# $\mathrm{P}^{\operatorname{san}} \mathrm{tan}$ grate <br> REAL ESTATE ( BUILDERS <br> ECORD ${ }^{\text {mu }}$ GUIDE. 

# A FASHIONABLE SUBURBAN SECTION 

Current Developments at Spuyten Duyvil, Riverdale and Van CourtlandtEducational Schemes - Garden City Landscape For Private Dwellings.

By EDWARD C. DELAFIELD*

T
HE 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, fo 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 Eroadway 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.
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 over looking 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 dis putes with the inhabitants of Manhattan 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 litthe 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 242 d 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 tew 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 Delafield estate, has erected a fine modern school building for boys. The Horace Mann School and Teachers' College are in che 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 Ber genline 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.

WITH an attendance of nearly 400 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 Eroadway, on Wednesday. Only about 250 had been expected and the unusually large gathering rendered table accom modations 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. McGurre 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 re lations. It is the fact that the Govern ment 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 t 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.

If 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 occupy 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 tax 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 individuals. 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 construction 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 trustees 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 said:

## 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 Government with a card system aggregate that information and find out the persons 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.

MANY 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, agreeing 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 inhabitants. It is the second division of the subject which is now under consideration.

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. It 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 today 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 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 53 d 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 in unrestricted adjoining corner had been improved with an apartment house, such a 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 decisions.

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 Barker (40 App. Div. 1; 166 N. Y. $621)$; or why the Appellate Division in the First Department upholds a private house restriction on 40 th street against this plea (Pagenstecher vs. Carlson, supra), but does not do on 57 th and 58th streets (Bates v. Logeling, 137 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 attempts 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 square or in the loft district, whether in Bleecker street
among the tenements or on fashionable Chester Hill, at Mount Vernon, the setback stands.

## 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). How 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 24 th street, both sides of 25 th street, and the south side of 26 th street, is liable to an action for damages if his building violates a set-back agreement calling for a courtyard space. And woe betide him who would sell property at 81 st 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 . Rector, etc., of Church of Transfiguration ( $201 \mathrm{~N} . \mathrm{Y} .1$ ), in which a covenant was treated as a cloud on title and an action for its removal succeeded. If 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.*

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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 experience not only in subway work, but in the interest of property owners-one who 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 sustained.

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 have necessitated serious changes to the building proper at a cost of many thousands of 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 nearly so important as the man who 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 clients.

## 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. The map 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. It 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 intercommunication in Nassau County; and they are the means of linking together more rapidly the various busy communities 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 Queens. 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 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 cheaper. 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.
"In consequence, a tenant who has been lving 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:
"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 oroiecting edge of a ceiling, the elevator runner in a building owned hy Frank A. Munsev 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 iust 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 22 d avenue and get off at Canal street and Broadway in twenty-four minutes.

Wood, Harmon \& Co., whose extensive development, known as Marlboro, extends from 22 d 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 22 d 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. wide. bers of the board.


## 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 vicepresident 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

At the close of the business meeting, luncheon was served and several impromptu speeches were made by mem-

## 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 to 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 a moderate item.

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

# BUILDING MANAGEMENT 

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

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

IAM 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 construction of a building than the architect, but that a man who has had experience 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 se lect from. I do not care much whether my assistant has had any previous ex perience in office buildings or not. In fact I think I would prefer one who had not been connected with the maintenance 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 cir culating 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 $216 \times 120$ on the
ground, containing 1,163 offices, a rest room with a trained nurse in attendance and fourteen passenger and two freight eleva-
Mr. Barber started with the late Henry IV. Oliver in March, 1904, as superintend ent of the Lewvis and Murtland Buildings and later took on the Stevenson, Gazette and Women's Exchange Buildings. He has had charge of the Henry W. Oliver Build ing 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 anitor 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 inquiring the room number of a firm located in the building, and others would spend too much time explaining why the 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 storeroom for janitors' supplies.

As the greater portion of this class of work is done at night time, when the, terants are not in their ofices, 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 janitor.
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 rest.

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 tq 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.

$I^{\mathrm{F}}$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. Then 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 1-Examine your conditions thoroughly, and determine what information you will need for a comprehensive cost system.
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. They 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 dratight follows:
ARTICLE NO. 1-NAME.
'"NEW YORK BUILDING MANAGERS' ASThe object of this Association is the The object of this Association is the promot-
ing 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. renting and operating of buildings.

ARTICLE NO.
ve membership of this Association be owners and those engaged in the managemewners and those engaged in the manage-
mewt and operation of buildings in the City of
Ner

> ARTICLE NO. 4-MANAGEMENT, ec. 1. The management of this Asso Sec. 1. The management of this Association
shall be exercised by an Executive Committee shall be exercised by
of eighteen members
This commemittee shall be elected in classes of Association by the Association at large, to the the 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 offce during the unexpired term.
Sec. 2 . Subject only to the provisions of the
by-laws.
The Executive Committee shall have suner-
vision over the funds of the Association and shall appoint standing committees, and and special committees, with such powers and duties as they may from time to time designate. The Executive Committee shall also have au thority to fix the duties and
employees of the Association.
They may also Association.
lease the necessary premises for the conduct of the work of the Association.
Sec. 3. Regular meetings of the Executive Sec. . Regular meetings of the Executive in each month, except when such day shall be ollowing day. meeting shall be held on the Special meet
direction of the President, or on request of five members of the Executive Committee.
Sec. 4. Ten members shall constitut
rum for the transaction of business. The order minutes, Report of Treasurer, Report Reading of mittees, Deferred business. New business. This order may be altered or suspended.
other action taken by a majority other action taken by a majority vote of those
present. Sec. 5
ing's. Manual shall order prescribed in Cush-
all meetings of the the proceedings of ing manual shall govern the proceedings of
all meetings of the Association and of the Ex-
ecutive Committee. ARTICLE NO. 5 -OFFICERS AND ELECTION. Sec. 1. The officers of the Association shall and a Treasurer, who shall be elected by ballot at the annual meeting of the Association in or until their successors are office for one year, fied. No one shall be eligible for re-election to
the same offlce of the Association for more than the same offlee of the Association for more than Sec. 2. Powers and Duties: (a) President:
The President shall preside at all The President shall preside at all meetings of
the Association and of the Executive Committee,
and shall have the 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 ex-ofticio of all committees. He shall
ing of the written report at each annual meet(b) Vice-President: The Vice-President he is absent or unable to serve.
(c) Secretary : The Secretary shall keep record of all the proceedings of the Association notices of all meetings of the . He shall serve shall have the custody of the corporate sean and of all records except sueh as pertain to
the office of the Treasurer. In general he shall the office of the Treasurer. In general he shall
have such powers as usually pertain to his
offlce. He shall perform such pther may be imposed perform suim oth oth duties as
by the Executive Commime from time to time and undreasurer: The Trection of the Executive Committee shall dispose of the moneys of the Asso-
ciation. All disbursements shall be by signed by the Treasurer and countersigned by
the President; the Treasurer taking vouchers
for same. He shall keep an account of the 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 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 pay ment 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 ally 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 fur-
nish a suitable bond in amount specified by committee, the expense of which bond will be paid by the Association.

> ARTICLE NO. 6-COMMITTEES.

Sec. 1 . Efficiency Committee: It shall be the
duty of the Efficiency Committee to report on new and improved methods, which will pertain to the more efficient planning and management ildings.
Sec. 2 Membership Committee: The Mem-
bership 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 condivulged outside of the committee meetings. be Resignations will also be referred to th

Sec. 3. Tenant Committee: The Tenant
Committee shall keep a record of all reported as undesirable, a record of all tenants
inhall 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'
Sloc. ${ }^{4}$. Employees' Committee: The Employees Committee shall investigate and record
all applications for employment, and keep for
the the benefit of the members of the Association, a record of both qualified and undesirable applicants.
If requ
If requested this committee may also investi-
gate and recommend a more uniform scale
wages for the ${ }^{\text {wages }}$ offer the various grades of servicale of ofrer suggestions which will tend to better the condition of employees and encourage effleiency Sec. 5. Equipment and Supply Committee: The Equipment and Supply Committee on request shant supervise tests of new and untried same for the benefit of the Associatioports of It is specifically understood that mem the Association furnish information under this heading entirely voluntarily, the Association does not in any way request this as a feeling of
Sec. $\begin{aligned} & \text { 6. Legislative Committee: The Legis- }\end{aligned}$ ceedings of the city and State Legislators, pro on request of the Association shall oppose a support any legislation which the Assoclation While in no
ual rights, this way interfering with the individresent the Association before the various City Departments in protesting against unjust reguSec or orders.
Sec. 7. Press and Insurance Committee. It shall be the duty of the Press and Insurance doings reeeive the proper newspaper reports:
also to keep the Association posted on aoso intereep the Association posted on matters
of interest pertaining particularly to fire and liability insurance

ARTICLE NO. 7.
There shall be a meeting of the Association
on the first Tuesday of each month: the first on the first Tuesday of each month: the first
meeting in January of each year to be the annual meeting.

ARTICLE NO. 8-AMENDMENTS
These By-laws may be amended by a two-
third's vote of the members of the Association present at anv meeting thereof, provided the pronosed amendment shall have been first the mitted to the Executive Committee in writing which committee shall consider such writing, ment, 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 underwriters 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. The 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.

TE 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 hole.

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 earth. In fact, one pile on this system serves the purpose of several piles of many 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 soil.

## A Handy Splinter Remover.

A PLUMBER seemed to have the 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 splinters. Any engine room attache can have this little tool for a few minutes work at the bench.

## Elevator Improvements.

THE 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 Supply 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? An accurate 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 disappearing 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.

THE Burdett-Rowntree Manufacturing Co., 50 Church street, is introducing to building managers and 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.

FF OR less than a dollar a week any 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 availab'e 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 cit

## For Home-Made Levels.

ANY handy-man in the engine or machine 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 in. 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 $=$ GUUIDE. <br> Devoted to Real Estate 

Building Construction and Building Management in the Metropolitan District
Hounded Marct 21. 1868, by CLINTON W. SWEET
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 C. Delafield Application of the Income Tax Law : Wal. ter LindnerRestrictive Covenants in Title Deeds ; Adolph Sieker
Relation of Engineers and Owners ; Cacavajo
The Organization of an Office Building Force ; R. E. Barber ...................... 9 Power Plant Operation; Raymond W. Bristol
In Union There Is Strength ; George T. Mor-
timer .......................................... 949

Advertised Legal Sales
Attachments
958
Auction Sales of the Week
Building Loan Contracts $\quad 956$
Building Management; Raymond P. Roberts 945
Building Material Market
s 945
.951
Chattel Mortgages A........................... 96
Current Building Operations
Departmental Rulings
Directory of Real Estate Brokers
Foreclosure Suits
Judgments in Foreclosure Suits

## Leases

Lis Pendens
Orders
Orders
Personal and Trade Notes
Real Estate Sales of the Week
Recent
Recent Incorporations
Statistical Table of the Week
Trade Society Events
Voluntary Auction Sales
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 streets. The city, he says, has not 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 apartment 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 a 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 or 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 Manhattañ, 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 apartment 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' Association 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 organizations will be taken in the unprejudiced spirit in which it is offered.

The 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 civic life 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 peoiple 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 86 th 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 road?

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 overborne by 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 time. Manhattan interests were sacrier boroughs, 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 attention.
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.

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 that the junction should be made at 42 d 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 equire 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 42 d 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 42 d street, Manhattan, and Long Island City, in 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 42 d 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 renders the best results impossible. No amount of careful inspection can make an inexperienced or incompetent contractor 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 bidding 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 frequent1y, 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 striving.

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 resulted time and time again in the city being encumbered with realty holdings it could not profitably use. 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.)

*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. <br> Nov. 15 to 21 | Nov. 16 to 22 |
| :---: | :---: | :---: |
| New bulldings |  | 10 |
| Cost | \$1,010,000 | \$2,812,700 |
| Alterations | \$113,140 | \$76,860 |
|  | Jan. 1 to Nov. 21 Jan | 1 to Nov. 22 |
| New bulldings | 521 | 501 |
| Cost. | \$54,501,935 | \$99,721,365 |
| Alterations | \$10,703,678 | \$10,149,160 |
|  | BRONX. Conveyances. |  |
|  | Nov. 14 to 20 | Nov. 15 to 21 |
| Total No. | 142 | 181 |
| No. with consl | deration.. 18 | 16 |
| Conslderation. | ....... \$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.


## BUILDING MATERIALS AND SUPPLIES

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

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

USERS of hardwood are confining their purchases largely to mixed ar 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 reinforcement 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 apart ment house construction. Financiers say that Newark must first absorb its pres ent 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 mil lion 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 Bayonne. The Continental Can Co. has 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 is 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 indirates that industrial construction is to be the backbone of building activity in the East in the near future.

Prices A SLATE MAN'S OPTIMISM.
R Oofing slate is closing a good season. Prices $R$ remain unchanged and, according to custom, the quarries will operate all winter, rumors 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 rooing
material industrial extension seems to be the material industrial extension seems to be the most active factor in the immediate out "We're looking for prosperity. That does not
mean boom conditions. We'd have a boom if we saw a whole lot of indiscriminate skyscrat loft and hotel construction going on about us, 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 flicker and we summon the doctor instead of
the undertaker. The M. D. pumps in a little the undertaker. The M. D. Dumps in a little
concoction from the U. ${ }^{\text {S }}$. Pharmacopea and 10 ! the corpse awakes; meaning by that that there comes a ficker that fiicks like an order for factory, extension, here, there, everywhere.
in the making, hence the hubbub down by the in the making, hence the hubbub down by the
Potomac. Yankee business men never admit 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 proits, manufacturers have got to increase the number
of their smaller pronits to come out whole. We of their smaller profits to come out whole. We
can make much cheaper than we can make little. 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.

Newark Yard Prices Move to Two Shill-
1 HE only factor in the brick situation in the 1 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 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 eraces are without change, but the demand is
Weak. Official transactions for Hudson common brick covering this week, ending Thursday, Nov. 20 ,
in the wholesale market, with comparisons the corresponding period last year and for parative statement of Hudson brick unloaded from barges for consumption here, follow : 1913.

$\begin{aligned} & \text { Total } \\ & \text { Reported enroute, Friday A. M.... } \overline{38} \\ & \overline{30}\end{aligned}$ Condition of market, dull. Prices: Hudson, $\$ \frac{1}{\text { to }} \$ \$ .50$ (shaded), ; Raritans, $\$ 6.00$ to $\$ 6.50$ (wholesale dock, $\mathrm{N} . \mathrm{P}^{2}$.; for dealers' prices add
profit and cartage) ; Newark $\$ 7.25$ to $\$ 7.75$ profit and cartage), $\begin{gathered}\text { Newark, } \$ \$ .25 \\ \text { (yard). }\end{gathered}$ Dull. Left over, Friday A. M., Nov.
 Total $\ldots . .5,945,500{ }_{1911}$ Total .....5,507,5
Left over, Friday A. M., Nov. $15-46$.
 Condition of market, duil. Prices: Hudsons, OFFICIAL SUMMARY.
Left over, Jan. 1, 1913. lotal over barge loads, Jan. including
left over
21,1913 .................................. 1,805
Total No. barge loads sold Jan. 1 to Nov 21,1913 1................................. 1,7
Total No. barge loads left over, Friday Total No. barge loads left over, Friday
A. M., Nov. 21,1931 . 71
Total No. barge loads left over, Jan. i, Total No. barge loads left over, Jan. 1,
Total No. barge loads arrived, including

 HOT LIME COMPETITION EXPECTED. Distributor Sizes Up
tion In This Market.
A NALYZING the lime situation in this market this from the viewpoint of the selling end of
shortcomingent, the season of 1913 has had its shortcomings.
While the demand for lime in the opening
months of the season was fair and prices rea months of the season was fair and prices rea-
sonable, 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. 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 this market at present. This means that the
price is so low that even the Southern manufacprice is so low that even the Southern manufac-
turers cannot meet it with the run of kiln lime. As a matter of fact, the lime producing intensive 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 have modern up-to-date plants, with their much
larger units and correspondingly low overhead charges. These latter producers are after the charges. These latter producers are arter the
lime business in a most vigorous manner, and
are sure to 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, 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 im-
provement is hardly warranted provement is hardly warranted.
It is more than likely that
feel the hortest kind of that this market will business in the near future, especially if the building industry does not recover from the

NEW STANDARD FOR PIPE THREADS. The Code Approved by National Committee
Becomes Effective January 1.
B UILDING supply interests of New York and 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. National body and adopted was presented to the 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 the flange and flange fittings for standard
fittings in a circular, which may be obtained by fittings in a circular, which may be obtained by
addressing the Committee on Standardization of 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 serew connection most purposes the ordinary serew connection count 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 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. Standtird of what is known as the A. S. M. E. Standand bolting only.
A few years later the manufacturers began to
realize that the extra heavy 250 flane 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 the center to face and face to face dimensions
of all flange fittings, including low pressure, 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 dimension the subject. It was found that the dimensions
presented in the 1912 U. S. Standard differed from the dimensions which had been quite uni versally used by manufacturers and which covered a large majority of the fittings made. At a meeting of the manufacturers held here in July, 1912 , the Manufacturer'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, with that of the Manufacturers' Committee, 'to harmonize, if possible, the differences then existing between
these two standards. After considering the various phases of the subject covering uniformity of design, strength of fitting, strength of bolting as well as the commercial features a com-
promise was made. ${ }^{\text {In this compromise the }}$ promise was made. In this compromise the
bolting was increased where it was thought boling was increased where it was thought
necessary, additional size flanges were added and the center to face and face to face dimen-
sions were altered to conform to these requiresions were altered to conform to these requiremnts.
These standards become effective on the first have also been made and printed and are ready for distribution to applicants.

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## EDGAR A. MANNING

 REAL ESTATE[^0]
# 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 for 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 Manhat tan, 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 Manhat$\tan$ this week was 22 , against 30 ior last week and 39 a year ago

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

The sales north of 59 th 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 30xi5.9x in reg, at the northeast
corner of Shinbone alley, sold by corner of Shinbone alley, sold by L. Tanenbaum
Strauss \& Co. to Clarence W. Seamans. With this purchase, Mr. Seaman now controls the en tire block bounded by Lafayette st, Bleecker st and Shinbone alley.
CHARLES ST, 10 (Van Nest pl), 3-sty and CHARLES ST, 10 (Van Nest pl), $\begin{aligned} & 3 \text {-sty } \text { and } \\ & \text { basement dwelling, on lot } 20 \mathrm{x} 95 \text {, sold } \text { for } \mathrm{A} \text {. } \mathrm{S} \text {. }\end{aligned}$ Brown to H. A. Vieu for occupancy, by J. Irving Walsh. Mr. Vieu's residence for the past 20 years, 169 West 10th st, has been taken
city in the proceeding to extend 7 th av.
GREENE ST, 69-71, 5 -sty and basement loft sts, sold on plot the Manhattan Real Estate Asso ciation (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. 1 ow pressure heat, etc. It
cost the sellers Frank \& Dugan at $\$ 9$ cash and was leased 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
x 58.9 , adjoining the southwest corner of Beekx58.9, adjoining the southwest corner of Beek-
man st, sold by the Van Zandt Realty Co. to the man st, sold by the Van Zandt Realty Co. to the
Public Service Commission.
Negotiations are 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 $23.8 \times 102 \times$ irreg, owned by Francis D D
Bowne. It is understood that condemnation roceedings will be instituted in order to ac quire 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 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 of sale can be arranged. Failing in this the
easement will be obtained under condemnation easement will be obtained under condemnation
proceedings. The projected subway makes a turn from William st into Beekman st at this point.
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 has been
century.

Manhattan-North of 59th Street.
75 TH ST, 315 East, 4 -sty brick tenement, on lot $25 \times 102.2$, reported sold by Mary Stastny. ${ }^{75 T H}$ ST, 337 East, 4 -sty tenement, on lot Peck, by sold for A. Saicue
89TH
$20 \times 100.8$, west of West End av, sold by the John J. Tully Construction Co. to Z. T. T. Piercy. The seller acquired the building in trade a few weeks ago, for a number of flats in the Bronx.
111 TH ST, $24-30$ West, 6 -sty apartment house, on plot 100x 71.10 , sold by the Tilmil Realty Co. (Williams \& Grodginsky) to John Volz, who gave in part payment 1739 and 1741 Av A , two $0-$-sty tenements with stores, on plot $50 x$
joining the southwest corner of 91 st st.
113 TH ST, 72 East, 5 -sty tenement, on lot 25 x 100, west of Park av, sold by Abraham Liebhoff to an investor. The property was formerly owned by the Lawyers Mortgage Co., who ac-
quired it at foreclosure sale in August, 1912, for $\$ 18,100$ it at foreclosure sale in August, 1912, for 115 TH ST, $605-607$ West, 6 -sty elevator apartMent, "Bellmore," on plot $50 \times 100.11$, sold by Mrs. C. L. Kellogg to Moses Misch, who gave in at 110-112 West 129-sth st, flats, on plot 54x99.1. at 168 West 130th st, on lot 20 x 99.11 . The 131ST were J. C. Hough \& Co.
131 ST ST, 254 West, 3 -sty and basement resold for the Obark Realty Co. to Samuel R. Waldron by John A. Steinmetz.
133 D ST, 63 West, 5 -sty flat, on lot $25 \times 100$, Rose, by J. Anthony Minott. The Louis H. quired the property about two weeks ago hrough the same broker. 147 TH ST, 545 West, 3 -sty and basement dwelling, on lot 17x100 sold for Edward $P$. Mowton to a client for occupancy, by the Duff 150 TH 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. 186 TH ST, 552 \& 55t, two 5 -sty apartment houses on plot $50 \times 100$, 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 $20-\mathrm{TH}$ ST WEST
20 TH ST, WEST, nec Vermilyea av, plot 100 H. Chesebrough, president, to Gustavus Lilliam rence, by Warren F. Johnston. Mr. Lawrence recently bought 4 adjoining lots and with his latest purchase, now controls 200 ft . on 207 th st . MANHATTAN AV, 124,3 -sty and basement dwelling, on lot $17 \times 70$, bet 105 th and 106 th sts, reported sold by Jennie E. Tack.
5 TH AV, 2216 , 5 -sty flat with stores, $25 \times 90$, adjoining the southwest corner of 135 th 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 $\$ 20,700$.
8TH AV, 2174,5 -sty brick, triple flat, with
store, on lot $25 \times 100$ store, on lot $25 x 100$, north of 117 th st, sold for the heirs of the estates of Albert and Fanny
Levy to a client, by the Herman Arns Co.

## Bronx.

153 D ST, 381 East, 6 -sty tenement, on plot $37.6 \times 100$, sold for the Munderloh Realty Co. to a
client, by Kurz \& Uren. client, by Kurz \& Uren.
165 TH ST, 824 East, 3 -sty dwelling, on lot $20 \times 100$, bet Union and Prospect avs, sold for Isidor Kopeloff to Jacob Eder for occupancy, by texander Selkin.
175TH ST, s w cor Prospect av, plot $25 \times 139$, sold for a client by W. E. \& W. I. Brown, Inc. a high class who will immediately improve with BROADFAY A
BROADWAY, e s, 150 ft , south of Van CortFeist to the Bromberg Realty Co. Bernard B Bromberg, president, by Realty Co, Bernard B. EROADWAY, w s, 172 ft . s of Mosholu Parkway, plot 100x100, sold for Mrs. Fannie McGay CLINTON AV 1353, 3-sty
lot $25 \times 87$, sold for Mrs. A. Hohman to H. Reich by Nicholas Lopard. Mrs. A. Hohman to H. Reich
CROTONA AV, 1879 and 1883 , two 5 -sty flats, on plot 7 C. Ax 108 , north of 176 th st, bought by Morris Fine.
EDGEWATER RD, e s, 428 ft . south of Garrison av, plot $75 \times 150$, sold by Mrs. Walther to G. N. Reinhardt \& Co.., grain dealers, who will
improve the property for their business. improve the property for their business
FEATHERBED LA, 124, 4 -sty flat, on plot done \& Co. to M. A. Dempsey by A. L. GuiMcCarthy. The consideration was about $\$ 25$,-

LYDIG AV, see Barnes av, plot $50 \times 100$, sold for the estate of T. T. Williams to
schmidt, by Bryan L. Kennelly.
WASHINGTON AV, 2056, 2-sty and basemen WASHINGTON AV, 2056, 2 -sty and basemen private dwelling, on lot $18.8 x 95$, sold by J. J. for occupancy

## Brooklyn.

ELMORE PL, 1103, bungalow on plot 50 x 100 . near Av J, sold for Victoria A. Van Wond by the Henry Meyer Building Co., the dwelling at 340 East 26 th st, on lot $20 \times 100$.
ROEBLING ST, 331, a dwelling on lot 20x75, bet Division av and South 9 th 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 t Frank Thompson by the Jerome Property Cor poration. The buyer gave in part payment the av, 80.3 ft . south of 10 th st
BEVERLY RD, $n$ e cor East 17 th st, a 14room residence, on plot $100 \times 200$, sold by James
S. Graham to the Roman Catholic Church of S. Graham to the Roman Innocents in Flatbush (Rev. William J. Costello, rector), for $\$+2,000$. The building will be in charge of the Sisters of St. Joseph.
BROADWAY, 279-285, 2 -sty taxpayers on plot
Toxiou, sold for the Realty Associates to a client, by David R. Beach.
FRANKLIN AV, e s, bet Eastern Parkway and Nostrand av, plot $129 \times 185.7$, 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.
$13 T H$ AV, e s, block front bet 62 d st and 63 d st, with frontage of 200 ft . on 13th av, 85 ft . vent of the Sisters oi Mercy to a client, by B.
J. Sforza.

KINGSBORO, ETC.-Wood, Harmon \& Co. re port the sale of lots here to A. P. Ward, D.
Byrne, L. E. Hawkins, D. F. Hollobaugh, E. Hawkins, D. S. Cominar, A. B. Koontz and F. R. Hurlourt. The same company has sold lots at Hyoe Park to C. E. Weiss, J. W. Jelks, Miss
A. K. Bannon, J. M. Frampton, A. F. Doyie, and A. K. Bannon, J. M. Frampton, A. F. Doyte, and
E. B. Yorener, and at East Midwood lots to I. E. B. Yorcner, and at East Midwood lots to I,

## Richmond.

BRIGHTON HEIGHTS.-C. E. Gremmels purchased through Cornelius G. K.
114 ft . in size, on Portland pl.

BRIGHTON HEIGHTS.-The site of the old tennis court of the famous Harbor Hill Golf nelius G. Kolfi to Mr. C. E. Gremmels, of Westerielgh. The purchaser contemplates the erection of a home for himself on the site selected, which commands a magniticent view of the Upper Bay of
the distance.
PORT RICHMOND.-Carl F. Grieshaber sold through Cornelius G. Kolff to Frederick Burgher, of Port Richmond, the frame dwelling on lot
$144 \times i 7 \times 191$, on the easterly side of Cottage pl near Bond st

## Rural and Suburban.

FENWICK, CONN.-John Crawford sold the rwin property, a residence, to William B. Howland. The property was held at about $\$ 30,000$. River. MANHASSET, L. 1.-L'Ecluse, Washburn \& Cigar Stores Co., a house located on the corner of Bayview av and Willow Drive at Manhasset Park. Mr. Whalen will occupy the house a RED BANK, N. J.-The Minnesink Realty Co. 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
SEA CLIFF, L. I.-Ernst \& Cahn sold the pierpont Hotel, a 4-sty frame buiiding, 120 x 90, running from Prospect av to 7th av, to 1-family houses in Brooklyn, known as 8631
SUMMIT, N. J.-A company in which are interested A. J. Drexel, Jr., Charles Lanier, Jr. Peare, Chester G. Burden and Fred T. Freling huysen, 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 frontage on the Passaic Rive
of 500 ft . in certain sections.
WOODBURY, L. I.-Otto H. Kahn, of Kuhn, Loeb \& Co., bankers, is reported to have pur Long Island, comprising the Henry A. Montfor 100 acres. The property has a high elevation, rising to a ileight of about 300 ft . above the sea about $\$ 1,000$ an acre. A handsome residenc will be erected on the property, which will be converted into a country estate.

## LEASES.

Manhattan.
$\begin{array}{cccc}\text { ALEERT } & \text { B. ASHFORTH, INC., } \\ \text { Mrs. Marie } & \text { H. Clemens to } \\ \text { H. }\end{array}$ for alteration, the 5 -sty building at 6035 th av, on a plot $27 \times 100$, for a term of years
DANIEL BIRDSALL \& CO., INC., leased the 9 th 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 4 th loft in 40 East 21st st to the Newman Manufacturing Co.

DANIEL BIRDSALL \& CO., INC., leased the loft in 109 and 111 West 27 th st to J. H. Friedman; space in 2 West 47 th
DANIEL BIRDSALL \& CO., INC., and Johnson, Adams \& Greacen leased the store, basement and sub-basement at 8 Washington pl, unning through to 15 and 19 denney ; also rented the 1 st floor and basement in 85 , Franklin st to D. Matchack \& Co. and the 1st floor and basement in 102 Franklin st to 1 reland Bros., Ltd., of 12 White st; 2 d loft in 109 and 111 Wooster, st to Reuben M. Segall, the 6 th and 7 th lofts in 524 to 528 Broadway to Bischoff Bros., of 444 Broadway. VASA K. BRACHER leased an apartment of
rooms and 3 baths in Stanley Court, at 301 West lu6th st for a term of $\overline{5}$ years to William Court.
HENRY BRADY leased for Lewis Mendelsohn 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
1 st 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 William D. Bloodgood as agents for the Fourth Av. and 32 d St. Co. the entire 7 th floor, con-
taining $10,000 \mathrm{sq}$. ft . in $470-478$ th av for a taining 10,000 sq. ft . in $470-478$ 4th av for a schutz, manufacturers, agents, and importers of West 22 d st.
GEORGE B. CORSA leased for 9 years and $t$ months the west inside store at the southeast corner of Fulton and Church sts, to Walter THE CROSS \& BROWN CO. leased for the ng york Telephone Co. to the Paris Import ing and Manufacturing co. the entire lor thas. A Gould to Isaac Silverman space on the 9 th
floor in 126 万th av. THE CROSS \& BROWN CO. leased the store in 235 West 58th st to S. J. Wise \& Co., Inc., of 1794 Broadway; and the 1 st and $2 d$ lofts in 29
Union sq to Carlton Motion Picture Laboratories, of 537 Riveraale av.
THE CROSS \& BROWN CO. leased for Morris
B. Baer the 4 -sty freproof building to be erected on the puot at 551 to 505 West 57 th st. The lessee is the Kelly-Springneld Tire Co., a sub-
sidiary company of the Consolidated Rubber Co sidiary company of the Consolidated Rubber Co
lt is to be used for service and warehouse pur poses. 1ne lease is for a llong term of years poses. 1 ine 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 collp ted ne gotiations for having a building erected to b
usea as a pureau for the handling of license for taxicabs and auto vehicles.
THE CROSS \& BROWN CO. leased for G. Bavard MacBride to Paul La Croix the store in 3 East $52 d$ st, and in conjunction with J. C.
Einstein the entire 6 th floor in 38 to 42 East Einstein the entire 6th floor in 38 to 42 East DOUGLAS L. ELLIMAN \& CO. leased a large duplex apartment of 12 rooms anu 4 baths in
S23 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 Aibert Frank Co. ; also an apartment in 178 of Aibert Frank Co.; also an apartment in 178
East 70th st to Oliver C. Reynolds, and an East 70th st to oliver C. Reynolds, and an
apartment in 3 East 85 th st to Frederick T . DUSK.
DOUGLAS L. ELLLMAN \& CO. leased for the
42 d Street \& Madison Avenue Co, the entire 42 d 42 d Street \& Madison Avenue Co. the entire 42 d st front of the 5th floor in the new building at to the Manufacturers' Paper Co., who for 30 years have been located at 41 Park Row. The lease calls for, approximately, $4,600 \mathrm{sq}$. 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 Eoston and Chicago are also on the Sth floor, as well as 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 Dan-
iel E. Seybel; also an apartment of 10 rooms and 4 baths in 3 East 85th st, to Lucien H. 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 38 th st to A. Gilbear for a term of years for restaurant, and also in the same building the three upper
Murphee for dwelling purposes.
M. FORMAN \& CO. rented the 10 th loft in 28 to 32 West 27 th st to Mezeretzky \& Miller, West 27 th st to G . \& S. Skirt Co., of 129 West 27 th st; for the Lewis H. May Co. space in 18 West 27 th st to Arnow Brothers, and a loft in 7 and 39 West 28 th st to Bedford Waist Co. M. FORMAN \& CO. rented the 10th loft in
129 West 27 th st to the Oriental Waist \& Dress Co.; also for the Grand Street Realty Co., the 3 l loft in 100 Grand st to the Star Kimono Co., of 18 Canal st, and for Lewis H. May
M. FORMAN \& CO. rented the 7 th loft in 19 and 21 West 36 th st to the Norman Dress Co., of 12 East 32 d st; also for F. G. Pflomm
the 4th loft in 32 West 31 st st to Beck \& Hartstein, and the 2 d loft in 94 Prince st to Rappaport \& Halpern.
M. FORMAN \& CO. rented the 4 th loft in 135 to 141 West 29th st to Frank \& Schwartz ; the store and basement in 147 West 26 th st to
Acorn Braid Co., of 45 Unlversity pl, for 2

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## THE <br> PALMER REALTY AND FINANCIAL AGENCY <br> ROOM 618 <br> CANDLER BUILDING <br> 220 West Forty-second Street <br> New York City

## Leases (Continued).

years, and the $2 d$ loft in 61 West 14th st to FREDERICK F
FREDERICK FOX \& CO. leased for the containing over 20,000 sq. ft. of space, in the building now being erected at the northeast 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 leased the 3-sty dwelling at 104 East 74th st to A. H. McCarty, and
the 3 -sty dwelling, at 328 East 50 th st to Julius Klugman. CO. leased for the Realty Holding Co. and M, \& L. Hess the 1st loft in 151 to 155 West 30 th 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
38 th St ; space in 40 and 42 West 22 d st to Louis Magidoff, of 136 Greene st ; space in 136 129 West 29 th st, and the 3d loft in 6 and 8 West 18th st to Nathan Cohen.
FROMAN \& TAUBERT have leased for J. Edgar Leaycraft \& Co., the store at 1430 3d av,
to Andrew Maresco for a term of years; also to Andrew Maresco for a term of years; also
for Silverman \& Kovel, the store at 1396 d d v to a client. THE GAINES \& DRENNAN CO. leased for East 25th st to Lion \& Co., dealers in ribbons and silks, now at 314 th ay ; 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 705 th av to the Clothing Dest; also offices in 705 th av to the Clothing
signer Co., now located at 24 West 31st st. N. BRIGHAM HALL \& WM. D. BLOODGOOD floor, containing about $10,000 \mathrm{sq}$. ft., in 470 4th av to Rosen, Plechner \& Lipschutz, of 32 West 22 d 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

1. 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 $32 d$ st the 13 th loft to S. Rakusin \& Co., of 147 West 25 th st;
for A. M. Rau 152 to 156 West 24 th st the 5 th for A. M. Rau 152 to 156 West 24 th st the 5 th
loft to the Boston Mfg. Co., and for the Manray Co., Inc., in 145 and 147 West 28th st the 5th Co., Inc., in 145 and 147 West 28 th st the 5th
loft to Phoenix Waist Co., of 25 West Houston
HEIL \& STERN leased for Einstein-Wolff Co. in 1115 Broadway the 3 d 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 21 st st to Joseph Weinstein \&
Co., and the 11 th loft to the K. \& P. Cloak
$\&$ Suit Co., of 129 West 22 d st; the 6 th loft in \& Suit Co., of 129 West 22 d st ; the 6th loft in M. \& L. HESS leased the 3d loft in 362 and Parisian jewelry, of 200 5th av ; the lease is for a term of $\bar{J}$ years at an aggregate rental of 225,000 . Also leased the 9th loft in 31 and 33
East 28 th st to H. \& I. Ottenstein, of 1375 th av. M. $\underset{\text { Mest }}{\&}$ Lth st, running through to and including 52 and 54 West 15 th st, to Hecht Bros. \& Co., 3 of St. Louis, elothing manufacturers; also the eased, in conjunction with Corn \& Co., the 7th 8th and 9th lofts, in the McMorrow Building at 131 to 137 West 35 th st, size $75 \times 100$, to J. Dry-
foos Son \& Co., of 31 West 23 d 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 surround ing the property enjoys perfect light and excep-
tional advertising facilities. The lease is for a tional advertising facilities. The lease is for a
term of 5 years at an aggregate rental of $\$ 67$,-

EDWARD J. HOGAN leased to Richard J.
Foran offices on the voth floor in the tower of he Woolworth Building for a term of years. This lease carries with it the dentist privilege
of the entire building. JOHNSON, ADAMS \& GREACEN leased the and Astor pl, to the E. Moch Co., of 787 Broadway, for a term of years at an annual rental
of $\$ 4,000$.
JOHN J. KAVANAGH leased apartments in the Walmore, at 51 and 53 East 78 th st, to Miss Eleanor Tobias ; also apartments in 931 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-
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 150 x 150 , in now nearing completion, on a plot 150 x 150 , in
the west side of Sherman av, 100 ft . south of the west side of Sherman av, 100 ft . South of aggregate rental of $\$ 300,000$. The structure, 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 the store in 576 West 207th st and
550 West 207 th st to Morris Heitel.
LEVINE BROS. leased the 4th floor in the an annual rental of $\$ 4,000$ through Spear \& Co this is the second lease of premises in the As tor Place Building.

THE LESLIE-JUDGE CO. leased the 4th floor of 225 sth av, for its executive offices, for aied a large part of the 11th and 12th floors in pied a large part of the 11th and 12th floors in $15,000 \mathrm{sq}$. ft., nearly double its former floor

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 EDGAR A. MANNING leased the front half 132 West 46 th st for a term of 5 years to the Byron Co., of 1328 Broadway.
THE NEW YORK TELEPHONE CO. leased rom the Lincoln Safe Deposit Co. the store at 22 East 42 d st, adjoining the Hotel Belmont. The lease is for 5 years.
GEORGE NEIMAN leased for A. F. Jammes
(Midville Realty Company) to William Bern(Midville Realty Company) to William Bernstein, of 54 West 31st st, dealer in ladies' slip-
pers and shoes, the store and basement at 5 West 37 th 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 $\&$ Bauer, of 300 Pearl st ; the 3d floor in 180
William st to Tushnett \& Strauss; the top floor 68 Wis Beekman st, to Judson D. Campbell, of st to R. H. Baxter Co., of 318 Broadway; the 4th floor in 30 Frankfort st to Edward Birnn and a portion of the 3 d floor in 130 Pearl st to John Atkins; an office in 37 and 39 Liberty st THE CHARLES F. NOYES CO. leased to the al 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 How-
ard sts for post office purposes; also leased the building at 78 and 80 Beach st for Herman Edgar to Hirsh, Stein \& Co., for seven years at an aggregate rental of about $\$ 20,000$;
also the entire building at 248 Water st for J.
and B. Lichtenstein to F. Bredt \& Co., of 240 and B. Lichtenstein to F. Bredt \& Co., of 240 THE CHARLES F. NOYES CO. leased the building at 74 Pearl st for 21 years to Stecker taxes. The total aggregate rental is about
$\$ 75,000$. The lessees have been tenants in the $\$ 75,000$. The lessees have been tenants in the
building for 24 years. The property was rebuilding 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 house, $18.4 \times 100$, at 126 East 80th st to Judge Wiliiam W. Wadhams, the newly elected judge of the Court of General Sessions, who now resides at 39 West 11th st; also leased an apart-
ment in the "Luxonia," at 305 West 72 d st to meont in the Luxonia, at 305 West 72 d st to rented an apartment in 235 West 71 st st to Mrs. Helen Flynn.
PEASE \& ELLIMAN leased for Beverly Robinson his 20 -ft., 4 -sty residence at 113 East 37 th ment in 27 East 62 d st to Miss Mary A apartdaughter of the late Samuel Sloan, of the Farmers Loan \& Trust Co.; also an apartment in 146 East 49 th st to Dr. Vincent Gaudiani. PEASE \& ELLIMAN rented for Frederick Zittel \& Sons, as agents, the 4 -sty dwelling, 16
$\mathrm{ft}$. wide, at 163 West 73 d st to Mrs. Samuel it. Wide, at 163 West 73 d st to Mrs. Samuel
Hasbrouck; also rented for Mrs. F. S. Coudert, the 3 -sty private residence, $18.9 \times 100$, at 121 East ments in 56 West 11 th st to George Trigg, at
200 West 58 th st to A. A. Bowen, at 136 Mad ison av to C. F. S. Saportas, and at 145 East Wagner.
PEASE \& ELLIMAN have leased for the Cen-
ury Holding Co., Lee \& Fleischman, offices in tury 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 75 th st an apartment of 7 rooms and 2 baths to William Averdell, Jr., of the Hudson Tubes Co., and a studio apartGaines, and apartments in 175 West $72 d$ gt the "Van Dyck," for the Morewood Realty Holding
Company, to H. Lyon Smith; in 170 West 72 d Company, to H. Lyon Smith; in 170 West 72 d Benjamin Comings, and in 42 East 66 th st, to H. A. Victor; also leased for Mrs. Eugene Griffin, 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 new apartment house on the site of the famous Marquant residence at the northwest corner of hadison av and 68th st, known as 11 East 68th library with a sweep of 50 ft . Also leased an apartment in 27 East 62 d st to F. W. Cole ; one in 130 West 57 th st to Hans Koronatzki; one in
105 East 15th st, the "Swannanoa," to J. L. 105 East 15th st, the "Swannanoa," to J. L.
Brown, and one in 799 Park av to H. L. Har-

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 12 rooms and 4 baths in 830 Park av to W. C. Taylor, of Taylor, Livingston \& Co. ; and subleased for Mrs. Frederick Peterson, her apartand also leased an apartment in 160 West 59th POST \& REESE leased the dwelling at 43 of 5 years. WOHN PETERS leased for Adolph Fox to William Necker, the well-known undertaker,
for a term of years the large double store loated at 165 Av A
GEO. R. READ \& CO. leased for Charles
Hofferbreth $9,500 \mathrm{sq}$. ft. in 531 to 537 West 21 st Hofferbreth 9,500 sq. ft. in 531 to 537 West 21 st
st to the National Co.; for the Canal Realty Co. $5,000 \mathrm{sq}$. 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 $2 d$
floor in 38 Murray st to the White Paper Box oor 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 years.
THE DOUGLAS ROBINSON, CHARLES 5th st a. Ieased for James McLean 131 East 55 th st, a 5 -sty American basement dwelling,
George B. Sanford, furnished, for the winter.
THE DOUGLAS ROBINSON, CHARLES BROWN CO. leased apartments in 100 east 5 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 47 th st to William Sitten-t-sty American basement dwelling at 1140 Park David Dows, furnished, for the winter.
WILLIAM J. ROOME \& CO. leased for Willthe Sth loft at 543 Broadway to F \& Greenstone, of 248 Lafayette st.
THE M. ROSENTHAL CO. leased the store basement in 17 and 19 Broadway to the Cafe ita Co. and the basement in 485 and 4876 th av

ROYAL SCOTT GULDEN has leased for the McVickar-Gaillard Realty Co., as agents, the
4-sty high stoop dwelling at 19 West 46th st, or a term of years, to the Frank Gilman Co. after extensive alterations are made.
basement and parior floor will be remodeled into stores. The property is located on the street 46 th St. Association, formed along the lines of
he 5th Av. Association. The members intend o secure more improvements for the street, turi In heavy and undesirable traffic and beautify the gene
the line.
LOUIS SCHRAG leased for the Riker, Hege107 West 27 th st, to H . Shulof \& Co. for a term of years; also for Lena Rotnschild, the store H. C. SENIOR \& CO. leased space in the Lino., of 1931 Broadway to Initial Towel Supply Welch the building at 162 West 56 th st to F . R

FRED'K SOUTHACK \& ALWYN BALL, JR leased the store and basement in 556 Broadway or William Vincent Astor to Hanover \& Simon 78 Canal st, for a term of year
SPEAR \& CO. rented the 5 th loft in 832 and 834 Broadway to Canno \& Karp, of 48 East 8th
st ; for Philip Goerlitz, the oth loft in 36 to 44 West 24th st to Harris Pankin, of 139 Spring st ; for Hyman Bruner Estare, 15,000 sq. ft. in
119 and 121 Wooster st to Isaac Schneierson and Halper \& Friedman, of 13 Lispenard st; loft in 648 Broadway to Shevinsky \& Wilson, o Grand st; the 1st loft in 4 and 6 Washing-
on pl to Mark Davis Sons \& Co., of 10 Waverly pl.
TUCKER, SPEYERS \& CO. leased in conat 28 and 30 West 38 th st to Maurice Cohen the westerly parlor store in 66 West 38 th 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 of 17 West 24 th st ; and in conjunction with Julius Friend, Edw. M. Lewi Co., the 5th loft east in 39 and 41 West 38 th st to L. \& L. Ban deau Co., of 25
JAMES H. STRYKER rented for the estate Ler of Morris, the hotel at the northeast cor f 6558 st and 7 th av, to Patrick Fleming average rental of $\$ 13,000$ per year. The nea tenant 1914 .
L. TANENBAUM, STRAUSS \& CO. leased to P. Pohalski \& Co., of 18 Laight st, manufacturBroome st for a term of 10 years.
UNGER \& WATSON, INC., leased for Miss Rosalie Joel the 4 -sty brownstone dwelling a 144 East 62 d st to Mrs. Mary Higlester for

VAN NORDEN \& WILSON leased for Fred erick Fox \& Co. space in the Herald Squar Building to the D. \& H. Mfg. Improvement Co West 27 th st to Kronish, Dessau \& Luchs.
WILLIAM R. WARE leased for W. E. D. Stokes 242 West 76 th st a dwelling to Bessie
Cogan; also 111 West 78 th st for the Dexter Cogan; also 111 West 78 th st SIDNEY L. WARSAWER rented the 3d lo in 626 10th av to the Rootina Laboratories
Jonstruction GITE \& CO. leased for the Fabian 151 West 26th st to E. P. Lawson, of Seybol Machine Co. for a term of years at an aggr gated rental of $\$ 50,000$
WM. H. WHITING \& CO. leased for Daniel E. Seybel to Von Thande \& Meyer the large stor 000 sq . ft. in 19 and 21 Roosevel Behringer,
12th floor
12 th floor of 373 4th av, in conjunction with Southack \& Ball, to G. M. Fauser, Inc., of 4 East 21st st; space in 22 Beekman st to Boyd's ner store in 127 Beekman st to I. Deaul.
THE J. P. WHITON-STUART CO, leased for Mrs. John R. Ogıen the 3-sty
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 48 th st for Mrs. James Byrne to Gifford A. Cochran and 31 Wes
Brooklyn.
CHARLES E. RICKERSON leased 30 Mont- CHARLES E. RICKERSON leased 30 Montment 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 1 st and $2 d$ floors in 144 Flatbush av for business purposes
THE RICHMAN HOLDING CO.: a Coney Island concern, leased from Desmon Dunne almost the entire block bounded front, for thirty years at an aggregate rental front, for thirty years at an aggregate rental intend to start in a few weeks to erect several bathing pavilion, amusement devices. It is estimated that
project will involve $\$ 150,000$ at the outset

## Suburban.

JAMES H. STRYKER leased for Charles Neilson to Michael Rowan, the store and basecorner of 14 th 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 Bigelow, of Boston, the store in 449 Washington
PEASE \& ELLIMAN have leased the "Red
ottage" at Westchester, N. Y., for S. Albert
WINDSÓR LAND 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, ROSEDALE and ST. ALBANS.

