweiler.

"Washington av (11:2906), ws, 49.3 n 173d, a strip 0.9x90.1x0.8x90.1; given as collateral security for payment of mtg for \$15,000, covering WASHINGTON AV, ws, 350 s 174th, 50x130; Oct24; Nov14'13; due July 20'15, int as per bond; Trablime Realty Co to Hoffman Miller, exr Abr Willis, Tuxedo, NY.

"Washington av (11:2906); same prop; certf as to above mtg; Oct24; Nov14'13; same to same.

"Washington av (11:2911), nec 170th, 50x 110; Nov19'13; due, &c, as per bond; L & S Constn Co to New York Savgs Bank, 81 8 av.

"Washington av (11:2911), same prop; certf as to above mtg; Nov19'13; same to security for polyment of the same prop; certf as to above mtg; Nov19'13; same prop; certf as to above mtg; Nov19'13; same to save.

Washington av (11:2911), same preertf as to above mtg; Nov19'13; same

mWashington av, 1364 (11:2910), es, 258.11 s 170th, 65.1x110.7x65.1x110.8; Nov17; Nov 18'13; 1y6%; Michael Flox Co to N Y Title Ins Co. 30,000

November 22, 1913

Ins Co. 30,000

"Washington av, 1364; certf as to above mtg; Nov17; Nov18'13; same to same.

"Washington av, 2056 (11:3046), ses, 210.8 ne Quarry rd, 18.8x100, except part for av; PM; pr mtg \$3,000; Nov17; Nov18'13; due Decl'15, 6%; Anna M Reese, 2056 Washington av, to Junius J Pittman, 2341 Andrews av & ano.

"Webster av, 2036-8 (11:3029), es, 200 n 179th, 50x125.5x49.11x127.10; PM; pr mtg \$34,000; Nov17; Nov18'13; installs, 6%; Salomon M Ungar to Benenson Realty Co, 407 E 153.

"Webster av, (12:3277), ws, 231.1 n 194th

E 153.

**MVebster av (12:3277), ws, 231.1 n 194th, 25.1x88.1x25x85.8; Nov15; Nov17'13; 3y6%; Jos I Berry to Victor Stolte, 563 W 161. 3,000

"Westchester av (*), ns, 294.1 w Glebe av, 26x160; Sept22; Nov14'13; due, &c, as per bond; Philip Maker, 2211 Westchester av, to Fredk A Southworth, 410 River-side dr.

mWilliamsbridge rd (*), ws, 100.4 n Pierce av, 75.8x83.6x75x76.5; PM; Nov13; Nov15'13; due July9'16, 5%; Edw Rennert to Morris Park Estates.

to Morris Park Estates.

"Willis av, 164 (9:2280), sal Ls; Nov14;
Nov19'13; demand, 6%; Wm J Wade to A
Hupfel's Sons, a corpn, 84z St Ann's av.
6,065.64

mWoodycrest av ,1044 (9:2508), es, 50 s 165th, 25x100.9; PM; Nov15; Nov20'13; due &c as per bond; Martin Feeney to Margt O'Meara & Mary Eltinge, 83 St Nicholas pl. 2,000

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