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Avenu
WANTS AND OFFERS

and Sixth avenues, running through 13 th street. The lease involves the top floors of the 5 -story
buildings at 34 to 42 West 14 th street, running through to $33-41$ West 13 th street and 5 floors in the 8 -story building at $43-45$ West 13 th 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 14 th
Street Store.
The leasing company consists of a consolidation of the Hospital Supply Company, The Wat ters Laboratory and the Surgical Supply Com-
pany and intends to manufacture complete pany and intends to manufacture complete geons. 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 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

## 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 miscellaneous properties, including apartment bid in either by the plaintiff or by other parties in interest. fered at voluntary sale and 26 in advertised legal sales. Of the six voluntary sales, three were 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

## REAL ESTATE NOTES.

SHAW \& CO. were the brokers in the sale of 31 West 127 th st, a a 3 -sty
brownstone dwelling, $18.9 \times 50 \times 100$.
GAINES \& DRENNAN CO. were associated with John P. Kirwan \& Sons in placing a loan of $\$ 48,000$ on the $n$ e corner of $\mathrm{Fie}_{\text {... }}$ pl and
Grand Concourse. The same firm also placed Grand Concourse. The same firm also placed
a loan of $\$ 20,000$ at $41 / 2$ per cent. on 158 West a loan of $\$ 20,000$ at $41 / 2$ per cent. on 158 West
22 d 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 $50 \times 100$,
between Broadway and Amsterdam av. FRANK A. SEAVER, of 6806 a FRANK A. SEAVER, of 68063 d av, Bay
Ridge, in order to properly hanaie 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 Slip, purchased by a client through the same
office. The same company has placed a loan of office. The same company has placed a loan of
$\$ 13,000$ at 5 per cent. on 205 Front st. Both
PEASE \& ELLIMAN have been appointed agents for the new 12-sty apartmeent house now being constructed by the 850 Park Av. Co., at
the southwest corner of Park av and 77 th st. This will be one of the finest houses on Par
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 Wednesday to the old St. Matthew's Lutheran Elizabeth sts, a plot $101 \times 89.3$ 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. department after Dec. 1. Mr. Kelly formerly was with the United States Realty \& Improve-
ment Co., the Hudson Terminal buildings and latterly with the Douglas Robinson, Charles S.
THE CHARLES $F$. NOYES CO. has increase THE CHARLES F. NOYES CO. has increased its staff in the renting department by securing
the services of W. H. Van Alst, formerly with
ther, Kately 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
$100 \times 100$ at 22 to 28 West 63 d st, have been $100 \times 100$ 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 Brooklyn, and the theatre will be used for
church purposes. Plans for the alteration were fled 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 erect at Coney Island in connection with subway improvements now under way, the Transit Development, a subsidiary of the railroad com-
pany, took title Wednesday from the Harway pany, took title Wednesday from the Harway
Improvement Co. to 90 acres of land at Coney Island valued at about $\$ 250,000$. The property Av X and West 13th st. The property will be used for business as well as terminal purposes, and the whole improvement is expected to stim-
Island.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the proper-
ties offered were in foreclosure. Adjournties offered were in foreclosure. Adjournments of legal sales to next w

- 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 ad1, 1913, at the New Rork Real Estate Salesroom, 14 and 16 Vesey st, and the
Bronx Salesroom, $3208-103 \mathrm{av}$. JOSEPH P. DAY
${ }^{n}$ Horton st (*), ns, 260 w Main, $100 \times 100$, City Island; due, $\$ 9,193.50$; T\&c, $\$ 623.63$; ${ }^{\text {and }} 11 \mathrm{TH}$ st, 58 E (*), ss, 230.8 e University pl, $21.4 \times 94.9$, 8-sty bk loft \& str bldg; due,
$\$ 76,492.93 ;$ T\&c, $\$ 4,215.28$; Metropolitan 70,000 ${ }^{\text {a99TH }}$ st, 68 W (*), ss, 125 e Col av, 25x T\&e, \$417.90; Franklin Savgs Bank in the ${ }^{\text {a }} 102 \mathrm{D}$ st, 332-4 on map 334 E (*), ss, 137.6 w 1 av, $37.6 \times 100.11,6$-sty bk tnt \& strs; ${ }^{\text {a }} 102 \mathrm{D}$ st, 336 E (*), ss, 100 W 1 av, 37.6 x $100.11,6-$ sty bk tnt \& strs; action $1 ;$ due,
$\$ 35,572.10$; T\&e, $\$ 1,810.17$; Irma M Berulli. ${ }^{2} 113 \mathrm{TH}$ st, 70 E (*), SS, 205 W Par $5 \times 100.11$, . Tac, $\$ 492.96$; Mary G Cook et al. 19,000 a117TH st, $329 \mathbf{E}(*), n \mathrm{~ns}, 350$ e 2 av, 25 x
00 , vacant; due, $\$ 5,470.43 ;$ T\&c, $\$ 321.83 ;$ ${ }^{\text {a } 125 T H ~ s t, ~} 225 \mathrm{E}, \mathrm{ns}, 46 \mathrm{w} 2$ av, $28 \times 74.11$; ${ }^{2} 130 \mathrm{TH}$ st, 500 W (*), Swe Ams av (No 1714), runs s24.11xw 17 xsw 7 xSW 1.1 xs 6.1 xw
${ }^{\text {a }} 168$ TH st E (*), sec College av, $100 \times 200$ vacant; due, $\$ 5,642.92$; T\&c, $\$ 890$; sub to
mtg $\$ 10,500 ; \mathrm{Wm}$ A Kurz .
17,000 ${ }^{\text {a }}$ Amsterdam av, 1414, see 130 th, 500 W . ${ }^{\text {a College av, sec 168th, see } 168 \text { th E, sec }}$ ollege ay.
Intervale av, 1135 (*), ws, 423.11 s 169 th,

${ }_{4}{ }^{\text {Marble Hill }} \mathbf{~ M v , ~ 9 6 , ~ s e s , ~} 100$ SW 228 th, $\$ 4,619.32$; T\&c, $\$ 623.24$; Frieda Hart. 6,000 $40 \times 1014 \times$ Hill av (*), ses, 146.2 sw 228 th, ${ }^{a}$ Morris av 20x95, $3-$ sty bk dwg; due, $\quad \$ 4,053.68 ; \underset{\text { T }}{ }$ T\&c,
$\$ 164.33$; Westbury Park. ${ }_{100}^{\text {a Summit av, } 914 ~(*), ~ e s, ~} 175$ s 162 d , 25 x 100,2 -sty bk dwg; due, $\$ 1,643.67$; T\&c,
$\$ 94.91$; sub to a pr mtg of $\$ 7,500$; Alema ${ }^{\text {a }}$ Townsend av (*), ws, 226.9 s Belmont, beg, vacant; due, $\$ 2,875.82$; T\&c, $\$ 235.07$; ${ }^{n}$ Lots 532 \& $\mathbf{5 3 3}$ in blk 2179, -x—; Bed${ }^{a} 178 T H$ st $\mathbf{W}$, nee Northern av, see North${ }^{n} 179 \mathrm{TH}$ st w, see Northern av, see NorthnNorthern av (*), sec 179 th, $92.6 \times 100$, $6-$ Sty bk tnt; Action $1 ;$ due, $\$ 119,597.86 ;$ T\&c,
$\$ 1,982.59 ; \mathrm{N}$ Y Life Ins Co.
115,000 ${ }^{\text {a }}$ Northern av (*), nec 178 th, $92.6 \times 100$, 6 \$997.32; N Y Y Life Ins Co.
aTieman av
$(*)$, ws, 425 s Chester av, 115,000 aTieman av ${ }^{(*)}$, ws, 425 s Chester av, 25 x
$\$ 100 ;$ due, $\$ 2,650.97$; T\&c, $\$ 65$; North Side BRYAN L. KENNELLY.
as0TH st, 154 E, SS, 51.3 e Lex av, 19.3 x
$102.2,3-$ sty $\& \mathrm{~b}$ stn $d w g$ (trste) ; bid in 16,000 . "92D st, $163 \mathrm{~W}, \mathrm{~ns}, 154$ e Ams av, 17 x ${ }^{2} 94 \mathrm{TH}$ st, 78 w, ss, 55 e Col av, $50 \times \overline{72.8}$, alexington av, $2 \mathbf{8 4}\left(^{(*)}\right.$ ), ws, 74.7 n 36 th , $24.6 \times 100$, 4 -sty \& b stn dwg; due, $\$ 26,-$
766.44 ; T\&c, $\$ 1,657.25$; Farmers Loan \& ${ }_{\text {a Lydia }}$ av, see Barnes av, $50 \times 100$; with${ }_{\text {a Madison av, }} \mathbf{2 0 7 0}$, ws, $83.8 \mathrm{~s} 131 \mathrm{st}, \overline{16.7 \mathrm{x}}$ D. PHOENIX INGRAHAM ${ }^{\text {a/45TH st, }} \mathbf{1 5 4} \mathbf{E}$, ss, 113.9 w 3 av, 18.9 x T\&e, $\$ 953.39$; Michl Tracy, party in int.

## aMadison av, 1824-6 (*), ws, 40.11 s 119 th

 HERBERT A. SHERMAN.
${ }^{\text {a Faile }}$ st, 642 (*), es, 300 s Spofford av $20.10 \times 100$, 2 -sty bk dwg; Action 1 ; due,
$\$ 7,981.29 ;$ T\&c, $\$ 218 ;$ Jno M Bissert et al
$02.2,4$-sty stn tnt \& strs; due, $\$ 15,873.11$; T\&e, $\$ 342.70$; Leopold Katzenstein. ${ }_{13,500}$ ${ }^{103 D} \mathbf{s t}, 73 \underset{\text { E }}{ }(*), \mathrm{ns}, 80.1 \underset{\sim}{\mathrm{w}} \underset{\mathrm{Park}}{\mathrm{Pav}}$ av, runs n59.9xne1xn41.2xw25xs100.71xe2, T\&c $\$ 59.20$; Rebecea Falk.

> SAMUEL MARX.
${ }^{1118 T H}$ st, 435 E (*), ns, 225.6 w Pleasant

${ }^{2} 226 T H$ st $\mathbf{E}$, ss, 555 e White Plains av or rd, 50x114; due, $\$ 1,157.58$; T\&c, $\$ 328.35$ Francis
CHARLES A. BERRIAN.
${ }^{484 T H}$ st E (*), es, 188.2 se Marmion av, $26.3 \times 75.2$, vacant; due, $\$ 2,081.50 ;$ T\&c,
 Corresponding week, 1912... $1,164,696$ $\begin{array}{ll}\text { Jan. 1, 1913, to date. } \\ \text { Corresponding period } 1912 \ldots . . . & 45,590,420 \\ 42,203,359\end{array}$ Borough of Brooklyn.
The following are the sales that have taken place during the week ending
Nov. 19, 1913, at the Brooklyn Sales Nov. 19, 1913, at the Broo
rooms, 189 Montague street:

WM. H. SMITH.
CLIFTON PL, 70, ss, 228.8 e Grand av, $18 \mathbf{x}$ 00, 2-sty stn dwg (exr). Fredk Axt 5,750 DOBBIN ST ( $\ddagger$ ), ws, 170 s Norman av, 20 x 80 ; also DOBBIN ST, ws, 195 s Norman av, $\mathbf{6 , 5 0 0}$
FURMAN ST ${ }^{(*)}$, es, 101.2 n State, $23 \times 100{ }^{\circ}$
Aimee Rossigi (*) es, 124.2 n State, $22.8 \times 100^{\circ}$
FURMAN ST (*), es, 124.2 n State, $22.8 \times 1000$
Aimee Rossignot.
FURMAN ST (*), es, 169.9 n State, 22.10 x
HARMAN ST (*), ss, 350 w St Nicholas 6.50 HICKS ST, 43 ; withdrawn.
HICKS ST,
ROBINSON ST, ss, 76.3 w Nostrand av, 280x
122 ; adj Dec. 11 .
WEST ST (*), ws. 82.4 n 40th, 25x95; Law-
4TH ST (*), nes, 209.10 nw 6 av, $22 \times 85$; Eliz
Snook. 14 TH ST, Ss, 356.2 e 6 av, $16.8 \times 100$; Ella Taylor.
 61 ST ST (*), nes, 300 se 12 av, $40 \times 100 \mathrm{x}$ irreg; Frank Brewery. 24 nw 19 av, $18.5 \times 100$; 1,000 71ST
Klumpp. nes, 24 nw 19 av, $18.5 \times 100$; Louisa
3,600 74 TH ST $\left({ }^{*}\right)$, sws, intersec es New Utrecht 75 TH ST, nec Fort Hamilton av, 208.6x101.8;
withdrawn.
 CORTELYOU RD, sec Stratford rd, 43.3x85.2;
adj Dec. 3 . ${ }^{(*)}$ ns, 40 w Cambridge pl, 20x
100 ; Jno F Dingee. $\quad 6,000$
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
50 to beg; Louise E Meehan. $\quad 282.6$ s Hegeman HOPKINSON AV ( ${ }^{(*)}$ ), ws, 282.6 s Hegeman
av, $17.6 \times 100$; Mahlon W Newton. $\begin{array}{ll}\text { av, } 17.6 x 100 \text {; Mahlon W Newton. } & 1,000 \\ \text { JEFFERSON AV, ns, } 385 \text { e Howard av, } 28.6 \mathrm{x}\end{array}$ 100 ; Christian Beck \& Anna Beck, his wife 13,100 JOHNSON AV, sec Union av, $75 \times 25$; Edw Dillmeier.
ROGERS AV (*), ws, 20 s Sterling, 20x82; ;
also ROGERS AV, ws, 60 S Sterling $20 \times 82$; also ROGERS AV, ws, 60 s Sterling, 20x82;
also ROGERS AV, ws, 40
s Thos F Martin Realty Co. $16 \mathrm{TH} \operatorname{AV}$ (*) $^{1}$ ), ws, 40 n 70 th, $20 \times 100$; Frank20 TH AV (*), es, bet 54th \& 57th, Lot 234 ; Tax Lien Co of N Y.
BOERUM ST, ns, 175 e Humboldt, 25x100; withdrawn. V CRISTOL ST, ws, 60.1 s Dumont av, $20.1 \mathrm{x}-\mathrm{5}, 250$ STOCKTON ST (*), ns, 250 e Throop av, 25 x E 93D ST (*), es, bet Foster av \& Farragut E 93 D lot 9 ; Julius Biederman. HOPKINSON AV (*), ws, 261.6 s Hegeman HOPKINSON AV (*), ws, 261.6 s Hegeman
av. $21 \times 100$; Mahlon W Newton.
1,000 ROGERS AV (*), ws, 200 n Clarendon rd, $\begin{array}{r}3 \mathrm{D} \\ \text { Maning. ws, } 50.2 \text { s } 42 \mathrm{~d}, ~ \\ 16.8 \times 100 \text {; Philip } \mathrm{V} \\ 3,755 \\ \hline\end{array}$ Maning.
WM. P. RAE.

BUTLER ST $\left({ }^{*}\right)$, ns, 160 w Smith, $20 \times 100$ : Levi Blumeneau. (*), ws, 180 s Dumont av, 2000 x100; Geo H Gill. 3,000 HOPE ST, Sws, 200 se Rodney, 100x100;
withdrawn WEST ST (*), ws, 107.4 n 40th, $25 x 95$; Lawyers Title Ins \& Trust Co. WEST ST (*), ws, 132.4 n 40th, 25x95; Law-
yers Title Ins \& Trust Co. JAS. L. BRUMLEY.
E 19TH ST, nwe Ditmas av, $107.4 \times 60 \mathrm{x}$ irreg;
Chas Stutz.
18,000 BAY 32D ST, nws, 200 ne Benson av, 60x 96.8; Edwin T Booth. $\quad$ SCHENCK AV (*), es, bet Hegeman 5,100 enna avs, lot 44; Tax Lien Co of N Y. \& 500


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## Auction Sales, Brooklyn-Continued.

## THEO. F. ARCHER.

WINTHROP ST
20xi06; action 1;
WINTHROP ST (*), ns, 669.10 e Nostrand av.
20x106; action $2 ;$; same. WINTHROP ST
20x106; action 3: 3 : same.
$\stackrel{\text { Total }}{\text { Corre }}$
$\$ 252,480$
181,355

## VOLUNTARY AUCTION SALES.

## Manhattan and Bronx.

JOSEPH P. DAY
30 TH ST, 25 W , ns, 162.9 e Bway, 20x98.9, 4 -sty Iu bldg \& $\operatorname{str}$ (exr).
80TH ST, 140 E, s, 19.2 w Lex av, $18.4 \times 102.2$,

- -sty \& b stn dwg (vol). 98 TH ST, 127 W , ns, 201.7 w Col av, 24.9 x
(exr). 112 TH sT, $70-2 \mathrm{E}, \mathrm{ss}, 26.3 \mathrm{w}$ Park av, 52.6 x
75.11, $2-5$-sty stn tnts (vol). 137 TH ST, $457 \mathrm{E}, \mathrm{ns}, 216.2$ w Brown pl, 16.8 x
$00,3-2$-sty \& b bk dwgs (vol).


## Modern Improvements

Isn't it true that ofttimes some small modern improvement 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 apartment that will minimize the drudgery of housekeeping.

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, swe Buchanan pl, 100x100, va2D AV, 381, nwe 22d, $24.3 \times 64,4$-sty bk tnt \&
strs (extry). 2D AV, 381, nwc 22d, $24.3 \times 64,4$-sty bk tnt \&
strs (extrx). w, ws, - n Carmine, 20x70, 3 -sty

## Brooklyn.

Nov. 25.
WILLIAM H. SMITH.
HEWES ST, 292, swe Harrison av, 20xī1, \&

JOSEPH P. DAY.
PROSPECT PARK W, swe 5th, 20x97.10, 5 -sty
GRAND AV, swe Bergen, 139.7x53x131.8x46.8,

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the
second that of the Defendant. (A) means
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 Sales16 Vesey Street, and The Bronx Sales-
room, $3208-10$ Third Avenue, unless otherwise stated

$$
\text { nov. } 22 .
$$

No Legal Sales advertised for this day. nov. 24.
116 TH ST W, ss, 225 w Morningside dr. 25 x
100.11, vacant; David Lippmann-Roma H Meade et al; Harold Swain (A), 176 Bway; Jos D Kelly
Brady $(\mathrm{R})$; due, $\$ 9,891.93$; T\&c, $\$ 1,600$; Henry Brady.
130 TH ST, 500 W , see Ams av, 1414.
${ }^{255}$; Benj F F Flgar . Filomena De Carlo et al 125; Benj F Elgar-Filomena De Carlo et al ; (R) ; due, $\$ 4,843.63$; T\&c, $\$ 504.30$; J H Mayers. AMSTERDAM AV, 1414, swe 130th (No 500), runs s. 24.11 xw 43 xs - $\mathrm{xw4xsw7xw}$-xn51xe100 to buns, $1-3$ and $1-4-$-sty bk thts $\&$ strs on cor ; Har-
bem 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 Nov. 25.
ELDRIDGE ST,
100,6 -sty bk tnt \& strs ; Diana Zipser-Helen 100.6 -sty bk tnt \& strs; Diana Zipser-Helen
A Rupp et al ; Feiner \& Maass (A), 100 Bway; A Rupp et al ; Feiner \& Maass (A), 100 Bway
Morton Stein (R); due, $\$ 6.194 .90 ;$ T\&c, $\$ 840$; Morton pr mtgs aggregating $\$ 83,839.90$; Jacob H Mayers.
WILLETT ST, 90, es, 200 n Rivington, 25 x
100,4 -sty bk tnt \& strs \& 4 -sty bk tnt in rear ; 100,4 -sty bk tnt \& strs \& 4 -sty bk tnt in rear ;
Minna Kreuder. extrx - Nathan Bloom et al ;
 Guedalia $(R)$; due $\$ 20,715.24$; T\&e, $\$ 860$; Jo-
seph $P$ Day. 117TH ST, $15-17$ W, ns, 265.7 w 5 av, 34.8 x
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.
CENTRAL PARK W. $478-81, n w c$
108 th ( 1), 10x100 two 7 -sty bi thts, Hess Realty CoFrederick Tench et al; Mark G Holstein (A),
141 Bway; Geo J Gillespie (R) due. $\$ 16.006 .90$; 141 Bway; Geo ${ }_{\text {T\&c. }}$. 353 . sub to 1 st mta $\$ 200,000$ : mtg recorded May14'08; Bryan L Kennelly.
PAULDING AV. es. 135 s 214 th . runs e105xs
25 xw 52.6 xn 2.6 xw 50 xn 25 to beg; Walter Whewell exr-Abr Shatzzin et al; Clocke. Koch \&
\&eidy (A). 391 E 149th : Max S Levine (R); Reidy (A) 391 E 149th: Max S Levi
due, $\$ 498.90 ;$ T\&c, $\$ 65 ;$ Henry Brady.
WHITE PLAINS RD, 4755-61, ws, 175 s 242 d ,
runs w128 to Richardson av, xs115xelooxs-xe runs w128 to Richardson av, Xs110xan F Epple
$98 x n 195.3$ to beg, Wakefield Herman (A). 41 Park Row; Jacob Levy (R); due, $\$ 10$,-

5TH AV, 12, ws, 28.6 n 8th, $26.8 \times 100,9$-sty bk
tnt; Metropolitan Life Ins Co et al-Wm N
 1 Madison av' Martin L' Stover (R) ; due, $\$ 135$,-
001.97; T\&c, $\$ 9,738.50$; Joseph P Day.
 70x45.1x70 two 3-sty bk \& fr tnts; Italian
Savgs Bank of City of N Y Thos A Rosson et
al; Wayland \& Bernard (A). 5 . al: Wayland \& Bernard (A). 258 Bway; $G$
Murray Hulbert (R); due, $\$ 10,874.10$; T\&e, MONTGOMERY ST, WS. whole front bet Waare
x143x184.10 9 sty bk storage \& vacant; David
Dows-Wilhelmina Harris et al: Bowers \& Dows-Wilhelmina Harris et al; Bowers \&
Sands (A) Ab Cedar: Abr
Stern (R) ; due, $\$ 104,587.34 ;$ T\&c, $\$ 2,715$; Joseph P Day. SOUTH ST, 296-302, sẹe Montgomery, ws,
from Water to South. WATER ST. 585-95, see Montgomery, ws, from
 AMSTERDAM AV, 43-9, on map 49-55, sec
62d (No 160), $100.5 \times 100$, 2 -sty bk str:
 et al ; M S \& I S Isaacs (A), 52 William ; Ly-
man W Redington (R): due, $\$ 9594.06$; T\&c, $\$ 1,902$; sub to mtg $\$ 75,000$; L L J J Phillips \& Co. BRONX \& PELHAM PARKWAY SS, 100.2 e
Muliner av, $25.1 \times 141.7 \times 25.1 \times 143.6:$ Hudson Trust Co-Jno L Blauss et al ; Action 5 ; Holm. Whitlock \& Scarff (A). 35 Nassau; Chas H Griffths
$(\mathrm{R}) ;$ due, $\$ 3,887.23 ;$ T\&c, $\$ 219.96 ; \mathrm{J}$ H Mayers. BRONX \& PELHAM PARKWAY, ss, 50.1 w
Bogart av, $25.1 \times 144.6 \times 25.1 \times 1431$ : same same: Botion 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,
$25.1 \times 165.2 \times 25.1 \times 166.6 ;$ same-same; Action 4; same (A) ; same (R) ; due, $\$ 3,890.23$; T\&c, $\$ 269.75$; J H Mayers.
BRONX \& PELHAM PARKWAY, ss, 25.1 w Bogart av, $25.1 \times 144.6 \times 25.1 \times 146.1$; same-same; Action 7 ; same (A) ; same (R) ; due, $\$ 4,829.18$;
T\&c, $\$ 219.95$; J H Mayers. MOSHOLU PAPKWAY
MOSHOLU PARKWAY $\mathrm{S}, \mathrm{ws}, 40 \mathrm{~s} 204 \mathrm{th}$, Tax Lien Co of N Y-Eliz Ruppert et al ; Wm Lustgarten (A) 68 William; Francis W PolLustgarten due, $\$ 3,537.41$; T\&c, $\$ 754.28$; D Phoe-
lock (R) due
nix Ingraham.
MULINER AV, es, 210.9 s Bronx \& Pelham Pkway, $25 \times 100$; Hudson Trust Co-Jno L Blauss et al; Action 1 ; Holm, Whitlock \& Scarff (A), 885.49 ; T\&c, $\$ 159.34$; J H Mayers.

MULINER AV, es, 185.9 s Bronx \& Pelham
Pkway, $25 \times 100$; same-same; Action $2 ;$ same Pkway, $25 \times 100 ;$ 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 \& Pelham
Pkway, $25 \times 100$; same-same; Action 3 ; same Pkway, $25 \times 100$; same same; Action $3 ;$ same
VALENTINE AV, es, abt 20 s 204th, see
Mosholu Pkway, sws, 40 s 204th. Mosholu Pkway, sws, 40 s 204 th.

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 309 Bway; Marcel Levy (R) Rosenstein (A), 309 Bway ; Marcel Levy (R); due, $\$ 9,138.35 ; ~$
T\&c, $\$ 895 ; ~ m t g ~ r e c o r d e d ~ J u l y 24 ' 12 ; ~ J a c o b ~ H ~$ Mayers.
21 ST ST, 107 W , ns, $85 \mathrm{w} 6 \mathrm{av}, 20 \times 98.9$, pt $6-$ sty bk str ; Esperanto Mortgage Co-Leslie H
Pell et al ; Walter S Newhouse (A) ; Leo L Leventritt (R) ; due, $\$ 10,837 . .88$; T\&c, $\$$ Leo ; 24 TH ST, $30-2 \mathrm{~W}$, ss, 334 e 6 av, $50 \mathrm{x} 98.9,12$ sty bk loft \& str bldg; Mary E Coleman-Julia H Boisse et al ; Alexander \& Green (A), 165
Bway ; Robt F Wagner (R) T\&c, \$2,515.90; Henry Brady. due, \$400,000.49; 124 TH ST, 318 E SS 1926 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,
$\$ 116.6$, Samuel Goldsticker
172D ST $447 \mathrm{E}, \mathrm{ns}, 90$ e Park av, runs n 100
xe10xn30xe30xs130xw 40 to beg, xe10xn30xe30xs130xw40 to beg, 2-sty fr dwg; Josephine A Bertin-Bronx Investing Co et al; $\stackrel{\text { ory (R) ; due, } \$ 7,804.44 \text {; T\&c, } \$ 520.97 \text {; Joseph }}{\text { P Day. }}$
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 $\$ 227.88$; sub to a 1 st mtg of $\$ 3,500$; Henry
JACKSON AV, $757-63$, ws, 125 n 156th, 100 x 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, 16.8 x 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,PROSPC, Joseph P Day.
PROSPECT AV, 604, sec Beck (No 560), 30x
139.6x105.6x96, 5-sty bk tht \& strs; Robt S 139.6x105.6x96, 5 -sty bk tnt \& strs; Robt $\underset{\text { S }}{\text { S }}$ 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 $182 \mathrm{~d}, 94.1 \times 123.2 \times 88.11 \times 90.3$, two 5 -sty bk tnts s $182 \mathrm{~d}, ~$
Mary
S Croxson-Waverly Geo G Dutcher (A), 40 Wall : Walter A Hirsch
corded July21'11. Joseph P Day Nov. 29.
advertised for this day. DEC. 1.
BOND ST, 55, ss, abt 95 w Bowery, $22 \times 65.7 \mathrm{x}$ 22.3x61.3, 3-sty bk loft \& str bldg; Louls F Buttner-Katie Buttner et al: Rifkind \& Samtition: Henry Brady. Jas C Connell (R) ; par-
FOX ST, 1141-5, swe Home, 109.1x84.11x98.11 x94, two 5 -sty bk tnts, 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\&e, $\$ 1,362.92$; Joseph P Day.'

## Brooklyn.

The following advertised legal sales 189 Montague Street, unless othervise stated:

## Nov. $22 \& 24$.

No Legal Sales advertised for these days. NOV. 25.
BARBEY ST, es, 300 s Sutter av, $25 \times 100$; Alen \& Dyckman (A). 215 Montague; Louls Karasik (R) ; Wm H Smith.
CLINTON ST, ws, 50.9 n Harrison, $24 \times 46.10$; Emma M Doyle Jno McKinny et al; Clarence
B Campbell (A), 189 Montague; Danl Maller R) Wm P Rae. irreg ; also WILLOUGHBY AV, ns, 360 21.10x18x av, $40 \times 100$; 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,
lot 77 ; Chas L Burchard-Mary E Roberts et lot 77 ; Chas L Burchard-Mary E Roberts et
al ; Van Alen \& Dyckman (A), 215 Montague; Kinnie C McDonald (R) ; Wm H Smith. E CTH CT McDonald (R) ; Wm H Smith.
E 9TH ST, es, 220.3 n Av T, $20 \times 100$; Alwin man (A), 391 Fulton; Isaac Lublin (R) ; Wm
${ }^{\mathrm{E}} 9 \mathrm{TH}$ ST, es, 180.3 n Av T, $20 \times 100$; Julia
 W 15 TH
irreg: Chas ass 880 n Neptune av, $87.1 \times 104.3$ Jos G Giamblavo (A), 732 Flushing av; Asa F Smith (R) ; Chas Shongood.
AV W, Ss, 85 e E 12 th, $29.10 x 104.3 x$ irreg;
Chauncey $R$ Watson-Mary Randrup et al; Alphonse Dession (A), 82 Wall, Manhattan ; Tho RiV Wr , Wm P Rae.
AV W, SS, 57 e E 12th, $28 \times 100 ;$ Chauncey R
Watson-Edith Tillman et al : Alphonse Dessinn (A), 82 Wall, Manhattan; Thos J Ritch, Ji (R)'; Wm P Rae. BEDFORD AV, es, 35 s Winthrop, $25 \times 100$ ton Hertz (A), 391 Fulton; Julius Schwartz (R) ; Chas Shongood.

CLARENDON RD, ns, 80 w E 23d, 20x60 Margt A Ure-Geo E Wilson et al; Van Alen Dyckman $(\mathrm{A}), 215$ Montague ; Albt E Richard
son (R): Wm H Smith
 Thompson (A), 175 Remsen; Edgar H Hazelwood (R) ; Wm H Smith.
DUMONT AV, sec Essex, 100x30; Michl Cav-anagh-Gertrude Lott et al ; Van Alen $\&$ Dyck-
man (A), 215 Montague ; Herman $S$ Bachrach (R) $; \mathrm{Wm}$ H Smith. PUTNAM AV, Ss, 182.6 w Tompkins av, 17.6 x 100; Williamsburgh Savgs Bank-Frank E Cur
 nov. 26.
BARRETT ST, ws, 200 s Pitkin av, $100 x 100$ Bartett-Muartz (A) D-3 Stealty Co et al (R) ; Chas Shongood. SOMERS ST, ns, 386.1 e Stone av, $26.8 \times 100$ 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 smith
 lot 28; Tax Lien Co of N Y- Thos F Leonard hattan ; Edmund J Donegan ( R ) ; Wm H Smith. 47 TH ST, sws, intersec nws 14 av, $100 \times 60.2$;
Hetty Green-Max Blisnikoff et al : Geo A Logan (A), 44 Court; Isaac Allen (R); Wm H mith.
S1ST ST, SS, 202 w 17 av, $17 \times 100$; Peter A Becker-Roceela Realty Co er al; Geo B Seren-
betz (A), 1612 Bway ; Robt O'Byrne (R); Wm H Smith.
81ST ST, SS, 185 w 17 av, $17 \times 100$; Reinhard betz (A), 1612 Bway ; Jas M Kelly (R) ; Wm

$$
\text { Nov. } 27 .
$$

No Legal Sales advertised for this day. nov. 28.
FORT GREENE PL, ws, 369.6 n Fulton av, 20 100; Bertrand Alyea et al-Arabella Munn et ning (R) $;{ }^{\text {Wm H }}$ H Smith.

00; Emil Reineking-Nathan Glenmore av, 25x Kiendl, Smyth \& Gross (A) 2590 Atlantic av Jas M Fawcett (R); Chas Shongood.
$\underset{\text { FROST }}{ }$ ST, ${ }^{\text {ns, }} 133.4$ e Leonard
x 100 ; Bushwick Savgs Bank-Jacob Earr et al. Rufus L Scott (A), 99 Nassau, Manhattan ; Jos
J Speth (R): Wm P Rae. $J$ Speth (R); Wm P Rae.
GREENPOINT AV, ns, 225 e Manhattan av, David Hirsr N Bernstein-Beni Krampf et al ;
Datid (A), 44 Court; Allen RobertDavid Hirshfield
son (R)
(A) ${ }^{44}$ Hm Hmith.
${ }_{25 \times}$ KNICKERBOCKER AV, sws, 25 se Grattan, Holding Co et al : Simon Berg (A), exr, \&c-Dean David T Smith (R); Wm H Smith. 114 Bway ;
NEW LOTS AV, sec Malta, 100x98.11;
Ninni Lo1s AV, ss, 20 w Alabama av, $40 \times 746$ also Minnie Bartholme et al-Georgia Bldg Co et al ;
Milton Hertz (A), 391 Fulton ; Jacob W Kahi (R) ; Chas Shongood.
nov. 29.
Ne Legal Sales advertised for this day. DEC. 1.
SOMERS ST, ns, 386.1 e Stone av, $26.8 \times 100$; Murtha \& \&ardiner et al-Chas L Reis et al ; Murtha \& Hanson (A), 55 Liberty. Manhattan ;
Simon H Kugel (R) ; Wm H Smith.
84 TH ST, nes, 340 se 20 av. 20x100; Geo W Underhill (A) 26 Court. Peter W Davison \& (R) ; Jas L Brumley.

WILLOUGHBY AV nwe Lewis av, $100 x 200$ David Metzger-Sarah Wexler et al; Mitchell
May (A), 233
Bway, Manhattan: Maurice 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.
34 TH ST, ss, 100 w 9 av, 20 x 98.9 ; Cornelia W Wall et al-Thos Doyle et al ; amended; Walsh, 77TH ST, ss, 180 e 3 av, $25 \times 102.2$; Francis $F$ Robins, trste-Andw Byrne et al ; Theall \&
Beam (A).

Nov. 17.
FREDERIC ST, es, lot 204, Bronx ; Jno Bussing,
son $(A)$.

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Foreolosure Suits，Manhattan \＆Bronx（Contin－
3 S ST，ss， 50 wr McDougal， $25 \times 100 ;$ Miriam H C Cannon－Douglas
Cannon \＆Cannon（A）． 57 TH ST 224 E ：
et al；H F Lippold＇（A）．
188 TH ST，swc Bathgate av， $32 \times 89.4$ ；Theo－ dore Haebler－Van Hoesen Estates，Inc，et al ； E Cohen \＆J Levy（A）．
UNION AV，nec 166th， $40 \times 100$ ；Ralph F Fax－ ter－Fanny Nathson et al ；amended ；M S Schec－
5 TH AV，sec 108th，100．11x84；Peerless Hold－ 5TH AV，sec 108th，100．11x84；Peerless Hold－
ing Co－Annie Gordon et al；Lind \＆Pfeiffer

## nov． 18.

$237 \mathrm{TH} \mathrm{ST}, \mathrm{ss}, 137.7$ e Martha av，${ }^{37.6 \times 99.11 \text { ；}}$ ，
two actions：Otto $G$ Hupfel－Wesley Constn Co two actions；Otto G Hupfel－Wesley Constn Co et al；H Robitzek（A）
MARMION AV，es， 61 s 175 th， $35.2 \times 106.10$ ； Chas $R$ Bietsch－Inter－city Land \＆Securities co et al Jov．

## NOV． 19.

LIBERTY ST，sec Greenwich， $54.8 \times 44.4 x$ irreg ；
NY Life Ins Co－Edw F Robinson et al；G W Hubbell（A）
MULBERRY ST，288；Henry Hull－Emilie E Boldtmann et al；J E Bullwinkel（A）．
24 TH 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， $23.2 \times 100.5$ ；Ger－ man Savgs Bank in City NY－Markus Weil et al；Amend \＆Amend（A）．
114TH ST， 37 T ；Meister \＆Bache Realty Co al－Esther Schulman et al ；Engel Bros（A） 126 TH ST， 63 W ；Chas G Moller et al－Harri－ son B Arnold et al；Bowers \＆Sands（A）
137 TH ST， 249 W ；General Synod of the Reformed Church in America－Metron（A）．
curities Co et al ；Reed \＆Pallister（A）．
159 TH ST， 549 W ；Levi S Tenney et al－Jessie Crommette et al．L S Tenney（A）．
1ST AV，154；A Fred Silverstone－Louis H Berman et al；Goldfogle，Cohn \＆Dorf（A）． 2 D AV，ws， 50.11 s $107 \mathrm{th}, 25 \times 75 ;$ Katherine L
Meuser－Ray V Kirschbaum et al；T J Farrell

## nov． 20.

DRIVE or BOULEVARD LAFAYETTE．Ws， $1,041.1 \mathrm{~s} 155 \mathrm{th}, 211.3 \times 251.7$ xirreg；Seaman＇s Bank for Savgs in City NY－Gussie Raabe et al Strong \＆Cadwalader（A）．
HAVEMEYER AV，sec Southern blvd． $91 \times 105$ HAVEMEYER AV，sec Southern blvd， $91 \times 105$ ：
Jennie G Buckley et al－Colorado Realty Co et Jennie G Buckley et al－Colorado
al ；E Berry（A）． POPHAM AV，ws，
Obadiah Newcomb et
246.4
n ${ }_{\mathrm{E}} \mathrm{C}$ Dusenbury（A）． 2D AV，es， 84.2 s 113th，41．8x100，except gore et al ；Cary \＆Carroll（A）．
LOTS 76－8．man of Waldo Hutchins Estate， Bronx：Mary
$J$ C Meyers（A）．Mullis－Thos F Burke et al ；

## nov． 21.

BROOME ST，453－5；also MERCER ST 57； Windham Realization Co，Inc－Chas K Bilings t al；Alexander \＆Green（A）
64 TH ST， $420-424 \mathrm{E} ;$ Flora N Brown－Mary
Norton et al
Syanchfield $\&$ Levy（A） E Norton et al ；Syanchfield 73 D ST，ns， 260 e 3 av． $25 \times 102.2$ ；Frederic de Foster et al－M M Hart，Inc，et al；F F
146TH ST
 146 TH ST．SS， 147 e 3 av， $25 \times 100$ also INWOOD
AV，ws． 125 s Goble pl， $100 \times 122.10$ two actions Ino Es．Eustis－Edmund S Ashworth et al ；T W Foster（A）
COLUMBUS AV，swc 79th． $76.8 \times 18.6$ ；Josiah H De Witt trste－Ida Sweigard et al ；Kiddle Margeson（A）
HUGHES AV，es，Lot 204，Bronx ；Jno Buss－ ing．Jr，et al－Ross Nuovo et al；amended；s Williamson

JUDGMENTS IN FORECLOSURE SUITS．
The first name is that of the Plaintiff，

## Manhattan and Bronx．

NOV． 13.
No Judgments in Foreclosure Suits filed this day． 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.
day．
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， $20 x 98.9$ ；Sigmund Wechsler－Simon Zaretzky et al；Ralph V
Wechsler（A）；Chas L Cohn（R）；due，$\$ 9,187.50$ Wechsler（A）；Chas L Cohn（R）；due，$\$ 9,187.50$
102 D ST，109－11 W ；G P Sherwood \＆Co－ 102D ST，109－11 W；G P Sherwood \＆Co－ （A）；Ellsworth J Healy（R）；due，\＄1，905．60． Nov． 19.

## 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， 75 x 100；Mich1 Cappiello－Tiber Building Corpn； action to for
35 TH ST， 337 W ；Jno W Dalrymple－Emma M Dalrymple et al；action
Macdonald \＆Bostwick（A）．

$$
\text { nov. } 17 .
$$

GRAND ST， 383 \＆ $3831 / 2$ ；Mabel A Minaldi－ Peter A Minaldi et al；partition；E L Bushe P
PERRY ST，ns， 68.8 e Washington， $21.6 \times 40.2$ ；
David Lippmann－－Eliz Breuer et al tax lien David Lippmann－Eliz Bre
Miller $\&$ Breitzfelder（A）．
127 TH ST， $423-27 \mathrm{~W}$ ；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 ai LOT 180，prop of the
Eronx；Aron Altman－Bungay Co of N Y et ai
foreclosure of transfer of tax lien ；T I I foreclosure of tran
Schwartzman（A）．
LOT 215 ．Seton Homestead，Bronx ；Aron Alt－ man－Jno M McKeon et al，foreclosure of trans－

## Nov． 19.

BANK ST，20；Irving Lippman－Frank C
Briggs trste et al ；amended partition；C K Mc－
Guire（A） Guire（A）
HENRY $\mathrm{ST}, 29 ;$ Louis Schreiber－Rachel
Klausner et al ；action to declare mtg void Klausner et al ；action to declare mtg void ；J I
Berman（A）．
AMSTERDAM AV，nec 207th， $99.11 \times 50$ ；Annie Regan－Loretta M Regan；action to set aside as－
sigmment \＆transfer of lease；Decker，Allen \＆

## Nov． 20.

LIBERTY ST，105－9 ；D H McLaury Marble Co－Geo N Robinson et al；notice to foreclose mechanics lien；Eiditz \＆Hulse（A）． 25102.2 ；Abr Wolff－Christian Stapf；action to foreclose me－ chanics lien；J J Baker（A）．
137 TH
ST， 102 W ；Kingshire Realty Co， $\mathrm{Inc}-$
Hyman Straus；specific performance； J M O＇Neill（A）．
PARK AV， 929 ；Pollack \＆O＇Neill－Nine Hun－ dred and Twentv－nine Park Av Co et al；action to foreclose mechanies STORY AV，ns， 100 e Olmstead av， $50 \times 100$ ； Abr Siegel et al－Mink Constn Co et al ；action
to foreclose mechanics lien ；M Aaron（A）．
nov． 21.
ELSMERE PL，nwe Southern blvd．140．8x 109.9 ；same－same：antion to foreclose me－ chanics lien；S N Freedman（A）．
175 TH ST，ss． 96 w Crntona Park North， 48 x 94：Richd E Thibaut Tne－S N Constn Co； Menken \＆Griscom（A）． CROTONA PKWAY．es， 603 s 177 th， $113.8 x-$ Constn Co et al：action to foreclose mechanics lien ；S N Freedman（A）．

## Brooklyn．

Nov． 13.
BERRTMAN ST，ws， 120 n Sutter av， $20 \times 100$ ； Margt Ennis－Saml Kaplan et al ；H L Thomp－ ELTON ST，ws， 1245 n Liberty av， $25.7 \times 90$ ； Kips Bay Bwg \＆Malting Co－Domenico Cassa－ F Keogh（A）
STODD $\triangle R D$ PI．SWC Montgomery runs woon xs68．1xse379．11xn381．1 to beg：also STODDARD PL，sec Montgomery，runs e143．2xse98．3xs286．8x
w2 $2.4 x n 397.7$ to heg：alsn LUDT，AM PL，nee Sullivan．runs e124．7xnw212．11xs192．8 to beg； alsn BEDFORD AV．nwe Montgomerv，runs w
$44.2 \times n w 2.11 \times n e 48.1 \times s 15$ to beg；also BEDFORD
 xne167xse $47 \times 5 x^{130.8 x w 339.7 ~ t o ~ b e g ; ~ a l s o ~ S T I L L I-~}$
VAN ST，SS， 125.10 w Rogers av，runs ses．8xw
 ner Aitken pl，runs n2 $242.4 \times n e 00 \times n e 87.2 \times n e 23.1 \mathrm{xs}$ $220 . \times x 202.4$ to beg；also BROOKLYN AV，ws， BRONKLYN AV，es， 116.11 s Snyder av， 76.11 x $100.3 \times 80.11 \times 100$ ；＇slso S STH ST．SS， 225 e Berry，
$22 \times 120$ ；also BFRRY ST，es， 109 n S 9 th，runs
e $223 \times 59 \times 47.4 \times n 20 \times w 270.4 \times 11$ to beg．also S $9 \mathrm{TH} \mathrm{ST}, \mathrm{ns}$ ． 73 w Bedford av，runs w25xn100xw 23 Rxn20xe30．2xs44xe18．6xs76 to beg；also N
13 TH ST，ss， 200 e Kent av， 50 x 100 ；also PRO－ 13TH ST，ss， 200 e Kent av， $50 x 100$ ；also PRO－
VOST ST，sec Dupont，runs e18． 4 to Paidge av xse 400.11 to Eagle xw530．10xn200 to beg；also
PROVOST ST，ec Paidge av，runs s 091.4 xw 79.2 PR45．7 to beg；also WHALE CREEK CANAL，Se line at intersec Paidge av，runs nw260xne $476 \times \mathrm{se}$ intersec cl Huron，runs w－xsw－xe－xs－xw－
 cover a judgment and partition；Marie $C$ Lowe （A）．Mary C Leary et al ；Haight，Sanford
（Ale WARREN ST，ns， 100 w Hoyt， $20 \times 100$ Lizzie
M McKaigney－Harry Friedman et al；King \＆ Booth（A）．
39 TH ST，ss， 80 e 10 av， $40 \times 952$ ：Sayde C
Miller－Andw Brunton et al：L．Aaffer（A） Miller－Andw Brunton et al；L A Jaffer（A）． 84 TH ST，Ss， 510 w 19 av， $40 \times 100$ ；Emma B
Barney－Tas H Barney et al；to create a title； Barney－Jas H
 Bklyn Savgs \& Loan Assn-Francis P Kelly et
al $;$ W J Bolger (A). ATKINS AV, sws, 270 nw Hegeman av, 20 x 100 ; Jos Punia \& ano-Peter Prusaitis; fore-
en LIBERTY AV, swc Fountain av, 20x80; Anna LIBERTY AV, swe Fountain av, 20x80; Anna
Cohen-Philip Brenner et al ; I Solomon (A). OCEAN PARKWAY, es, 169.11 s Neptune av. OCEAN SARKWAY, es,
 Island av, runs sw834.1xselis.oxswoyt.1xse 1178.6xne721.8xne501.8xnelth Slacing Assn \& ano A McGuire-Brighton beach
3 AD AV, ws, 55.2 s 47 th, $20 \times 100$; Josephine G (A).

11 TH AV, ses, 40.2 ne 47 th , runs se78.1xn 20.10xnw72.2xsw 20 to beg; Realty Associa
Lizzie Hynes et al $; H$ H Thompson (A).

12 TH AV. Ses, 100.2 ne 45th, $50 \times 100$; Ambrose Todd-Eliz G Peyser et al; A G Reeves (A). nov. 14.
JACKSON ST, ws, 25.4 s Concord, $25 \times 79 \times 25.4$ K83: also CONCORD ST, SS, 104.4 e Hudson av ker et al ; partition ; H C Glore (A). KOSCIUSKO ST, nee Stuy yesant av. 20x100 Henry Sahlfeld-Wm H Stolting et al ; C ReinSAME PROP ; same-same ; same (A)
LINCOLN PL, ss, 85 e Utica av. $20 \times 85$; Jacob reenberg Minnie Mingo wiss MADISON ST, ses, 220 ne Evergreen av, 25 x mann et al ; Reynolds \& Geis (A).
TIEMANS LA, swe land of Jno Wilson. runs 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-xexne -xne-xn-xsw 2498 to beg; PLOT begins at
point adj ws E 101st, runs ne2,379.6xn-xnw-xsw-xsw-xsw- to beg; Rose Reis \& anoLourie Co et al ; Armstrong \& Brown (A).
WEST ST, es, 133.1 Sast N Y av, $26 \times 100$
Title G \& T Co-Saml Parness et al $; T$ F RedTitle G \&
14 TH ST, nes, 456 nw 3 av, 20x100; Julia Lichtenstein-
BEDFORD AV, ws, 160 n Av F, $100 \times 100$; N Y Mtg \& Security
Belinger, Jr (A)
and
GEORGIA AV, es, 100 n Blake av, 100 x 200 GEORGIA AV, es, 100 n Blake av, $100 \times 200$
Somerville Realty Co-Collective Holding Co partition; 0 A Samuels (A).
NOSTRAND AV, ws, 22.6 n Robinson, runs SS, 50 e Lawrence, $50 x 113.2$; also LINDEN ST, 78.8 ; Mary $\begin{aligned} & \text { Knickerbocker av, } \\ & \text { Lobinson-Gerald } \\ & \text { 19.6x78.3x19.6x } \\ & 0\end{aligned}$ eary \& Goodbody (A).
6 TH
AV, nec
Foster 48th, $20.2 \times 100$; Tracy Grey PLOT begins swe land adj Jonathan U For bell, runs nw535.6xse339xs-xnw253.6 to beg; Dreele, runs e xn-xw- xs - to beg; Aug West-
phal \& ano-Sender Feldmark et al; C Milphal \&
ler ( $A$ ).

Nov. 15.
FULTON ST, ss, 440.6 e Howard av, $19.6 \times 100$ Kate B Belloni-Wm H Burroughs et al ; Reeves Todd (A)
W 10 TH ST, ws, 336 n Av R, 100x182; also 10 TH ST es, 336 n Av R; Otto E Reimer-
Otto Sinzer Devel Co et al ; Sackett \& Lang (A) E 14 TH ST, es, 140 s Av X, runs e6nxw 100 xn al; M S Feiler (A).
E 25 TH ST, ws, 480 n Voorhies av, $100 \times 105$ Duckworth (A).
82D ST, nes, $300 \mathrm{nw} 22 \mathrm{av}, 60 \times 100$; Dorches er Nat Bank of Cambridge, Md-Jas P Hag SAME PROP; Eastern Shore Trust Coame; same (A)
AV o, ss, 40 e E 3d, $40 \times 100$; Ann ConnorsJno E Dunn et al ; M F McGoldrick (A).
BLAKE AV, nwc Wyona, 20x100; Ike Berger -David Zibuloff et al ; to cancel mitg; I Solomon (A).
dean PARKWAY, sec Old Sheepshead Bay Brighton Beach Racing Assn," irreg; Mechan-
ics Bank Bldg-Brighton Peach Racing Assn \& no ; warrant of attachment for $\$ 95,000$; Owens Gray \& $T$ (A) Nov. 17.
GRAND ST, ns, 50 w Humboldt, $50 \times 100$
urtis Bros Lumber Co-Thrall Constn Co ei Curtis Bros Lumber Co-Thrall Constn Co et
al: $G$ Alexander (A). Ella R Bemis-Jno F Fermbach et al ; Seley ${ }^{\&}$ Levine (A). 2 D ST, 388 S Av J, $42.4 \times 24.6 x 60 \times 17$ Louisa Ziegler et al-Park Lawn Bldg \& Realty
Co et al : Sohmer \& Sonnenthal (A). E 8 TH ST, es. 480 n Av L. $40 \times 100$; Edw M Bassett-Margt C Gilligan et al; W W Thomp$5 S T H$ ST, ns, 220 e 4 av, $20 x 100.2 ;$ S Bklyn
Savgs \& Loan Assn-Wm A Doyle \& ano ; W Savgs \& Loa
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, $25 \times 100$; Robinson (A)
SCHENCK AV, ws. 165 n Livonia av, $20 \times 100$;
ena Basin-Sarah Schwartz et al. I M Lerner ena Basin-Sarah schwartz et al; 1 M Lerner SUTTER AV, SS, 50 w Watkins, $50 \times 100$; Title G \& ${ }^{\text {e }}$ (A).
mond
LOT 49, block 1190 on tax map of Borough
of Bklyn; -x-; Waldo R Blackwell-Alex

Nov. 18.
HERKIMER ST, ns, 82 e Euffalo av, 18x75; Peter McMillan-Genevieve L Deutsch et al; 1 RUTLEDGE RD, nws, 60.8 sw Marcy av, 20
$\times 60$; Chas T Dotter-Jennie E Fielding et al ; 56 TH ST, ss, 320 w 5 av, 20x100.2; Eagle savgs \& Loan Co P (A). Newland \& ano ; LatT1ST ST, nes, 144.2 se 18 av, $18.6 \times 100$; also Fischer-Jacob Kaiser Impt Co et al; Davison
LIEERTY AV, see Watkins, 85x100; Wesleyan Uni of Middletown, Conn-Retta H Barranger et al; H L Thompson (A).
METROPOLITAN AV, nwe N 3d, runs w95. 1 xn35.5xse101. 8 to beg; David Engel-Alfred
Withers et al ; foreclosure of tax lien ; R Moffatt (A). vov 19
BRADFORD ST, nwe Belmont av, $40 \times 100$; also EAST N Y AV, sec Sackman, $46.6 \times 116.4 \mathrm{x}$

ELTON ST, ws, 410 n Liberty av, 20x90 Fannie C Buxton-Francesca P Catapano et al ELTON ST, ws, 430 n Liberty av, 20 x 90 HUMBOLDT ST, ws, 50 n Ten Eyck, $50 \times 100$ Christian Meyer \& ano-Margt R Lawlor et al
foreclosure of mechanics' lien; Watson \& Kris-

SACKMAN ST, es, 240 n Newport av, 20x 100; Chas F Nixdorff-Camden Constn Co et al;
E 14TH ST. $\mathrm{Ws}, 270 \mathrm{~s}$ Sheepshead Bay rd, 25
$\times 100 ;$ Annie G Tibbals-Mary E Lawler \& ano : X100; Annie G Tibbals-Mary E Lawler \& ano ; E 40 TH ST, es, 77.6 s Av H, 80x100; also E



46 TH ST, SWS, 300 nw 15 av, $40 \times 100.2$; Alex ott-Antonio M Salemi et al, H J Davenport

48 TH ST, $\mathrm{ns}, 180$ e 13 av, $40 \times 100.2$; East Annual Conference of M E Church-Saml 53 D ST, SS, 80 w 11 av, $20 \times 100.2$; Geo B Watbach $L$ ( ) Beveriage, inc, et al; L F Hollen
58 TH ST, $\mathrm{ns}, 560$ e 8 av, $20 \times 100.2$; Danl Lon-don-Lucio Giossiffi et al; J Gans (A).
$60 \mathrm{TH} \mathrm{ST}, \mathrm{nc}$ Ft Hamilton Pkway, runs ne
 asero.1 to beg, no mall-1srael J Rosenstein
S6TH ST, Ss, 382 w Gravesend av, $60 \times 195$
Lena Keck-Guiseppe Scura et al; A W Bur
ALBANY \& CLARKSON AVS, Children's
Hospital; Jno Bullock \& ano City of N Y et
al ; foreclose a ilen, J Siegelman (A).
BATH AV, ec 20 av, $102.7 \times 193.4 \times 115.1 \times 193.9$
Matilda
$H$ Mansfield (A).


FLUSHING AV, ses, 108 sw Onderdonk ay 90x125; Edgar Impt Co-Louise Gmelin et al

LAWRENCE AV, ss, 698.1 e 3d, $45.5 \times 100$; Susan W Duncan-Trustees of M
Greenfield, Thurch of
, Town of

N Y \& SEA BEACH R R CO RIGHT OF WAY, es. 440 n Av U, $25 \times 40 ;$ also W 7 TH ST, ws,
440 n Av U, $40 \mathrm{x} 7.6 ; \mathrm{N}$ Muncipal Railway Corpn \& ano-Anna $J$ Schaff et al ; condemna-
N Y \& SEA BEACH R R CO RIGHT OF WAY,
 R R Co RIGHT OF WAY, es, 241.2 s S 86 th , runs
ne $63.9 x \mathrm{se} 20 \mathrm{xsw} 84.5 \times n 29.10$ to beg ; N Y Municne63.9xse20xsw84.5xn29.10 to beg; N Y Municdemnation proceeding; G D Yeomans (A)

MECHANICS' LIENS.
First name is that of the Lienor, the second

Manhattan and Bronx.
nov. 15.
13TH ST, 36 W ; Manhattan Sand Co-inos $\omega$
King \& Bernard Johnson ( 107 ). 24.30
29TH ST, 14 \& $16 \mathrm{E} ;$ M Schlossman \& SonConvent of Marie Reparantice \& Emma M But37 TH ST, 44 W ; Glenwood Sand \& Gravel Co-Mary A H Hecker \& Frank Krefets (106). 42D ST, 434 W ; Griffin Roofing Co-Mary M 48 TH ST, 347 W ; Richd G Hach-Zucker De 130TH ST, 101 W ; Edw Segal-Nathan Hut179 TH ST, 815 W ; Arnold Kann-Mabel G
Meyer, Saml B Althause \& Bert G Faulhaber \& 180TH ST, 802 W; Arnold Kann-Mabel G Meyer. Saml B Althause \& Bert Faulhaber \& 218.25
Co (117). 224TH ST, ns, 175.11 e Paulding av, $25 \times 100$; Anton Hernfeldt-Margt E Wattg \& Aug Die:

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Brooklyn

Mechanics Liens-Manhattan and Bronx
AMSTERDAM AV, 1930 ; Chas Olsen-Mary C Mulvanney (116) PARK AV, $929-31 ; ~ P o l l a c k ~ \& ~ O ' N e i l l-929 ~$ SAME PROP ; Pittsburgh Plate Glass $\begin{aligned} & \text { Co- } \\ & \text { Same (104). }\end{aligned}$ 1,087.30
sa 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,
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
Av Co (100). PARK AV, 929-31; Eureka Tile Co-929 Park SAME PROP ; Shannon Mfg Co-same (109). PINRHURST AV 700.00 PINEHURST AV, 48; Modern Painting \& Decorating
hause \& Bert G Faulhaber \& Co (119).
228.50 PINEHURST AV, 44 ; same-same (120). 147.50 3D AV, 2952 \& BERGEN AV, 643 ; hymann Heller-Chas Wilhelm, Henry Maul, Levenson Wrecking Co, Ascher Wonderland Co, Jas Scna-
cek \& Starrett Constn Co (115).

## NOV. 17.

GRAMERCY PARK W, 6 \& 7 ; Hajek BrosN Y City Mission \& Tract Society \& Theo Star-
rett Co
4.647 .75 SAME PROP ; J I Hass, Inc-same (126). WALL ST, 74-6; Geo F Huskinson-Seamen's Bank for Savgs \& Sherwin \& Berwin Co, Inć
$(135)$ 28TH ST, 104 W ; Chas Glasser-Matilda Rich 76 TH . 111 E : Pittsburgh Plate Glass German Hospital \& Dispensary \& United States Metal Products Co (122). 2.632 .00 159 TH ST, 314 E ; Noonan Building Material Co. Inc-Cedar Constn Co \& Jos J C $\begin{aligned} & \text { Duune } \\ & \text { (139). }\end{aligned}$ 916.80 159 TH ST, 428 E ; Noonan Building Material o-same (140). 953.15 $\begin{array}{cll}226 \mathrm{TH} & \text { ST, 848-56 E; } & \underset{\text { V }}{\text { V }} \text { Salzano-Gussie } \\ \text { Aieolio \& Michl Agoglearo } & (123) \text {. } & 32.06\end{array}$ BERGEN AV. 619 ; B Rothblatt-Arnold Mensch \& Max Stein (124). Rother 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 ike et al \& Isaac Peiser (130). 1,400.00 PARK AV $929-31 ;$ Batavia \& N Y Wood= PARK AV, 929-31; Pietrowski \& Konop Co SAME PROP; A B Barr \& Co-same (138).
PARK AV 929-31. Geo H Storm 2,725.00 Park Av Co \& Park Av Constn Co (132
4.614.08

SAME PROP; Wm Eckenfelder-929 Park AV
$2,300.00$
 Ernst Keller Constn Co \& Saml Weingarten
(129).
5 TH AV. 362 : Geo H Storm Co-Mary B Harison \& Theo Starrett Co (131) 1,238.07 8TH AV, 613-15; Jos Kaufman-Drury
Theatre, Inc \& Blight-Overfield Co (128).
8.5.00 Nov. 18.
GRAMERCY PARK W, 6 \& 7 : Michl PowerN Y City Mission \& Tract Society \& Theo Star-
rett Co (161). GRAMERCY PARK W, 6 \& 7 ; Jos Elias \& Co 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 So-
ciety \& Theo Starrett Co (144). HOUSTON ST. 128 E ; Hrman Rosenberg- M ciety \& Theo Starrett Co (144). Rosenberg-M MONTGOMERY ST $35 \& 37$; Empire City Lumber Co-Hebrew Kindergarten \& Day Nur-
sery \& Spector Contracting Co (145). 33 D
ST. $15 \mathrm{E} ;$ Shatr \& Canton Co-Fifth Av
$\& 33 \mathrm{St}$ Realty Co \& Edw Margolies (147). \& 33d St Realty Co \& Edw Margolies (147). 75.00 35TH ST. 11 to 17 E ; Shatz \& Canton $\mathrm{Co}-$
Edw Margolies (146). 37TH ST, 44-6 W : Saml Linder et al-Mary
A Henshaw, Jno H Henshaw \& Frank Krefetz
(163). 46TH ST $248-50 \mathrm{~W}$; Shatz \& Canton -Fdw
Margolies $(148)$. 47 TH ST, 224-26 W : Solomon , T Cohen-D
Brainerd Rav Tno F Stinsnn \& Richd C Rurne Brainerd Rav Jno F Stinsnn \& Richd C Rurne,
exrs, \&c. Jos Kostman. Tinuis Richler. Jos O'Con-
nor, Harry Gondman. Frolic Restaurant Julius nor, Harry Gondman. Frolic Restaurant. Julins (152).
47 TH
ST, 222
W. 47 TH ST, 222 W ; Solomon J Cohen-same 132.33
153).
 \& Casolaro Fasany Co, Inc (149). $1,726.85$
 232 D ST. $849 \mathrm{E}: \mathrm{Wm}$ Verhofskv- Wm J 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) PARK AV, 929-31; Klee Thomson Co, Tnc(143). Hundred and Twenty-Nine Park Av Co
$5,549.24$

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 5TH AV, 362; McGowan \& Connolly Co, IncMary B Harrison \& Theo Starrett Co (160). 5TH AV, 362-64; Empire City Gerard Co-
Estate of Mary B Harrison, on \& Henry T Scott \& Theo Starrett Co (111)
950.00 5TH AV, 362 ; Davis Speyer Co-Mary B Har-
rison \& Theo Starrett Co (142). 5 TH AV, 362 ; Clifford L Miller \& Co-Mar 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 $\mathrm{Co}(166)$. OAK TER 606-8. Max Simon-K \& J Constn OAK TER, 606-8; Max Simon-K \& J Constn
Co \& Aaron Shulman (178). PECK SL, 43 ; Otis Elevator Co-General Fish o \& Comyns \& Mayer (181). 220.00 $\begin{array}{rrr}\text { STANTON } & \text { ST, } 149 \text {; Barnet } & \text { Siegel-Jacob } \\ \text { roelich \& A Silberstein \& Son (179). }\end{array}$ 42 D ST 7 E : Standard Utility Co-Jos Mil 42D ST, 7 E ; Standard Utility Co-Jos Mil-
bank \& W P Ellison, Inc (168). 88 TH ST, 2 W ; Wm Kirchhofer-Louis Stern, Louis Kohn \& Adjustment Realty Co (185).
111 TH ST, 536 W ; Evans Bros Inc-New Amsterdam Holding Co \& Kurland \& Gursky (171). $115 T H$ ST, 114 E ; Ike Greenbaum-Jennie 122D ST, 514 W; Jacob Cohen-Bella Harris
Sigmund Fuchs (170). EOWERY 169 ; Sol Smith-Royal Theatre Co
Manhattan Co (180). BROOK AV, 1502 ; Saml Plotnick-Jas Bryant,
Wilson Bryant \& Davis Levin (176) Wilson Bryant \& Davis Levin (176). 125.00 BROADWAY, $57-61$; Lidgerwood Mfg CoAdams Express Bldg Corpn \& U S Metal Pro-
ducts Co (172). CENTRAL PARK W. 275-77; Wm Kirchhofer Louis Stern \& Adjustment Realty Co (189). CLAREMONT PKWAY, late Wendover av , 540-44; Wolf Weinraub-Cunard Realty Co (186).

MADISON AV, sec 30th, $123.5 \times 100$; Lidger wood Mfg Co-Chas Kaye \& U S Metal ProMADISON AV 1225 ; Wm Kirchhofer-Nathan Hirsch, Louis Korn \& Adjustment Realty Co
(187) MADISON AV 1238-40 Co-Reliable Amusement Co, Helen Goldberger Isaac Becker, Bernard Feinstein \& Rosalie J
Greenbaum (renewal)
$(174)$. PARK AV, 929-31: Braunfels Browning Co 29 Park Av Co (175). 78.30 PARK. AV, nec 76th, $51.2 \times 100$; Lidgerwood
Mfg Co-German Hospital \& Dispensary \& T S Mfg Co-German Hospital \& Dispensary \& U S
Metal Products $\mathrm{Co}(183)$. 5TH AV, nwe 38th, 26.9x117x irreg; Lidger5TH AV, nwe 38th, 26.9x117x irreg; Lidger-
wood Mfg Co-Frank V \& Jno H Burton \& U S Metal Products Co (184). 5TH AV, 362 \& 364 ; E \& J Marrin Co-Estate
Mary B Harrison \& Theo Starrett Co (182). Mary B Harrison \& Theo Starrett Co (182). 5TH AV. 362-4; Wm P Youngs et al-Estate of
Mary B Harrison \& Theo Starrett Mary B Harrison \& Theo Starrett Co (177). 287.05
5TH AV 362; McGowan \& Connolly Co Inc-
Estate of Mary B Harrison \& Theo Starrett Co Estate of Mary B Harrison \& Theo Starrett Co
(165). 8TH AV, 613-15; Jos P Skelly-Drury Lane
Theatre Inc \& Blight Overfield Co (167). 102.90

$$
\text { nov. } 20 .
$$

37TH ST, 53 W ; Guarantee Cornice $\left.\begin{array}{c}\text { \& Sky- } \\ \text { light Works-L }\end{array}\right]$ Babcock \& Esther Sussman 53 D ST 146 F . 54.00 53D ST, 146 E; Jno A Murray \& Co-Jno W W
Aitken \& Jno Holtjen (190). $\begin{aligned} & \text { 88TH ST, } 2 \text { W ; Jas F Nuno-Louis Stern \& } \\ & \text { \& }\end{aligned}$ 88TH ST, 2 W : Wm Deuser-Louis Stern, Louis Korn \& Adjustment Realty Co (203). 527.04
CENTRAL PARK W, 275 ; same-same. (204).
MADISON AV 1225 ; same-Nathan Hirsch, Louis Korn \& Adjustment Realty Co (205).

124 TH ST, 125 E : Harry Grohman-Western lectric Co \& Wm Wilson (197). 36.00 188 TH ST, 189 TH ST, SEDGWICK AV \& TEE TAW AV, block, \&e ; Empire Brick \& Sunply Co - Webb's Academy \& Home for Aged Shipbuilders, Brighton Heights Development Co, Willia
Londino \& Londino Constn Co (195). 226 TH ST. 848-50 E: Danl Mapes Jr-Giosne Arcoleo \& Michl Agugliaro (198). $\begin{aligned} & 86.69\end{aligned}$ 226TH ST, 854-6 E ; same-Santa Pirri \&
Mich1 Agugliaro (199). BROOK AV, 1502; Saml Baxter-Jas D Bry-
ant \& J Wilson Eryant (194) PARK AV, 929 ; Acme Sanitary Safe Co- 929 PARK AV, 929 ; Chas E Dowdall, Inc- 929 SOUTHERN BLVD. 859-63; Lippman Leshin-sky-Lee Abraham (202). VILLA AV, es, 171.6 s Van Courtlandt av, \& Jos Monaco (201). Works-Monaco Constn Co
$\mathbf{4 5 9 . 8 5}$

## Nov. 21.

NASSAU ST, 113 ; David Greenberg-Jno R Thompson Co \& Cary, Doerhoefer Co (237) ${ }^{75.50}$ STANTON ST, 149 ; Barnet Siegel-Jacob roelich \& Silberstein \& Son (206). 615.00 37 TH ST, 44-6 W ; Philip Grossman-Estate Harris, Frank Krefetz, Inc \& Frank Krefetz (238). ST 156-60 W . Jos Revitch Wesley
 119TH ST, 419 W ; Crystal \& Gold Contracting
Co, Inc- 138 E 38th St Co, Inc (227). $1,073.85$ 172 D ST, ss, bet Ft Washington \& Haven avs, $\overline{\mathrm{H}}^{\mathrm{x}}-$; also 172 D ST, ns, bet Ft Washington \& ton Realty Co \& Jas Garafano \& Son (208). SAME PROP; Vito Manzaro-same '209) 13.50 SAME PROP; Nicola Daretta-same $(210)$. SAME PROP ; Anthony Rosciano-same (211). SAME PROP ; Guiseppe Fierro-same (212). SAME PROP; Vito Spinello-same ( 213 SAME PROP ; Giachemo Tanzello-same SAME PROP; Carmeno Matarazzo-same SAME PROP ; Francisco Sacino-same (216). 172 D ST, Ss, whole front bet Ft Washington

Haven avs: also 172 D ST, ns, whole front bet \& Haven avs; also 172 D ST, ns, whole front bet Ft Washington Realty Co \& Jas Garafano \& 173 D ST, ss, bet Ft Washington \& Haven avs; avs: Vito Spinello-Ft Washington Realty Co, Jas Garafano \& Son \& Mary R Wright (217). 16.50 | SAME PROP; Carmeno Matarazzo-same |
| :--- |
| 26.40 |
| 18$)$. | SAME PROP; Nicola Daresta-same (219). 18.48 SAME PROP ; Giachemo Tanzello-same (220). SAME PROP; Francisco Savino-same (221). SAME PROP; Guiseppe Fierro-same (222). 16.17 SAME PROP; Vito Manzaro-same (223). 16.50 SAME PROP ; Rocco Rusciano-same (224). 22.00 SAME PROP ; Anthony Rusciano-same ( $\frac{225)}{57.20}$ 173D ST, ss, whole front bet Ft Washington Ft Washington \& Haven avs; Chas Wilsont bet Ft Washington Realty Co, Mary R. Wright \& Jas Garafano \& Son (232). 179 TH ST, Ss, whole front bet Belmont \& Hughes avs, Bronx Ronfing \& Water Pronfing CROTONA PKWY, sec Elsmere pl, 109.9x (235). Mary C Leary et al-Defender Constn Co 810.30 TEROME AV. 2345 ; Warschard \& Lang-

Tabel \& Clifford C Goodwin (229). PARK AV. 929 ; White Enamel Refrigerator PARK AV. 929: Chas Maver-Nine Hundred S BOULEVARD, nwe 142d, 30.8x81.10; Jno P McManmon-Curzia \& Rozzano Bldg Co (226). 81.55 1ST AV, 1843 ; Touis I Bregman-Aschel Sig-
lov \& Mary Lockley (236). \& R AV 1800 ; Benj Glasser-Leon M March (234).

## Brooklyn.

## NOV. 13.

FORD ST. es, 148.10 n Rochester av, - x -
Alliano-Edw \& Mary Rogers \& Rocco MARLBOROUGH CT. es, 26 s Foster av, 95 x

 MARLBOROUGH CT, ws, 53 s Foster av, 90 x | Strong. Broman-E R Strong Co \& Edw R |
| :--- |
| MEIROSE ST, sS, 200 e Bremen. 2500.00 |
| 100 : | Fredenburg, Lounburg \& Houghtaling. Inc Fannie Bernstein, Andrew

WEST Jos Adams. 111.25
ST. ws, 221.6 n
E
W
35th, 180 x 90 . Co umbia Gas Fixture Co-Boyd Constn Co \& Max E 17 TH ST. es. 250 n Beverly rd, $49.11 \times 1000^{\circ}$ E 18 TH ST Louisville Realty Co. 100 . 75.00 man-ER Strong Co \& Edw R Strong. A BroR Strong $C o$ \& Edw R Strone.
40 TH ST, $1027: S ~ L u t z k e r-M a r t h a ~ M ~ B i n n s ~$ 67 TH ST, 172: F D Creamer \& Co-Nelson 67 TH ST. SS, 100 w 2 av, $40 \times 100$ : S Ross. Jr Edw Fos Fuhrer, Nelson Constn Co \& Sophie of 67 TH ST. SS, 100 w
Tos Fuhrer \& E $\&$ av, $40 \times 100$; C Almauis
28.00 Tos Fuhrer $\&$ Edw Nelson.
$67 \mathrm{TH} \mathrm{ST}, 172$; Phillips Plumbing \& Heatins FOSTER AV, swe Marlborough ct, - $x$ - ; A MARCY AV. Swc Greene av. $50 \times 100 ; \stackrel{300.00}{\mathrm{H}} \mathrm{W}$ Rishon-M Berger \& Clara Berger. man-E R Strong Co \& Edw R Strong. 350.00 nov. 14.
BEAVER ST, nes, 199.5 s Flushino av, $37 \times$ 4.8; Louis Tow-Jno Rosoff \& Jos Miller. 325.00 67TH ST, 172 ; M Bettman-Jos Fuhrer \& Edw SAME PROP; same-Jos Fuhrer

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68 WILLIAM STREET Phone John 6120
LOWENFELD \& PRAGER Real Estate Operators
149 BROADWAY

## Mechanics' Liens, Brooklyn (Continued)

RIVERDALE AV, nec Christopher av, ${ }_{5000}$ Nov. 15.
E 17 TH ST, es, 300 s Av U, 40x80; Par-
shelcky Bros-Guzepa \& Chas Rosiello.
152.15 13TH AV, es, 60.2 n 49th, $60 \times 100$; A Drago--
232.80
Leah Jacobs.

## Nov. 17.

FULTON ST, 2067 ; P H Camenson Glass Co Arthur Frieberg \& Geo Lawrence. 24.00 STERLING PL, ns, 100 w Howard av, 70x
Bldg Co \& Annie $100 ; \mathrm{H}$ Weisfeld-Chucky Blag Co \& Annie UNION ST, ns, 150 e Nostrand av, $50 \times 127.9$; oberts Mrg Co-Sylfried Consta Co. 1001.35 WEST ST, es, 250.10 n Av C, $100 x 90 ;$ W 2D ST, 331 ; V. Bitetti-Revarda Rizza, LeonE 17 TH ST, es, 250 n Beverly rd, $50 \mathrm{x} 100 ;$
Krassner-Louisville Realty Co.
297.31 E 38TH ST, 996 to 1002 ; L Giasi-Wm $\underset{237.96}{\text { \& }}$ LEE AV,
$\dagger$ Joe Bassel $\& ~ E m i l$$\quad \begin{aligned} & \text { Zucker- } \\ & \text { Levine. }\end{aligned}$ NEW YORK AV, swc Union, 40x100; A Wohl \& ano-Tempel Bar Realty Co, Jos Kop-
pel \& Harry Selinger. ST MARKS AV, ns, 125 e Kingston av, 100 x 155 ; Acme Sanitary Safe Co-M \& J Constn 6TH AV, nwe 53d, $100 \times 100$; M J ConlinKeystone Materials Co \& Grace Baptist Church.
nov. 18.
WEST ST, 253 to 267; T F Fyans-Bristol Bldg Co. W 10TH ST, ws, 336 n Av R, $172 \times 100$; 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, Ćhas Goodman, Israel Levine \&
13TH AV, sec 54th ; C Almquist-G E Epstein Rose Gootenberg.
13TH AV, sec 54th, $40 \times 100$; Geo W Woods

## Nov. 19.

DEAN ST, 280-4; So Bklyn Marble \& Tile GOLD ST, nwc York, - x - ; J A Murray \& GOLD ST, nwc York, - Aract 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. STERLING PL, sec Rochester av, $100 \times 150$ S Cannella- J V Cunningham, Inc, Spencer Al drich, Acme Homes Co \& Jas V Cunningham. 520.00
2D PL, ns, 96 w Clinton, $23.4 \times 100$; J Shado-vitz-Isaac \& Nellie Weinstein \& Jacob Gold
stone. W 9TH ST, ns, 192 e Henry, $25 \times 100$; W Fish-kind-Vincenzo Matta, Vernon Mason Bldg Co
Henry \& Julius Mueller. E 17TH ST, es, 250 n Beverly rd, $49 \times 100 ; \mathrm{M}$
Williams \& Co-Louisville Realty Co. 170.00 FLATBUSH AV. 1504-6; D M Carr-Chas P Schmidt, Henry G Schmidt \& H F Charron.

## 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.
${ }^{2} 44 \mathrm{TH}$ ST, 221 to $233 \mathrm{~W} \& 45 \mathrm{TH}$ ST, $422-430$ W ; Mulcahy \& Gibson Co, Inc-Central Thea-
tres Leasing \& Constn Co; July26'13. 10,131.56 ${ }^{2} 172 \mathrm{D}$ ST, FT WASHINGTON AV, 173D ST \& HAVEN AV; Braunfels Browning \& Co-Jas Gar${ }^{2}$ FT WASHINGTON AV, $175 T H$ ST, HAVEN AV \& 171ST ST; E I DuPont De Nemours Powder Co-same.

NOV. 17.
No Satisfied Mechanies' Liens filed this day.

$$
\text { nov. } 18 .
$$

${ }^{2}$ CHARLOTTE ST, es, 110 n Seabury pl ; Michl Cappiello-Tiber Building Corpn et al ;
Nov6'13. GRAMERCY PARK W, 6 \& 7 ; Roebling Constn Co-N Y City Mission \& Tract Society
et al ; Nov15'13.
$1,276.65$ ${ }^{2}$ HAMILTON PL, es, 135.8 n Bway ; Canavan Bros Co-Domain Realty Co et al ; Oct3'13. $4,282.63$ VANDEWATER ST, 24-6; Freak J FleckNorman A Munro ; Oct30'13. $\quad$ W Susswein \& $\mathrm{Co}-32.00$ P J Carlin Constn Co et al ; Novl'13. \& 98.20 Fredk L Merriam et al; Oct28'13. MacMurray130 TH ST, 617-21 W; J Kresse Co-Louis Strauss et al ; Aug 28 '12.
${ }^{2} 175 T H$ ST, 171 ST ST, FT WASHINGTON AV fano et al : July23'13. 152.80 WEBSTER AV, swe 173d; Oriental Fireproof
Sash \& Door Co-Aug Nelson et al; Oct30'13.

NOV. 19.
No Satisfied Mechanics Liens filed thịs day.

Nov. 20.
${ }^{159 T H}$ ST, 38 W ; B A \& G N Williams- 38 W 59 th St Co \& Chás H Bellows Cut Stone Co ; 190TH ST, 602 W ; Dale Co-190th St Realty Co Inc, et al: Oct31'13.

## NOV. 21.

${ }^{1}$ HOLLAND AV, ws, 395 n Morris Park av ; Morris Gittelson-Josephine Steiner et al ; Nov ${ }^{2}$ LONGFELLOW AV, 1430-32; Domenico La AV Nemours Powder Co-Isaac Meyer \& Son et al ; July3'12. 104.33 25 TH ST, $356-60 \mathrm{~W}$; Abr Stern-Rose Boyd 叉
al: Nov19'13. 87TH ST, 144-6 W ; Caggiano Contracting Co
Princeton Constn Co et al ; Nov14'13. 31.25 LEXINGTON AV, 397-413; Cagglano Contracting Co-Estates of Long Beach et al ; Nov14'13. 21 ST ST, $218-20 \mathrm{~W}$; Harry Rosenbaum-
Brooknik Realty Co et al; Oct4'13. 100.00 ${ }^{3}$ RIVERSIDE DR 415-17; Chas H ParsonsIno 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
${ }^{3}$ GRAHAM AV, ws, 75 s Scholes, $25 x 100$; L
Brody \& ano-Harry Blum \& Harry Gord Brody \& ano-Harry Blum \& Harry Gordon; 2SURF AV sec W 25 th, 100 x 500 . F Crovin 2SURF AV, sec W 25th, 100x500; F Cronin-
Alice B' Coady, Jas A Healy \& Frank Schulze: Alice $\mathrm{B}^{\prime}$ Coady, Jas A Healy \& Frank Schulze;
Aug13 185.00 ${ }^{2}$ SURF AV, ss, at int of lots $38 \& 39$ on map Steigernold-Alice B Coady, Robt J Coady ; Has A Healy \& Frank Schulze; Aug14'12. 238.45 ASAME PROP; Seaside Lumber Co-same 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 RoE 3D ST, ws, 327 s Av I, -x-; T J Smith \& anck Realty SAME PROP ; H Weiner-same ; June10 13.
250.00 $\underset{\text { E }}{\mathrm{E}} 3 \mathrm{D}$ ST, 1050 , same-same \& J D Ranck E 3D ST, 1058; same-same; June10'13 E 3D ST, 9 \& $10 ;$ C H Pearson-Harold Naughton \& J D Ranck Realty Co ; June27'13. E 3D ST, 1064-68; A S Robbins-J D Ranck Realty Co \& J P Denninger; Junes' 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 ${ }^{3} 57 \mathrm{TH}$ ST, ns, 180 e 7 av, $60 \times 100$; F Gerba${ }^{3} 57 \mathrm{TH}$ ST, ns, 180 e 7 av, $60 \times 100$; F Gerba-
chefsky-York-Penn Co ; Feb28'13.
361.00

## NOV. 15.

HICKS ST, es, known as Hotel Bossert, 200x $78 ;$
Wm Vail, Inc ; Novs'13. ${ }^{3}$ SURF AV, SS, at int of division line of lots 38 \& 39 on "map of Common Lands belonging to \& Son-Alice B Coady, Robt J Coady, Jas A $\&$ Son-Alce B Coady, Robt J Coady, Jas A
Healy \& Frank Schulze ; Aug10'12.
$1,670.10$ NOV. 17.
HEMLOCK ST, es, 90 s Dumont av, $40 \times 100$; Jos V Giglio-Lina \& G Santiago \& Nassau
Bldg Loan Assn; Oct1'13.
UNION ST, ns, 150 e Classon UNION ST, ns, 150 e Classon av, $-x-$ A
De Bonis-Margt Burke \& Mike Pente; Feb ${ }^{13} 13$. ${ }^{2}$ H ST, Ss, 172 w 3 av, $79.6 \times 100$; M Rosen67TH ST, SS, 172 w 3 av, $79.6 x 100$; M Rosen
blitt-Harris \& Cipora I Nevins; Sept18'12. ATLANTIC AV, 1620-s0; Cross, Austin \& I land Lumber Co-Atlantic Garage Co, Jacob M $\begin{array}{cc}\text { Simon \& Henry D Bristol ; Oct } 21 \text { '13. } & 1,112.25 \\ \text { ATLANTIC AV, } 1620 ; \text { Union Cornice } \& \text { Roof- }\end{array}$ ing Co-U S Garage, Inc \& Atlantic Garage Co ; Oct22'13. lante \& Mike Payne; Feb7'13. HOWARD AV, swc Dean, 90x100.3; Hydrau-
lic Press Brick Co-Jasum Realty Co \& Jacob OCEAN AV es, 250 s Farragut rd 198.7 United Plumbing \& Contracting Co, $50 \times 110$ United Plumbing \& Contracting Co-Palatial
Homes Bldg Co \& Jas J Brooke; Nov14'13. ST MARKS AV, ns, 100 e Hopkinson av, 40 x 100 ; Star Painting \& Decorating Co-Plato SUMNER AV nwe Hart -x- Jaffe Roth Co-Carrie Adler, Sarah Alexander \& Burwell Blume Constn Co; Feb20'13. SAME PROP; Empire Metal Ceiling Co Carrie Adler; Apr11'13.
SAME PROP; Flushing Iron Wks-Carrie Adler \& Burwell-Blume Constn Co ; July14'13. SAME PROP; S Heyman-same; Mar2 $\frac{110.0}{} 13$. WILLIAMS AV. swe New Lots rd, - (5-: M No Nor 70.00 MONT ST, ws, bet New Lots rd \& Hegeman ar Oct16; S Gasner \& Son Co-Vermont Bldg Co;

## NOV. 19.

OSEORN ST 343; J Altmark-Liebe A Kseezer \& Ida Koplowitz; Aug16'13.
OSBORN ST, 345 ; same-Ida Koplowitz 237.50 $16^{\prime} 13$.

WEST ST, 253-67; Sage Bros-Bristol Bldg Co \& Thos F Fyons; Sept2'13.
SAME PROP; R L Williams-Bristol Bldg SAME PROP; R L Williams-Bristol Bug 50.00
Co ; June12'13. SAME PROP; Cora O'Connor-same; May27 125.00 SAME PROP; M Uslan-same; June $16{ }^{125} 13.00$ SAME PROP; C J Woodward-Bristol Bldg Co \& Jas Moore; May1r13. May16'13. 240.00 SAME PROP; Sage Bros-Bristol Bldg Co \&
736.64
 SAME PROP; same-Bristol Bldg Co; Sept WEST ST, es, 200 n Av C, - $\mathrm{X}-$; Wm Levy
Bristol Bldg Co \& Jas Moore; Aug21'13. 352.00 WEST ST, es, 324 n Av C, $126.4 \times 100$; M Us-
258.50
an-Bristol Bldg Co ; June16; 13 . WEST ST, es, 251.4 n Av C, $72.6 \times 100$; Jos Mollin-Bristol Bldg Co \& Jas Moore; Aug12
224.00 ATLANTIC AV, 387; S Shlesinger-Celine G Thibault, Margt Fleming \& Flatbush General C....ON AV, ws, 20.2 s DeKalb av, 20x $\begin{array}{ll}120.4 \text { J J Mock-Thos A McGoldrick, Pierre } \\ \text { Duviange \& Rupp Bros; Mart'13. } & 125.00\end{array}$ NEW LOTS AV, swe Williams av,
Klein Material Co -Vermont Bldg Co
Mar8 $8^{\prime} 13$;
$\mathbf{1 2 5 . 0 0}$
${ }^{1}$ Discharged by deposit.
${ }^{2}$ Discharged by bond.

## ATTACHMENTS.

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

## Manhattan and Bronx. <br> NOV. 13 \& 14.

## No Attachments filed these days.

Nov. 15.
Fusco, Ferdinando; Paolo Tramontana; \$5,-
Keilhauer, Rene; Broedermann \& Litzrodt; \$2,-
001.17 ; Ehitridge, Butler \& Rice.

Kansas City Ry \& Light Co ; Arthur S H Jones ;
Wited States Metal Products Co. Cua United States Metal Products Co; Chase Na-
tional Eank of City N Y ; $\$ 73,390.88$; Rushtional Eank of City N Y; $\$ 73,390.88$; Rush-

Nov. 17.
No Attachments filed this day.
Nov. 18.
McLaughlin, Chas H; Yorkshire Ice Co ; \$15,500 ; Engel Bros. 271.59 ; Rollins \& Rollins,
2 m W Elzra; $\$ 2$,nov. 19.
No Attachments filed this day.
CHATTEL MORTGAGES.
AFFECTING REAL ESTATE.

## Manhattan and Bronx.

Bliss \& Griffith. $114-16 \mathrm{E}$ 16th..A B See
Electric Elevator Co. Elevators. (R) $\$ 5,170$ Bronx County Gas \& Electric Fixture Co \&
Corgil Realty Co. 3d av, swc 182d, -xInternational Gas \& Electric Fixture Co. Fixtures. 276 Fram Bldg Co. Faile st, ws, 155 s Aldus..
Colonial Mantel \& Refrigerator Co. Re$\begin{array}{lll}\text { frigerators. } \\ \text { frion } & \text { Co. } 207 & \text { Centre..Fairbanks }\end{array}$ National Tool Co. 207 Centre. Fairbanks
Co. Machinery.

## Borough of Brooklyn.

NOV. $13,14,15,17,18,19$
Barrett Constn Co. Sutter av, c Barrett st.
Grinberg Bros, Inc. Ranges. Grinberg Bros, Inc. Ranges.
Brill Bros. 60 th st, nr 18 av.. Union Stove Wks. Furnaces. 105 erly rd..A P Hogle Co, Inc. Radiators, \&cc Howard Lincoln, Inc. Pennsylvania av, nr Lib-
erty av.. Popkin Gas Fix Co. Gas Fixtures. erty av.. Popkin Gas Fix Co. Gas Fixtures. 425 Isaac A Sheppard \& Co. Ranges, \&c. ${ }^{2}$. ${ }_{6} 60 ~$ Metropolis Lumber Co. Williams av, nr Dumont av...Gust Seaberg. Dumbwaiters. 64 Milford Constn Co. 991-999 Dumont av..Abr Alpert. Bath Tubs, \&c.
Novick. I \& Co. 2007 Bath av. West End Gas
Gix. Roberts. Henry J. Hanover pl, e Livingston Seid Bros. Sackman st, e Blake av..Isaac A ${ }^{72}$ Sheppard \& Co. Central Chandelier Co Chandeliers av. 200 Same. 580 E 22d st. West End Gas Fix Co. Gas Fix.
Same. 652 Marlborough rd..same. Gas Fix. ${ }^{760}$ Same. 660 E 14th st.. same. Gas Fix. $\quad 90$ Same. 621 E 19th st..same. Gas Fix. 110 Same. 643, 647, 651 \& 655 Marlborough rd. ${ }_{280}$ Same. 636 E 18th st. same. Gas Fix. 110 ame 664 Marlborough rd. Game. Gas Fix 70 Same. 1084 E 18th st. .same. Gas Fix. 100 Some. 2103 Av M.. same. Gas Fix. 100 Same. 2107 Av M..same. Gas Fix. Fix 100 Todebush. A W W Co. 957 Broadway..Isaac A $\begin{array}{ll}\text { Sheppard \& Co. } & \text { (R) } 300\end{array}$
For Building Loan Contracts and Orders

# CURRENT BUILDING OPERATIONS 

Including Contemplated Construction, Bids Wanted, Contracts<br>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 23 d 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 23 d 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 2 d 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, E. D. Litchfield, Hoppin \& Koen, Beverly S. King, Alfred Hopkins, Donn Barber, William Emerson, Grosvenor Atterbury, 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 elevated. Bidding was close, and the unofficial figures were:
 Snare $\&$ Triest
Oscar
Daniels

| 566,877 |
| :--- |
| 595,000 |

Rapid Transit Subway Construction Co. $\begin{aligned} & 6288,977 \\ & \text { Rat }\end{aligned}$
E. Smith Contracting Co............. 694,000

Bids for the construction of the Jerome avenue elevated line from 157 th to 182 d 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 92 d 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. 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 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 71 st streets. Carrere \& Hastings, 225 Fifth avenue, are the architects.

## Theatre For Robert Goelet.

Thomas W. Lamb, 644 Eighth avenue, will take estimates from general contractors about December 1 for the erection of a one-story theatre at the southwest corner of Broadway and 90th street, to cost $\$ 100,000$. The building will have a seating capacity of 1243 and measure $108 \times 162$ feet. Robert Goelet, 9 West 17th street, is the owner.

Cloak and Suit Company To Build.
The National Cloak and Suit Company, 207 West 24 th street, S. G. Rosenbaum president, William Rosenbaum secretary, has had plans prepared by I. E. Ditmars, of 111 Fifth avenue, for either an eleven or twelve-story loft building, $125 \times 98$ 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 <br> NOTES.

NYE TOOL \& MACHINE WORKS, Chicago, street, N. Y. C., with Harold Dassau in charge as sales manager.
LAWTON \& COMPANY, whose specialty is hand tufted Austrian rugs, have mpoced their
show rooms and offices from 16 East 40th th to show rooms and offices from 16 East 40th st to Howard
HOWARD S. GARDNER has been appointed by the Thompson-Starrett Co., general contractors, as superintendent of construction of the
new Equitable Building, M. A. SMETTS succeeds Lloyd W. Young as Company,, of Cleveland, $o$., manufacturers of "Bilchaco" 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 COMjust received a contract for the W. R. Grace Co to lay additional flooring in their building at 7 Hanover sq.
FRANK J. CORBETT, for many years connected with the Ashton Valve Co., as New York manager and later with the Best Mig. Co., has
opened an office at 30 Church st, for the sale of opened an oftice at 30 church st, for the sale of
pumps, condensers, etc. JAMES W CROOKS
the Aeolian Company, has associated himith with the Estey Organ Company, 23 West 42 d street, a and will be in charge of the new department, pipe organs for fine residences.
FERDINAND J. FRIEDMAN, formerly connected with Walker \& Chambers, N. Y. C., heating engineers and contractors, has entered the gineering and contract with offices at 357 St . 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 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 ${ }^{\text {E Beekman street, }}$ N. Y. Y. C., , and plant is at FRANK BENNETT, supervisi
FRANK BENNETT, supervising engineer in Charge of transportation of the Public Service Educational Society, Pitkin avenue and Watkins street, how Brownsville and East New York will be benefited by the new subways and other tranit improvements.
THE AMERICAN ACADEMY OF ARTS AND in the Department of elected to membership, con, 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.
IRIQUOIS ENGINEERING CO., Chicago, Ill., has established an Eastern office, in the Archiley 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 bankruptcy was filed against the Oregon Apartments
Company, in the real estate business at 7 th av

\author{

Geo. A. Fuller Company <br> Fireproof Building Construction <br> OFFICES: <br> | New York | Baltimore |
| :--- | :--- |
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}

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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 for the sessions has been worked out by the
committee on meetings, and an additional at-
traction is offered in connection with the meettraction is offered in connection with the meetto George Westinghouse, a former president of
the society. This medal was conferred upon 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 past-president of the American Institute of da vinci. The customary reunion on Thursday will take the form of a German dinner, to be day evening the technical schools will hold their reunions. Papers will be presented dur-
ing the convention on the following subjects: ing the convention on the following subjects:
$\qquad$
$\qquad$ Power Engineering; Lineshaft Bearings'; Ma-
chine Tools; Management; Properties of Steam Rope Drive; Steel Railway Cars: Textiles, covering Mill Engineering, and Vacuum Cleaning. AMERICAN SOCIETY OF CIVIL ENGIWest 5ith st, New York. Meets first and third Wednesday, except in July and August.
AMERICAN SOCIETY OF ENGINEERING 11 Broadway, New York. Meets second Thurs-
CEMENT USERS.-The tenth and August. tion of the National Association of Cement
Users will be held at Chicago, Ill., Feb. 16-20,

## AMERICAN ROAD BUILDERS' ASSOCIA-

 TION.-Secretary, E. L. Powers, 150 Nassau INSTITUTE OF OPERATING ENGINEERS. -Regular meeting second Thursday of each month, Engineering Societies Building, NewAMERICAN INSTITUTE OF ARCHITECTS wald Hotel, New Orleans, La., Dec. 2-4, 1913 .
THE STATE RETAIL HARDWARE ASSORochester, N. Y., Feb. 17-20, 1914.
AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.-Regular meeting third Thursday of each month. Walter L. Smyth, secreINTERNATIONAL EXPOSITION OF SAFETY
AND SANITATION. An exposition of safety and sanitation will be held in the Grand Cenclusive, under the auspices of the American

## BRICK ASSOCIATIONS.-The next annual

 convention of the American Face Brick Asso-ciation will be held at French Lick, Ind., Dec. tion and by-laws will be submitted to the members of the association which will clearly define the objects and purpose of the association. It generally believed that the American Face Brick at the time of the convention of the American
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 Y. ; vice-president, E. S. Gordon, Rochester, N treasurer, H. W. Cupler, Rochester, N. Y
THE ANNUAL MEETING and election of the Building Material Men's Association of Westassociation at White Plains on Thursday, De-
cember 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

## 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 and Emma G. Mooney all of 116 Mecormick 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 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 Loulis Wartikovitz, 659 84th st, BrookGeorge 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 offfces in Brooklyn. The papers were filed by 1294 President st, Mrooklyn, as directors. Henry Metkin, 44 Court st, Brooklyn is the company's attorney.
has been KIRCH, with offices at Mineola, L. I., construction, manufacture and dealing in foundry supplies, heavy hardware business, with W. phonse L. MeCormack, 113 4th st, L. I. City, and phonse L. McCormack, H13 4th st, L. I. City, and 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 business with The papers were filed by Max A. Markheim and Celia Markheim, of 6815 th 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, 125847 th 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 <br> Speedwell Construction Co. BUILDING CONSTRUCTION

505 Fifth Avenue, N. Y.<br>Telephone 5600 Murray Hill<br>\section*{All types of construction, including reinforced concrete}

McCOURT BROS. have filed incorporation papers with $\$ 10,000$ capital stock with offices in contracting, construction and amusement business, with Alfred McCourt, 344 8th st, Arthur D. McCourt, 81852 d st, Francis H. McCourt, 61049 th st, all of Brooklyn, and two others, as directors. Van Ness \& Van Ness, 220 sroadway, are
A. L. WEISS has filed papers with offices in fixture, glassware, etc, business Adolph Weiss and Jennie Weiss, of 600 West 183 d st, and Matilda Landsman, 26 Lenox av, are the directors. The attorneys are Gettner, Simon \&

> NO ARCHITECTS SELECTED.
> In this department is published advance information regarding building projects where architects have not as yet been selerted.

## MANHATTAN.- The H. Jantzen Shoe Co., on premises, Louis Jantzen, president,

 plates altering the 4 -sty brick business building at 660 6th av, for which no architect has been selectedBROOKLYN.-The Adriance Machine Works, Benjamin Adriance, president, 254 Van Brunt st, contemplates the erection of a brick and confactory, 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 plates the erection of a hospital at the north-
west corner of 02 d st, 7 th av and Parrott pl for which no architet has been selected. A temporary structure will be erected until suff cient funds are raised
LITTLE FALLS, N. Y. - The Combined Lodges F. \& A. M., George E. Wilcox, 16 West Main 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 PERTH AMBOY N J-The Church of 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. ISLAND CITY.-The American EverReady 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 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. ng the flooring mill here which was recently destroyed by fire. No architect has been selected. ROCHESTER, N. Y.-The Church of St is raising funds for the erection of a 2-sty stone hurch at Genesse st, near Monica st, for which $\$ 60,000$. PORT HENRY, N. Y.-The Champlain Academy, Mother Superior Cecelia in charge, confor which no architect has been retained. Cost, about $\$ 20,000$.

## Gruyber

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APARTMENTS, FLats and tenements.
 by Nast \& Springsten, 21 , West toth st, archi-
tects. Cost, about $\$ 55,000$.
 DWELLINGS.
HUNTINGTON, L. I Irving B. Ells, 47 West
34 th st. N. Y. C., architect is taking bids from 34th st, N. Y. C., architect, is taking bids from
local contractors, for a $21 /$-sty
frame residence, tox37 ft, to be erected at col shanen sring Hill, for

$\qquad$

 BrooklyN:-Figures are being received for st, for C. \& E. Chafal Freres \& Co., 409 Wil-
loughby av, owners. C. J. Meisinger, 394 Gra-
ham av, is architect Cost,
$\qquad$


ASBURY PARK, N. J.-E. C. Benner, Appleby Building, has completed plans and is preparing
specifications for the 4 -sty Elks clubhouse, $34 x$
building
Park.


## PAVING.- Bids will be received by the Pres- ident of the Borough of Richmond until Tues-


$\qquad$
also to construct cement curb and to lay vitri-
fied brick gutters (permanent pavement) 4 ft.
ivide



Manhattan.

| S, FLATS AND |
| :---: |
| -Excavating is under way |
| two apartments, 5 -stys, $57 \times 100 \mathrm{ft}$., and 6- |
| $100 \times 100 \mathrm{ft}$., to be erected at the southwest |
| ner of St. Nicholas av and 186th st for the |
| dus Construction Co., Harry A. Lanzner, sec- |
| ary, 950 Hoe av, owner. Samuel Sass, 32 |
| ion sq, is arch |
| on Co., 192 Bowery, has the brick mason |
| ork. Peter Sinnott, 967 East 165th st, has the |
| ating work. Cost, $\$ 150,0$ |
| 84 TH ST.-Foundations are under way for |
| e 12 -sty apartment hotel, $33 \times 100 \mathrm{ft}$., at 324 - |
| West 84th st for Juius Tishman, president. |
| hwartz \& Gross, 347 5th av, architects. R. E. |
| oss, 126 Liberty st, steel engineer. Th |
| one Construction Co., 28 East 85t |
| mason work. Cost about $\$ 200,000$. |
| EROADWAY.-Mulliken \& Moeller, P |
| nd 41st st, have completed plans for the two |
| -sty apartment houses to be erected on the |
| est side of Broadway, 150th to 151st |
| ost about \$1,000,000. |
| BEDFORD ST.-William P. Bannister, 67 Wall |
| s completed plans for alterations to the |
| ment at 60-62 Bedford st, for |
|  |

West 6-sty tenement, 202-4 Waverly pl, for Margaret

111 TH ST.-Gronenberg \& Leuchtag, 303 5th ment houses 100xil to be rected in the south

$\qquad$ dwelling, 324 West T6th st, into a chapel for the
$\qquad$


## stores, offices and lofts

6TH AV.-RRuse \& Goldstone, 40 West 32 d st,
have been commissioned to prepare plans for have been commissioned to prepare plans for
nstalling stores on the ground floor of the ld Hay Market building at the southeast cor 126 Liberty st sty loft building, $72 \times 95 \mathrm{ft}$, to be erected at

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 $\$ 150,000$.
${ }_{207}^{25 \mathrm{TH}} \mathrm{WT}$ ST. -The National Cloak \& Suit Co..
 contemplates the erecton of an 11 or
brick and stone loft building in 25 sth st, adjoin-
ing the present factory, from plans by I. E. Dit ing the present factory, from plans by I. E. Dit
mars, 1115 th av, architect.
 Cost, about $\$ 100,000$.
APARTMENTS, FLATS AND TENEMENTS. WASHINGTON AV.- Chas. Schaefer, Jr., 401 apartment house, $60 x 88 \mathrm{ft}$, to be erected on the east side of Washington av, 258 ft south of
170 th st, for J. \& P. Fox, 3623 d av, owners Cost, about $\$ 60,000$.
DALY AV.-The Tremont Architectural Co. DALY AV.-The Tremont Architectural Co.,
401 Tremont av, is preparing plans for a $\overline{5}$-sty
brick tenement to of Daly av, 150 ft south of 179 th 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 Lonth stores, $25 \times 90$ ft, in Truxton st, to cost
about $\$ 15.000$. Plans are being prepared by about $\$ 15,000$. Plans are being prepared by STORES, OFFICES AND LOFTS. TREMONT AV.-William H. Meyer, 1861 Car ter av, is preparing plans for a 1 -sty brick
store, $100 \times 100 \mathrm{ft}$, to be erected at the northwest crner of Tremont and Prospect avs for Clemen
I. Smith, 460 Tremont av, owner. Cost, about $\$ 30,000$.

## THEATRES.

SOUTHERN BOULEVARD.-Paul B. LaVelle, 5075 th av, is preparing plans for a 1 -sty brick Southern Boulevard, near Westchester av, for the Property Operating Corp. 66 Broadway,
owner The Murphy Construction Co., 50 Church owner. The Murphy Construction Co., 50 Church st, has the general contract

## Brooklyn.

apartments, flats and tenements. CLINTON AV.-Slee \& Bryson, 154 Montague house, $66 \times 92 \mathrm{ft}$, 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, $50 x 88 \mathrm{ft}$ 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.


#### Abstract

DWELLINGS.

DWELLINGS. 59 MANHATTAN BEACH, L. I.-A. W. Pierce

Court st, is preparing plans for a $11 \%$-sty hollow tile and stuceo bungalow, $28 \times 44 \mathrm{ft}$., to be erected on the west side of Amherst pl, 220 ft. south of Oriental Boulevard, for Mary McGratb, 119 Montague st, Brooklyn, owner, who 66TH ST.-M. W. Del Gaudio, 401 Tremont dences, $20 \times 350$ ft. each, to be erected in the north side of 66 th st, 420 ft. east of 12 th av, for Lenzzi \& Palermo, 21 Bay 13th st, owners. Total cost, $\$ 9,000$ BEVERLY RD-Cohn Bros, 361 Stone av, are preparing new plans for a brick and stone resi- dence to be erected on the south side of Beverly rd, 52 ft from East 16 th st, for Morris Engel- hardt, 1525 Dorchester rd, owner. Cost, about \$8,000. UAN SICLEN CT.-Ernest H. Tatje, Van Siceesidences, 20 x 35 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.
oxfor halls and clubs.


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ation at meeting rails and at top of upper sash

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| :---: | :---: | :---: |
|  |  |  |

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BROOKLYN

Contemplated Construction (Continued).
$\overline{\text { Schermerhorn st, P. S. Seery, Executive Ruler. }}$ Edward S. McGrath, chairman of building com-
mittee. H. Van Buren Magonigle, 101 Park av, mittee. H. Van Buren Magonigle, 101 Park av, Co., 1 Madison av, has the general contract. Monroe M. Golding, 133 West 65 th st, N. Y.
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 store, $125 \times 70$ it, to be erected at the corner of
Fulton and Elm sts, for the Kock Co., 474 FulFulton and Elm sts, for the Kock Co., 474 Fulton st, Samuel Bloom, president and
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 $50-57$ Canal st into lofts
for the Moses Gardner Estate, Benjamin Epstein, about $\$ 7,000$. owner, who will supervise. Cost,

## THEATRES.

5TH AV.-Thomas H. Bennett, 52 st and 3d av, is preparing plans for a 1-sty brick and erectert on the east side of 5th av, 25 ft . south
of 47 th st, for Nathan Hirsch, 109 West 23 d st, of 47 th st, for Nathan Hirsch, 109 West 23 d st, N. Y. C., architect. Hirsch \& Koningswald, on
premises, are the lessees. Cost about $\$ 20,000$.

16 TH AV.-B. F. Hudson, 319 9th st, is preparing plans for a 1 -sty brick moving picture theatre, $26 \times 120 \mathrm{ft}$, to be erected on the west
side of 16 th av, 70 ft north of 45 th st, for H. C. Voshell, Flatbush av and Fulton st, owner. Cost, $\$ 15,000$.

## Queens.

APARTMENTS, FLATS AND TENEMENTS. JAMAICA, L. I.-Brook \& Rosenberg,
Fulton st, Brooklyn, are preparing plans 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, Mo

> FACTORIES AND WAREHOUSES.

Manhattan Court, College Point, has nearly comManhattan Court, College Point, has nearly comtory, $52 \times 75 \mathrm{ft}$, to be erected at the southeast corner of Webster and 6th avs, for George W.
Braunsdorf, 232 East 43 d st, N. Y. C., owner, Braunsdorf, 232 East 43 d st, N. Y. C., owner,
who will take bids on Who will take bids on general contract
the first of December. Cost, about $\$ 25,000$.

SCHOOLS AND COLEGES.
QUEENS.-Bids were opened by the Board
of Education Nov. 17 for the general construcof Education Nov. 17 for the general construc-
tion and for the plumbing and drainage of a tion and for the plumbing and drainage of a portable school building at Forest
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 Board of Education for improving the premises man at $\$ 787$. QUEENS.-The Board of Education opened
bids Nov. 17 for the general construction of P. S. 96. The Frank J. Felgenhauer Co., Inc., 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 sq, N. Y. C., is preparing plans for a 3 -sty
brick cottage, $50 \times 75 \mathrm{ft}$, to be erected at the New York Farm Colony for the City of New York, 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 at Stanley and Webster avs, for the S. R. Smith
Infirmary, on premises, owner. John Milnes 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 York, Department of Public Charities, foot of
East 26th st, N. Y. C., owner. Cost, about

## SCHOOLS AND COLLEGES

RICHMOND.-Bids were laid over by the
Board of Education Nov. 17 for installing elecboard of education Nov. 17 for installing elec-
tric equipment in new P. S. 22, and for installing temperature regulation in P. S. 22 , the
Johnson Service Co. was low bidder at $\$ 1,329$.

[^2]
## CONTRACTS AWARDED.

All Items following refer to general contracts, except those marked "sub."
apartments, flats and tenements. PARK AV (sub.)-Osborne, Rea \& Co., 241 W .
41st st, has received the heating contract for 41st st, has received the heating contract for
the 13-sty apartment house being erected at the the 13 -sty apartment house being erected at the
southeast corner of Park av and 72 d st for the E. A. L. Holding Co., Edgar A. Levy, 505 5th av, owner. Rouse \& Goldstone, 40 West 32 d st,
architects. William C. Tucker, 1565 th av, is sanitary engineer. The Speedwell Constructior Co., 5055 th av, has the mason work. Cost
101 ST ST (sub
101ST ST (sub.)-Harry McGlade, 367 E. 143 d ray \& Hill Co., Southern Boulevard and 143 d st, the trim work for three $\overline{5}$-sty brick tenements, $50 x 88$ ft., in the south side of 191 st st, be-
tween Audubon and St. Nicholas avs, for John tween Audubon and St. Nicholas avs, for John
P. Boyland, Fordham rd and Webster av, ownP. Boyland, Fordham rd and Webster av, ownEast 42 d st, has the mason work. Cost about $\$ 1 \pm 0,000$.
JERSEY CITY, N. J.-George Lowry, 76 Montgomery st, has received the general con-
tract to erect a double flat, $25 \times 68$ ft, at 120 tract to erect a double flat, $25 \times 68 \mathrm{ft}$, at 120
Booraem av, for the Realty Exchange Co., of Booraem av, for the Realty Exchange Co., of
Hudson County, 366 Palisade av, owner. H. \& W. Neumann, 202 Ogden av, are the architects.

142 D ST (sub.).-M. Arnstein, 792 Amsterderior av, has received the contract for the exsoutheast corner of 142 d st and Riverside dr, for Newmark \& Davis, Inc., 435 West 119th st,
owners. Schwartz \& Gross, 347 5th av, are architects. Laurence Ball, 19 East 24 th st, is
steel engineer. H. E. Champoli, 116 West st, has the brick mason work, and Vogel \& Schwartz, 979 East 163 d st, the carpentry. Cost,
about $\$ 500,000$ each. about
86TH ST (sub.). -The Pietrowski \& Konop Co.,
Inc., $418-420$ East 91 st st, has received the conInc., $418-420$ East 91 st st, has received the conside of 86 th st house, $100 \times 100 \mathrm{ft}$, in the north 101 Park av, owner., K. B. Walker, president, 5 th av, architects. Laurence A. Ball, 19 East Park st, is steel engineer. John K. Turton, 101 $\$ 500,000$. The steel work is now being erected.

## 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 $21 / 2$-sty frame and stucco residence, $104 \times 56$ ft, near Scarsdale Station, Westchester County, for Robert Walker, of
Scarsdale, owner. James Brite, 1170 Broadway, N. Y. C., is architect. Cost, about $\$ 80,000$.

30 JAMAICA, L. I.- The Thomas J. Steen Co., contract to erect seventeen 2 and 3 -sty brick and stone residences at Shelton and Willet avs, iron Building, owner; Ludwig Stein, president. architect. Cost, about $\$ 85,000$.

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

HUNTINGTON ST.-The Speedwell Construction Co., 5055 th av, N. Y. C., has received the general contract to erect a 4-sty reinforced concrete factory, $13 x 100 \mathrm{ft}$, and power plant at 565 lyn, for the F. W. Devoe \& C. T. Reynolds Co., , is architect. Clark, MacMullen \& Riley, 101 Park av, N. Y. C., are the archi-
NIAGARA FALLS, N. Y.-The Turner Con-
struction Co., 11 Broadway, N. Y. C., has restruction Co., 11 Broadway, N. Y. C., has re-
ceived a contract from the Standard Oil Co. of New York, for the construction of a stable and warehouse at Niagara Falls, N. Y. Building, taken at once. C. A. Ellis, Engineer.
MANHATTAN (sub.).-The Marcus Contracting Co., Inc., 310 Front st, has received the ner of 19th st and Av B for a pasteurization plant, $84 \times 120 \mathrm{ft}$, for the Levy Dairy Co., corner
20 th st and Av A, owner. B. W. Levitan, 20 West 31st st, is architect. Rutan \& Cooper, 29 about $\$ 80,000$.
BAYONNE, N. 'J.-The Turner Construction Co., 11 Eroadway, N. Y. C., has received the Broadway, for the construction at their Bayonne, N. J., plant, of a reinforced concrete warehouse
and pier, $400 \times 50 \mathrm{ft}$, two stories high, work to be undertaken at once. A. B. Van Leuven, engineer.
WALWORTH ST.-Chatterton, Warwick \&
Collins, 108 South 8 th st, Brook Collins, 108 south 8th st, Brooklyn, have re tory, $50 x 95$ ft, at $155-157$ Walworth st, for C. owner. C. J. Meisinger, 394 Graham av, archi-
tect. Cost, $\$ 12,000$. tect. Cost, $\$ 12,000$.
HALLS AND CLUBS.

39TH ST.-Valentine, Lynch \& Co., 21 Park
Row, have received the general contract to Row, have received the general contract to alter the club house at 38 West 39 th st and $35-$
37 West 38 th st for the National Civic Federation, 105 West 40 th st. lessee. Josephine Chapman, 4 West 40 th st, is architect.

STORES, OFFICES AND LOFTS.
66 PH ST.-The W. L. Crow Construction Co., to erect a 3 -sty brick studio building, $25 \times 100 \mathrm{ft}$,
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.

41 ST ST (sub).-The Libman Contracting Co., 107 West 46 th st, has received the con-
tract for the superstructure for the theatre in tract
the north side of 41 st st, about 300 ft . west of 7th av, for the $223-229$ West 41 st St Co., of 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, $50 x 113 \mathrm{ft}$, to be ft west of Kingston av, Brooklyn, for the Brooklyn Terminal Amusement Co, on premises, owner. Mr. Eisenstadt, in charge. M. Josesph Har-
rison, 230 Grand st, N. Y. C., is architect. Cost, rison, 230 Grand
about $\$ 20,000$.

PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

FACTORIES AND WAREHOUSES. 57 TH ST, 553 - 555 West , 4 -sty brick storage ris B. Baer, 60 Liberty st; architect, Herbert M. Baer, 665 th av. Plan No. 477 . 184 TH ST AND AMSTERDAM AV, ${ }^{\mathrm{n}} \mathrm{e}$ ef, ${ }^{4} 4$
sty brick ice 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 $52,160 \times 103$; 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, 40 x ealty Co., 33 West 3tth st, architects, Buchman \& Fox, 30 East 42 d st. Plan No. 473 .

STORES AND APARTMENTS
BROADWAY, 3645, 11 -sty brick apartment, 99x Ay, Co., Harry B. Mulliken, Pres., 103 Park av. architects, Mulliken \& Moeller, 103 Park av. Plan No. 474.

## miscellaneous.

110 TH ST, 441 East, 2 -sty brick coke pocket, $70 \times 30 ;$ cost, $\$ 25,000 ;$ owner, Consolidated Gas
Co., 124 East 15 th st $;$ architect, W. Cullen MorCo., 124 East 15th st; ; architect, W. Cullen Mor-
ris, 124 East 15th st. Plan No. 472 .

## Bronx.

DWELLINGS.
223 D ST, n s, 130 w White Plains av, two $2-$ sty frame dwellings, slag roof, 21x53.6; cost $\$ 9,000 ;$ owner, Arthur A. Austin, 3624 Olin-
ville av ; architect, Geo. P. Crosier, $223 d$ st and White Plains av. Plan No. 600.
UNDERCLIFFE AV, e s, 561.9 n 176 th st, $\$ 5,000$; owner, Itteloc Realty Co., E. Coletti, 135 W. Tremont av, Pres, ; architect, Hugo H. Avo-
lin, 95 William st. Plan No. 602 . lin, 95 William st. Plan No. 602.
AUGUSTA PL, e s, 387.6 n Eastern Boulevard, 2 -sty frame dwelling, shingle roof, $18 x 32 ;$ cost,
$\$ 3,500 ;$ owner, Grace
Heaton Mack, pl; architect, Chas. R. Baxter, 0099 Middletown rd. Plan No. 605.

STORES AND TENEMENTS.
STEBBINS AV, w s, 130.6 n 163 d st, 5 -sty brick tenement, slag roof, $52.13 / 4113.83{ }_{3}$; cost,
$\$ 45,000$; owners, Knapp-French, Inc., Fred F . $\$ 45,000$; owners, Knapp-French, Inc., Fred ${ }^{\text {F. }}$. Nast \& Springsteen, 21 West 45 th st. Plan No

## STORES AND TENEMENTS.

ARTHUR AV, s w cor 187th st, 5 -sty brick tenement, tin roof, $39.63 \times 45.2$; cost, $\$ 20,000$ owners, Russo-Iodice Realty Co., John Russo,


STORES, OFFICES AND LOFTS.
SOUTHERN BOULEVARD, w s, 338.4 n 163d st, 3 -sty brick loft, slag roof, $32.8 \times 134.5$; cost, Meehan, 163 d st \& Southern Boulevard, Pres. architects, Kreymborg Archtl. Co., 163 d st \& Southern Boulevard. Plan No. 603.

> MISCELLANEOUS.

BUNGAY ST, e s, 410 s Whitlock av, 1 -sty brick transformer, concrete roof, $25.6 \times 18.6$; cost,
$\$ 2,500 ;$ owner, N. Y., N. H. \& H. R. R. Co.. New Haven, Conn, architect, J. M. M. Suliivan, J., New 29
North av, New Rochelle. Plan No. 601. North av, New Rochelle. Plan No. 601.
WEST FARMS RD, w s, 300 n 173 d st, 1 -sty frame shed, $40 \times 13.4$; cost, $\$ 1,500$; owner, James arley, 49 East 135 th st; architects, Tremont
Architectural Co., 401 Tremont av. Plan No Arch.

## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. 13 TH AV, s, w cor 75 th st, 3 -sty brick tenement, $20 \times 76$, slag roof, 6 families ; cost, $\$ 7,000$; owner, Chadwick Cosstn. Corpn., ${ }^{43-5}$ ChristoPitkin av: architects, Plan No. 6260 . 13 TH AV, ${ }^{\mathrm{w}}$ s, 20 s 75 th st, $4-3$-sty brick tal cost, $\$ 26,000$, owner, Chadwick Constn. Corpn., ${ }^{43-5}$ Christopher av; architects, S. Mill-
man \& Son, 1780 Pitkin av. Plan No. 6261 .


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## PROPOSALS



| INVITATION FOR PROPOSALS. TREASURY DEPARTMENT, Supervis- |
| :---: |
| g. Architect's Office, Washington, D. C. |
| November 15, 1913.-Sealed proposals will |
| be opened in this office at $3 \mathrm{p} . \mathrm{m}$, on De- |
| cember 27, 1913, for the construction (in- |
| ding the mechanical equipment, interior |
| lighting fixtures and approaches) of a 2 - |
| story and basement, stone and brick faced |
| ilding of 4,200 square feet ground area, |
| fireproof construction (except the roof), |
| copper, composition and tile roof, for the |
| United States post office at Macomb, Ill. |
| Drawings and specifications may be ob |
| tained from the custodian at Macomb, Ill |
| or at this office, in the discretion of the |
| Supervising Architect. O. Wenderoth, Su- |
| ervising Arch |
| $\begin{aligned} & \text { Albany, N. Y., November 17, } 1913 . \\ & \text { OPOSALS.-Sealed proposals } \text { subject } \end{aligned}$ |
| to the usual conditions will be received up |
| to 10:00 A. M., December 9, 1913, for fur- |
| hing the New York State Hospitals for |
| Insane with the following supplies: |
| Flour, fresh meats, white lead, table oil- |
| oth, damask, toilet paper, whiskey, ab- |
| rbent cotton and waste, bed spreads, |
| ockery, and fertilizers, for such periods |
| indicated on the printed |
| deliveries beginning January 1, 1914, and |
| April 1, 1914. For further information |
| pply to the Committee. Address all pro- |
| to W. C. O'HERN, Secretary of the |
|  |
|  |


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## Burwak Elevator Company <br> Elevators

 cost, $\$ 10,000$; owner, G. Howard Estate, 908
Lincoln pl; architect, John B. Benson, 331 Mad-
ison av, N. Y. Plan No. 6137 . ison av, N. Y. Plan No. 6137.
EAST 21ST ST, e s, 240 n Av Q, 2-sty
frame dwellings, 20x46, shingle roof, 1 family; frame dwellings, $20 \times 46$, shingle roof, 1 family
cost, $\$ 4,000$; owner, John T. G. Finn, 805 Ken-
more pl; architect, R. T. Schaeffer, 1526 FlatEAST 24 TH ST, e s, 360 s Neptune av, 18 l-sty frame dwellings, $12 \times 29$, shingle roof, 1 ard D. Monahan, 44 Court st; architects,
\& Bryson, 134 Montague st. Plan No. 6147 . LAUREL AV, n s, 100 w Sea Gate av, 2 -sty brick dwelling, $30.2 \times 36$, tile roof, 1 family ; cost,
$\$ 6,000$; owner, Charlotte D. Miesel, 113 Mon$\$ 6,000$; owner, Charlotte D. Miesel, 113 Montague st. Plan No. 6140. \& Bryson, 104 hon STOCKHOLM ST, n s, 275 w Central av, 3 -sty cost, $\$ 5,800$; owner, Victor Schildt, 78 Stock-
holm st ; architect, Otto Thomas, 354 Fulton st, holm st; architect, Otto Thomas, 354 Fulton st
Jamaica. Plan No. 6159 . AMHERST Si, w s, 220 S Oriental boulevard, 1 -sty frame dwelling, $28 x 41$, tile roof, 1 family cost, $\$ 3,500 ;$ owner, Franklin Magrath, 119
Montague st; architect, A. White Pierce 59 Court st. Plan No. 6180.
WEST 32 D ST, e s, 100 s Mermaid av, 1 -sty WEST 32D ST, e s, 100 s Mermaid av, 1 -sty
frame dwelling, 19x2\%, shingle roof, 1 family; cost, $\$ 800$; owner, Geo. J. Howard, on premPlan No. 6161
RAILROAD AV, e s, 160 s Pitkin a
frame dwelling, $16 \times 22$, tin roof, 1 famil
frame dwelling, $16 \times 22$, tin roof, 1 family; cost, av; architect, L. J. Frank, Jr., 206 Crescent st
DIKEMAN ST, n s , 45 e Richards st, 2 -sty cost, $\$ 1,800$; owner, John Zraick, Henderson' Walk, Coney Island; architect, Max Hirsch, 391
Fulton st. Plan No. 6197 .
Fuiton st. Plan No. 6197 . brick dwellings, $20 x 52$, gravel roof, 2 families each ; total cost, $\$ 14,400$; owners, Cutter Build
ing 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, $25 x 40$, tin roof, 1 family; cost brick dwelling, $25 x 40$, tin roof, 1 family; cost,
$\$ 6,500 ;$ owner, Hy Remmer, 1391 Broadway;
architect, C. W. Ross, 47 West 34 th st, N. Y, $\$ 6,500$; owner, Hy Remmer, 1391 Broadway
architect, C. W. Ross, 47 West 34 th st, N. Y
Plan No. 6193.
CHRISTOPHE
CHRISTOPHER AV, e s, 100 s Lott av, six
-sty brick dwellings, 20x44, gravel roof, -sty brick dwellings, $20 \times 44$, gravel roof, 2 famInvesting Co., 1934 Prospect pl; architect, Mor
ris Rothstein, 627 Sutter av. Plan No. 6195.

$\begin{array}{ll}20 x 40, & \text { gravel roof, } 2 \text { families; cost, } \$ 10,000 ; \\ \text { owners, } & \text { Sea Beach Building Co., } 1266 \text { 40th st }\end{array}$ owners, Sea Beach Building Co., 1266 40th st;
architect, Harry Dorf, 614 Kosciusko st. Plan

22 D AV, w s, 20 s 65th st, five 3 -sty stores
and dwellings, $20 \times 50$, 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, $20 \times 55$, gravel roof, 2 families; cost, $\$ 4,500$; owner, Rosina Gottila, on premises ; architect, Jas. A. McDonald, Surf av and West
MERMAID AV, s w cor West 32d st, 171 -sty frame dwellings, $14 \times 24$, rubberoid roof, 1 family each; total cost, $\$ 14,450$; owners, Frank Conely
\& ano, Tuxedo Park; architect. Geo. M. Suess, PARK AV, n w cor Hall st, 3-sty brick dwellng, $24 x$, gravel roof, 1 family ; cost, $\$ 15,000$ architect, Hy A. Koebble, 114 East 28th st,

LINWOOD ST, w s, 91.7 n Stanley av, 2 -sty
brick dwelling, $20 \times 40$, tin roof, 2 families; cost, Vienna owner, Domenico Palazzo, Essex st and

14 TH AV, n w cor 41st, 3 -sty brick dwelling, 20x55, tin roof, 2 families; cost, $\$ 8,000$; owner,

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EAST 23D ST, e s, 225. 6 s , Clarendon rd, two
-sty frame dwellings, $18 \times 36$, shingie roof, -sty frame dwellings, $18 x 36$, shingie roof, 1
family each ; total cost, $\$ 6,000$; owner, Floyd E. Moore, 315 East 23 d st, N.' Y. ; arehitect,
Floyd E. Moore, 315 East 23d st, N. Y. Plan Floyd E.
No. 6163.

FACTORIES AND WAREHOUSES.
BARBEY ST, e s, 40 n Blake ay, 2-sty frame factory, $40 x 35$, slag roof; cost, $\$ 1,500$; owner, Adeisohn, 1776 Pitkin ay Plan No 6183. HUNTINGTON ST, w cor Smith st, 2 -sty 000 ; owner, J. Seaver Page, 101 Fulton st ; arch-
WEST 17 TH ST, 6175 .
ty frame storage, $20 \times 55$, gravel roof ; cost 500 ; owner, Dora Buman, 2881 West 17 th st,
rehitect, Wm. Richter, 4411 18th av. Plan No

FRANKLIN AV, w s, 426 s Montgomery st, -sty brick ice plant, $157.4 \times 31.7$; cost, $\$ 25,000$ Lupin, 1204 Carroll st. Plan No. 6166 . BOERUM ST, s s, 124.7 w White st, 3 -sty owner, Harry Guofsky, 255 Boerum st; archi-
tects, Glucroft \& Glucroft, 34 Graham av. Plan ects, Glu
No. 6206 .

## HOSPITALS AND ASYLUMS.

VERMONT AV, w s, 135 s Stanley av, 1-sty ost, $\$ 250$; owner, Barnet Grosdow, 25 Main av Middle Village, L. I.; architect, Morris Perl-

## STABLES AND GARAGES

LAKE ST, e s, 350 s 2 d pl, 1 -sty frame stale, 11x13, gravel roof; cost, \$120; owner, Saldare lacovino, 495 Lake st; architect, Rosco FRANKLIN AV, n w cor Dean st, 1-sty brick garage, $23.8 x 55 ; ~ c o s t, ~$ 400 ; owner, Nassau Brewing Co., 1042 Dean st; architect,
Driesler, 153 Remsen st. Plan No, 6141.
STOCKHOLM ST, n s, 275 w Central av, 2 -sty
brick stabie, $25 \times 26$, slag roof; cost, $\$ 1,600$; wner Victor Schlidt 78 Stoek tect, Otto Thomas, 354 Fulton st, Jamaica, L. I. VERMONT ST, w s, 92 s Stanley av, 1-sty
frame stable, 37x 78 , tar and gravel roof; cost,
$\$ 2,000$; owner, Barnet Grosdow, 25 Main av, $\$ 2,000$; owner, Biarnet Grosdow, 25 Main av, Middle Village, L. I. architect, Morris Perl-

S2D ST, s s, 270 w 11 av, 1 -sty frame garJessie M. Sutton, 105022 d st ; arehitect, O. E.
Parfitt, 233 Broadway, N. Y. Plan No. 6179. GRANT AV, w s, 240 s Ridgewood av, 1 -sty owner, Jos. Rudtner, 63 Union pl; architect, L. EAST $25 T H$ ST, w s , 137.6 n Av $\mathrm{K}, 1$-sty wner, Margaret Seebeck, 44 Court st ; architect EAST 8TH ST, e s, 460 s Av J, 1-sty arage, $13 \times 18$, shingle roof; cost, $\$ 500$; owner Valgaard, 10 West 60 th st, N. Y. Plan No.


## STORES AND TENEMENTS.

BAY $46 T H$ ST, $n$ e cor Bath av, 3-sty brick 20,000 : owner, Nicola Di Allsandro 2306 cost av ; architects, A. Artander Co., 39 East 149th GREENE AV, $n \mathrm{~s}, 350.4$ e Sumner av, two 4 -
sty brick tenements, $50 \times 89$, slag roof, 16 famisty brick tenements, 50 x 89 , slag roof, 16 fami-
lies each; total cost, $\$ 90,000$; owners, Gem Improvement Co., 26 Court st; architects, ShamMADISON ST, S s, 150 e Bedford av, 4 -sty
brick tenement, 50 x 93 , gravel roof, 16 families; cost, $\$ 30,000$; owner, Isaac Myerson, 208 Stock-
ton st; architect, Benj. F. Hudson, 319 9th st. Plan No. 6190.
ROSS ST, S s, 150 e Lee av, 5 -sty brick tenement, $25 \times 64.8$, gravel roof, 11 families ; cost, Plan No. 6200 .
BAY PARKWAY, e s, 100 s Benson av, two families each; total cost, $\$ 80,000$; owner, Sam-
lel Brill, 126 Bay 31 st st; architect, C. M. JohnHINSDALE ST, $n$ w cor Dumont av, 4-sty brick tenement, $50 \times 90$, gravel roof, 22 families ;
ost, $\$ 25,000$; owners. Halperin Realty Co 1414 Lincoln pl; architects. Chas. Infanger \& Son, 2634 Atlantic av. Plan No. 6215.
HIN brick tenements, 50 n D Dumont av, three amilies each; total cost, $\$ 75,000$; owners, Hal-
perin Realty Co.,
Chas
Infanger \&
Son,
Lincoln
rd;
architects,
atlantic av. Pan
av. No. 6214.
SNYDER AV, n s, 49.6 e East 32 d st, 3 -sty
 $\$ 22,000$; owner, Jacob Mass, 133 East 32d st,
architects, Farber \& Markowitz, 189 Montague st. architects, Farb
Plan No. 6223
SUTTER AV, $n$ w cor Miller av, 4 -sty brick tenement, $40 \times 85.6$, gravel roof, 13 families each Clinton av, N. Y. ; architect, S. Millman \& Son, MISCELLANEOUS
NEW JERSEY AV, e s, 92 s Stanley av, 1 -sty frame milk house, 10x20, tar and gravel roof, Middle village, L. I.; architect, Morris Per stein, 37 Fuiton av, Middle Village, L. 1. Pla
No. 6156 . PACIFIC $S T, \mathrm{n}, \mathrm{s}, 121 \mathrm{w}$ 6th av, 1 -sty brick $\$ 13,000$; owner, Ralph Peters, Penn Terminal Building Remsen

THEATRES.
CHESTER ST, e s, 64.4 n Pitkin av, 1-sty brick moving pictures, $42.6 \times 100$, slag roof; cost, $\$ 1,500 ;$ owner. Sam Palley, 1683 Pitkin av;
architect, E. M. Adelsohn, $17 \pi 6$ Pitkin av. Plan No. 6232 .

## Queens.

 DWELLINGSBAYSIDE.-4th st, e s, 210 n Warburton av $21 / 2$ sty frame dwelling, $24 \times 40$, shingle roof, 1 4th st, Bayside: architect, A. Sheffield, BayBELLE HAPBOR - Park av es so New port av, ${ }^{11 / 2 \text {-sty brick dwelling, } 32 \text { x4 } 4 \text {, tile roof, }}$ family, steam heat; cost, $\$ 6,500$; owner, Frank R. Peixotto, 55 John st. N. Y. C. C. architects,
Dodge \& Morrison, 135 Water st, N. Y. C. Plan EDGEMERE.-Cheever av, $n$ e cor Horstman av, 2 -sty frame dwelling, $22 \times 26$, shingle roof, 1
family, steam heat; cost, $\$ 2,000$; owner, Oscar E. Lensen. 763 enth st, Brookiyn; architect, Eric. O. Holmgren, 371 Futon st, Jamaica. Plan ELMHURST. -11 th st, w s, 225 n Lamont av family ; cost, $\$ 3,000$; owners, Johnston \& Gundry, Elmhurst; architect, Wm. S. Worrell, 9
FAR ROCKAWAY.-Fulton av, w s, 120 s Rue De St Felix, 2 -sty frame dwelling, $36 x 43$ shingle roof, 1 , amily, steam heat, cost, $\$ 6,000$; architect. A. Eogart, 57 Sheridean boulevard Far Rockaway. Plan No. 3315. FAR ROCKAWAY.-Chanler av, e s, 220 s gle roof, 1 family, steam heat, cost, $\$ 3,500$; owner. A. Podesta, Central av, Far Rockaway
architect. A. Bogart, 57 Sheridean boulevard, FLUSHING. 21 st st, e s, 290 s Queens av, 2 sty frame dwelling. $19 \times 30$, tar and gravel roof, A. Hamilies : cost 296 21st st, Flushing. Plan No. 3312 . EDGEMERE.-Rockaway av, es, 240 n Rheinshingle roof, 1 family, steam heat; cost, $\$ 5,000$; owners, Rockaway Coast Realty, Co., Rockaway Beach; architect, A. Plan Nos. 3303-4.
ROSEDALE.-Cambridge rd. s s, 140 e Clifton av, ${ }^{21 / 2-\text { sty }}$ frame dwealing,
1 family, steam heat; cost, $\$ 3,585$; owners,


ROSEDALE.-Ocean av, e s, 100 n Park av, family, steam heat; cost. $\$ 2,015$; owner, Ida Brown, Rosedale architect, BELLE HARBOR-Suffolk av, e s. 80 s Beech Channel drive. 2 -sty frame deent. 150 ; owners, James \& Josephine Pierce 14 Oceanview av, Rockaway Beach; architect. Benj.
Farrell, 17 So. Lincoln av, Rockaway Beach. Plan No. 3327
CORONA.-Ranelje av. ef, 200 n Shopoler av, 1 -sty frame dwelling $17 x 26$, tin roof, 1 family;
cost, $\$ 1,000$; owner, Vincenzo Monica, 62 Newins st, Corona; architect. A Schoeller, Mulberry EDGEMEP Slan Noule-
 ${ }^{1}$ familv; cost, $\$ 3.000$; owner, Mrs. Maude E. Mitchell, 502 World Bldg, N. Y. C. Plan No

ELMHURST.-Toledo av, e s, 50 n Ivy st, $21 / 2$ sty frame dwelling, $18 \times 38$, shingle roof, 1 family, steam heat: cost, $\$ 2$ 500; owner and archi-
tect, John Simkin, East Grand av, Corona. Pla EVERGREEN.-Charlotte pl, e s, 20 s Millwood av. six brick dwelings, 20 bet roof. 2 families; cost. $\$ 24,000$; owners, Burk
hard architects, L. Berger \& Co., Myrtle and Cypress avs, Ridgewood. Plan No., 3324 . JAMAICA.- Merrick rd, ws, 100 n Cumber-
land st, two 2 -sty frame dwellings, $40 \times 32$ shingle roof. 1 family; cost, $\$ 3,000$; owner, Nathanie V. Hendrickson. 66 Clinton av, Jamaica; archi-
tect. A. E. Smith, 59 th st and 4 th av, Brooklyn. ST. ALbANS.-Central av in s, 100 e Chapman st, $21 /$ sty frame dwelling, ${ }_{\text {roof, }} 1$ family, steam heat ; cost, $\$ 3,000$, shingle
 architect, Ernest H. Tatj
Brooklyn.
Plan No. 3328 .
BAYSIDE.-Elmwood av, w s, 200 s Palace Boulevard, $21 / 2$-sty frame dwelling, $28 \times 30$, shingle roof, 1 family, steam heat; cost, $\$ 5.200 \dot{\text { fand }}$ owner
and architect, Geo. Harnden, 3 d st, Bayside. Plan No. 3333.

## FIRE RESISTIVE PARTITION

## TELEPHONE GRAMERCY 1920

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Plans Filed, New Buildings, Queens (Cont.)
EDGEMERE.-Beach av, e s, 50 n Mermaid
av, 2 -sty frame dwelling, 32 x21, shingle roof, 1 av, 2 -sty frame dwelling, $32 x 21$ shinge roof, iam Crovello, Far Rockaway; architects, How-
ard \& Callmann, Far Rockaway. Plan No. 3334. ELMHURST.- Petit $\mathrm{pl}, \mathrm{s} \mathrm{w}$ cor 3 d st, $21 / 2$-sty
frame dwelling, $19 x \mathrm{za}$, shingle roof, 1 family; frame dwelling, $19 \times 32$ shingle roof, 1 family;
cost, $\$ 3,200$; owner, John Nicholas, Eroadway, Elmhurst; architect, C. L. Varrone, Corona. No. 3350.
KEW GARDENS.-Abingdon rd, s s, 254 w Willow st, three ${ }^{21 / 2}$-sty frame dwellings, 35x
31, shingle roof, 1 family; cost, $\$ 18,000$; owners, Richmond Hill Realty Co., 101 Park av, N. Y. C.; Richmond Mceard \& IV
architects, MCord
Plan Nos. $3354-3355-3356$.
 cost, $\$ 7,000$; owner, John F. Kendall, 1023 Bev-
erly rd, Brooklyn; architects, Slee \& Bryson, 154 erly rd, Brooklyn; architects, Slee \& Brys
Montague st, Brooklyn. Plan No. 3330 .
FOREST HILLS.-Wendover rd, n w $\mathrm{s}, 238$
S Greenway North, $21 / 2$-sty brick dwelling, 21 x s w Greenway North, $21 / 2$-sty brick dwelling, 21 x
35 , tile roof, 1 family, steam heat; cost, $\$ 7,000$; owners and architects, Sage Foundation Homes
Co. 47 West 34 th st, Manhattan. Plan No.
$\left.\begin{array}{l}\text { KEW. - Metropolitan } \\ 21 / 2 \text {-sty } \\ \text { frame } \\ \text { dwellings, } \\ 395\end{array}\right)$ e Lefferts av, two $21 / 2$-sty frame heot intings, 1 family, steam heat; cost, $\$ 12,000$; owner,
 3357-3358.
RICHMOND HILL-Ward st, w s, 580 n Mill stamily, steam heat; cost, $\$ 3,000$ is owner, Henry Renner, Lambert and Liberty avs, Richmond
Hill; architect, Lyman Jisher, 1226 . South
Vine st. Richmond Hill. Plan No. 3331. Vine st, Richmond Hill. Plan No. 3331.
ROCKAWAY BEACH. - Neptune av, w s, 132 s Boulevard, eight 1 -sty frame bungalows, $18 \times 20$,
felt roof, 1 family ; cost, $\$ 3,200$; owner, D. Kafelt roof, 1 family; cost, $\$ 3,200$; owner, D. Ka-
notsky, Rockaway Beach: architect. Wm. S. Rothschil
$44-45-46$.
ROCKAWAY PARK.-5th av, w $\mathrm{s}, 280 \mathrm{~s}$
Washington av, two 2-sty frame dwellings, 40 x Washington av, two 2 -sty frame dwellings, 40 x
 3347.
WOODHAVEN.-Woodhaven av, e s, 320 s Dalrymple av, three $21 / 2$-sty frame dwellings, 16 x
36 , shingle roof, 1 family, steam heat; cost, 36 , shingle roof, 1 family, steam heat; cost,
$\$ 7,500$; owners, Liberty Av Building Corporaand
tion, Liberty av, Woodyaven, architect, R. H. H.
Guinsberg, 400 Dalrymple av, Woodhaven. Plan Nos. 3338 - $39-40$.
Corona.-Hayes av, $n$ s, 25 e 40th st, $21 / 2-$
sty frame dwelling, 21x 57 , 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
Cornell st,
21/2-sty
frame dwelling,
$25 x 48$, shingle roof, 1 family, steam heat, cost, $\$ 5.500$; owner, F. Richmond, Waterview pl, Far Rocka-
way ; architect, Thos. O'Kane, Far Rockaway. Plan No. 3365
FAR ROCKAWAY.-Gipson pl, s s, 250 w roof, 1 family, steam heat; cost, $\$ 7,000$; owner, Geo. A. Willestead, Cornaga av, Far Rockaway;
arehitect, Thomas O'Kane, Far Rockaway. Plan FAR ROCKAWAY.-Hollywood av, e s, 262 shingle roof, 1 family, steam heat; cost, $\$ 8.000$;
 3367-68. Two houses
JAMAICA.-Morningside av, s s, 40 w Van-
derbilt av, 2 -sty frame dwelling, $20 \times 48$, tin ron derbilt av, 2 -sty frame dwelling, $20 \times 48$, tin roof,
2 families; cost, $\$ 2,000$; owner, M. Allenkerfamilies; cost, $\$, 00 ;$ owner, M. Allenker-
teb, Hoffman Boulevard, Jamaica; architect,
T. Ole Harrison, 324 Fuiton st, Jamaica. Plan No. 3361.
ST. ALBANS.-Prentice av, e s , 175 s sabks
2-sty brick dwelling, 20x 1 family; cost, $\$ 2,000 ;$ owner and architect,
Thos. Thompson, 22 Lincoln st, L. I. City. Plan
Vo. 3360 .

FACTORIES AND WAREHOUSES.
JAMAICA.-New York av, e s, 185 n Pacific
t. 2-sty frame shop, 18 x 26 , shingle roof: cost, st. 2 -sty frame shop. $18 x 26$, shingle roof; cost,
$\$ 600 ;$ owner, Hans H. Lutz, 265 New York av, Jamaica; architect, Robert Kurz, Fulton st, Ja-
maica. Plan No. 3336 .

HOSPITALS AND ASYLUMS. FLUSHING.-Flushing av, e s, 400 n Lott la,
$21 / 2$-sty brick hospital, $175 \times 63$, tile roof, steam 21/2-sty brick hospital, owne6., tile roof, steam N. Y. C. . architect. Wm. E. Austin, 42 West
24 th st, N. Y. C. Plan No. 3309 .

## STABLEES AND GARAGES

JAMAICA-Lefferts av, w s, 75 n John st, $2-$
sty frame barn, 2020 , felt roof; cost, $\$ 1,500$; owner, Karl Reuter. Lefferts av, Jamaica; arch-
itect. T J Reidy, 75 Hoyt av L. I. City. Plan MASPETH.-Maurice av, $n$ s, 480 e Astoria $\$ 3,000$; owner, Morris Mintzer, Maurice av, Mas$\$ 3,000$; owner, Morris Mintzer, Maurice av. Mas-
peth; architects, E. Rose \& Son, Grand st,
Elmhurst. Plan No. 3325 . CORONA. - Radcliff av, n s, 350 e 51 st st. 1 -
sty frame barn, $23 \times 16$, tin roof; cost, $\$ 400$; sty frame barn, $23 \times 16$ tin roof; cost, \$400,
owner, . Scuderi. 123 Plateau st, Corona; archi-
tect, owner. Plan No 3342 , MASPETH.-Hull av, ${ }^{\text {n }}$ e cor Willow av 1-sty frame barn,
owner, Roman A. Lucas, premises.
3370 3370 .
RICHMOND HILL.-Guion pl e s. 150 s Fulton st. 1-sty frame garage, $16 \mathrm{xx18}$ e, shingle root ;
cost, $\$ 300$; owner, Mrs. G. V. Brown, premises. cost, $\$ 300$; owner, Mrs. G. V. Brown, premises.
Plan No. $\mathbf{3 3 3 5 5}$.

## STORES AND DWELLINGS.

NORTH BEACH.-Maple av, e s, 100 n Jack-
on boulevard. 2 -sty brick dwelling and store son boulevard, 2 -sty brick
$30 x 60$, tin rolling and store
2 families; cost, $\$ 9,000$; owner August Keim, North Beach; ; architect, A. Schoel ler, Mulberry av, Corona. Plan No. 3320.
ELMHURST.-Grove av, s w cor Chicago av 2 sty frame store and dwelling, 22x50, tin roof
families; cost, $\$ 6,400$ (2 houses) : owner, A Schrott, 35 Edson st. Corona, architect. C.
Varrone, Corona av, Corona. Plan No. 3359 EVERGREENer av, 2 -sty frame store and dwelling, $26 \times 33$ tar and slag roof, 1 family; cost, $\$ 10,000$; own-
ers, Wm. Ulmer Brewing Co., 31 Belvidere st. ers, Wm. Ulmer Brewing Co., 31 Belvidere st.
Brooklyn; architects. Koch \& Wagner, 62 Court Brooklyn architects, Koch ${ }^{\&}$ \&
st, Brooklyn. Plan No. 3348 .

STORES AND TENEMENTS.
 4 -sty brick tenement, $50 x 86$, slag roof, 20 fam-
ilies; cost, $\$ 15,000$; owner and architect, Gus tave Erda, 826 Manhattan av, Brooklyn. Plan

STORES, OFFICES AND LOFTS.
CORONA.-Corona av, s s, 120 w Moore st,
1 -sty brick store, $18 \times 40$, slag roof; cost, $\$ 800$; 1-sty brick store, $18 \times 40$, slag roof; cost, $\$ 800$;
owner. Max Caeser, 97
51 st st, Corona; archiowner. Max Caeser, 9751 st st, Corona; archi-
tect, C. L. Varrone, Corona av, Corona. Plan WINFIELD.-Shell rd, se eor Fisk av, 1 -sty frame oothce, $15 x 20$, shingle roof; cost, $\$ 300$,
owner, John No. THEATRES.
ELMHURST.- Corona av, s e cor 5th st, 2 -sty brick moving picture theatre, $56 \times 90$ asbesto
shingle roof; cost, $\$ 12.000$; owners, Cord Mey Co.. Elmhurst; architect, Wm. S. Worrall, 9
Twombly pl, Jamốca. Plan No. 3353 . MISCELLANEOUS.
L. I. CITY.- 2 d av e s, 175 n Pierce av, erect
frame billboard, 180 x 10 ; cost, $\$ 250$; owner. L. ${ }_{\text {I }}$. Bill Posting Co., Queens st, L. I. City. Plan No.
DUNTON.-Atlantic av, n e cor Maure av
1-sty frame shelter over subway stairs, $4 \times 22$; 1 -sty frame shelter over subway stairs, $4 \times 22$;
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 3 d st, frame coal shed, 6x7, paper roof; cost, $\$ 12$; owners
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, JaCORONA. -
CORONA. - Filmore av, $n$ e cor 44th st, 1 -sty frame shed, $12 \times 10$, tin roof; cost, \$225; owner,
H. Cohn, 2 Albertus st, Corona. Plan No. 3341. ELMHURST.-Cooper av, w s. 354 s Metropolian av, 1 -sty frame shed, $83 x 33$, tar roof; cost,
$\$ 150$; owner, Jacob Blum, premises. Plan No, 3349.

EVERGREEN.-Park pl, 1. erect greenhouse, $\begin{array}{ll}\text { 4.5x17, } \text { glass roof; } & \text { cost. } \\ \text { Sommers, premises. } \\ \text { Plan } \\ \text { No. }\end{array}$
JAMATCA- 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. S10; owner, Peter Schubart, prem-
LONG ISLAND CITY.- Honeywell st, e s,
 WOODHAVEN.-Ferry st,
fort st. 1 -sty frame shed, 150 n Beau- 12, cost, st. 1 -sty frame somer, A. Manteler, premises. Plan
No. 3362 . owner

## Richmond.

DWELLINGS
GLEN AV n w cor Stanley av, New Brighton, er. Alberto Crescitelli, New Brighton; architect and builder, P. Fiore, New Brighton. Plan No. GREENWOOD AV, w s, 215 s Forest av. West New. Brighton. 1 -sty frame bungalow. $8 \times 16$; cost itect, architect, John Davies, Tompkinsville; huilder, Dominico Palermo, care of architect.
GREENWOOD AV. w s. 215 s Forest av, West New Brighton, 1 -sty frame bungalow, Sx16; cost. $£ 50$; owner, Palma Mete. care of architect,
arhiltect. John Davies. Tompkinsville ; builder, n88.
GRFFNWOOD AV, w s, 238 s Forest av. West New Erighton. 1 -sty frame buncalow, $10 \times 21$ of architect; architect. John Davies, Tompkins-
ville; huilder Dominico Palermo, care of archi-
tert. Plan No. 789 . GRENNWOOD AV.w s. 238 s Forest av, West New Rrighton. 1 -stv frame bungalow, $8 \times 16$.
cost 850 .
owner. Dominico Palerma care of architect: architect. John Davies. Tompkinsitect. Plan No, 790 . THXINGTON AV, w s, 2047 s Palmer av, Port
Rinhmond, 2-sty frame bungalow, 19x 40 ; cost. 2800 ; owner. Daniel Olsen. Port Richmond architect, John P. From. Port Richmond : build-
er, Louis Larsen, Port Richmond. Plan No. 792 . ST PAULS AV. e s, 170 s unnamed st, Sta${ }^{5} 5.750$ : owner. Albertina Rauer Stanleton: arch itect. Chas. B. Hurcker. Tompkinsville: bvilher,
John Karlsson, Tompkinsville. Plan No. 791. MISCELLANEOUS.
OSGOOD AV, ws. 300 w Vanderbilt av, 122,
Stapleton. 1-sty frame greenhouse. $18 x 50$ : cost $\$ 225$; owner. Chas. Fett. Stanleton: builders PROSPECT ST, n s, 275 e Van Duzer st E. W. Thompson, Stapleton: builder Geo Mc Guire, 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 Isli, L. L. I.;
architect, S. Edson Gage, 340 Madison av. Plan architect,
No. 3930.
CHARLES ST, 33-37, new front to 6 -sty brick tenement; cost, $\$ 5,000$; owner, Morris A. Stein-
berg. 264 6th av; architect, Louis C. Maurer, berg. 264 6th av; architect,
103 Park av. Plan No. 3912.
DELANCEY ST, 150, remove partition to 3 sty brick store and offices; cost, $\$ 20$; owner Garris Cohen, 150 Delancey st; architect, Chas.
ELDRIDGE ST, 41, new store front to 4-sty Wick stores and tenement; cost, $\$ 153$; owner, tect, Chas. Stegmayer, 168 East 91 st st. Plan FRANKLIN ST, 67, new elevator shaft to 5 ers, Fitate of David W Bishop, 21 Libert own ers, Estate of David W. Bishop, 21 Liberty st ;
architect, Harry N. Paradies, 231 West 18 th
st. 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
GRAMERCY PARK, 17.1 -sty extension to
-sty brick club; cost, $\$ 10,000$; owners, James W. Gerard et ai 725 5th av, owners, James wald, 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 GRAND ST, 90 Bow : Plan No. 3927. GRAND ST, $90-94$, new stairs and elevator to er, 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 LEONARD ST, 79-81, new partition and door owners, Estate of Eugene A. Hoffman, Inc. $\$ 500$ Broadway; architect. Harry N. Paradies, 231
West 18th st. Plan No. 3857 . MARKET ST, 72 , concrete floor to 3 -sty brick dwelling; cost, $\$ 200$; owner, Moreau Delano Wiggs, 507 2d st, Brooklyn, Prehitect, Jno. J
Rlan No. 3865 .
MONROE ST, 292-296, alterations to 6 -sty rick stores and tenement; cost, $\$ 200$; owner Sass, 32 Union sq. Plan No. 3889.
MURRAY ST, 71 and 73 , new dumbwaiter to Seybel, 41 Park Row; architects. Carrere \& Hastings, 225 5th av. Plan No. 3896.
PEARL ST, 297 . new roof and stairs to 4 -sty
rick loft ; cost, $\$ 2,000$; owners. 60 Cliff St. Co. brick loft ; cost, $\$ 2,000$; owners. 60 Cliff St. Co., Henry A. Mark. president, 128 Rroadway; archi-
tect. Fred P. Platt, 1123 Broadway. Plan No. PELL ST, 8, masonry, new stairs and partiwner Esther Schnitzer extr 271 Broadwa architert. J. M. Felson, 498 Broome st. Plan
RECTOR ST, 11, new store fronts to 4 -sty brick stores and lofts ; cost. \$150: owner. In-
terborough Rapid Transit Co.. 165 Broadwav terborough Rapid Transit Co.. 165 Broadwav: SPRING ST, 339, roof sign to 4 -sty brick
tores and dwelling: cost sisn ; owner Bernard Nehrtens, 1869 3d av, Brooklvn. architect will H. Erler, 35 West 31st st. Plan No. 3922. WATER ST. 152 , new front to 6 -sty brick store nan. 1328 Broadway; architect. Jas. S. Maher, 308 Broadway Plan No 2897 Jas. S. Maher 4TH ST, 15-19 West, new windows to \&-sty brick stores and lofts : cost, $\$ 300$ : owner, Isaac
Clothier. 317 Broadway. Clothier, 317 Broadway: architects, Horen-
burger \& Bardes, 122 Bowery. Plan No, 3910 . 7TH ST, 209-211 East, masonry to fi-sty brick Wm. L. Tuhring 100 Hudson st. architect Max Cohen, 280 Bedford av, Brooklyn. Plan No.

8TH ST, 25 West, new stairs elevator and nlumbing to 5 -sty brick store and lofts: cost \&3,000; owners, Estate of Adelaide Gutmann, tects. Blum \& Blum 505 5th 11 TH ST. 506 East, new partitions, windows nd store fronts to 5 -s Brooklyn; architect, Chas. H. Richter, 68 Broad 12 TH ST, 224 East, new plumbing and titions to 4-sty brick loft and dwelling: cost. \$1, architect, M. J. Harrison, 230 Grand st. Plan
Oth 14 TH ST. 347 East, new nartition and heam owner. Archibishop Platon, 15 East 97 th st : architect, Jnn. Bergesen, 153 West 126th st
Plan No. 3883 .
16 TH ST, 447 West. masonry and new partiions to 5 -sty brick stores and tenement; cost S150; owner, Jno. H. Tietien. 516 North 3d st. Bowery. Plan No. 3928 . Morris Schwartz, 19 16 TH ST. 124 West, new nlumbing and par owners. The French Evangelieal Church, 135 Rroadwav; architects, Hughos \& Hughes, 404
West 34th st. Plan No. 3873. 16 TH ST, 55 West fireproof window to 10 -sty brick lofts: cost, $\$ 75$; owner. Max Kurrock,
11 East 26 th st;
sichitects, Schwartz \& Gross,

18 TH ST, $28-30$ West, new store fronts to 5 y brick sowers 46 Cedar st; architect, Will H . Erler, 35 West 31st st. Plan' No. 3891
19 TH 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; rchitects, Jno. B. Snook Sons, 261 Brodway Plan No. 3895.
19TH ST, 16-20 West, sprinkler tank to 12 -sty brick loft ; cost, $\$ 450$; owner, David Spero, ${ }^{38}$ Church st. Plan No. 3924.
21 ST ST, 13 West, masonry to 5 -sty brick store and tenement; cost, $\$ 25$; owners, Henry
Phipps Estate, 787 Sth av; architect, Wm. S Phipps Estate, 787 5th av i architect,
Boyd, 205 West 14 th st.
Plan No. 3863
$21 \mathrm{ST} \mathrm{ST}, 208$ West, new partitions to 3 -sty brick loaging house cost, architect, Herbert R Brewster, 116 Nassau st. Plan No. 3852.
23D ST, 521-523 West, platform to 10 -sty rick loft and warehouse; cost, $\$ 100 ; \underset{\text { owners, }}{\text { ond }}$,
The Building Associates
Corporation,
191 9 9th av; architect, Paul C. Hunter, 191 9th av. Plan
24 TH ST, 103 West, reset store front to 4 -sty brick store and tenement; cost, \$75; owner,
Jane Eritton, 1897 Madison av ; architect, Robt. McGragor, 270 West 90th st. Plan No
26TH ST, 151-163 West, hand-power elevator to 12 -sty brick lofts; cost, $\$ 400$; owners, Fabian Constn. Co., ${ }^{37}$ East 28 th st ; architects,
Schwartz \& Gross, 3475 th av. Plan No. 3900 , 26 TH ST, $525-9$ West, masonry to 4 -sty brick factory and lots, 16 East 96 th st, architect, Harris H H. Uris, 16 East 96 th st ; architect,
Uris, 16 East 96 th st. Plan No. 2905 .

30 TH ST, 51 West, new doors to 4 -sty brick Madison av ; architect,' Harry Zlot, 230 Grand st. Plan No. 3858 .
30TH ST, 240 East, water tank to 5 -sty brick
 architect. Chas. Sheres, 882 Kelly st. Plan 33D ST, $56-63$ West, masonry to 25 -sty botel Co. Hotel McAlpin: architect, Wm. H. Feun, Hotel MeAlpin. Plan No. 3914.
 Square Hotel Co., Hotel McAlpin; architect m. H. Feun, Hotel McAlpin.
 Prick store and lofts ; cost, city Heights, N.J. architect. Wm. Gray, 237 West 37 th st. Plan

38 TH ST, 502 West, masonry to 4 -sty brick tudio; cost, $\$ 20$; owner, Rose Hyman, 183 Madison av, architect. W
st. Plan No. 3926 .
39 TH ST, 45 West, general alterations to 5 -sty brick stores and apartments; cost, $\$ 8,000$ owner, Cora L. Magnus,
architect, Harry C. Magnus, 284 Hicks st, Brooklyn. Plan No. 3867
42D ST. 136 West, sky-sign to 4 -sty brick tores 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
lub; cost. $\$ 300$; owners, The City Club, 55 West 4 tht st ; architect, Walter Schumm, 114 28th st. Plan No. 3859
45 TH ST, 158 West, remove encroachments to -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,
8500 ; owners. Howard Bakery Co., 438 West 48th st; architect, Jno. H. Knubel, 305 Wes st. Plan
 brick loft; cost, $\$ 350$; owners, Klein \& Jack-
son, 149 Broadway; architects. H. H. Oddie, 59 TH ST, 331-333 West, reset stoop to 5 -sty Bracher, 2010 Broadway; architects, Hughes
\& Hughes, 404 West 34th st. Plan No. 3864 . 70 TH ST, 259 West, reset flue to 4 -sty brick dwelling ; ${ }^{\text {cost, }}$ Beach, $259{ }^{\$ 15}$ West owners, Rex 70 th st ; architect, ${ }^{\text {\& }}$ Addison Beach, 259 West 70th st; architect,
Mizner, 103 Park av. Plan No. 3854 .
82 D ST, 323 East, alterations to 2 -sty brick ynagosu srael, 50 East 89th st ; architects, Sommerfeld \& Steckler, 31 Union sq. Plan No. 3860 .
106 TH ST, $165-167$ East, steel and new store fronts ; owner, Rose Izen, 1 Park pl. Far Rockaway; architects, Gronenberg \& Leuchtag 5th av. Plan No. 3886
125 TH ST, $158-164$ West, metal cornice to 2 Edward D. Farrell, 158 West 125th st: architect.
3871 .
125 TH ST, 149 West, extension and general al terations to 3 and 4 -sty brick hotel, baths and tore: cost. $\$ 123$ owner, Fred. Hollender 123 Lafayette st; architect
979 3d av. Plan No. 3894.

AMSTERDAM AV, 342, new partitions to 2 -sty Vm. M. Walke Acker Hays, 2010 Broadway. Plan No. 3909 . AMSTERDAM AV, 1960-1968, additional seat ing to 1 -sty brick store and moving pictures; cost, $\$ 300$; owners, Riverside Viaduct Realty
Co., 501 West 157 th st , architect. Louis A. Shein194 Bowery. Plan No. 3866 .
BOWERY, 46-50, operator's booth to 3 -sty 52 Bowery; architect. Louis A. Sheinart, 19 Bowery. Plan No. 3879 .

BROADWAY, 3178, alterations to 10 -sty brick stable ${ }^{\text {and }}$ office; cost, $\$ 10 ;$ owner, Patrick
Mangin
309 Broadway;
architect, Ovens, 311 West 133 d st. 'Plan No. 3855.
BROADWAY, $3780-3786$, baking oven to 2 -sty brick stores and offices; cost, $\$ 50$; owners, Gross ${ }_{\&}^{\&}$ Herbener, 3786 Bradway; architects, Neville \& Bagge, 217 West 125 th st. Plan No. 3906 BROADWAY, 336, new entrance to 6-sty brick store and offices; cost, \$100; owner, water Pr
Bliss, 71 Broadway; architect, Julius J. Die Bliss, ${ }^{71}$ Broadway ; architect, Julius COLUMBUS AV, 430, new doorway and grat Courtland H. Young 430 Columbus tect, Jos. P. Whiskeman, 30 East 42d st. Plan
COLUMBUS AV, 773 , new store fronts to
5 -sty brick stores and tenement; cost, $\$ 350$; 5 -sty brick stores and tenement; cost, $\$ 350$;
owners, Jacob Meyer \& Jos. Peter, 2196 Broadowners, Jacob Meyer \& Jos. Peter, 2196 Broad-
way ; architect, Chas. Stegmayer, 168 East 91 st st. 'Plan No. 3880.
LEXINGTON AV.- $566-568$; remove encroachment to 5 -sty brick tenement; cost, $\$ 250$; owner,
Marcus M . Marks, 4 East 94 th st architect, Marcus M. Marks, 4 East 94 th st ; architect,
Robt. D. Kohn, 1705 th av. Plan No. 3918. MADISON AV, 315 , new store front to 5 -sty ter I Sal 17 We Scheier, 17 West 42 d st. Plan No. 3892 .
MANHATTAN AV, 212-224, sky sign to 2 -sty uel and Martin Ferguson, 20 Cathedral Park way ; architect, John E. Kleist, 5157 th av. Plan PARK AV, 1571, masonry to 5 -sty brick stores and tenement; cost, $\$ 50$; owner, John Peper. 213 East 68th st ; architects. Gro
303 5th av. Plan No. 3901.
PARK AV, 1330, new stores and plumbing to owner. Hyman Jarvarutsky, 1330 cost, $\$ 2,000$ chitect. Benj. W. Levitan, 20 West 31st st. Plan 1 ST AV, 281-285, new partitions, stairs and cost, $\$ 1.000$ - owner Kate I Douglass, 131 East 23d st ; architect, Mitchell Bernstein, 131 East 1 ST 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 2 D AV. 1043 , new store front to 4 -sty brick helmina Harnischfeger, 248 East 5 sth st. archi-
tect. Geo. Dresh, 1436 Lexington av. Plan No. tect. Geo. Dress, 1436 Lexington av. Plan No 2 D 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. 388
2 D 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 26 th st.
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, Som-
merfeld \& Steckler, 31 Union sq. Plan No. 3932. 4 TH AV, 152 alterations to 2 -sty brick store
and loft: cost. $\$ 50$; owner, Geo. Fhret, 235 East
 4 TH AV $424-32$. new partitions to 16 -sty brick stores, lofts and offices: cost. $\$ 1.50$; owners
Realty Holding Co.. Nathaniel J. Hess mes dent, 907 Broadway; architect. Neville \& Bagge,
217 West 125 th st. Plan No. 3853 . 5TH AV, 1395 , new store front to 5 -sty brick
store and tenement; cost. $\$ 300$; owner, Rubin store and tenement; cost. $\$ 300$; owner, Rubin Siegel. $45-51$ West ${ }^{25 t h}$ st : architect Nathan
Schwartzberg. 1110 1st av. Plan No. 3872 . 5TH AV. 2152-54 masonry and new narti-
tions to 5 -sty briek lodge ronms ; cost. 8400 ;

STH AV, 2724, alterations to 6 -sty brick store and tenement: cost, \$50, oowner. Anita Clark,
Grandlidin, N. H.: architect. Carl F. Biele. 381
West 12th st. Plan No. 3856.
8TH AV. 2796, new doors to 6-sty brick store and tenement; cost, $\$ 100 ;$ owner. Josenh Loeb,
296 West 142 d st; architect. OHtr . L. Spannhake, 233 East 78th st. Plan No. 3898 .
10 TH AV, 514 , new windows and partitions to Weinstein. 213 West 106 th st. architect. Tohn H.
Knubel, 305 West 43 d 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. Thas. D. Malcolm Constn Co., 36513 d av; architect. Harry
Howell, 3 d av and 149 th st. Plan No. 598. 133 D ST, se cor Alexander av, new mezza-
nine floor to 1 -sty brick garace cost, $\$ 700$, owner and architect, Patrick Goodman, on prem$254 \mathrm{TH} \mathrm{ST}, \mathrm{n}$ w cor Palisade av, new founda tion to 2 -sty frame dwelling; cost, $\$ 750$; owner
Geo. W. Perkins, 254th st and Palisado av rehitect. M W. Del Gaudio, 401 Tremont av lan No. 602.
BEACH AV, $n$ w cor Gleason av. new store wo 2 -sty frame store and dwartitiongs. etc.. to 500 ; owner. Frank Gass 2215 Westrhester av architect, B. Ebeling, 135 Westchester sq. Plan
BOSTON RD, 1384, new partitions to 5 -sty Edw. J. Bradley 1394 Poston rd: architent Robert E. La Velle, 2801 Valentine av. Plan No. BROOK AV, w s. 3382 n 163 d st. new water
ooling tower to 5 -sty brick storage ; coct. $\$$ s? cooling tower to 5 -stv brick storage; coct. $\$ 2$ -
000 : owners. Anheuser Busch Brew. Co. St. Louis. Mo.: architects. The
71 Wall st.
Plan No. 603 .

FOREST AV, e s, 290.6 s 165 th st, new toilet owner, Barbara Shaub, 982 Forest av ; archiNo. 604. . W. Del Gaudio, 401 Tremont av. Plan
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 remont av. Plan No. 597
WATSON AV, s s. 350 w Olmstead av, 1 -sty and dwelling ; cost, $\$ 300$; owner, Wm . Roach, 2044 Watson, av, architect, Robt, E. La Velle
2801 Valentine av. Plan No. 599 . E.

## Brooklyn.

BALTIC ST, n s, 175 e Bond st, exterior and $\$ 300$; owner, Donato Fucarazzo, on premises architect, Max Hirsch, 391 Fulton st. Plan No

BERRTMAN ST, e s, 130 s Blake av, exterio and interior alterations to dwelling; cost, $\$ 200$;
owner, Vincenzo De Lorenzo 355 Berriman st architect, E. Dennis, 241 Schenck av. Plan 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; archi-
tect. Hy Loeffler, 804 Jefferson av. Plan No. 6221 . Hy Loeffler, 804 Jefferson av. Plan No COLUMBIA ST, 290 , plumbing to 4 -sty store $\&$ ano, 425 Sterling pl, architect, A. B. J. Sauer-
brunn, 1494 Union st. Plan No. 6240 . COLUMBIA $\mathrm{ST}, 288$, plumbing to 4 -sty
and tenement; cost, $\$ 650$; owner, Mary F. Shea \& ano, 425 Sterling pl, architect, A. B. J. SauerGRAFTON ST, 160.3 n D Dumont av, exterior and interior alterations to 2 -sty dwelling ; cost itect, E. M. Adelsohn, 1776 Pitkin av. Plan No. HICKS ST, w s, 45 s State st, interior alter
ations to 4 -sty store and tenement: cost, $\$ 175$ owner, Matilda 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 architects, Glucroft \& Glucroft, 34 Graham av. Plan No. 6225
JAY ST, se eor John st, plumbing to 5 -sty 20 Jay st; architect. Wm. Dunsmith, 109 Guion pl, Richmond Hill. Plan No. 6243.
KEAP ST,
vator s . 140.5 n Ainslie st, new ele-
cost, $\$ 1,800 ;$ owners, J. L. Hopkins Co., 477 Keap st, architects, Reedy Elevator 6143 . MADISON ST, n s, 300 e Throop av, plumbing ter, 444 Monroe, st ; architect, W. B. Wills, 1181
Myrtle av. Plan No. 6217 MILFORD ST, w s, 175 n Liberty av, exterior alterations to -sty dweling; cost, $\$ 100$; owner, Jacob Kessel, 82 Milford st, architect, Chas.
Infanger \& Son, 2634 Atlantic av. Plan No. 6216.

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. 16 Court st: architect. J. S. Kennedy, 157 Rem-
sen st. Plan No. 6i67. PARK PL, n s, 360 w Ralph av, exterior al-
terations to dwelling; cost $\$ 100$ : owner. Max terations to dwelling; cost, $\$ 100$; owner, Max
Pullman, 1411 St Marks av; architect, E. M. PRESIDENT ST, n s, 165 w Clinton st, inter er. Irving $P$ Smith, 6 ? Madison Horenberger \& Bardes, 122 Bowery. Plan No RICHARD ST, (foot), exterior and interior alterations to 5 -sty storage; cost, $\$ 500$; owner,
Wm . Beard Estate, foot Van Brunt st archiWm. Beard Estate, foot Van Brunt st; archi-
tect. Hugh J. Hoeher, os Richard st. Plan No RICHARD ST, foot, 600 w Beard st, exterio Beard Estate, foot of Van Brunt st; architect
F. J. Ashford, 350 Fulton st. Plan No. 2228 .
ROSS ST, 217, plumbing to 3 -sty tenement cost 800 ; owner, Mary Jacoby, 276 Hewes st;
architects, Laspia \& Salvati, 525 Grand st. Plan SEIGEL ST, n s, 50 e Manhattan av, interior alterations to
$\$ 150 ;$ owner,
Benj.
 Plan No. 6246 . STOCKTON ST, n $\mathrm{S}, 200 \mathrm{~s}$ Lewis av, exten-
sion 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 d av interior terations to 3 -sty tenement ; cost, \$150 owner Wm. McAdam, 313 Pacific st ; architect
Conway, 400 Union st. Plan No. 6153 .
WEST 1ST ST, w s, 158 n Park pl, plumbing Osburn, 3036 West 1st st; architect, E. Dennis, 241 Schenck av. Plan No. 6173 .
NORTH 5 TH ST, s s. 191.5 e Roebling st,
plumbing in 4 -sty tenement: cost, $\$ 250$ owner Christopher Kelly, 47 Throop av, architect, W conmy, 100 fion st. Plan No. 6142 SOUTH 10 TH ST, n e cor Myrtle av, interior alterations to 3-sty tenement; cost, s150; owner,
Louis Schiller, 1914 Webster av, architect. Ig-
natius A. Crawford, 1095 Lorimer st. Plan No. 6244.
 sty dwelling; cost. $\$ 1.200$; owner and archit
Paul E. Froede, 43878 th st. Plan No. 6149 .
WEDFORD AV n e cor Monroe st, new Bay 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. architects,
Plan No. 6247 .
BROADWAY, 49, interior alterations to 3 -sty milk depot; cost, \$150; owners, Empire State 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 tenand interior alterations to 3 -sty store and ten-
ement; cost, $\$ 1,000$; owner. Maria Diemer, 19 St Francis pl; architects, Louls Berger \& ${ }^{\text {\& }}$, Co. CENTRAL $A V$ w eor Hart st, interior terations to 3 -sty tenement and store; cost, terations to 3 -sty tenement and store; cost,
$\$ 200$ owner, Katherine Eppig, 176 Grove st;
architect, L. Allmendinger, 926 Broadway. Plan No. 6171 .
DIVISION AV, n s, 100 w Keap st, interior alterations to 3 -sty tenement; cost, $\$ 250$; own-
er, John J. McConville, 20 Devoe st; architects, er, John J. MeConville, 20 Devoe st; architects,
Glucroft \& Glucroft, 34 Graham av. Plan No, 6145.

FLUSHING AV, s w cor Waverly av, interior 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 walls to 3 -sty store and dwelling; cost, $\$ 2.00$; owner, Ernstina Flachsch, 92 St Nicholas av ;
architect, A. E. Fischer, 373 Fulton st. Plan architect,
No. 6213.
FRANKLIN AV, w s, 382 s Montgomery st, interior alterations to engine house; cost, $\$ 1,-$
500i owner, E. H. Seaman, on premises, arch-
itect, A. Lupin, 1204 Carroil st. Plan No. 6152. itect, 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,
Brashowsky, 1671 Pitkin av; architect,
E. M S. Brashowsky, 1671 Pitkin av; architect,
Adelsohn, 1776 Pitkin av. Plan No. 6204 .

KNICKEREOCKER AV, e s, 75 n Himrod st extension to two 4 -sty tenements; cost, $\$ \mathbf{\$ , 5 0 0}$; itect, Theo. Engelhardt, 905 Broadway. Plan No. 6201.
LEXINGTON AV, s s, 250 w Classon av, extension to 1 -sty factory $;$ cost, $\$ 1,400 ;$ owner,
Geo. H. Wineschle, 90 Prospect ${ }^{\text {ond }}$ Park West ; architect, W. Porker, 34 MeDonough st. Plan No. $62+5$.
MANHATTAN AV, n w cor Meserole st, plumbing to 3 -sty moving pictures; cost, $\$$; ownNo. 6238. W. A. Gorman, 974 Jefferson av. Plan MANHATTAN AV, n e cor Frost st, exterior alterations to 3 -sty tenement; cost, $\$ 150$; owner,
Nicola Ficina, 224 Withers st; architect, ${ }^{\text {E. }}$ J. Nicola Ficina, 224 Withers st s. architect, ${ }^{\text {E }}$.
Messinger, 394 Graham av. Plan No. 6242 .
MANHATtAN AV, w s, 50 n Frost st, exterior and interior alterations to 3 -sty tenement; hattan av; architects, Laspia \& Salvati, 525 Grand st. 'Plan No. 6226.
MARLBOROUGH
interior alterations
Ro $\$ 250$; owner, Clinton S. Harris, 220 Marlborough rd, architect, John W. Cooney, 58 West
METROPOLITAN AV, s s. 150 e Union av,
interior alterations to 3-sty store and tenement ; 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 .
 Palley, 1683 Pitkin av; architect, E. M. AdelSCHECH AV av. Plan No. 62s. SCHENCK AV, 584, interior alterations to 2 -
sty store and dwelling ; cost, $\$ 275$; owner, Louis sty store and dwelling ; cost, \$275; owner, Louis
Markowitz, 58 Schenck av; ${ }^{\text {architects, S. She Mill- }}$
man \& Son, 1780 Pitkin av. Plan No, 6155 . SKILLMAN AV, s s, 175 w Lorimer st, par-
titions, \&c to tenement; cost, $\$ 250$; owner, Donato Fiorentino 34 Skillman av, architects, P. Tillion \& Son, 381 Fulton st. Plan No. 6237.
VAN SICLEN AV, e s, 100 s Belmont av, in-
terior alterations to 2 -sty store and dwelling; terior alterations to 2 -sty store and dwelling;
cost. $\$ 150 ;$ owner, Nathan Warhaftic, 355 Van cost. $\$ 150$; owner, Nathan Warhaftic, 355 Van
Siclen av; architect, Morris Rothstein, 627 Sut3 D AV, e s, 63.2 s 21 st st, interior alterations to dwelling cost, \$30; owner, Geo. Lodes, 687
3 d av architect. E. M. Adelsohn, 1776 Pitkin
av. Plan No. 6182 . 3D AV, e s, 86.6 n nst 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.- 15 th st. e s, 100 n Broadway, 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.
2136 . Plan No. 2136.

FLUSHING.-Bank st, 55 , install new plumbing in dwelling; cost, \$125; owner, Louise R. FLUSHING.-Broadway, 66 , interior altera-
 FLUSHING. -24 th st, e s, 180 n Crocheron av,
erect new dormer windows on dwelling; cost, erect new dormer windows on dwelling; cost,
$\$ 250$ owner. Mrs. A. M. Nicholson, premises.
Plan No. 2169. FLUSHING.-Elm st, 83 , install new plumb-
ing in dwelling; cost, $\$ 50$; owner, P. J. Reilly,
Flushing. Plan No. 2059.
FLUSHING.- Elm
ing in dwelling ; cost, $\$ 50$; ing in dwelling; cost, $\$ 50$; owner, P. J. Reilly.
premises. Plan

FLUSHING.-Madison av, 14. install new gas piping in dwelling; cost, $220{ }_{2}{ }^{\text {ow }}$
Jane Poole, premises. Plan No. 2163.
GLENDALE-Myrtle av, s, s, 61 w Webster av, interior alterations to volunteer fre house;
cost, $\$ 500$ : owner, C. Frey, 10 Prospect pl Glencost, $\$ 500$, owner, C. Frey, 10 Prospect pl, Glendale; architects, L. Berger \& Co., Myrt
Cypress avs, Ridgewood. Plan No. 2120 .
LONG ISLAND CITY--2d av, s e cor Grand av, install new plumbing in dwelling; cost, 2154.

LONG ISLAND CITY.-Greenpoint av, n w sor 100 ; owner, John Pfiel, premises. Phed; cost,
Plan No. 2155.

LONG ISLAND CITY.-Hopkins av, n w cor
Camelia st, cut new doorway to dwelling. cost. Camelia st, cut new doorway to dwelling; cost,
$\$ 75$; owner, Chas. Napolitana, premises. Plan s75; owne
No. 2156 .
LONG ISLAND CITY.-Hancock st, 480 to 494 , tin roof, interior alterations; cost, side factory, er and architect. John Polaschek, 1232 Park av, N. Y. C. Plan No. 2164.

LONG ISLAND CITY.- Foot of 10th st, in-
stall new freight elevator in factory stall new freight elevator in factory; cost, $\$ 2,-$
$400 ;$ owner, Standard Oil Co., 26 Broadway,
L. I. CITY. - Vernon av, 154 erect new store front on store and dwelling; cost. $\$ 100 ;$ owner,
Margaret
'Connor, 172 West 79 th Plan No. 2118.
interior CITterations to Qt, s s, 82 e Jackson av. water closet compartment; cost, $\$ 250$; owner,
Mrs. Lvnam, 330 Jackson av, L. I. City. Plan Mrs. Lvnam, 330 Jackson av, L. I. City. Plan
No. 2107 . L. I. CITY.-Camelia st, 66, erect new chim-
ney on dwelling; cost, $\$ 10$. Plan No. 2113.
L. I. CITY.-Queens st. e ss, 50 n Jackson av,
repair bill board; cost. $\$ 40$; owners, L. I. Bili Posting Co., Queens st, L. I. City. Plan No. 2129.

1-sty I. CITY-Planet st, s e cor Nassau av, dwelling, tin roof; cost, $\$ 200$; owner, James
MTGowan, 569 11th av, L. I. City. Plan No. 2127.
L. I. CITY. -3 d av, 212, erect electric sign on
store; cost, $\$ 50$; owner, Edw. Steiner, prem-
ises. lan No. 2124.
L. I. CITY.-Hamilton st, s e cor Pierce av. ${ }_{2122}$ ers. DeNobola Cigar Co., premises. Plan No.
L. I. CITY.-Academy st, 87, cut new window premises. Plan No. 2146.
L. I. CITY.-Goodrich st. 25 , interior altera-
tion to dwelling ; cost. $\$ 20:$ owner, Sylvestro tion to dwelling; cost. $\$ 20$ owner, Sylvestro Spiro, premises. Plan No. 214\%.
L. I. CITY.-Steinway av, e s. 35 n Flushing av. interior alterations to dweling; cost, ${ }^{\text {own }}$, Alex. S. Williams, premises. Plan No. ${ }_{2152}$ owner, Alex. S. Wimlams, premises. Plan No. MASPETH.-Clinton av, $n$ e cor Willow av, l-sty to be added top of dwelling; cost. \$100:
مwner. Paul Kereys, on premises. Plan No.
2115.

MASPETH.-Emma st. e s. 100 n William st. 1 -sty frame extension. $5 \times 16$. on side and rear 2-stv dwelling, tin roof cost. $\$ 650$; owner, Ma-
rie Lehr, 57 Emma st, Masnoth ; architects. Edw. rie Lehr, 57 Emma st, Masnoth; architects, Edw.
Rnse \& Son, Grand st, Elmhurst. Plan No.
MASPETH.-Columbia av, s s. 200 w Prospect s.t. 1 -sty frame extension, $8 \times 10$, on rear of
dwellin. tin roof; cost $\$ 30$; owner, H. Rand, premises. Plan No. 2131 . MASPETH.-Maurice av, $n$ s. 480 e Astoria
rd, 1-sty frame extension. $10 x 16$, rear barn, tin roof; cost. \$75; owner, Morris Mintzer, premises. Plan No
RnCKAWAY BEACH.-Dodge av, es, 274 s
Boulevard, 1 -sty to be built under 1 -sty frame Boulevard, 1 -sty to be built under 1 -sty frame
dwelling : cost, S60: owner, M. Hall. on premdwelling: cost, \$60: owner, M. Hall on premises: architect, J. B. Smith, 67 No.
Rockaway Beach. Plan No. 2119 .
ROCKAWAY BEACH.-Academy st, w s, 176 s Boulovard, alter peak ranf and make flat;
cost, $\$ 300$ : owner, J. F. O'Keefe, on premises. Plan No. 2114.
ROCKAWAY BEACH.-Boulevard. $s$ w cor 91 th st, 1 -stv frame extension. 42 x 38 on side
$11 /$-sty cost. Shoon; slowner, First Conoreqationai Church. Rnokaway Beach: architect. W. T. Ken
nedy Co.. Rockaway Beach. Plan No. 2170 .
FAR ROCKAWAY.-Grandview av. 158 , erect new stons on dwelling; cost. \$400; owner
Peter N. Gallagher, premises. Plan No. 2153 . WOODSTDE--Hancock st. 22. dip new collar under dwelling: cost. $\$ 300$ : ownor. Frank Case ment. on premises. Plan No. 2116.
WOODSIDE.-3d st, e s. 300 s Riker av. in-
stall new nlumbing in dwelling: cost. $\$ 150$; stall new numbing in dwelling: Cost ${ }^{\text {owner, M. Mallinger, on premises. }}$ Plan No: COLTFGE POINT-19th st, w s. 150 s 6 th av. install gas in dwelling; cost. sin; owner Plan No. 2142.
COLLEGE POINT.-11th st. e s. 250 n 6th ay erect new foundation under dwelling, cost $\$ 25$
owner, I. Marine, premises. Plan No. 2126 . owner. I. Marine, premises. Plan No. 2126 .
CORONA.-Moore st. n s. 250 w Corona av erect new foundation under dwelling; cost, $\$ 250$ : CORONA.-Jackson av. s $\mathrm{s}, 80 \mathrm{e}$ National av CORONA.-Jackson av. $\mathrm{S}^{5} \mathrm{~s}, 80$ e National av,
1-sty frame extension, $19 \times 19$, side and front 2 sty store and dwelling. tin roof. interior alterations: cost, $\$ 2,000:$ owner. John Krohal, 155
Fast 57 th st, N. Y. C.; architect, C. Gebele, 114 Maurice av, Elmhurst. © Plan No. 2132 .
FAST WILLIAMSBURG.-Motropolitan av. 1479. erect rear stairs on dwelling; cost $\$ 25$
owner. Daniel Ade, premises. Plan No. 2130 . EDGFMERE.-Florence av, e s . 625 s Boulesty frame dwelling, tin roof, interior altera-
${ }_{50}^{\text {tions }}$ Church, $\$ 1,000$; owner, Chas. M. Russell, Mitchell. 502 world Building, N. Y. C. Plan
No. 214i. No. 2141.
EDGEMERE.-Florence av, e 5 , 565 s Boulevard, interior alterations to dwelling; cost,
$\$ 200$; owner, Richard Johnston, 16 Florence av, $\$ 200$; owner, Richard Johnston. 16 Florence av,
Edgemere ; architect, John Mitchell, 502 World Edgemere; architect. John Mitchell, 502 World Bulding, N. Y. C. Plan No. 2143.
EDGEMERE-Florence av, 81 , interior alterabeth A. Sterling, 1133 Dean st, Brooklyn; archabeth A. Sterling,
itect. John Mitchell, 502 World Euilding, N. Y.
C. Plan No. 2144 .
Plan No. 214.
EDGEMERE.-Florence av, 12 , interior al-
erations to dwelling; cost, $\$ 200$; owner, Chas. terations to dwelling; cost, s.on, owner, Chas
W . Russell, 50 Church st. N. Y. C.; architect, Wohnussell, 50 Church st, N. Y. C.; architect,
John Mitchell, 502 World Building, N. Y. C. Plan No. 2145.
EVERGREEN.-Wyckoff av, e s, 50 n Norman st, 1 sty frame extension, $20 x 12$, 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, isxes, cost, $\$ 1,000$; owner, F. R. Smith Far Rocka way; architect, Morreli Smith, Far Rockaway.
Plan No. 2166.
METROPOLITAN.-Helen st, 205, erect new stoop on dwelling; cost, $\$ 25$; owners. Piquovit
\& Piquoit, 354 Fulton st, Jamaica. Plan No.
2150 . NEWTOWN.-Myrtle av, 1828, erect electric sign on store; cost, $\$ 146$; owner, Anna Form,
Premises. Plan No. 2135 RICHMOND HILI -
Jerome av, install new plumbing in, e $\mathrm{s}, 200 \mathrm{~s}$ Jerome av, install new plumbing in dwelling;
cost, $\$ 125$; owner, Q. Quirk, premises. Plan RICHMOND HILL,-Grafton av, n s, 100 w
Grafton av, install new plumbing in Grafton av, install new plumbing in dwelling; cost, $\$ 75$; owner, D
Hill. Plan No. 2139 .
RICHMOND HILL-Willow st, $n$ e cor Jamaica av, install new plumbing in dwelling No. 2161.
RICHMOND HILL.-Jamaica av, n s, 30 w Spruce st, install new plumbing in dwelling;
cost, $\$ 80 ;$ owner, Paul Keib, premises. Plan
Po

## Richmond.

ERASTINA
ner's Harbor, $\mathrm{w}, \mathrm{s}, 250$
alterations to Railroad, Mariner's Harbor, alterations to frame dwelling;
cost, $\$ 800$; owner, architect and builder, J. A. cost, $\$ 800$; owner, architect and builder
Snyder, Mariners Harbor. Plan No. 461 .
HARRISON ST, 37 . Stapleton, alterations to Mord, Stapleton ; builder, $\$ 350$; owner, Mrs. R. pleton. Plan No. 460.
NEPTUNE ST, s s, 70 e Cedar Grove av, \$150; owner and builder, Henrietta Hett, New
RICHMOND TERRACE, s s, 60 w Ferry st Port Richmond, alterations to frame store ; cost
 Richmond. Plan No. 459

## BUILDING LOAN CONTRACTS.

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

## Manhattan and Bronx.

 NOV. 17.
183 D ST, ns, 100 w Ams av, 170x74.11; Abel King \& Isaae Schorsch loan Placid Realty Co AV B, swe 19th, $84 \times 120$; Max Kobre loans ments.
WADSWORTH NVV. 18.
AV.
Henry Morgenthau Co nec to erect three 5 -sty Co loans 191st St Constn Co WASHINGTOV AV $258.11 \mathrm{~s} 17017,000$ 10.7 ; N Y Title Av, Co loans Michl Fox Co to rect a -sty blag; - payments. 30,000 63D ST, ss, 150 e Park av, 100x127; Lawyers Title Ins \& Trust Co loans Lenox Hill Realty ments. RIVERSIDE DR, sec 150th, $103.4 \times 125$; Metropolitan Life Ins Co loans Be Glad Constn Co
to erect a 10 -sty apartment; 13 payments. vov. $20.375,000$
No Building Loan Contracts filed this day.
Nov. 21.
$231 \mathrm{ST} \mathrm{ST}, \mathrm{sec}$ Bway, $74.11 \times 28.2$; Oscar J Mayer loans, Jno Gilbert to erect a - sty blds;
payments.
20,000 ARTHUR AV, swc 187th, $39.7 \times 50.9 \mathrm{x}$ 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, $55.100 x 80$; Mapes Realtv Co on U
vov $14,15,17,18$ e 19298.00
No Orders filed these days.

## RECORDS SECTION

# of the <br> RECORD MưIDE. 

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 Qffice at New York, N. Y., as second class matter.

## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

| Allen st, 10-12 (or Canal st, 62-6). <br> Bleecker st, 1 (or Bowery, 32 ). <br> Bleecker st, 3-5. <br> Bnoome st, 348-54 (n e c <br> Elizabeth), blk 478-1. <br> *Canal st, 62-6 (or Allen st, 10-2). <br> *Catharine st, 10-12 (or <br> East Bway, 2-6). <br> *Chatham sq, 18-19 (or <br> East Bway, 2-6). <br> Chrystie st, 67, 230. <br> Cliff st, 60. <br> Division st, 253-5. <br> East Broadway, 2-6 (or Catharine st, 10-12). <br> East Broadway, 266. <br> East Broadway, 189 (or Jefferson st, 10-12). <br> Elizabeth st, 146. <br>  478-1. <br> Grand st, 48, 207, 245. <br> *Jefferson st, 10-12 (or <br> East Bway, 189). <br> *Jefferson st, 80 (or Water, 530-4). <br> Leroy st, 13. <br> Mangin st, 22. <br> Monroe st, 284. <br> Mott st, 123-5. <br> Pearl st, 130-2 (or Water st, 96-8). <br> Pearl st, 297. <br> Thompson st, $57,63$. <br> Washington st, 433. <br> *Water st, 96-8 (or Pearl st, 130-2). <br> Water st, 530-4 (or Jefferson st, 80). <br> 3 d st, 37 W . |  |  | 133 d st, 63-5 W. <br> 134th st, 266-8 W (or 8th <br> 137, 2504). <br> 137 th st, 117 W. <br> 139 th st, $31-41 \mathrm{~W}$. <br> 143d st, 519 W. <br> *151st st W (n e c Brad- <br> hurst av, 192-4). <br> 163 d st, 438 W. <br> 167 th st, $508-10 \mathrm{~W}$. <br> 175 th st, 528 W . <br> 177th st, 605-7 W. <br> *182d st, 550 W (or Audubon av, 334). <br> 207 th st W (n s), 2227-33-36. <br> *216th st W (s e c 9th av), 2196-8. <br> Av B, 308-16 (n w c 18 th st), 976 -pt lot 26 . <br> Audubion av, 334 (or 182 d st, 550 W$).$ <br> *Bowery, 320 (or Bleecker st, 1). <br> Bowery, 322-4. <br> Bradhurst av, 192-4 (n e c 151st st). <br> Bradhurst av, 196-8. <br> Broadway, 2783-7. <br> Broadway (n e c 88th st), 1236-17. <br> Broadway (s e c $\delta 9$ th st), 1236-44. <br> Convent av, 284. <br> Lexington av, 975, 981, 1584-6, 1713-15. <br> Lexington av, 1588 (or $101 \mathrm{st} \mathrm{st}, 140 \mathrm{E})$. <br> Manhattan 108th st ), blk $1844-\mathrm{pt}$ lt 12 . <br> *Park av ( n w e 102 d st), blk 1608-35. <br> Park av (s w e 103 d st), $1608-40$. | Park av, 1523-5 (or 111th st, 100-2 E). <br> Park Row, 101. <br> *St Nicholas Ter (w s), or 129 th st W (S S), blk 1968-39. <br> 1 st av, 16. <br> $2 d$ av, 2176 (or 112 th st, 300-2 E). <br> 2d av, 831, 2387, 2497. <br> 3d av, 1135-7, 1517-19. <br> 3 d av, 1147-9 (or 67th st, 200 . E). <br> 5 th av, 580 (n w e 47th st), blk 1263-34. <br> 5th av, 582-6, 2156, 2165. <br> 5 th av ( $n$ e c 102d st), 1608-1. <br> 5 th av (e s), 1608-2-4. <br> 6 th av, 346. <br> 8 th av, 316-18. <br> 8 th av, 521 (or 36 th, 301 3 W). <br> *8th av, 2504 (or 134th $\text { st, } 266-8 \mathrm{~W}) \text {. }$ <br> 9 th av, 550. <br> 9 th av (s e c 216th st, 2196-8. <br> 10 th av, 753 (or 51st, $501-3 \mathrm{~W}$ ). <br> WILLS. <br> Duane st, 168. <br> Front st, 128. <br> Lafayette st, 403-7. <br> Washington st, 451-3 (or Watts st, 135-41). <br> Watts st, 86-8. <br> *Watts st, 135-41 (or <br> Washington st, 451-3) <br> 41 st st, 454 W. <br> 66 th st, 151 W . <br> 86 th st, 510 E. <br> 127 th st, 218 W . <br> Amsterdam av, 1504-6. |
| :---: | :---: | :---: | :---: | :---: |


conveyance means that the deed or con-
veyance has been recorded under the Torreyance has 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 The number in ( ) preceding the serial umber to the right of the date line, at head of this page is the Index number or the Checking Index.
avenue in the Bronx Conveyances street or avenue in the Bronx Conveyances, Leases erty recorded is in the annexed district, for which there is no section or block
KEY TO ABBREVIATIONS USED.
A.L.-all liens.
AT-all title.
avo-another
admr-administrator
admtrx-administratrix.
agmt-agreement.
abt-about.
apt-apartment
assign-assignment.
asn-assign.
atty-attorney
B \& Srick.
bldg-building.
blk-block.
co-County
C a G-covenant against grantor.
constn-construction
con omitted-consideration omitted.
corpn-corporation.
cor-corner.
t-court.
dwg-dwelling. e-East. extrx-executrix.
et al-used instead of several names.
foreclos-foreclosure
fr-from.
ft-front.
irreg-irregular.
installs-installment
lis-lot.
mtg-mortgage.
Mfg-manufacturing.
Nos-numbers.
n-north.
(o)-office.
pr-prior.
pt-part.
PM-Purchase Money Mortgage.
QC R Quit Claim. R . Right, Title \& Interest. (R)-referee.
rd-road.
ref-referee.
sal-saloon.
sq-slip.
s-south.
sty-story.
strs-stores.
stn-stone.
st-street.
TS-Torrens System.
T \&c-taxes, etc.
w-west.

## CONVEYANCES.

Borough of Manhattan.
We print the names and addresses of
the owner exactly as recorded, both are, the owner exactly as recorded, both are, however, vermed and where name or adthe correction is printed in brackets imaddress of which it is a correction.
Conveyances marked with an 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 \& Abr Cohen to Corporation of $H$ \&
 105.000.
Blecker st, 1-5, see Bowery, $320-4$.

Bleecker st, 1-5, see Bowery, $320-4$.
Broome st, $354(2: 478-1)$, nec Elizabeth, $101 \times 114101 \times 89.3$, stone church; A exempt-
exempt; also
ELIZABETH ST, 146 (2:exempt; also En Broome, $49.8 \times 98 \times 45 \times 98.5$. 4-sty bk dwg; A $16,800-19,000$. With and R ,
T \& I to strip as follows: Elizabeth st,
es, 138.11 n Broome, $0.21 / 4 \times 98 \times 4.91 / 498$; es, 138.11 n Broome, $0.21 / 498 \times 4.91 / \times 99$;
Evangelical Lutheran Church of St Mat-
thew, a corpn, 348 Broome, to Ice Mfg Co, thew, a corpn, 348 Broome, to Ice Mig Co,
a corpn, 1170 Bway; mtg $\$ 40,000 ;$ Nov18,
Nov1913.

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, $67 \quad(1: 303-22)$, ws, 50 s Hes-
er, $25.2 \times 84.5 \times 25.1 \times 84.5$; vacant; Henry M Greenberg to Fennie Leavy, at Englewood $1 \$ 22,500-23,000$. $\$ 15,000 ;$ Novis; O C \& 100 Chrystie st, $230(2: 422-9)$, es, 74.3 s nie Korn to Bertha Kaufmann, 1767 B 3 av

Chrystie st, $230(2: 422-9)$ es, 74.3 s Houston, $25 \times 75$, -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 . 100

Cliff st, 60 ( $1: 98-56$ ), ss, abt 115 e Beek-
an, $19.8 \times 100 \times 20 \times 100,6-$ sty bk loft bldg. 60 Cliff St Co, Inc, to Seig Goldstein, 600 West End av; matg $\$ 45,000$ \& AL; Novir' $13 ;$
A $\$ 13,000-\$$. 100

Division st, 253-5, see East Bway, 266.
East Broadway, 2-6 (1:281-1), nwe Cath sq (Nos 18 -19), x st6.11 to ns East Bway Golde to Lawrence Holding Co, a corpn

East Broadway, 189 (1:284-16), swe Jef-
ferson (Nos 10-2, $26.1 \times 75,4-$ sty bk tnt $\&$
strs; Louis Goolde to Lawrence Holding
Sto strs; Louis Golde to Lawrence Holding B\&S: mtg.
$000-60,000$.

 East Bway xw27 to beg, $2-2$ \& $1-3$-sty bk
tnts; Rudolph Wallach Co to Wm Lustgarten, 86 Orchard; Nov13; Nov14'13; A
$\$ 31,000-31,500$.
O

Elizabeth st, 146, see Broome, 354.
Elizabeth st, nee Broome, see Broome, 354.
 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
$14^{\prime} 13 ;$ A $\$ 16,500-21,000$.
O Grand st, ${ }^{245} \quad(1: 304-19), \quad$ ss, $\quad 75.11 \quad W$ Chrystie, 2 2xid $25 \times 124.7,2$ \& 5 -sty bk hall
\& str; Louis Golde to Lawrence Holding
Co a corpn B.S. $\mathrm{mtg} \$ 50,000$; Nov 13 ; Nov18'13; A $\$ 50$,
$000-65,000$.
O 100

Jefferson st, 10-2, see East Bway, 189.
 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, $13(2: 586-75), \mathrm{ns}$, abt 150 w
Bleecker, $25 \mathrm{x} 90,3-\mathrm{sty} \mathrm{bk}$ tnt $\& 3$-sty fr Bleecker, $25 \times 90$, 3 -sty bk tnt \& 3 -sty ir
rear tnt; Jno Jitynes, ref in matter of ap-
plication of Eliz Bayer for sale of her life plication of Eliz Bayer for sale of her ine
estate, to Me Barbieri, 21 Grove;
B\&S; AL; Nov19; Nov $20^{\prime} 13$ : A $\$ 11,000-13,000$.
 $25 \times 100$, 6 -sty bk tnt \& strs; Benj J Weil
to Bertha Kaufmann, 1767 , av; B\&S; AL; Nov19; Nov2013, A $\$ 10,000-28,000$ O C \& 100
 Monroe st, $284(1: 263-6)$, ss, 150 e Jack-
son, $25 \times 95$, 7 -sty bk loft \& str bldg; Arthur Son,
G Hays, ret, to Amelia A Purdy, at Nor
folk, Conn; FORECLOS Mays; May13; Nov Monroe st, 2St; Amelia A Purdy to Nor-
conn Reaty Co, Inc, a corpn, 198 Bway; conn Realty Co, Inc, a corpn, 198 Bway
[r 1103]; B\&S \& CaG; Nov14; Nov17'13.
 Hester, $50 \times 62.8 \times 49.9 \times 62.8,6$-sty bk tnt \&
strs; Frank Teti to Ten Eyck R Beards-
ley, at Fanwood, NJ [31 Liberty]; mtg
$\$ 57,450 ;$ Nov $14 ;$ Nov18'13; A $\$ 28,000-62,000$.
Pearl st, 130-2, see Water, 96-8.
Pearl st, $297(1: 98-44)$, ns, 135.10 e Beekman, runs n102.4xe12.10xs59.3xe3.1xs

 | Clifi St Co, Ine, a corpn, 128 Bway [r 1405]; |
| :--- |
| $\mathrm{mtg} ~$ |
| 14,000 ; Nov17; Nov19'13; A $\$ 15,000-21$, | mtg

0. 

St Nicholas ter (7:1968-39) ws fro
 x110, vacant; also 129 TH ST W $\mathrm{W}(\mathrm{f}: 1968$ ), Ss, 291 w St Nicholas ter, a strip 0.38 x
99.11; Louis Golde to Manchester Constn
Co, a corpn [c/o Golde \& Cohen] Co, a corpn [c/o Golde \& Cohen], 223
Wooster; B\&S; Nov12; Nov14'13; A $\$ 159,000-$
Thompsox st, 57 (2:489-37), ws, 100 n Broome, $37.6 \times 100,6$-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, $37.4 \times 100,6$-sty bk tht \& strs; $\mathrm{mtg} \$ 52,000$; A $\$ 26,000-56,000$; Louis Golde to Lawrence Holding Co, a corprfi [c/o S
Golde \& Sons], 44 W $3 ;$ B\&S; Nov13; Nov
$18^{\prime} 13$ Thompson st, 63 on map 61, see Thomp-

Washington st, 433 ( $1: 223-24$ ), es, abt 75 S Desbrosses, $20 \times 80,6$-sty bk loft $\&$ Knott, 103 Waverly pl; mtg $\$ 27,500$;
FORECLOS Nov12; Nov14'13; A $\$ 13,000-33,-$ 000 . Water st, $96-8(1: 31-12)$, ws, 219 S Wall,
$38.10 \times 111.11$ to Pearl (Nos $130-2) \times 36 \mathrm{X}$ $105.11,7$ \& 8 -sty bk \& stn office \& str bldg
Edw H Litchfield to Bertfield Realty Co [c/o Edw H Litchfield] $44 \mathrm{Wall;} \mathrm{~B} \mathrm{\& S;} \mathrm{AL:}$
Nov14; Nov1 $113 ;$ A $\$ 60,000-130,000$. Water st, 530-4, see Jefferson, 80.
3D st, $37 \mathbf{w}(2: 535-5), \mathrm{ns}, 60$ e Wooster, runs n152.8xe52.9xs50xw $7.9 \times s 102.8$ to st xW
45 to beg, 7 -sty bk loft \& str bldg; Alois Gutwillig to 177 th St \& Pinehurst Ave Exch pl, mtg $\$ 125,000$; Nov18; Nov1913
${ }_{7}^{7 \mathrm{TH}}$ st, $291 \mathrm{E}(2: 363-56), \mathrm{ns}, 85.1$ e Av Wolf Frank to Celia Stern, 66 Lewis; mtg $\$ 12,000$ \& AL: Nov5; Nov18'13; re-record-
ed from Nov6 $13 ;$ A $\$ 9,000-13,000$. 11TH st, 133-5 w (2:607-62), , ns, 375 w 6 av, $00 x 103.3$ including a court yard 10
ft in depth
tnt An lo tnt; Anna Kamperman to Matida C C Van
 B, $25 x 103,3$-sty bk tnt \& str, 2 -sty ext;
Abr Goldsmith, ref, to Julia P McSwegan, 430 E 13 : PARTITION May15; Nov $18{ }^{\prime} 13 ;$
A $\$ 16,7000-18,000$.
 576 , s. s, 215 nw 5 av, runs sw87xw10.6xsw
$9.6 \times n$ w10xne100 to st xse 20 to beg, 11-sty bk loft \& str bldg; Jere W Dimick to Geo
J Rick, 40 W 36 C/o C Grayson Martin, 1

$13 T H$ st, 10 w , see 13 th, $\& \mathrm{~W}$.
17TH st, 418-20 E, see 8 av, 521
17TM st, 22s w (3:766-60), ss, 337 w ' Richelieu Realty Co, Inc, a corpn [c/o Moses Hochster], 220 Bway; QC; mtg $\$ 26,-$
000 ; Oct 22 ; Nov14'13; A $\$ 11,000-23,500$, nom
 Sara E Parsons to Wm P Eno, 1771 N
1STH st E, nwe Av B, see Av B, 308-16.
 6 av, $23 \times 92,2$-sty bk stable; A $818,500-20,-$
000 ; also 18 TH ST, $136 \mathrm{~W}(3: 793-59)$, SS ,
 Providence, RI; AL; Nov12; Nov14'13; A
$\$ 18,500-20,000$.

18 TH st, 136 w , see 18 th, 134 W .
 son to Francis A Ray [240W 23$]$ mtg $\$ 7$
000 ; Jan23'07; Nov20'13; A $\$ 8,000-11,000$.

21ST st 7 -13 (3:823-31-34), hom
 $14 \mathrm{~W}(3: 823-48-52)$ ss, 146.3 w 5 av, 137 x $98.9,45-$ 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
1713 nom $14{ }^{21 \mathrm{ST}} \mathbf{s t}$, $\mathbf{7 - 1 3} \mathbf{~ W}$ ( $3: 823$ ) ; also 22 D ST, ${ }^{6}$ beck, 149 W 126; Nov14; Nov17'13. Nander22D st, 6-14 W, see 21st, 7-13 W.

 $12,800-20,000$.
34 TH st, 340 E (3:939-39), ss, 125 w , $23 \times 98.9,5$-sty bk tht \& strs; Algernion Sorton, ref, to Andw Diehl, 340 E ${ }^{3}{ }^{34}$
PARTITION Oct14; Nov13; Nov14'13; A
34TH st, 408 W $(3: 731-51)$, ss, 100 W Doyle to May G Murphy, 221 W 10 $\$ 20,000$; Mar5; Nov19'13; A $\$ 14,000-18,000$.

34 TH st, $408 \mathbf{w}$; May G Murphy to Wm ${ }^{\mathrm{J}}$ Christian C . ${ }^{250}$ Tietjen, 4858 av , NY, as

TRSTES for ereditors of P A Geoghegan
decd; mtg $\$ 20,000 \&$ AL; Sept 3 ; Nov $199^{\prime} 13$.
36TH st, 301-3 W, see 8 av, 521.
39 TH st, $119 \mathrm{E}(3: 895-15)$, ns, 138 w Lex av, 20x98.9, 5-sty stn dwg; City Real [Demarest av], Englewood, NJ; B\&S \& \& AL; Nov13; Nov14'13
39 TH st, 38 W (3:840-69), ss, 385 e 6 Tv, $25 \times 98.9,4$-sty \& b stn dwg, 3 -sty ext Sarah, wife Wilton M Smith, to Cath L,
wife Eben E Olcott $[38 \mathrm{~W} 39]$ \& Anna $\frac{\mathrm{T}}{\mathrm{W}}$
Van Santvoord ["House-in-the-Wioods," Van Santvoord ["House-in-the-Wioods," 2 pt now own $1 / 2$ each; Oct $31^{\prime} 01$; Nov18'13
A $\$ 97,500-104,000$. 43D st, $106 \mathrm{~W}(4: 995-37)$, $\mathrm{ss}, 102.6 \mathrm{w}$ The Fifth Ave Bond \& Mtg Co, a corpn, Nov7; Nov20'13; A\$62,000-64,000. nom 44TH st, $507-13 \mathrm{~W}$ ( $4: 1073-24$ to 27 ), ns ,
25 w 10 av, $100 \times 100.5,44-$ sty bk tnts; W m H Hall to Hall-Lary-Cooke Realty Co, Inc 66 W 89 [c/o Wm H Hall]; AL; Nov
$19 ;$ Nov 20 ' 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 Ballenberg to Jerome S Ballenberg, 185 av; AL; Nov3; Nov18'13; A\$7,500-10,000. 48TH st, $402 \mathrm{E}(5: 1359-471 / 2)$, SS, 75 e 1 av, $25 \times 75.4,5$-sty bk tnt \& strs; Annie mtg $\$ 8,000$; Nov11; Nov15'13; A $\$ 6,000-16,-$ JoTH st, 554 W (4:1078-60), ss, 100 e 11 pt pt released \& recordVerdant la, $6-$ sty bk tnt \& strs; Margt of $T$ Johnston to Edith A Mohrmann, 1271 Han51ST st, 501-3 W, see 10 av, 753 . \& 100 $\mathbf{5 2 D}$ st, 306-12 W (4:1042-37 to 40$)$, sS, 100 W 8 av, $100 \mathrm{x} 100.5,{ }^{2}$ \& 3 -sty bk bldg;
Dongan Investing Co to Geo J Rick, 40 W O C \& $100^{\circ}$ 52D st, 306-12 w; Geo J Rick to Jere W
Dimick, at Rifton, Ulster Co, NY av]; mtg $\$ 100,000$; Nov20'13. O C C \& 100 59TH st, $105 \mathbf{E}(5: 1394-3), \mathrm{ns}, 45$ e Park
av, $20 \times 100.5,4-$ sty stn tnt \& str, $1-$ sty ext; Sarah E Reynolds to Georgiana McGin63D st, 22-8 W ( $4: 1115-43$ \& 46), ss, 148.4 \& BWay, 100xlu0.5, 3-sty bk church house son to Peoples Pulpit Assn, a corpn, 124 Columbia Heights, Bklyn; mtg $\$ 300,000$; 6 $\boldsymbol{\sigma}^{\mathrm{T}} \mathrm{TH}$ st, 200 E , see 3 av, 1149.
75TH st, $329 \mathbf{E}_{4-\text { (5ty }}$ stn $450-17$ ), ns, 228.4 w Fischer to Loretta I Gallagher, 364 W 29 : AL; June17; Nov19'13; A\$10,500-17,500. nom 75TH st, $\mathbf{3 2 9}$ E; Mary C Stewart to
same; QC \& CaG; AL; Nov1'12; Nov19'13.

77 TH st, $335 \mathrm{E}(5: 1452-15)$, $\mathrm{ns}, 275 \mathrm{w} 1$ av, $25.4 \times 102.2,4-$ sty stn tnt \& strs; Moses
R Ryttenberg, ref, to Leopold Katzenstein, 72 W $91 ;$ FORECLOS Nov18; Nov $19 ;$ Nov
$20^{\prime} 13 ; \$ 9,000-17,000$. 13,500 85TH st, $44 \mathrm{E}(5: 1496-50)$, ss, 100 e Mad av, $25 \times 102.2$, ${ }^{2-s t y}$ bk tnt \& str; Geo
Ehret to Regis High School, a corpn, 980 Park av; Nov $17 \prime 13 ;$ A $\$ 20,000-24,000$
S5TH st, $205 \mathbf{W}$; certf by Max S Grifenhagen, Registrar, that owner's duplicate certf of title, issued to Gertrude D Hawes,
$[596$ West End av], owner, was this day recorded in sec 4 blk 1233 on land map; S5TH st, $205 \mathbf{W}(4: 1233-27), \mathrm{ns}, 110 \mathrm{w}$ 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

$$
\text { S6TH st, } 322 \text { E, see Lex av, } 981 \text {. }
$$

 Ams av, $16.8 \times 100.8, ~ 3$-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. $\mathbf{1 6 , 0 0 0}$ S8TH st, $\mathbf{1 7 7}$ W; Sarah B Booth \& ano
B Caroline A Wheeler, 1824 Arthur av: to Caroline A Wheeler, 1824 Arthur av;
B\&S; AL; Nov12; Nov14'13. O C \& 100 89TH st $\mathbf{W}(4: 1236-17$ \& 44$)$, ss, at el old Bloomingdale rd (closed), runs w 80.6 W- to cl said old rd xne- to beg, being all in said old rd: $1 \& 2$-sty bk $\&$ fr bld coal yard; Phyllis McVickar et al by Co, a corpn, 100 Bway $[r$ 1818]; Nov13. (A $\$ 970,000-975,000$ 89TH st
all $(4: 1236)$, same prop, being
to land formerly in said old rd; all title to land formerly in said old rd;
Moncure Robinson to same; QC; Nov13;

90TH st, $16 \mathrm{~W}(4: 1203-421 / 2)$, Ss, 242 w dwg; Henry M Halff, heir Mayer Halff, to Hennie Goldsmith, $320 \mathrm{~W} 105 ; \mathrm{QC}$; Nov
5 Nom Nov15'13; A $\$ 15,500-27,000$. 907H st, 16 W ; Alex H Halff, heir Mayer 90TH st, 16 W ; Lillie Oppenheimer, heir 90TH st, 16 w; Lillie Oppenheimer, heir
Mayer Halff. to Same; QC; Nov6; Nov15'13.

907H st, $\mathbf{1 6} \mathbf{W}$; Hennie Goldsmith ${ }^{\text {t }}$ Saml L Hyman, 58 W 70, \& N Taylor Phil-
 Dunne to Moritz Arnstein, 792 Ams av mtg $\$ 22,000$; Nov19'13; A $\$ 21,000-34,000$. 100
$\mathbf{9 \pi T H}$ st, $\mathbf{5 2} \mathbf{W}(7: 1832-52)$, $\mathrm{Ss}, 480 \mathrm{~W}$ Central Park W. 20x100, Anna d Lewis (Temple), at Sharon, Mass; B\&S \& CaG $\mathrm{mtg} \$ 12,50$
$000-20,000$.
$9 \boldsymbol{9 t T H}^{2} \mathbf{s t} 52 \mathrm{~W}$; Anna V, wife, \& Fredk G Lewis, to Wm B E Lockwood, at New
Rochelle, NY; B\&S \& CaG; mtg $\$ 12,500$ \& Octi1: Nov14'13. O C \& 100
99TH st, $6 \mathbf{W}(7: 1834-38)$, ss, 125 w Cen Wesley Thorn to Dora Fayen, 1026 Fail QC \& correct
$\$ 15,000-25,000$.
$1015 T$ st, 140 E, see Lex av, 1584-8.
102 D st E, nee 5 av, see 5 av , nec 102.
102D st, 67 E (6:1608-35 \& 40), nwe Par 68), 2 6-sty bk tnts \& strs; Bertha Kal
mann to Benj J Weil, 21 E E 31 ; Nov14.13; A $\$ 34,000-76,000$.
103 D st, 68 E , see
1085H st W (7:1844-1t 11 \& pt it
cant; Belle G Bernheimer, individ \&
Telephone Co, a corpn, 15 Dey; Óct23;
14'13; A\$
108TH st $W$, nue Manhatian av, se Manhattan ay, nwe $108^{\text {th }}$
$\mathbf{1 1 1 T H}$ st, 100-2 E, see Park av, 1523-5.
111TH st W (6:1594-54), ss, 100 e Lenox Saml H Stone et al ExRS, \&c, Emanuel Heilner to 111 th Street Constn Corph,
Nassau $[\mathrm{r} 520] ; \mathrm{mtg} \$ 81,410 ;$ Novi $8 ;$ Nov 19 assar 520], m000
112TH st, 300-2 E, see 2 av, 2176
 Park av, $25 \times 100.11,5-$ sty bk tnt \& strs; $\$ 19,200 ;$ Nov $10 ;$ Nov $20^{\prime} 13 ;$ A $\$ 11,000-20,500$.

114TH st, $13 \mathbf{W}$ (6:1598-28), ns, 227.6 w 5 av, $17.6 \times 100.11$ Krakower, 1884 , 7 av; mtg $\$ 17,000$; Oct30; Nov19'13; A\$10,000-18,000.

114TH st, 238 W (7:1829-56), SS, 200 cord tio Amelia McCord, his wife, 550 W 168; mtg $\$ 20,000$; Feb21; Nov 20 ' 13 ; A $\& 15,-$

116TH st, $\mathbf{2 0 7} \mathbf{E}(6: 1666-5)$, $n \mathbf{s}$, 115 e 3 av, $30 \times 100.11$, 5 -sty bk tht \& \& Strs, Herman way, Bklyn, B
$\$ 15,500-33,000$

118TH st, $52 \mathbf{E}(6: 1623-50)$, ss, 60 e MadiSon av, 20x100.11, 5-sty bk tnt; Sol M E 153 ; mtg $\$ 15,000$; Nov17; Nov18'13; A $\$ 9$,

118TH st, 52 E; Benenson Realty
Gertie Halpin, 129 E 117; mtg $\$ 15,000$; Nov
118TH st, $71 \mathbf{E}$ ( $6: 1745-31$ ), $\mathrm{ns}, 115 \mathrm{~W}$ Park av, $25 \times 100.10$, 5 -sty bk tnt; Jos P
McDonough, ref, to Jacob Loewenthal,

$\mathbf{1 1 8 T H}_{25 \times 1} \mathbf{3 2 0} \mathbf{E}(6: 1689-41)$, SS, 275 e Husted to Minnie Shefer, 5 W $112 ; \mathrm{mtg}$ 17,000; Apr15'12; Nov14'13-As $8,000-19,500$
$118 T \mathrm{H}$ st, 320 E ; Minnie Shefer to Lawrence Cohen, Nov14'13.
118TH st, 452 E $(6: 1711-29 \mathrm{~A})$, ss, 75 W Y Life Ins \& Trust Co, TRSTE of Jos E Bulkley, to Philip De Vita, 202 E 113 ,
$\mathrm{mtg} \$ 3,500 ;$ Nov10; Nov15'13; A $\$ 4,000-6,-\mathbf{5}, 000$ 118TH st, $19 \mathbf{W}$ ( $6: 1717-24$ ), ns, 560 King to August L Peters, 125 E 64; B\&S \& CaG; mtg $\$ 25,000$
$13 ; \mathrm{A} \$ 14,000-28,000$.

119 TH st, 340 E , see 119 th, 342 E
119TH st, $342 \mathrm{E}(6: 1795-35)$, SS, 175 W av, $27.6 \times 100.10,5-$ sty stn tht; A $840 \mathrm{E}(6: 1795-36)$, $\$ 9.000-20.500$; Isaac Shlanowsky to Wen are Holding Co, a corpn [c/o Lippman 119 TH st, $\mathbf{7 1} \mathbf{W}(6: 1718-121 / 2)$, $\mathrm{ns}, 265$
 123; AL; Nov19; Nov $20^{\prime} 13 ;$ A $\$ 10,000-15,000$

120TH st, 507 IE $(6: 1817$ bk rear bldg Walter A Hirsch, ref, to Margt P \& Mary Lemuel Skidmore, at Summit, Nalle EXRS Stephen Bark A $\$ 6,000-6,500$.

20x100.11, 5 -sty stn tnt \& strs; Mildred E Sterry to Thos A Roe, 562 W W 1

123D st, 247 W $(7: 1929-111 / 2), \mathrm{ns}, 266.10$
 Donough, Bklyn; mtg $\$ 7,000$ \& AL; Nov 124TH st, $230 \underset{\text { L }}{\mathbf{E}}(6: 1788-37)$, ss, 341 e
av, $19 \times 100.11,3-$ sty $\&$ b stn dwg. Melvin Palliser, ref, to City Real Estate Co,
corpn, 176 Bway; FORECLOS Nov5; Nov
$\mathbf{6 , 4 0 0}$ 124TH st, 341-3 E (6:1801-18), ns, 175 w av, $50 \times 100.11,6-$ sty bk tnt \& strs, except
ot on cl blk bet $124 \mathrm{th} \& 125 \mathrm{th} \& 204.10$ a, runs w9.8xs5.8xe7.4 to beg; Rachel Hynan et al, EXRS \&c Gerson Hyman, to
Envira Realty Corpn [c/o Maurice, Hy-
man]. 135 Bway mtg $\$ 3$. 500 . Nov 14 . Noy \$19,000-53,000. 124TH st, 503 W $(7: 1979-29), \mathrm{ns}, 50 \mathrm{~W}$
ms av, $50 \times 100.11,6-$ sty bk tnt; Wm H
 127TH st, 31 W (6:1725-23), ns, 347.6 W
W Gillies, EXTRX Emma J Bent, to Thos A
Roe. 562 W 173 ; Sept 29 ; Nov17'13; A $\$ 9,000-\mathbf{8 , 0 0 0}$ 127TH st, 31 W; Thos A Roe to Margt 127THI st, 235 W ( $7: 1933-20$ ), ns, 282 w av, $14 \times 99.11,3$-sty \& b stn dwg; CaroClara M Restorff, 34 W 94; Aug30; Nov
nom 12STH st, 401 W, see St Nicholas ter, 129 TH st, 400 W, see St Nicholas av 130TH st, 203 W $(7: 1936-28)$, ns, 75 w 7 av, $16.8 \times 99.11$, -sty \& b stn dwg; Mildon
Realty Co to Jos L R Wood, 17 Rue Ver
net. Paris, France; AL; Nov7; Nov1813; A $\$ 7,300-10,000$.
131sT, ${ }^{254}$ w $(7: 1936-54)$, ss, 250 e \& 8 av,
$7.6 \times 99.11,3$-sty \& b stn dwg; Obark Real 17.6x99.11, 3-sty \& S Stadron, at Rockville
ty Co to Saml R Waldron, Ren Nov15'13;
Centre, LI; mtg $\$ 8,000$; Nov13; No 132 D st, 12 W $(6: 1729-44)$, ss, 185 w 5
av, $25 \times 99.11,5$-sty bk tnt; Jos Glogau \& av, $25 \times 99.11,5$-sty bk tht; Jos Glogau at 356
Ray, his wife, to Ray Glogau, all at
Canal mtg. $\$ 18,000$; Nov19; Nov20'13; A $\$ 9,000-24,000$. nom 133D st, 63 W ( $6: 1731-9), \mathrm{ns}$, 185 e Lenox av, $25 \times 99.11$, 5 -sty Stn tht; Joanette G
 133D st, $65 \mathbf{W}(6: 1731-8), \mathrm{ns},{ }^{160}$ e Larremore, ref, to Augusta Schork, 259 15,000 134TH st, $266-8 \mathbf{W}$, see 8 av, 2504. $\mathbf{1 3 7 T H}$ st, $\mathbf{1 1 7} \mathbf{W}\left(7: 2006-21 \frac{1 / 2}{2}\right), \mathrm{ns}$, 250 W Lenox av, $25 \times 99.11$, 5 -sty stn tnt: Thos 55,000 139TH st, 31-41 W (6:1737-18-22), ns, \& Strs; Rachel Hyman et al, EXRS \&c [c/o Maurice Hyman], 135 Bway; mtt $\$ 108,000$; Nov 14 ; Nov18'13; A $\$ 40,500-121,500$ 143 D
st, $519 \mathrm{~W}(7: 2075-14), \mathrm{ns}, 312.6 \mathrm{e}$
Bway, $70.10 \times 9911, \quad 6-\mathrm{sty}$ bk tnt: Constn Co to Saml Rosenberg, 56 Lenox \$37,000-107,000. nom


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.
$\mathbf{1 3 , 2 6 5}$
 tnts \& strs; Jno G Wendel to Rebecca A both at Irvington, NY, as joint tenants;
B\&S; Novil; Nov14'13; A $\$ 56,000-77,000$. Bradhurst av, 192-8 (7:2046-24 \& 25)
 Saml Augenblick Co to Jacob Rosenthal, 49,000-171,000. N O \& 100 Broadway, 2783-5, see Bway, 2787 .
Broadway, $2787(7: 1892-48)$, ws, 100 S $108 t h, 25 \times 100,5-$ sty bk tnt \& strs; A $\$ 40,-$
$000-50,000 ;$ also BROADWAY, $2783-5$ (7:-1892-46), ws, $26.10 \mathrm{n} 107 \mathrm{th}, 50 \times 100,7$-sty Luana Corpn [c/o Walter M Goldsmith]
55 Liberty; Nov15'13; A $\$ 81,000-140,000$. O C \& 100 n 141st, $20 \times 100,3$-sty \& b stn dwg; Abr $M$ Baumann to Rebecca B Baumann, his $15 \cdot 13 ;$ A $\$ 11,000-18,500 . \quad \$ 14,000 ;$ Nov12; Nov Lexington av, $\mathbf{9 7 5}$, see Lexington av, 981 . Lexington av, 981 (5:1405-511/4), es, 20 s $71 \mathrm{st}, 16 \mathrm{x} 69,4$-sty \& b stn dwg; A $\$ 11,000-$
16,$500 ;$ also AXINGTON AV, 975
$(5: 1405-$ $521 / 2), ~ e s, 68$ s $71 \mathrm{st}, 16 \times 69,4$-sty \& b stn
dwg; A $\$ 11,000-16,500$; also 86 TH ST, 322 F stn tnt; A $\$ 8,000-15,000$; Geo W Armstrong to Lancelot W, Carrie \& Wm Armstrong
\& Mabel A Wheeler, all at Milford, Pa; $\&$
Mabel A Wheeler, all at Milford, Pa;
$1-5$ pt: mtg $\$ 25,000$; Sept 3 ; Nov20'13. nom Lexington av, 1584-S (6:1628-58-59), Swe 101 st (No 140 ), $52.5 \times 75.5,3-3-$ sty
dwgs: Morris Golde to Lawrence Holding Co, a corpn [c/o S Golde w Sons], 44 W 3 ;
B\&S: mtg $\$ 27,000$; Nov13; Nov19'13: A $\$ 27$,
Lexington av, 1713 (6:1635-23)
n $107 \mathrm{th}, 16.8 \times 65,4-$ sty stn tnt \& Strs; A
$\$ 6,500-9,500$, also LEXINGTON AV, 1715 $6: 1635-221 / 2$, es, $34.3 \mathrm{n} 107 \mathrm{th}, 16.8 \times 65,4-$
sty stn tnt \& strs; Italian Savgs Bank to Edw A Hannan, 334 E 17 ; B\&S \& CaG;
Nov14; Nov 15,$13 ; \$ 6,500-9,500$ OC \& 100 Lexington av, 1713-5; Edw A Hannan to
Bendheim Constn Co, Bendheim Constn Co, a corpn, 128 Bway;
mtg $\$ 21,000$; Nov14; Nov1513. O C \& 100 Lexington av, $\mathbf{1 7 1 5}$, see Lexington av, Manhattan av ( $7: 1844-\mathrm{Lt} 11 \&$ pt Lt12 $)$, nwc 108 th, $100.11 \times 100$, vacant; Meyer A
Bernheimer et al, EXRS \&c of Isaac \& a corpn, 15 Dey; Oct30; Nov14'13; A\$ $\frac{\mathbf{7 0 , 0 0 0}}{}$
Park row, 101 ( $1: 121-54$ ), Ss, 46.6 w New Chambers, $18 \times 65,3$-sty bk tnt \& str, 1 -sty LI [17 Battery pl]; QC; Sept18; Nov18'13;
A $\$ 55,000-63,000$. Park row, part of $103((1: 121)$, ss, being 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 nom Park av, 1348-80, see 102d, 67 E.
Park av, 1523-5 (6:1638-72), sec 111 th trs: 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
$\$ 28,500-71,000$.
1ST av, 16 (2:429-4), es, $133 \mathrm{~s} 2 \mathrm{~d}, 22 \mathrm{x}$ Melchner, 9 1 av; mtg; $\$ 20,000$; Nov $3 ;$ Nov 2 D av $831(5: 1318-26)$, $\mathrm{Ws}, 98.7 \mathrm{~s} 45 \mathrm{th}$, to beg, 5 -sty stn tnt \& strs; Selara Holding Co to Selvin Realtv Co, Inc, a corpn, 2D av, 2176 ( $6: 1683-49$ ), sec 112th (Nos $300-2), 25.11 \times 75,2 \& \& 4-$ sty bk tnt \& $\&$ strs;
Henriette Harris to Arthur H H\&rris, 300 V 45; Nov15; Nov17'13; A\$13,500-21,000.
2D av, 2387 (6:1787-23), ws, 71.10 n 122 d , uns w87.6xn29.1xe7.6xn0.11xeso to av xs corpn, 906 Bway; mtg $\$ 21,000$ \& AL; May Nov15'13; A\$11,000-19,500. nom 2 D av, 2497 ( $6: 1792-27$ ), ws, 25 S 128 th, Graham to Oiiver J Wells, 34 E 62 ; mtg $\$ 8,000$; Oct $20 ;$ Nov 19 '13; A $\$ 8,500-14,000$ O 100

3D av, 1135-7, see 3 av, 1149 . 67 th (No 3D av, $1149(5: 1421-45)$, sec 67 th (No
(No 0$), 405 \times 100,6-$ sty bk tnt \& strs: A $\$ 45$. es. 40.5 n 66 th . $80 \times 100,6-$ sty bk tnt \& strs A $\$ 30,000-62,000 ;$ W Ehrich, 393 . West End av; mtg
Jesse W C $\& 100$
$\$ 203,000$ Nov7; Nov19.13. 30 av, 1517-9 (5:1531-4 \& 48), es, 76.7 n 85th, 51 x 100 , ${ }^{2}$ 6-sty bk tnts \& strs: Abr

5TH av, 580-6 (5:1263-28-37), nwe 47th (Nos 1-11, $1005 \times 250$ bldgs \& $6-4-$ sty \& \& b
blk \& stn loft \& str
bk dwgs in st; Trustees Columbia Uribk dwgs in st: Trustees Columbia UriA Vanderbeck, $149 \mathrm{~W} 126 ;$ sub to leases $\&$
AL; Nov $14 ;$ Nov $1713 ;$ A $\$ 1,941,000-2,193,000$

5TH av, $580-6 ;$ Gertrude A Vanderbeck
to Henry Phipps
Estates, a corpn, 7875 to Henry Phipps Estates, a corpn, 787
5TH av (6:1608-1-12), nec 102d, 100.11 x Tove, vacant: Howard Phipps to Jno R mers, NY; mty $\$ 195,6,0 ;$ Nov14; Nov1 1 nom
nom
A $\$ 213,000-213,000$.
5TH av (6:1608), nee 102, same prop; Jno R Toye to Gertrude A Vanderbeck,
$149 \mathrm{~W} 126 ; \mathrm{mtg} \$ 195,000$; Nov14; Nov17'13.
 Graham to Oliver J Wells, 34 E 62 mtg $\$ 9,000$; Oct 24 ; Nov 19 13; A $\$ 8,000-11,000$. 100
 $25 \times 90,5$-sty bk tnt; $W \mathrm{~m} . \mathrm{J}$ Smith to Chas Nov14'13; A\$11,000-22,000. C \& 100
 Hall to Hall-Lary-Cooke Realty Corpn, Inc, ${ }_{160,000} 66$. AL; Nov19; Nov20'13; A C \& 100
 strs; Abr Samuels to Rachael Meyer, 294
Central Park W; Nov15'13; A $\$ 20,000-24,-$
STH av, 521 ( $3: 760-38$ ), nwe 36 th (Nos 301-3), $20 \times 81.10$, 4 -sty bk tnt \& str, 1 -sty
 LAND near Bryn Mawr Park Station, Yonkers, NY; Annie E E Bannan to Teresa
V Bannan, 1 W 69 ; AL; Feb1'11: Nov19'13.
STH av, $\mathbf{2 5 0 4}(7: 1939-61$ ), sec 134th (Nos
$266-8), 25 \times 100,5-$ sty bk tnt \& strs; Chas Cohen to Humphrey Isaacs, 57 Vermilye av: $\mathrm{mtg} \$ 56,500$ \& AL; Sept 23 ; Nov $17^{\prime} 13$. C \& 100
A $\$ 27,000-47,000$.
9TH av, $550(4: 1031-4)$, es, 74.1 n 40 th,
$4.8 \times 100,5$-sty bk tnt \& strs: Jas W Hyde, ef, to Abr Halprin, 550 9 av, \& Max Finkelstein, 846 2 av; PARTITION Oct14;
Nov2013; A $\$ 21,500-32,500$.
 ref, to Dora M Upton on Ridge rd, Lowerre Summit, Yonkers, NY [c/o Jno C S Upton, FORECLOS Oct 28 ; Nov18; Nov19'13; A\$10.-
$000-10,000$.
 nelly to Jno Early, 313 W 5i, individ \& EXR Marguerite Doolev: mtg $\$ 12,000$;
Nov12; Nov14'13; A $\$ 24,000-24,000$ nom
MISCELLANEOUS CONVEYANCES

## Borough of Manhattan

 \& str bldg; re dower: Katie Buttner to
Louis F. Butter, 1160 B av; QC; Nov1 Nov14'13; A $\$ 17,000-19,000$. nom
Duane st, swe Greenwich, see Green-
ch, 320
Duane st, 192, see Greenwich, 320.
Greenwich st, 188-90, see Greenwich, 320 Greenwich st, 198 ( $1: 83$ ), consent to additional tracks; Emma L Smith to Man Nov14'13.
Greenwich st, 198; consent by mort-
gagee to above; Thos $R$ McNell to same:
Nov3; Nov14'13. Greenwich st, $\mathbf{2 3 2 - 4}(1: 128) ;$ consent to
additional tracks;
Laura
V to Manhattan Railway Co; mtg $\$ 25,000$
Greenwich st,
232-4; consent by mort-
gagee to above; Ida E Bliss to same; Nov
Nov14'13: nom Greenwieh st, 320 (miscl),
60x25: $1 / 4$ pt als
Duane
SS Ss, 20 x 50 ; $1 / 4$ pt; also FULTON ST,
(miscl), 45; $1 / \frac{\mathrm{pt}}{}$ : certf as to payment of transfer Fessenden \& ano EXRRS Hy P Fessenden;
c/o Jas D Fessenden, 42 Bwayl: Nov 7 Nov17'13.
Greenwieh st. 330-2
(1:142), consent to
addional tracks: to Manhattan Railway Co; mtg $\$ 67.500 ;$
Oct 21 ; Nov14'13. Greenwich st, $330-2$; consent by mort
gagee to above: Fidelity Trust Co. owne gagee to above, Fidelity Trust Co owner
of mtg for $\$ 7,500$, to same; Oct 23 ; Nov
$14{ }^{\prime} 13$. Greenwich st, 330-2; consent by mort-
 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 3 d
track: Jno Dieckman of South Oranoe.
NJ. to Manhattan Railway Co: mos $\$ 25$, 000 ; Nov7; Nov20'13. Greenvich st. 396; consent by mortgagee
above: Stephanie Botzow to same; Nov 11: Nov20.13. st Enaty (2.594). 2n track: Jno C Adams, of Yonkers. NY, to
Manhattan Railway Co Nov7; Nov20'13


Greenwich st, $\mathbf{7 1 6 - 1 8}(2: 631)$ : consent to
3d track; Theo P Muth to Manhattan Rail3d track: Theo $P$ Muth to Manhattan Rail-
way Co, 165 Bway; mtg $\$ 17,000$; Octa5; Way Co, 165 Bway; mtg $\$ 17,000 ;$ Oct25. 791.67
Nov20'13.
Greenwich st, 716-8; consent by mortgamee to astate; of Francis de Pau, to same Nov3; Nov20'13. Greenwich st, $723(2: 632)$, es, 96 n Chartrack; Lawyers Mort Co to Manhattan Railway Co; Nov12; Nov19'13. $\quad 412.50$
Greenwich st, s23-7
$(2: 627) ;$ consent to additional tracks; Hugh P Skelly to Man-
hattan Railway Co: Oct 23 : Nov14'13. 1,100 Howard st, 44, see Bway, 433
Morris st, $1-5$ (1:13-24-26) ; also BROADWAY, ${ }^{3-27}$ (1:13-27-34); also BROADcodicil of Wm H Mairs, late of Bklyn, NY $\&$ of South Nyack, NY [c/o Guggenheimer
$\mathrm{U} \& \mathrm{M}, 37$ Wall]:
Nov 377 ; Nov7 13 ; corrects error in last issue, when 2 d parcel
Vandewater st. 24-6 (
w w Pearl, $50 \times 9550.3 \times 95 ;$ re asn of rents
recorded Apr1413; Estates Mtg Securities dewater St Corpn, 24-6 Vandewater; Nov 10; Nov14'13. nom
Vandewater st, 24-6; asn rents to secure loan of $\$ 7,500 ;$ Twenty-Four \& Twenty-
Six Vandewater St Corpn to Estates Mtg Securities Co, 160 Bway; Nov10; Nov14'13.
13TH st, 538 E $(2: 406-24)$, ss, 170 w Av
$\mathrm{B}, 25 \times 103,3-$ sty bk tnt \& str, 2-sty ext:
re dower. Martha P Herndon, to Julia P McSwegan, 430 E 13 ; AT; July3; Nov18'13; A\$16,000-18,000. nom 20TH st, $\mathbf{2 7}^{\mathbf{2 7}-33} \mathbf{W}(3: 822-15)$, ns, 495 w
av, $100 \times 92,12-$ sty bk loft \& str bldg; re dower; Nevada, wife Philip Van Valkenburgh, to 27 West 20th St. Corpn, 176
Bway; Mar18; Nov17'13; AS $228,000-495,000$. nom 21ST st, 22-8 W $(3: 822-54)$, ss, 370 w 5
av, $100 \times 92,12-$ sty bk loft \& str bldd; re
dower; Nevada. wife Philip Van Valkenburgh, to 22 West 21 st St Corpn. 176
Bway; Mar18; Nov17'13; A $\$ 230,000-500.000$. 23 D st, $\mathbf{3 2 5} \mathbf{E}(3: 929)$; consent to additional tracks; Fredk W Gardiner et al,
for Estate Harriet Gardiner, to Manhat$23 D$ st, $343 \mathbf{E}(3: 929)$; consent to addiGraham, to Manhattan Railway Co; Nov 31ST st, 120-2 WV (3:806-54), ss, 245 w
av, $40 \times 123.6 \times 40.10 \times 115.5,7-$ sty bk str bldg: re dower; Nevada. wife Philip Van Valkenburgh, to 120 West 31 st St
Corpn. 176 Bway; Mar18; Nov17'13; A $\$ 115,-$ 000-170,000. nom
 Newburgh, NY; certf as to payment of
transfer tax for $\$ 4,692.79$; Jas A Wendell, Deputy Comptroller of State NY, to Frank EXRS Kath S Van D Burton; Nov8; Nov

64TH st, 55-7 E (5:1379), ns, 75 w Park mtg for $\$ 50,000$ being a $1 / 2$ int on account Locust Valley, NY, owner of $1 / 2$ int in mtg made by Allene T Nichols \& recorded May

75TH st, 323 W , see $56 \mathrm{th}, 23 \mathrm{E}$.
S5TH st, $\mathbf{2 0 5}$ W $(4: 1233-27)$, ns, 110 W
ms av, $40 \times 102.2$-sty bk tnt; withdrawal Ams av, $40 \times 102.2,5$-sty bk tnt: withdrawal from registration under Torrens system; Gertrude D Hawes, 596 West End av, di-
rects the Registrar to withdraw above
from Real Property A $\$ 34,000-60,000$. Torrens System
133 D st. 63 w ( $6: \perp 731$ ); asn rents: J Douglas Wetmore \& Beekman, to Phillip
Gellis. 110 E 111. \& E A Polak Realty Co,
5 Beekman; Novi; Nov18'13. Broadway, 13-27, see Morris, 1-5.
Broadway, 433 (1:231-44), nwe Howard No 44), - $\mathrm{x}-$-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]; July $26^{\prime} 00$; Nov
18'13. AS $88,000-100$. 1ST av, 337 (3:925) : consent to additional tracks; Eliz S Howard to Manhat-
tan 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; Nov

2D av, $\mathbf{1 1 7 2}$ ( $5: 143$ ) ; consent to 3 d
rack: Jos Steinert to Manhattan Rail20 av, $\mathbf{1 7 2 9}$ (5:1535) i consent to addiNY, to Manhattan Railway Co; mtg $\$ 19$.-
300
May ; Nov 14 '13.
2D av. 1729: consent by mortgagee to
bove: St Luke's Hospital to same: Oet27: Nov14'13. tional tracks: Aus Braun \& Julia HeuOct 29 : Nov $14^{\prime} 13$. 2D av, $1849(5: 1541)$; consent to addi2D av, 1882 (6:1669) ; consent to addiRailway Co: Oct22: Nov14'13. Manhattan
2D av, 1884 (6:1669); consent to additional tracks; Rose Levere to Manhattan
Railway Co; Oct22; Nov14'13.

2 av, 1886 (6:1669); consent to additional tracks; Rose Levere to Manhattan 2 D av, 1892 ( $6: 1669$ ) ; consent to additional tracks; Fannie Pollak to Manhat2D av, 1898-1914 (6:1670) ; consent to adN Y to Manhattan Railway Co; Nov13;

2D av, 1952 ( $6: 1672$ ); consent to additional tracks: Jacob Robbins to Manhattan Railway Co; Nov3; Nov14'13. tional tracks; Isaac Roch to Manhattan Railway Co; Oct21; Nov14'13.
$2 D$ av, 1981 ( $6: 1651$ ); consent to additional tracks; Lina Jaffee to Manhattan
2D av, 2016 (6:1675); consent to addiManhattan Railway Co; Oct30; Nov14'13.
2D nv, 2018 (6:1675)
onal tracks: Morris M Tischler to additional tracks; Morris M Tischler to M
2 D av, 2028 ( $6: 1676$ ); consent to addiRailway Co: Oct16; Nov14, to Manhattan 2D av, 2030 (6:1676); consent to additional tracks; Christian Hoesinger to Man-
hattan Railway Co; Oct10; Nov14'13. 2D av, $2032(6: 1676)$; consent to additional tracks: Ella Sachs to Manhattan
2D av, 2033 ( $6: 1654$ ) ; consent to additional tracks; Salamon Lehmeier to Man20 av 2024 ( 6.1676 ) ; Nonsent
2D av, 2034 (6:1676); consent to additan Railway Co; Oct17; Nov14'13.
2 D av, 2035 ( $6: 1654$ ); consent to additional tracks; Jacob Gancfried $\&$ ano to
Manhattan Railway Co; Nov7; Nov14'13.

2 av, 2036 (6:1676) ; consent to additional tracks; Louis Masbach to Manhat2D av, 2038 (6:1676); consent to additional tracks; Louis Masbach to Manhat-
tan Railway Co; Oct16; Nov14'13. 2D av, 2039 ( $6: 1654$ ) ; consent to additional tracks: Jeremiah H Moore to Man2D av, 2047 ( $6: 1655$ ) ; consent to addihattan Railway Co; Nov10; Nov $4^{\prime} 13$. Man2D av, 2071 ( $6: 1656$ ); consent to additional tracks: Max Marx to Manhattan 2085 tional tracks; Michele Giacini \& ano to

2D av, $2091(6: 1657)$; consent to additional tracks; Vito Bonomo to Manhattan an
2D av, 2129 (6:1659) ; consent to addihattan Railway Co; Oct14; Nov14'13. Man2D av, 2174 ( $6: 1683$ ); consent to additan Railway Co: Oct23; Nov14'13. 2D av, 2191 (6:1662); consent to additional tracks; Franziska Hlavac to Man$2 D$ av, 2193 ( $6: 1662$ ) consent to additional tracks Minna Coco to Manhattan
Railway Co; Nov1; Nov14'13. Railway Co; Nov1; Nov14 13 . $\quad$ 2D av, 2193 ( $6: 1662$ ) ; consent to addifional tracks; Minna Dusciatko to Man20 av, 2197 ( $6: 1662$ ); consent to additan Railway Co. Nov6. Nov14'13 Manhat2D av, 2202-4 ( $6: 1685$ ) ; consent to additan Railway Jno Rottkamp to Manhat2D av, 2251-7 (6:1665) ; consent to addiMeyer, to Manhattan Railway Co; Nov10;

2 D av, $2268(6: 1688)$. consent to addttional tracks: Louis Rinalde to Manhat2D av, 22891/2 (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 Manhat2D av, 2371-3 (6:1786) ; consent to additional tracks; Francis Soeir \& \& Ano, Nov14'13. tional 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 2D av, 2422 ( $6: 1801$ ); consent to additional tracks; Thos W Fagan to Manhat3D av, $2084(6: 1642)$; consent to additional tracks: Consolidated Gas Co of NY
to Manhattan Railway Co; Nov13; Nov Aete of Deposit (miscl) by Denzil C
Newton, of Montreal, Can, of a power of atty in his favor dated Dec13'10, by Canadian Agency (Lim), 6 Princes st, London, Eng; Apr27'11; Nov20'13.
A11 (miscl) the remainder of the share ziger. \& also all the interest of the party 1 st pt in remainder of the trust fund now held in trust for benefit of Louise Benziger
\& also all other prop, real \& personal of
sain party 1 st pt of every nature \& kind
wherever situated, of which she is now possessed, except the fund given by party Co, to be held in trust during her life Ursula Benziger to Louis G, Bruno \& Louise Benziger (2d); B\&S; July $199^{\prime} 09$; Nov
2013 nom Asn of all RT\&I (miscl) in estate of
Mary M Coulter (deed) ; Sarah M Reynolds, Maughter of Mary M Coulter (decd), to Georgiana McGinley, 146 E 78; Nov15; No
$18^{\prime} 13$.
Election (miscl) of Mary Doelger, Widow, to take provisions in will of Peter
Doelger, in lieu of dower; Nov5; Nov17'13.

Power ( $\mathbf{P}$ A) of attorney to act as buying agent in N Y; London \& Pacific Pet-
roleum Co, Lim, a corpn, of London, Eng, to Wm A Barstow, 26 Bway; Oct30; Nov Power of atty (miscl); Eugene S
nal of White Plans, NY, to Lewis C C Ledyard, Jr; July '12; Nov19'13.
Power of atty (PA); Paul Salen \& an
Herman A Salen; Oct $31^{\prime} 11$; Nov14'13.
Power of atty (PA); J Appleton Allen
E Hunt Allen, 116 W 82, \& ano; Apr3; Nov14'13.
Power of atty (miscl); Sophie, wife Gabriel Fensterer, to Walter J Fensterer,
47 Murray; Oct 0 ; Nov17'13.

Power of atty (PA) ; Mary J Kingsland to Valentine
10 ; Nov17'13.

Power of atty (miscl); Ursula Benziger to Louis G, Bruno \& Nicholas C Benziger;

Power of atty (miscl); Moise Schwob,
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, As-
toria, LI; June12; Nov18'13.

## WILLS.

## Borough of Manhattan.

Duane st, 168 (1:141-30), ss, 44.5 w Hud-
son, $30.6 \times 126$, 5 -sty bk loft bldg; A $\$ 34,000-1$ Son, $30.6 \times 126,5-$-ty bk loft bldg; A $\$ 34,000-$
60,$000 ;$ also 164 w Pine, $23 \times 72$, 5 -sty bk bldg \& str; A
$\$ 20,000-28,000$; also LAF AYETTE $\mathrm{ST}, 403-$ $7(2: 544-5-7)$, es, 124 n 4 th , $80 \times 150,34$-sty
bk brdgs; A $\$ 129,000-156,00 ;$ also WASHINGTON ST, $451-3(1: 24-24$ ), sec Watts A\$45,000-72,000; Fleming Smith Est, Jno De Witt, Lockman \& De Witt, 88 Nassau.
Front st, 128, see Duane, 168.
Lafayette st, 403-7, see Duane, 168.
Washington st, 451-3, see Duane, 168.
 $\frac{\text { bldgs }}{W}(7: 1032-4000-31,000$, also 127 TH ST, sty bk \& stn, dw, AW, A\$8,000-1, 1800 , Carrie
Mitchell Est, Mich Mitchell, EXR, 218 W 127; attys, Horwitz $\&^{\&}$ Rosenstein, 346
Bway. Will filed Nov18'13.
 Stable in rear; A A $\$, 500-11,000$; Jno H A
Walthausen Est, Herman Walthausen, WDMR, 454 W 41 ; atty, Wm H Clark, 60
${ }^{18} \mathbf{1 3 .}$ 66TH st, $151 \mathrm{~W}(4: 1138-12)$, ns, 238 w Bway, $27.6 \times 100.5,5-s t y ~ b k ~ t n t ; ~ M a r y ~ W i g-~$
ger Est, Robt Wigger, EXR, 151 W 66 ; ger Est, Robt Ray, Jos H Hayes, 51 Chambers; A $\$ 21,000$ 4,000. Will filed Novit'13.
 Adams Est, Florence A Adams, EXTRX, Park Row; A $\$ 9,000-18,500$. Will filed Nov Park
$19 \times 13$.
$\mathbf{1 2 7}$

127TH st, $218 \mathbf{W}$, see Watts, $86-8$.
Amsterdam av, 1504-6 (7:1988-31), ws, 40
n 134 th, $40 \times 100,6$-sty bk tnt \& str; Isaac Weingart Est, Saml Weingart, EXR, 236
W 138; attys, Stroock \& Stroock, 30 Broad; W 138; attys, Stroock \& Stroock, 30 Broad;
A $\$ 28,000-60,000$. Will filed Nov $15{ }^{\prime} 13$.

## CONVEYANCES.

## Borough of the Bronx.

Butler pl, nwe Washington av, see
Washington av, nwe 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,
50xion, vacant; Colvell Lead Co to Jos
Faile st (10:2769), es, 200 n Randall av,
oxioo, vacant; Colwell Lead Co to Jos
Clements, 328 W $26 ;$ Nov14'13.
Faile st, 1048 (10:2748), es, 148.8 s 165 th , Minnie V Van Kirk, 1871 Mad av; mtg
Freman st, $833 \quad(11: 2971)$ ns, 113.6 e
Prospect av, runs nw $74.9 \mathrm{xe} 25.8 \& 0.6 \times s e 6$ to st xsw25 to beg, 2-sty fr dwg; Henry J V Vanderminden to Telco Realty Co,
Freeman st, sws, at ses West Farms rd, Home st, swe So blvd, see So blvd, swe

Kingsbridge ter, 2749 (12:3256), ws, abt 2-sty bk dwg; Henry L C Recordon to | Kath1een Wright, 248 E $146 ; \mathrm{mtg} \begin{array}{l}\$ 4,250 \text {; } \\ \text { nom } \\ \text { Nov20'13. }\end{array}$ |
| :--- |

Lyman pl ( $11: 2970$ ), ws, 192.8 n 169 th, ty Co to Dayton Realty $\mathrm{Co}, 132$ Nassau;
mtg $\$ 5,500 ;$ Nov17 ; Nov18'13. O C $\& 100$
 Sehuyler st (
$27.5 \times 130 \times 30,10 \times 130 ; ~$ nes, 150 nw Geremia ${ }_{\text {Grimaldi }}$ av Rosa, his wife, to Geremia Grimaldi, 2947
Paine; AL; July 10 ; Nov17'13. Schuyler st (*), same prop; Geremia
Grimaldi to
Rosa Simpson st, 1120, see 167 th, 941 n
1ST E, nwe Bronx blvd, see Bronx blvd 1ST st E, swe 222d, see 222d E swe 1st. 134 TH st, 250 E , see $3 \mathrm{av}, 2430$.
$135 T H$ st, 358 E (9:2297), ss, 306.6 w Wil Ridgley to Carlton Realty, Co, a corpn, 62
W 142; AL; Nov18: Nov20'13. O C \& 100 135TH st, $590 \quad$ e ( $10: 2547$ ), ss, 225 e St Anns av, $25 \times 100,3$-sty bk tnt; Josephine tg 87,250 ; Nov 18 ; Nov 19 '13. O C \& 100
$\mathbf{1 3 5 T H}$ st, $\mathbf{6 1 7} \mathbf{E}$ ( $10: 2548$, ns, 504.6 e St anns av, $40 x 100$, 5 -sty bk tnt; Henry A Brann to Benenson Realty Co, a corpn, 407
$\mathrm{E} 153 ; \mathrm{mtg} \$ 33,500$ \& AL; Nov17; Nov $20{ }^{\prime} 13$.

140TH st, $599 \mathbf{E}(10: 2552), \mathrm{ns}, 380 \mathrm{e} \mathrm{St}$ Anns av, $40 x 95,5$-sty bk tnt; Fleischmann
Realty Co Inc, a corpn, to. Wm Schweg-
ler,- 15113 av; mtg $\$ 28,000$; Nov14; Nov19
140TH st, $603(87 \pi) \mathbf{E}(10: 2552), \mathrm{ns}, 420 \mathrm{e}$ Gerlich to Anton J Gerlich, 2000 ConO C \& 100 147TH st E, swe Wales av, see Wales
 Ewald to Adolf Dietzel, 350 Audubon av 157TH st, $410 \mathbf{E}(9: 2378)$, ss, 300 w Elton e7ixn100 to st xe50 to beg, except pt for st, $\begin{array}{ll}\text { bldg \& } & \text { 2-sty } \\ \text { fr } \\ \text { factory }\end{array}$ ger to Benenson Realty Co, a corpn, 407 160TH st, 406 E $(9: 2381)$, Ss, 350 w ElBenenson Realty Co to Mina Sturzenegger, 17 '13. C C \& 100 160TH st, 419-21 is $(9: 2382), \mathrm{ns}, 174.8 \mathrm{w}$ 160th xe47.3 to beg, 2-sty fr dwg \& 3-sty Morgt; Josephine Schultz \& ano to Jos
Morgan, $590 \mathrm{E} 135 ; \mathrm{mtg} \$ 11,500 ;$ Nov18;
 Di Giuseppe to Annie Olinka, 402 E 48 . mtg $\$ 4,750$; Nov11; Nov.14'13. O C \& 100 161ST st E, swe Brook av, see Brook av,

164 TH st, 851 E, see Prospect av, 980. 165TH st, S24 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; Nov ${ }^{2} 13$ 165TH st E $(10: 2698)$, ss 80 O C \& 100 runs w33.3xs72.6xe52. ${ }^{\text {SS }}$ to Rogers pl xn \& 2-sty fr bldg; Jno J J Weiss to Jr Jacob
Weiss, $888^{\text {E }} 165 ;$ mtg $\$ 5,000$; Mar27'12 167TH st, 941 E ( $10: 2728$ ) nec Simpson -sty bk tnt \& strs; Kap(No 1120), 25x90, 5-sty bk tnt \& strs; KapC \& 100 169TH st 369 E (11:2782) nwe Teller av
No 1303), 20x90, 3-sty fr tht \& str; Sam pleshandler to Mamie Rothaus, 1070 Grant

170TH st $\mathbf{W}(11: 2871)$, ses, 221 ne from es Boscobel av, runs e99.1 to ws Crom-
well av xn155.3 to ses 170 th xsw 163.11 to fr dwg \& $1-$ sty fr rear
May M Morton, widow cant; May M R Morton, widow
Drummond, to Fredk Gras-
Edgecombe av; QC; Nov17'13. $1797 \mathrm{Tt}, 51 \mathrm{E}$, see Walton av, 2000 .
179TH st, $\mathbf{7 4 S} \mathbf{E} \quad(11: 3093)$, SS, 136 w prospect av, $36 x 95$, 5 -sty bk tnt; Bischoff
Constn Co, Inc, to Geo Hooks, 1501 Commonwealth av; mtg $\$ 29,000$ \& AL; Nov12;

180 FH st E , nes, at ses Lafontaine av,
181ST st, 726 E, see Clinton av, swe
186TH st, 441 E, see Park av, 4640.
$186 T H$ st, 601 E , see Arthur av, 2372.
188TH st, $512 \mathbf{E}(11: 3057)$, ss, 72 w Tunis S Bogart to Howard M Lindley, 1833作, Nov13; Nov1413. nom 216TH st
$50 \times 100$ (*), SS, 450 w Paulding av,
MeLaughlin et al, heirs, \&c, Jno McLaughlin, decd, to Saml Rippey,
918 E 216 ; AL; Nov11; Nov18'13. 1,500 $\mathbf{2 2 2 D}$ st $\mathbf{E}(*)$, swe 1st st, runs sw 774.6 x
$\mathrm{se} 30.11 \mathrm{xn} w 60.8$ to el Bronx River xnw19.5 $\& 123$ \& 175 \& 84.11 xne793.9 to SS 222 d xse
34.5 to beg; also 228 TH ST E $(\neq)$ ns at


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Brady av (*), ss, 25 w Bogart av, 75 x Ames \& Eliz A Humphry, ${ }^{2}$ Lincoln st,
Tuckahoe, NY; Oct14; Nov15.13. nom
 194 th, $38.11 \times 86.9 \times 38.11 \times 88.6$, 5-sty bk tnt,
Wm Cesting Co to Franz Schuetz, 100 E 89; mtg $\$ 20,000$; Nov 15 ; Nov $17^{\prime} 13.13$. 100
 nie S McLaughlin to Inland Holding Co, a norp, 507 E E Tremont av; mtg $\$ 8,000$; Oct
27, Nover
not
 Alexander to David Steckler, 1885 \% 7 av;
$\mathrm{mtg} \$ 7,000 ;$ Nov19; Nov $20^{\prime} 13$. O C 100 Bronx Bivd (12:3359), see Gun Hill Rd No 632), runs se 237.10 to cl Bronx Rive beg, contains 20,000 sq yds, 3 sty fr dwg

Bronx Blvd (*), nwe 1st, runs nw261.1x
e154.11xsel16xsw $35.5 \times s e 92.5$ to Bronx bivd ne 194.11xse116xw $35.5 x s e 92.5$ to Bronx biva
xe97.1xww 15.5 to beg, Anna A Owen to AL; Oct2; Nov19'13. $\quad \mathbf{1 0 , 0 0 0}$
Bronxwood av (*), nec 228 th, $114 \times 205$; at Brightom av, Belle Harbor, B of Q; Nov
19; Nov20'13. $546(9: 2276)$ es, 50 C \& 100
Brook av, $546(9: 2276)$, es, 50 s 150 th,
$5 \times 100,5-$ sty bk tnt \& strs; Jno F Fayen to Adelaide E McIntire, at Munsonville,
Brook av, 885-7 (9:2365), swc 161st, runs
 xnts \& strs; Sol Cohen to Jennie Kaliski, tnts \& strs; Sol Cohen to Jenne Kaliski,
$24127 \mathrm{av} ; 1 / 2 \mathrm{pt} ; \mathrm{mtg} \$ 38,000$; Nov10; Nov
$17^{\prime} 13$.
Bryant av, nwe Randall av, see Hunts
Point av, ws, 219.10 se Coster.
Cedar av, 1883, see Cedar av, ws, 173 s 178 th .
Cedar av (11:2883) ${ }^{\text {Ws, }} 173 \mathrm{~s}$ 178th, 25 x
15.3 to land $\mathrm{NY} \& \mathrm{~N}$ RR x25.1x117; also 115.3 to land NY \& N RR $225.1 \times 117$; also
CEDAR AV, $1883(11: 2883)$, ws, 148 s , 17 th ,,$~$ CEDAR AV, 1883 (11:2883), ws, 148 s 178 th ,
25117 to es said RR x25.1×118.9, 2 -sty fr
 Nov19'13.

Cedar av (11:2883), ws 173 s 178th, 25 x | 115.3 to es land NY \& N RR X25.1x117, va- |
| :--- |
| cant; Edw P Lyon to Kate Habelitz, 305 E | Cedar av ( $11: 2883$ ), ws, $173 \mathrm{~s} 178 \mathrm{th}, 25 \mathrm{x}$ vacant; Kate Habelitz to Frances Meiner, 1879 Cedar av; B\&S \& CaG; mtg $\$ 1,000$ \&

AL; Nov18; Nov $20{ }^{\prime} 13$. Cedar av (*), nws, 306.9 Sw Corsa av,
$25 \times 100$ Tripoli, Realty Co to Vito Laauletta, 100 W 67 ; mtg $\$ 425$; Nov7; Nov14'13.
Clasons Pt rd (*), es, part lot 39 , map
Clasons Pt, begins at s , e lines lot 39 ,
 beg; Howard C Taylor, ref, to Albt Tau
beth st now bert, 3221 Cruger av; FORECLOS Oct21;
Nov13; Nov14'13.
Clason Point rd (*), nee Story av, runs eslixsw- to ss Story av xw 642 to rd xn-
to beg, land in bed Story av; Estate Bradish Johnson, a corpn, to City NY; Jan
30; Nov20'13. Clinton av (11:3096), swe 181st (No 726), 94.6x19.1, 3-sty bk tnt; Wm L Levy, ref,
to Hannah B Orrell, 432 9th, Bklyn; AL;
$\mathbf{6 , 0 0 0}$ Cinton av, 1827 (11:2949), WS, 159.4 n
175th, 34.8x149.10, 5 ,sty bk tnt, Plough
\& Fox Co, a corpn, to Chas Habermann, ${ }_{2668}^{*}$ Fox Co, a corpn, to Chas Habermann, mtg $\$ 22,000$; Nov17'13. O C \& 100 Colden av (*), es, 250 s Van Nest av,
$25 \times 100$ also VAN NEST AV (*), ns, 25 w
Radeliff av, $25 \times 100$; Richd D. Morse to Radcliff av, $25 \times 100 ;$ Richd D Morse to
Harris Oberman, 184 Lee av, Bklyn; AL Hov17; Nov20'13. Colden av (*), ws, 200 n Morris Park
, $25 \times 100 ;$ Morris Park Estates to Hyman Brandes, ${ }^{317}$ Crimmins av, Bronx, \& Max
Ewensky, 382 Alabama av, Bklyn; Nov13; Ewensky,
Nov20'13.
Colden ay (*), es, 250 s Van Nest av, 25x
100 : Morris Park Estates to Richd D Morse, at Florham Park, NJ; AL; Nov17;
Nov
Nov
Compton av (*), es, 44 n Public pl, at s end of Clasons Point rd, runs n320xsw
to ws of av xs $324 \times n e-$ to beg, being land in bed of av; Estate Bradish Johnson to Cottage Grove av, swe MeGraw av, see Cromwell ay, ws, abt $\mathbf{2 2 1}$ ne Boscobel av, see av. Crotona av, 1887 (Grove st) 117.8 ne 176 th (Woodruff av), 25 x
nws.
$108.9,2$-sty fr dwg; F Elbert Thomas, wife Albt Thomas, to Mary A Keenan, at Red-
ding, Conn; Nov14; Nov17'13.
nom Crotona av, 2304
183d, $50 \times 100$, 5 -sty bk tht; also LS 183d, $50 \times 100$, 5-sty bk tnt: also LONGFEL-
LOW AV, $1475-9$ (11:3000), ws, 300 s 172 d




Daly av (Catharine st) ( $11: 3127$ ), ses, abt, vacant; Fredk Grote to Henry Cor-
neli; Bds; ; Decl'66; Nov15'13. Her
Daly av, 1928 (11:2992), es, 259.2 s 177 th, 21.8x148.5, with all title to any strip adj
on es $2-$ sty fr dwg: Mary Ryan to Adolph on es, 2 -sty fr dwg; Mary Ryan to Adolph
Isaacson, 2064 Daly av; mtg $\$ 5,000$ \& AL;

Edgewater rd, sec Seneca av, see Edge-
Edgewater rd (10:2761-2762), nec Sen150; also SENECA AV ( $10: 2761-2762$ ), sec Edgewater rd, 155.6 to Bronx River $x$
$32.10 \times 167.8 \times 1.5$, vacant; all title to land under water Bronx River adj above Hunts Point Realty Co to R R G Realty
Corpn, 135 Bway; B\&S; July10; Nov $15^{\prime} 13$.

Edgewater ri, also SENECA AV (10:-2761-2762); same prop; R G Realty Corpn $\mathrm{mtg} \$ 27,000$; Nov14; Nov15'13. O C \& 100
Edison av (*), es, 234.5 n Pelham rd, 25 at Montrose, Pa; Nov17; Nov20'13. Cruser
Evergreen av, 1210-4 (s), es, 104 n Westton Norton, 100 Franklin av, Far RockO C \& 100
Fordham rd, 617-9 on map 615-7 E (12:-
 Bank to Port Jervis Land Impt Co, Inc, a corpn, 35 Nassau; Nov3; Nov18'13.
\& 100
Glebe av (*), es, 210.7 n Westchester av, $25 \times 147.6$, except part for Glebe av, L Ruppel. 2273 Westchester av; AL; Nov
12 ; Nov14.13. Gun Hill rd, 632, see Bronx blyd, sec Gun Haight av (*), ws, 175 n Neil av, 75 x $100 ;$ Richd D Morse to Chas S Leavy, 127
$\mathrm{~W} ~ 25 ; ~ A L ; ~ N o v 7 ; ~ N o v 15 ' 13 . ~$ Hoe av, $1163(10: 2745)$, ws, 247.3 s Home, to Aline Burke, 854 Hunts Point av; mts Hone av, ws, 95.11 s Bronx \& Pelham Pkway, see Pierce av, swe Munroe av. Hunts Point av $(10: 2763)$, ws, 219.10 se (10:2766), nwe Bryant av, $50 \times 100$, vacant;
Saml Harris et al to Rebeca Hast, 230 W 111; $\mathrm{mtg} \$ 7,750$; Nov5; Nov18'13. O C \& 100 Johnson av (13:3407), new sw, C \& 100
nl
Jon lot 277 on tax map, runs se along av 25 $25 \mathrm{x}-3$ to beg, being a strip lying in bed
of said old av; Thos E Huser to Jas W Dubiis, at Cold Spring, NY; CaG; Oct1;
Kingsbridge av, 3101 ( $13: 3403$ ), ws, 63 n $40.6 \times 200$, 2-sty fr dwg; Wm Reeves to Jennie E McLellan, 548 W $160 ;$ mtg $\$ 5,000$ Kingsbridge av (13:3403), ws, 100.6 n land of Spuyten Duyvil \& Port Morris R
R, a strip $3 \times 200$; Frank D Vilsey to Wm
Reeves, 3101 Kingsbridge av; AL; Oct 30 ; Lafontaine av (11:3069), ses, at nes Talmadge now 180th, $65 \times 100$; Frieda Hoeing to $\mathrm{Wm} \mathrm{M} \&$ 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 Lurting av (*), es, 200 s Pierce av, 50 x $100 ;$ also PIERCE AV (*), sec Lurting av,
$25 \times 100$ also MUNROE AV (*), WS, 67.3
 100; also MATTHEWS AV (*), ws, ${ }^{275}$ n
Lydig av, $25 \times 100 ;$ also LURTING AV
wS, 125 n Morris Pk av, $25 \times 100$; with AT to strip bet n line $10 \mathrm{t}, 30$, blk 17 \& the
Woodmansten Inn prop; Morris Park EsWoodmansten Inn prop; Morris Park Es-
tates to Richd D Morse at Florham Park, Lurting av, sec Pierce av, see Lurting
Lurting av, ws, 125 n Morris Park av Lurting av, ws, 250 n Morris Park av MeGraw av (*), swe Cottage Grove av 25x100, except pt for Cottage Grove av or
white, Plains rdi Anthony B Romen to
Patk J Reville, 1054 Trinity av; June $21^{\prime} 11$; Macombs Dam rd (11:2865), es, 386.6 s Globe pl, $53 \times 72.10 \times 66 \times 13010$ except pt for
rd, vacant; Mary W Clark to Wm Hehre, Matthews av, ws, 275 n Lydig av, see Lurting av, es, 200 s Pierce av.
Melrose av, es, 100 s 157th, see 157 th, Monroe av, swe Pierce av, see Pierce av
swc Munroe av Morris av, ${ }^{2685}$ ( $11: 2829$ \& 2807 ), ws,
n
179 Lambert Suydam to Louis Lubitz, 2023 Mosholu av (13:3423), ns, 344.10 \& w Old Robt Cox, 120 State, Bklyn; Nov 13 ; Nov
15'13.
nom
Mosholu av (13:3423), ns, 394.10 w old Post rd, $50 \times 100$ Francis Cox to Jennie
Cox, 120 State, Bklyn; Nov13; Nov15'13.

Mott av, $556(9: 2347)$, es, 66.8 n 149 th,
old line, $16.8 \times 105.2 \times 16.8 \times 105.5,3$-sty $\& \quad b$ bk dwg; Edw C Kelly to United States of
America; ${ }^{1 / 2}$ pt; Apri1; 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. nom
Munroe av, ws, 675.3 n Pierce av, see urt
Munroe av, swe Pierce av, see Pierce av,
Munvoe av, nec Pierce av, see Pierce av, Munroe av, es, 100.2 n Pierce av, see Munroe av, es, 275.2 n Pierce av, see Munroe av, ws, 325 n Rhinelander av, Neil av, ns, 25 w Paulding av, see Pierce Netherland av (13:3407), land in bed of av at nws Berrian, runs e e to es of av xs
$124.5 \& 270.7 \times s w$ still along av on curve $258.2 \times n 73.6$ to sws Spring at pt 4.5 s from es Kappock xnw 4.5 to Kappock xn- to cl
Netherland av xse on curve -xne- to ws of av xsel5.3xe still along ws of av on curve 180.6xne54.7xs5.2 to ws Berrian xwto beg, being lands in bed of av; Edgehill
Terraces Co to City NY; B\&S; Apr18'12; Nov 20'13. nom
Netherland av (13:3407), at ws Johnson to beg, except land taken for Kappock, being land in bed of Netherland av; Wm Netherland av ( $13: 3407$ ) es, at ws nom runs s along av to cl 227 th xnw to ws of av xn- to ws 230th xs to beg, being a corpn, 84 William, to City N Y; May5:
Nov20'13. Newman av (*), es, 143 n Randall av, runs n365 to Pugsley Creek xw- 10 ws of of av; Estate of Bradish Johnson to City o'Brien av, ss, see Classon Point rd Ogden av, 1016 (9:2512), es, 150 n 164 th , $25 x 70$. 3 -sty fr tnt; Matthew $P$ Doyle, rer, to Theo J Chabot, 1208 Washington av;
FORECLOS Oct14; Oct15; Nov1513. $\mathbf{5 , 0 0 0}$
 vacant, Alfd C Michaud to Dora Goldstein,
 tht: Henry, 10 av; $1 / 3 \mathrm{pt} ; \mathrm{mtg} \$ 20,000$; Nov11; Nov17 Park av 4516 on map 4518 (11:3038) nom $162.1 \mathrm{~s} 183 \mathrm{~d}, 36.8 \mathrm{x} 138.1 \mathrm{x} 36 \times 140.2,5$-sty bk tnt; Henry Lang to Rudolph Weber, 694
10 av; $1 / 3 \mathrm{pt} ; \mathrm{mtg} \$ 20,000$; Nov11; Nov17 Park av, 4640 ( $11: 3040$ ), nee 186th (No 441), $50 \times 100$, vacant; Jno $R$ Hartmann et ${ }_{\$ 5}$ to Plough \& Fox Co, 391 E 149; mtg
Paulding av, ws, abt 96.5 s Lydig av, Paulding av, ws, 100 n Neil av, see Paulding av, ws, 225 s Neil av, see Pierce av (*), swe Munroe av, $25 \times 100$; Richd D Morse to Fredk J Veitch, 184 East
End av; AL; Nov14; Nov19'13. Pierce av, see Lurting av, see Lurting Pierce av, nee Munroe av, see Pierce Pierce av (*), swe Munroe av, $25 \times 100$; also SACKETT AV (*), ns, 50 w Haight (*), nee Munroe av, $50 \times 100.2$; also MUNalso MUNROE AV (*), es, 275.2 n Pierce (*), ws, 100.8 n Pierce av, $75.4 \times 83.6 \times 75 \mathrm{x}$
76.5 ; also BOGART AV (*), ws, 350 s Rhine-
lander av lander av, $25 \times 100 ;$ also LURTiNG AV, (*), Ws, 250 n Morris Pk av, $25 \times 100$; also WIL-
LIAMSBRIDGE RD (*), ws, 25 s RhineLIAMSBRIDGE RD (*), wS, 25 S Rhine-
lander av, $25 \times 100$; also WILLIAMSBRIDGE RD (*), ws, 175 s Rhinelander av, 100 x
100 : also MUNROE AV (*), ws, 325 n Rhinelander av, $25 \times 100$; also PAULDING AV (*), wS, 225 s Neil av, $25 \times 100$; also
PAULDING AV (*), wS, abt 96.5 Sydig
av, 25x100; also PAULDING AV ns, 25 w Paulding av, $25 \times 100$; also ES-
 100; Morris Park Estates to Richd D D Morse, at Florham Park, NJ; AL; Nov13;
Nov14'13.
Prospect av, $586-90(10: 2684)$ es, 80.6 ne
 lancey; mtg $\$ 65.739 .06$ \& AL; Nov18; Nov
19 '13.
400
Prospect av, 586-90 (10:2684), es, 80.6 n Fox, $75 \mathrm{x} 100,2$
litt to Jeannette E E R R thts; Phoers, 523 W 143 ; A

Prospeet av, $\mathbf{5 8 6 - 9 0}(10: 2684)$, es, 80.6 n Fox, $75 x 100,{ }^{2} 5$-sty bk tnts; David I Na-

Prospect av, 980 (10:2690), nec 164th (No 851), $74.7 \times 75$, 6-sty bk tnt; Realty \& ComBway; mtg $\$ 75,000$; Nov14; Nov15'13. 100

Quimby av, 215s, see Quimby av, 2163. Quimby av, $2163(*)$, ns, 130.11 w Castle
Hill av, $25 \times 103$ also QUIMBY AV, 2158 (*), ss, 180.10 w astle Hill av, $24.9 \times 103.1$ 2163 Quimby av; mtg $\$ 7,750$; Nov 20,18 ,
Quimby av, sec Zerega av, see Zerega
av, WS, from Story to Quimby avs. Quimby av, ss, at ws Westchester Creek,
see Zerega av, WS, from Story to Quimby,

Quimby av, swe Zerema av, see Zerega
WS, from Story to Quimby avs.
Randall av, nwe Bryant avy, see Hunts
Sackett av, ns, 50 w Haight av, see
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;
Nov $20^{\prime} 13$. Sedgwick av (12:3255), ws, abt 268 in Giles pl, $50 \times 100$, vacant; Kathleen $R$ \&
Richd TRhatigan, heirs Richd $T$ Rhatigan to Salome C Rhatigan, ${ }^{865}$ Lafayette av,
Bklyn; June20'12; Nov17'13.
Seneca av, nee Edgewater rd, see Edge-
Seneca av, sec Edgewater rd, see Edge-
Southern blvd $(10: 2600-8)$ es, 66.9 S
145 th, $25 \times 58.11 \times 25 \times 59.1$, 1 -sty fr bidg; Gilbert H Montague, ref, to W Stebbins Smith, 960 Brook av; FORECLOS tax lien
Sov
Not Nov 14 '13. Southern blvd (10:2728), swe Home, 32.11
$96.11 \times 21.8 \times 100$; vacant; Walter J Sheridan, heir Margt A Sheridan, to Thos J Sheridan, 164 Albany av, Bklyn; Nov12
 xw114.10 to av xs50 to beg, 32 -sty f dwgs; Geo J Wind to Esther Cohen, 1185

Story av nee Zerema $\mathrm{O} \mathrm{C} \& 100$
ws, from Story to Quimby avs
Story av, nwe Zerega av, see Zerega av
Summit av, $914(9: 2524)$, es, 175 s 162 d . Alema Realty Exch Co, 7 W 34: mtg $\$ 7500$ FORECLOS Nov18; Nov 19'13. \$350 over mtg Teller av, 1303, see 169th, 369 E.
Tiebout av, $2478 \quad(11: 3023)$, es, 165.3
$89 t h$ (now 188th) 31x100
4 -sty bk tnt also TIEBOUT AV, 2486 (11:3023), es 227.4 n 189th, $31 \times 100$, 4 -sty bk tnt; Her
man A Felsing to Ora M Felsing, 2486 Tieman A Felsing to oran $\mathrm{mtg} \$ 30,000$; Nov7; Nov14'13.

Tiebout av, 2486, see Tiebout av, 2478.
Townsend or Grand av (11:2848) ws to Cromwells brook x100.4x117, vacant Arthur W \& Hy Scheafer, EXRS \&e Peter
W Sheafer to E Louise, Arthur W \& Henry Sheafer, individ \& Lesley G \& Clinton
Underhill av (*), nec Randall av, runs n401xsw- to ws Underhill av xs370 to Randall av xe60 to beg; also UNDERHILL ws Underhill av xn84 to Randall av xe 60 to beg, being land in bed of Underhil av; Estate of Bradish Johnson, a corpn,
Van Nest av, ns, 25 w Radelify av, se
olden av, es, 250 s Van Nest a
Van Nest av, ns, $\mathbf{2 5} \mathbf{w}$ Radclifíav, see
Van Nest av (*), ns, 75 e Colden av, 50 x
Bella Elson to Benj Oshrin, 411 , Vov6; Nov19'13.
Come, $20 \times 100,{ }^{1207}$-sty bk tnt: (11:2986), ws, 91.4 n Home, $20 \times 100,3$-sty bk tnt; Max $L$ Poppe
to Cath Hilkman, 972 Home; mtg $\$ 7,500$.

Vyse av, 1553 (11:2989), ws, 250 S 173 d $25 x 100,2$-sty bk dwg; Utility Realty Co to
Henry Morgenthau Co, a corpn, 30 E 42 $11 \cdot 2987$ ) ws 125 s 173 d $56.3 \times 100,23-$ sty bk dwgs; NY Mutual Realty Co to Dutchess Finance Co Co corpn,
54 Market st Poughkeepsie, NY; B\&S \& Wales av, $(10: 2577$ ), swe 147 th, $100 \times 100$ vacant; David Steckler to Ferd Alexander
643 Macon, Bklyn; mtg $\$ 6,500 ;$ Nov 1913 .

Walton av, $\mathbf{2 0 0 0}$ (11:2829), nee 179 th
No 51 , $25 \times 100$, vacant: Michael Hallinan to Hugh P Skelly, 24 W 83; Nov19; Nov
Washington av, 1015 ( $9: 2386$ ), ws, 125 165 th, $25 \times 100,{ }^{2-s t y}$ fr dwgis Alphonse Koelble, ref, to
Bway; FORECLOS Oct9'13; Nov12; Nov N,000
14'13. Washington av, 1364 (11:2910), es, 258.11 s 170 th, $65.1 \times 110.7 \times 65.1 \times 110.8,3$-sty fr tnt;
Peter Fox to Michael Fox Co, a corpn, ${ }_{3623} 3 \mathrm{av}$; AL; Nov17; Nov18'13.
 210.8 ne Quarry rd, $18.8 \times 100$ except pt for
av, 2 -sty fr dwg; Junius J Pittman et al to Annie M Rese. 2056, Washington av; mtg
Washington av (*), nwe Butler pl, 50.8 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, 200 n
179th, $50 \mathrm{x} 125.5 \times 49.11 \times 127.10,5-$ sty bk tnt;
Dayton Realty Co to Benenson Realty Co , a corpn, $407 \mathrm{E} 153 ; \mathrm{mtg} \$ 34,000 ;$ Nov 14 :
Webster av, 2036-8; Benenson Realty Co
Salamon M Ungar, 52 E 118; mtg $\$ 34,--10$. 000 : Nov17; Nov18'13. 52 E 118; OC \& 100
 gent to Bronx Parkway Commission, $\mathbf{6 , 4 4 6 . 2 1}$ Webster av, sec 235th, see Webster av,
Webster av $(12: 3400)$, nec 234 th, runs
 Esty fr dwg \& vacant: John Mullaly, Nov
E 4. to Bronx Pkway Comn, 22 Pine. Nov
19,13 , $\mathbf{9 0 6 . 0 3}$ Westchester av (*), nec Zerega av, 50x 100, except pt for Zerega av; Clementina
McElroy to Royal Bronx Realty Co, Inc, a 19'13. 1126 Walker av; AL; Nov12; Nov
West Farms rd (11:3006), ses, at sws Prospect Holding Co to Geo D Judson, at
Middleport, NY; $1 / 2$ pt; mtg $\$ 14,000$; Oct West Farms rd (11:3006); same prop; Same to Rebecca Koplin, 515 S 8, Phila,
Pa; $1 / 4 \mathrm{pt} ; \mathrm{mtg} \$ 14,000$; Oct 31 ; Nov14'13.

West Farms rd $(11: 3006)$; same prop; $1 / 4 \mathrm{pt} ; \mathrm{mtg} \$ 14,000$; Oct 31 ; Nov $14^{\prime} 13$. nom Wheeler av (*), ws, 190 n Westchester av, $80 \times 100 ;$ Beatrice Brower to Mary J
Mullis, 296
Carroll, Bklyn; mtg $\$ 27,000$ \& Williamsbridge rd, ws, 25 s Rhinelander av, see Pierce av, swe Munroe av.
Williamshridge rd, ws, 175 s Rhinelander av, see Pierce av, swe Munroe av. Williamsbridge rd (*), ws, 100.7 n Pierce Edw Rennert, 324 E' 123 ; AL; Nov13; Nov

Williamsbridge rd (*), ws, 275 n Morris Park av, $75 \times 100$; Annie B Kaplan to B 165 th, $25 \times 100.9,3-$ sty bk dwg; Mary Eltinge \& ano to Martin Feeney, 1020 WoodyWright av (*), es, 175 s Randall av, 50 Willis av, \& Patk Donohue, 1127 Clay av; Zerega av, es, from Story to Quimby avs,
Zerega av (*), ws, from ns Story av to
SS Quimby av, $216 \times 305 ;$ also ZEREGA AV
$(*)$ es, extends from Story av to Quimby
aV, $216 \times 105$, except part for Sts; also
QUIMBY AV (*), SS, at ws Westchester
Creek, 214x216 to Story av x250x216, Un-
ionport; Geo J Kuhn to Albt G Dimmer-
ling, 6 Locust st, Corona, LI; QC; AT;

Zerega av, nee Westchester av, see West-
hester av, nec Zerega av.
3D av, 2430 (9:2317), sec 134th (No 250),
uns e59.2xs100xw25xn75xw 41.4 to es 3 av, xn 25.11 to beg, 2 -sty bk tnt \& str \& $\mathbb{\&} 1-$ sty
fr stable; Ella E Foxwell to Benj Pfifferov17'13.
or C \& 100 Interior lot (11.3127), begins 715 s 180 th CV), runs e26xs7-100xw $26 \times n 7-100$ to beg;

MISCELLANEOUS CONVEYANCES.
Borough of the Bronx.
Berrian st (13:3407), ws, at el 227th, xn20xw 12.4 to st xs20.2 to beg; re mtg;
Chas E Ingersoll \& ano, EXRS \&e Jno H
Warren, to City N Y; QC; Nov5; Nov20'13.

Berrian st ( $13: 3407$ ), nws, at swe lands formerly conveyed to Gertrude K Graham, runs swlou.3x- on curve $150 x n e 6.3$ to es 185.6xne54.3xse- to beg; re mtg; Wm S
Pfander to Edgehill Terraces Co, 84 Will-
iam: QC: Mar20'12; Nov20'13. Berrian st $(13: 3407)$; same prop; re mtg
Henry S Livingston to same; $\operatorname{Mar} 20^{\prime} 12$ Henry S Livingston to same; Mar20'12
Nov20'13. Faile st, $\mathbf{1 0 4 8}(10: 2748)$; satisfaction of
sn rents for $\$ 350$, recorded Dec $23^{\prime} 12$; Moses Nussbaum, 163 E 89 to Emma 140 TH st, $599 \mathrm{E}(10: 2552)$, $\mathrm{ns}, 380 \mathrm{e} \mathrm{St}$ Anns av, $40 \times 95$. 5 -sty bk tnt; re-mtg
Fredk W Marks to Fleischmann Realty Co
Inc, a corpn, 30 E 42 ; Nov17; Nov19'13. 216TH st E (P A ) Ss, 200 e Bronxwood
av, $50 \times 100 ;$ also LAND in Yonkers, NY: power of atty to sell above prop; John Mc Nov18'13. $e t$ al to Ada C Rippey; Oct $26^{\prime} 12$

Benedict av, 1944 (*) land in bed of av in front of above, - $\mathrm{x}-\mathrm{F}$; deed of cession;
Terje Johannesen to City NY; Aug9; Nov

Benedict av, 1944 (*), land in bed of av in front of above, re mtg. Fredk
Southworth TRSTE Jno Southworth to

Crescent av, 619-21, see Hughes av, es,


## LEASES.

## Borough of Manhattan.

Barclay st, 105-7, see West, 149-50.
${ }^{1}$ Broome st, 259 (2:413), cor str \& b; Saml Isaac Rakowitz to Saml Solomon, 71 E $13,31,920 \& 2,100$
 ${ }^{1}$ Columbia st, 101, see Stanton, 267-71. ${ }^{1}$ Delancey st, $73-5(2: 414), 3 \mathrm{~d}$ str \& b Morris Weinstein to Chas Greenberg, 20
Rivington \& ano; 5 11-12yf June2; Nov17 Delancey st, 106 (2:410), w str \& b; asn Sirlyn to A B Newman Co, a corpn, 288 E
Houston: $\mathrm{Oct23}$ : Nov19'13. ${ }^{1}$ Essex st, 133 (2:411), ground floor \& b; Henry \& Chas Steiner to Harry Marks;
163 E Houston; from Dec15'12 to Apr $30^{\prime} 20$;
Nov 1713 ,
 Marks to Isidore Resnikof,
av, Bklyn; Dec17'12; Nov17'13. ${ }^{1}$ Essex st, 133; asn Ls; Isidor Resnikof Delancey; Mar26; Nov17'13. Schneider, 104 ${ }^{1}$ Eissex st, 133; asn Ls; Elias Mayer \& Annie Solomon, 133 Essex; Nov15; Nov17 ${ }^{1}$ Hamilton st, 15 ( $1: 253$ ), ns, 176.4 e Catharine, 25.1x56.2x25x57.10, the land; Arthur May1; 2 rens of 21 yrs each; Nov20'13.
${ }^{1}$ Hamilton st $(1: 253), \mathrm{ns}, 176.2$ e Cath
rine; Chas D Perry to Helena Perry; Feb ${ }^{1}$ Harrison st, swe Hudson, see Hudson, 1.
${ }^{1}$ Hudson st, $\mathbf{8 1}(1: 180)$, swe Harrison, all; Diedrich Muller to Emil G Grossmann,
410 Centre st, Nutley, NJ; 10yf Dec1; Nov $19^{\prime} 13$.
${ }^{1}$ John st, 4-10, see Bway, 182-4.
${ }^{1}$ Lafayette st, nwe Walker, see Walker, LLafayette st, nwe Walker, see Walker,
$92-4$. ${ }^{1}$ Mulberry st, 118 ( $1: 205$ ), all; Jas T Meehan to Domenico Graniteville, SI; 5yf May1; Nov14'13. ${ }^{1}$ North Moore st, 11 ( $1: 190$ ), ns, all; Thos Chas Fresinger, 11 N Moore; $2 \quad 11-12 \mathrm{yf}$
${ }^{1}$ Rivington st, 245 ( $2: 338-57$ ), w str fl \& ; Hirsch Hochman to Manes Franzblau \& Saml J J
Nov17'13.
${ }^{1}$ Stanton st, 267-71; also COLUMBIA ST (No 101) (2:334), cor str \& pt c; Sol Becker to $W \mathrm{~m}$ Fox, 267 Stanton; 4 y \& $41 / 2 \mathrm{mos} \mathrm{f}$
Dec15; Nov14'13.
1,380 to 1,500 ${ }^{1}$ Walker st, 92-4 (1:196), nwe 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; 9 yf May 4 ${ }^{1}$ Water st, 501 ( $1: 248$ ), all; Star Mtg Co to David Pearlman, 286 Maf Dec1: Nov19'13. ${ }^{1}$ West st, 149-50; also BARCLAY ST, $105-7$ ( $1: 128$ ); agmt as to ext of Ls for yrs f May1'17 on same terms as Ls re
corded Apr8'12; A Edwin Schaff \& ano with Wm \& August Schecker, at West
Hoboken, NJ; Nov13; Nov19'13. TSH st, 319 E (2:447), all; Morris Zucker
to Saml Dolinsky, 437 E 5 ; 3yf Dec1; Nov to Saml Dolinsky, 437 E $5 ; 3 y f$ Dec1; Nov 2,432
$20^{\prime} 13$. ${ }^{1} \mathbf{1 2 T H}$ st, 36-8 E (2:563), 1st fl \& b; Clara A M Greer to Max
1391 Mad av; 5yf Feb1'14; Nov19'13.
2,500 to 3,000 ${ }^{1} 12 \mathrm{TH}$ st, $\mathbf{5 2 S} \mathbf{E}(2: 405)$; asn two leases with all title to chattels, deposits, etc;
Nathan Tamler to David Frank, 522 E 12 ; Nathan Tamler to $\$ 1,000$ Nov11; Nov19'13. nom $1 \mathbf{1 2 T H}$
wht,
with all title to chattels \& deposits; Hywith all title to chattels \& deposits; Hy-
man Tamler to Nathan Tamler, 528 E 12 ;
Th $\$ 1,000$; Nov10; Nov $18^{\prime} 13$. O C 100 $114 T H$ st, $59 \mathrm{~W}(3: 816)$; asn Ls; Linden Bakery \& Lunch Room Corpn to Alfd
Hoffmann, 42413 th , West New York, NJ; 122D; st, 301 w $(3: 746)$ asn Ls: Peter $122 D$
st, $\mathbf{3 0 1} \mathbf{W}(3: 746)$, asn Ls; Peter
Doelger et al exrs Peter Doelger, decd, to Doelger et al exrs Peter Doelger, decd, to 407 E 55; June6; Nov14'13. nom ${ }^{124 T H}$ st, $\mathbf{3 6 - 4 4} \mathbf{W}(3: 825)$, str \& b; Philip a corpn, 179-81 Wooster; $4 y f$ Febl'14; Nov
$20^{\prime} 13$ ${ }^{1} 34 T H$ st $W$, nwe Bway, see Bway, nwe 34.
14
14

40 TH st W , see 11 av, see $11 \mathrm{av}, 510$.
${ }^{146 T H}$ st, 301 E , see 2 av, 862.
50TH st, 408 W ( $4: 1059$ ) ; asn Ls; Thos McCreesh to Denis Monahan, 500 W 51 ;
$\mathrm{mtg} \$$ Nov19'13. ${ }^{151 S T}$ st, $\mathbf{S}$ W (5:1266) ; asn Ls; Annie B Driggs to H Morton Merriman, at Water-
town, Conn; AT; Nov3; Nov20'13. nom ${ }^{1} 57$ TH st, 24 W ( $5: 1272$ ) ; asn Ls recorded Dec19'10; Alice M \& Jas W Dunstan to \& Schroder, 5-9 W 37, \& Paris, France; Feb24'12; Nov14'13. nom 157TH st, 24 W; asn Ls; Salen \& Schroder
to Danl Grill, 17 Brooklyn av, Bklyn; Oct
15 '12; Nov14'13. 157 TH st, $\mathbf{2 4} \mathbf{W}$; asn Ls; Saml Goldsticker
to same; Oct16'12; Nov14'13. O C \& 100 ${ }^{15 \pi T H}$ st, 24 W ; asn Ls; Danl Grill, 5-7 W 37 to Dunstan, Inc, a corpn, 24 W 57 ;
Jan10 Nov14'13.
 rupts, to Alice M Dunstan, 24 W 57 ; Oct 157WH st, 24
corded Dec19'10; Geo W Wh Morgan, 333 W 84 , TRSTE, with Alex P Bartlett at Sag Harpl, Bklyn; AT; Oct31; Nov 1413 . O C \& 100 57TH st, 24
D
Dunstan individ \& surviving partner of Alice M\&Jas W Dunstan with same; AT; ${ }_{157 T H}$ st, $24 \mathbf{W}$; agmt as to sur Ls; Duns$\tan$ Inc, a corpn, 24 W 57 , with same; AT,
Oct31; Nov14'13.
${ }^{157 T H}$ st, $31 \mathbf{W}(5: 1273), \mathrm{ns}, 523 \mathrm{w} 5$ av
 ${ }^{1}$ 59TH st, 313-5 $\mathbf{W}(4: 1112)$; asn Ls; Auto
Transportation \& Sales Co to Wm M FelTransportation \& Sales Co to Wm M Fel
ton; Feb20; Nov20'13. ${ }^{1} 60 T H$ st W, swe Bway, see Bway, swe 60 ${ }^{167 T H}$ st, 205-7 $\mathbf{E}$ (5:1422), the concert hall \& 1-sty bldg adj on east, with furni-
ture for moving picture theatre; Kroywen ture for moving picture theatre, Kusement Co, Inc, a corpn, 205-17 E 67; 10yf Nov15

$$
105 \mathrm{TH} \text { st, } 80 \mathrm{E} \text {, see Park av, } 140 \text {. }
$$

109TH st W, swe Ams av, see Ams av
$1115 T H$ st E $(6: 1713)$, ss, at present erib bulkhead of Harlem River, runs w90xsw
108 xe 80 to said bulkhead xne112 to beg,
with wharfage rights, etc; City N Y by Commr of Docks to L Wertheim Coal \& 10
 Annie Koplik to Adolph Klein, 18 W 138 , \&

${ }^{1119 T H}$ st, 75 E (6:1746), all; Sadie Gluck to State Leasing Co, Inc, a corpn, 22385
av; 5 yf Nov ${ }^{2,450}$; Nov $20^{\prime} 13$.
${ }^{1119 T H}$ st E, nwe $1 \mathbf{a v}$, see $1 \mathrm{av}, 2325$.
${ }^{1} 125$ TH st, $611 / 2$ E ( $6: 1750$ ), agmt as to Hudson Realty Co, 30 E 42, with Carmelina Zodda, 344 E 118; Oct28; Nov19'13.
${ }^{1} \mathbf{1 2 5 T H}$ st, $611 / 2$ ( $6: 1750$ ), str; Hudson Realty Co to Philip. S Buglione, $611 / 2 \mathrm{E}$
$125 ; 21 / 2$ yf Nov1; 2 y ren at $\$ 1,350 ;$ Niov 19 13.1 ${ }^{1 \mathbf{1 2 7 T H}} \mathbf{s t ,} \mathbf{6 3} \mathbf{E} \quad(6: 1752), 3$-sty b s dwg,

${ }^{1} 129 \mathrm{TH}$ st w , nee Convent av, see Convent
${ }^{1} 130 \mathrm{TH}$ st $W$, nee 12 av , see 12 av , nec
${ }^{135 T H}$ st, 529 w ( $7: 1988$ ), all; Chas Geiger et al to Jacob Wiegan, 206,780 \& $148 ; 900$
Dec1; Nov18'13. ${ }^{1} 135$ TH st, 610-4 W (7:2001), all; Rosenthal \& Grotta to Jos Shenk, $62 \mathrm{~W} 107 ; 9 \mathrm{yf}$
Oct1'12; Nov20'13. 141ST st $W$, nec Ams av, see Ams av, 1641-59.
${ }^{1142 D}$ st w, sec Ams av, see Ams av ${ }^{1} 162 \mathrm{D}$ st w , nwe Bway, see Bway, nwe ${ }^{1} 1715 \mathrm{~S}$ st W , nwe Ams av, see Ams av, $n$ ${ }^{1} 1815 T$ st $W$, see St Nicholas av, see St ${ }^{1183 D}$ st $W$, swe St Nicholas av, see St 191ST st $\mathbf{W}$, nwe St Nicholas av, see St holas av, nwe 191.
Amsterdam av, $52(4: 1153)$; consent to W Gehle \& ano to Geo R Werner; Sept27 ${ }^{1}$ Amsterdam av, 52; consent to asn Ls to Mary Hauck, 52 Ams av; same to Otto ${ }^{1}$ Amsterdam av, 52; asn Ls; Otto Hauck o, Mary Hauck, 52 Ams av; Sept1; Nov ${ }_{1}$ Amsterdam av $(7: 1880)$, swe 109 th , store reund, 142 W 109; 5 yf May1; Nov18, Gut Amsterdam av, 1464 (7:1986), single e c; Auguste C Buckmann to Herman Wachtel, 1464 Ams av; 5yf Nov1; Nov19
1390 ${ }^{1}$ Amsterdam av ( $8: 2128$ ), nwc 171st, --; asn Ls; Harry Baker to Edw J Smith ${ }^{1}$ Amsterdam 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. ${ }^{1}$ Broadway, 182-4; also JOHN ST, 4-10 (1:65), all, Eliz Chesebrough et al, heirs Convent Park Constn Co, a corpn, 198 Bway; $21 y \mathrm{y}$ May1; re-recorded from Aug
$22 ;$ Nov20'13; taxes, \&c, \& 1 st yr $\$ 40,000$ \& thereafter ${ }^{1}$ Broadway $(3: 810)$, nwc 34 th, cor storecorpn, 110 W 34 ; from No 1 to Aug15'24; Nov14'13. ${ }^{1}$ Broadway, 1441 (4:993), str \& pt b;
Felix Isman, Inc, AGENT, for Broadway \& $41 \mathrm{st} \mathrm{St} \mathrm{Co} ,\mathrm{to} \mathrm{E} \mathrm{Scheyer} \mathrm{\&} \mathrm{Son}$,56 E 87 . 10 yf Oct1; Nov19'13. 8,000 to 9,000 1Broadway, 1545 (4:1017), store No 7 in
Gaiety Bldg; 46 th St \& Bway Realty Co, a corpn, to Jessie Pudlin, $54 \mathrm{~W} 117 ; 3 y f$ Dec
${ }^{1}$ Broadway ( $4: 1112$ ), swe 60 th, runs w 133.2 beg. "Circle Theate" all; Chas E Appleby to Felix Isman, 1672 Bway; 5 yf Nov1; ${ }^{11 / 2}$ y ren at $\$ 20,000$; taxes, \&c; also another
ren of 5 yrs at $\$$; Nov $15{ }^{\prime} 13$. ${ }^{1}$ Broadway $(4: 1112)$, Swe 60 th, south str \& b; Mascot Amusement Co to Regal Drug
 \& 148th St Corpn to Geo M Carbulones \& 1,200 \& 1,350 ${ }^{1}$ Broadway $(8: 2137)$, nwe 162 d ; asn Ls; mtg $\$ 5,500$; Nov14; Nov17'13. nom ${ }^{1}$ Convent av (7:1969), nec 129th, str; certf as to confirmation of Ls made by Manhattan Leasing Co to party $2 d \mathrm{pt}$ \& recorded ment Co, owner of fee, to Feldman Bros;
${ }^{1}$ Convent av ( $7: 1969$ ), nec 129 th; asn Ls; Jacos a Morris Dluoasch 1715 Eastern Pkway, Bklyn; Nov3; Nov15'13. nom ${ }^{1}$ Convent av (7:1969), nec 129th; asn Ls; Morris Dlugasch to Chas H Louis, 1 W 81 ;
Nov5; Nov15'13. ${ }^{1}$ Lexington av, 643 ( $5: 1309$ ), s str fl ; Ida Grossmayer to Saml Schultz; ${ }_{5}^{2} 10-12 \mathrm{yf}$
Dec1; Nov17'13.
${ }^{1}$ Park av, 1408; also 105 TH ST, 80 E (6:1610); asn Ls \& all R T \& I to chattels Jas McW alters $105 ; \mathrm{mtg} \$ 5,190$ Nov17; Nov18'13. ${ }^{1}$ St Nicholas av ( $8: 2153$ ), sec 181st, $25 x$ 100 , of which party 1st pt is lessee; also of which party 2 d pt is lessee; agmt as to covenants $\&$ restrictions for 5 yrs; $H G$ with Isaac Cohn, 600 W 183 ; Nov15; Nov20 with Isa 1St Nicholas av $(8: 2153)$, es, 100 s 181st,
all: Isaac Cohn to Jos R Reader, 518 W 179, \& ano; 10yf May1'14; Nov20'13.

3,600 to 4,800
${ }^{1}$ St Nicholas av, 1451 ( $8: 2165$ ), swe 183d, cor str; Janpole \& Werner Holding Co to Adolph L Weiss, 600 Wan1'14; Nov19'13.
${ }^{1}$ St Nicholas av, 1451; sur Ls; same to Adolph L Weiss, 600 W 183 ; Nov10; Nov 19'13. nom ${ }^{1}$ St Nicholas av $(8: 2169)$, nwe 191st, $\mathrm{n} 1 / 2$
of 5 th store; Almeda Constn Co to Meyer of 5th store; Ammeda Constn cor to Meyer ${ }^{1}$ 1ST av, 418 ( $3: 956$ ), str \& pt b; Harry \& Mary Albanese to Jno Seery, 349 E $30 ;$ ${ }^{1} 15$ T av, ${ }^{2325}$ ( $6: 1796$ ), nwe 119 th; asn Ls, with all title to chattels \& 2 deposits; $\mathrm{mtg} \$ 2,000$; Nov17; Nov19'13. nom 12D av, $67(2: 459), 3 \mathrm{~d}$ fl; Jacob Glass to
Minnie Hirsch, 672 av; $1 y 91 / 2$ mos $f$ July 15; Nov14'13. 456 12D av, $\mathbf{8 6 2}(5: 1339)$, nee 46 th, str, b \& J Mealey, 225 E 47 ; from Nov1'12 to Oct1
1,728 \& 1,800 ${ }^{12} \mathbf{D}$ av, $\mathbf{S 6 2}$; also 46 TH ST, 301 E ( $5: 1339$ ); asn two leases; Thos J Mealey to Jno J 18 '13.
12 D av, 1575 ( $5: 1527$ ), all; Jno J Hoff to Jno A Schoenecher, on premises; 3yf Nov
1; Nov17'13. ${ }^{1} 3 \mathrm{D}$ av, 165 ( $3: 897$ ) ; asn Ls; Gus E Strom to Andw Zwirman, 744 E 187; Oct21; Nov
19.13. ${ }^{1} 3$ BD av, $1208(5: 1404)$, cor str \& b; Harry B Gutner to Kursch \& Rubin, on prem${ }^{1} 3 \mathrm{D}$ av, 1581 (5:1534), all of 3 d fl; Peter Varvartos to Jos G Brauneck, 2074 Vyse
av; 2yf June1; Nov20'13. ${ }^{130}$ av, 2334 ( $6: 1775$ ), 3 -sty bldg \& str, all; Emily Benson to Henry J Kirchner \&
Co, 23343 av; 3yf May1; Nov17'13. 2,000 ${ }^{1}$ ๘TH av, 342 (3:779), str \& b; Harriet $S$ James to Max Elfin, 875 E $147 ; 7 \mathrm{yf}$ Nov1;
Nov $18^{\prime} 13$. $17 T H$ av, 343 ( $3: 805$ ), asn Ls; Ernest Gurt-
Ent to Irma A Envent, 343 7 av; Nov14'13. 17TH av, 343 ( $3: 805$ ), all; Amelia J Vonderheide $\&$ Manhattan av; 3yf May1'14; Nov14'13. 3,400 ${ }^{17 T H}$ av, 2226 ( $7: 1937$ ); asn Ls; F $\& G$ Amusement Co to Chas A Goldreyer, nom ${ }^{18 T H}$ av, $114(3: 765)$, s str \& b; Jonas Weil \& ano to Louis Gross, 848 av, \& anop; 840
5yf June1'14; Nov20'13. ${ }^{18} \mathbf{8 T H}$ 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 ${ }_{19 \text { 9TH av, }} \mathbf{7 1 9}$ (4:1058), str \& pt c; H Wm Schmidt to Henry \& Nathan Pallant, 7,000 ${ }^{19 T H}$ av, 888 ( $4: 1048$ ); sobrn of Ls to mtg; Saml Danowitz with Flora E Solo-
mon, 536 W 113 ; Nov15; Nov20'13. nom ${ }^{1} 11$ TH av, $510(3: 711)$, sec 40 th, str fl \& two apts on 2 d fl; Jacob Ehmer to Henry
 ${ }^{1} 12$ TH av $(7: 1997)$, nec 130 th; asn Ls with an to Jas F O'Brien, 172 Manhattan;
$m t g ~$
$m 5,500$; Sept 29 ; Nov $18^{\prime} 13$. ${ }^{1}$ Extension to new pier 25, $\mathbf{N}$ (R (1:184), o be constructed upon land under water begins at outer end of new pier 25, as now new pierhead line xn- to ns of said pier xe-xs- to beg, with wharfage rights Dominion Steamship Co, a corpn, at Pie $25, \mathrm{NR}$; from completion of pier to Apr17 '20, with privilege 10y ren; Nov18'13. $\mathrm{J}^{1 / 2 \%} \%$ of cost of construction $\& 271 / 2$ cents per sq ft per annum for land under water. ${ }^{1}$ Extension to pier new $\underset{\text { end }}{\mathbf{2 6}} \underset{\text { of }}{\mathbf{N}} \underset{\text { said }}{\mathbf{R}} \quad(1: 184)$ at ss of pier, runs w141xn- 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 22 , with privilege 10 y ren; Nov18'13.

## LEASES.

## Borough of the Bronx.

${ }^{1}$ Rogers pl, 960 ( $10: 2699$ ), all; Max Canter to State Leasing Co, Inc, a corpn, 150
Nassau; 3yf Dec1; Nov20'13.
3,725 ${ }^{1}$ Freeman st, see Simpson, see Simpson, 1188 .
Gouverneur pl, nee Park av, see Park av
3426. ${ }^{1}$ Simpson st, 1188 ( $11: 2975$ ) sec Freeman; sur Ls; Meyer Jarmulowsky, firm M $\underset{\text { Jarmulowsky, to Louis Levy, } 205 \text { W } 139 \text {; }}{\text { J }}$ Jarmulowsky, Nov19'13.


#### Abstract

169TH st, 369 E ( $11: 2782$ ), nwe Teller av, Louisa M Esche to Elias Goldstein, 600 E , 600 \& 660 ${ }^{\text {1 Bathgate av, 1595 ( }} 11: 2919$ ), apt 1 of 5 denberg, 1595 Bathgate av; 2 yf Aug1; Nov 4'13 ${ }^{1}$ Crotona Pkway, 1890; also DALY AV, 1891 (11:2985), all; Nareorth Realty Co to Fannie Schwartz, 229 E 111; 2 yf July1; ${ }^{1}$ Daly av, 1891, see Crotona Pkway, 1890.  Park av, 3426 (9:2388) nec Gouverneur Smith, 489 E 183; 5yf Nov15; Nov17'13. 600 1Southern blvd (10:2743), es, 134.3 n Al- dus, runs e203xn100xe97 to ws Hoe av xn 20 xw 300 to So blvd xs120 to beg, the theatre \& rooms connected therewith only;  ${ }^{1}$ Southern blvd ( $10: 2743$ ), same prop; asn Ls; Jos Wein to Comet Amusement Corpn. 260 W 42 \& Jos Wein, 507 W 134 ; all ${ }^{1}$ Teller av, nwe 169th, see $169 \mathrm{th}, 369 \mathrm{E}$. 1Villa nv, 3132 (12:3311); agmt as to sur of Ls; Constantine Avalione with Fredk of Ls, Constantine Avalione with Fredk W Van Sylck of Mt Vernon, NY, \& ano, Walker ave 300 Walker av, $\mathbf{1 7 4 6}$ (*), ss, 6011 e Rosedale av; all; Mary F Crotty to Morio Roncaglio, on premises; 5yf Jan1'14; Nov20'13. 720 ${ }^{1}$ Willis av, 164 (9:2280), ground fi: agmt to continue Ls: Henry Heller \& ano 183; 4yf May ${ }^{\prime} 15$; Nov19'13. 1,500 \& 1,800 ${ }^{1}$ Willis av, $\mathbf{1 6 4}$ (9:2280), asn Ls \& bill of sale of chattels; Jacob H Mayers, Auc- tioneer, to Thos A Hanlon, at Yonkers. N Y: AT: Nov15; Nov19'13. Willis av, 164; asn Ls \& bill of sale of chattels: Thos A Hanlon to Wm J Wade 489 E 183 ; AT; Nov15; Nov19'13.


## MORTGAGES

## Borough of Manhattan.

NOV. $14,15,17,18,19 \& 20$
 of H \& A Cohen, a corpn, to Bow-
vgs Bank, 128 Bowery.
Ahinn st, 10-2; consent to above mtg; mallen st, 10-12; certf as to above mtg; Nov14; Nov17'13; same to same
mAllen st, 10-2: sobrn agmt; Nov14; Nov
17'13; same \& Abr Cohen with same. nom mAllen st, 10-2; sobrn agmt; Nov12; Nov 17'13; Corpn of H \& A Cohen, a corpn, \&
Leopold Haas, with same. mAllen st, 10-2: also CANAL ST, 62 ( 1 : $5 \%$; Nov14; Nov20'13: Corpn of H \& A Cohen, a corpn, with Bowery Savgs Bank
128 Bowery. mattorney st, 13-5 (1:314); ext of $\$ 42.000$ Union Square Savgs Bank with Saml Levy 1932 av.
mBarelay st, 105-7, see West, 149-50.
 Giovanni Tasso \& Angelina Ferretti with Girard Trust Co, a corpn, at Broad \&
Chestnut. Phila, Pa, trste Neilson Brown, mBleecker st, 65-9 (2:394) ; ext of $\$ 265$. '13: N Y Life Ins Co with Chas T Wills,
mBleecker st,
Barrow,
282
(2:587) , ws. abt ${ }^{45} \mathrm{~s}$


${ }^{m}$ Canal st, 62, see Allen, 10-2.
${ }^{\mathrm{m}}$ Canal st, 62-6, see Allen, $10-12$.
manal st, $169(1: 204)$, ns. 21 w Elizabeth,
$20.9 \times 100$; ext of two $20.9 \times 100$; ext of two mtgs aggregating
$\$ 15,000$ to May1'17 at $5 \%$ Nov $17^{\prime} 13$; Jas Shea with Margt A Butts, 5125 av. nom
 292 F 3 d st, 433 W 56 th st. 439 W 56 th st 642 E 13 th st. 220 Av B. 533 E 13th st. 236
E 7 th st, \& 514 W 12 th st; Oct31: Nov14 '13: demand, - \% ; Schlesinger Realty Co
to Jonas Weil, 21 E 82 , \& ano. $\quad 3,000$ movisystie st. 143; certf as to above mtg;
mChrystie st, 143; leassehold; given to se-
cure neformance of leases covering 208 W 28th \& 81410 av; Oct31; Nov14'13: de $82, \&$ ano. mhrystie st. 143; certf as to above mtg;
Nov5: Nov14'13: same to same mChrystie st. $230,(2: 422)$ es, 74.3 s Hous-
ton, $25 \times 75$ : Nov $18^{\prime} 13: 5 \mathrm{y} 5 \%$; Bertha Kaufton, $25 \times 75$; Nov18'13; $5 \mathrm{Fy} \%$ : Bertha Kauf-
mann to A Gertrude Cutter, 781 Lex av.
17.000 messex st, 133 (2:411), ws, abt 80 n Riv
ington: leasehold: Nov15: Nov $17{ }^{\prime} 13$ : de mand. $6 \%$ Jacob Landsman, 104 Delancey, ${ }_{\mathrm{m}}^{\mathrm{m}} \mathrm{Harrison}$ st, swe Hudson, see Hudson,
 as per bond: Mary F, Nov1913; due, \&c Roner bond; Mary F, Pierre L \& Reginald
${ }^{m}$ Hudson st, 81 ( $1: 180$ ), swe Harrison; sal Ls; Nov19'13; demand, ${ }^{6} \%$; Emil G Gross${ }^{m}$ Hudson st, 551 ( $2: 633$ ), nwc Perry; sal Daly \& Jas Spillane to Jacob Ruppert, a ${ }^{\text {m Leroy }}$ st, 13 ( $2: 586$ ), ns, abt 150 N \&c as per bond; Maria De Barbieri to
Title Guar \& Trust Co.
 Title Guar \& Trust Co with Stefano Nim Ludlow st, $32-4(1: 310)$, nec Hester (Nos
$61-3), 75 \times 43.9:$ Nov19: Nov $20^{\prime} 13 ;$ due \&c as $\begin{array}{lll}\text { per bond; Morris Marans, } & 20267 \\ \text { Julius Goebel, } 120 & \mathrm{E} 95 \text { av, to } \\ 68,000\end{array}$
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.
nom ${ }^{m}$ Mangin st, 22 ( $2: 322$ ) ; ext of $\$ 20.000 \mathrm{mtg}$ A Duncan 14 Willcocks, Toronto, Can, with Bertha Kaufmann, 1767 Toronto, Can, with
${ }^{m}$ Orchard st, 41, see Hester, 79.
mPearl st. 295 (1:98), ns, 100.7 e Beekman to Nov14'18 at 5\%; Nov14; Nov15'13; Anna
${ }^{m}$ Perry st, nwe Hudson, see Hudson, 551
 $0^{\prime} 16$ at $5 \%$ Nov $20^{\prime} 13$; Jno Ryan with Emigrant Indus Savgs Bank. nom
mPrince st, 28 ( $2: 493$ ), $\mathrm{sS}, 23.6$ e Mott, 24 x o Emigrant Indust Savgs Bank. Jno Ryan mSt Marks pl, 6 (2:463), ss, 100 e 3 av, $26 x$ 15'13: due May 14'14, $6 \%$ David Wasser 13,000
Clandewater st, $\mathbf{2 4 - 6}(1: 113), \mathrm{Ss}, 217.11 \mathrm{~W}$ 10; Nov14'13; instalis. $6 \%$; Twenty-Four and Twenty-Six Vandewater Street Corpn
to Estates Mortgage Securities Co, 160 Bway.
 neg.
beg: also LAND in Somers, We West Co. NY No
an individed interest. an undivided interest; pr mtg $\$ 25.200$; Dec20'12. Nov1813; due Dec3114, int as
per bond: Eliz Van Rensselaer Boell, Ka-
tonah, NY, to Jacaues de Neuflize, 31 Rue ${ }^{m} \mathbf{W a v e r l y}$ p1, $193(2: 611)$, es, 74.11 s Charles, $20 \times 80$; Knauer. 553 \% W Nov13; Nov15'13; Helen
${ }_{m} 042$ West st, 149-50. also BARCLAY ST, 105 -
 Wm \& August Schecker. West Hoboken.
NJ, to F \& M Schaefer Brewing Co. 6,000 m3D st. 68 E ( $2: 444$ ) ; ext of $\$ 44.000 \mathrm{mtg}$ onovis'18 at $5 \%$ : Nov18: Nov19'13; Aaron Mass, \& ano trstes for Kath A Kingsland ${ }^{m} 10 \mathrm{TH}$ st, 268 E (2:437), ss, 250 hom 25x92.5: ext of $\$ 8$ non m+o to Nov 19,16 at
$5 \%$ Nov19; Nov20'13; Moses Bard with

 ${ }^{7} 7.12$ TH st. $347 \mathbf{W}(2: 641)$, ns. 163 w Greenwich, $22 \times 80$ : Nov $144^{\prime} 13 ;$
Auten, Nyack, NY, to David Daly, 377 E ${ }_{\text {m12TH st. }}^{144 .} \mathbf{3 4 7} \mathbf{w}$ : sobrn agmt. Nov $12 \cdot \frac{6.500}{\text { Nov }}$ 14'13: Caroline M Fith individ \& as ex-
trx Geo B Morris with same. m13TH st, 538 E $(2: 406), \mathbf{S S}, 170 \mathrm{w} \mathrm{Av}$ B, $25 \times 103 ;$ PM: Novis'3, 5 y $50 \%$ J Julia P Mc-
Swegan. 430 E 13, to Emigrant Indus Savgs Bank. 18'13; 5y6e. Julia P McSwegan to Chris${ }_{\text {m } 13 \text { TH }}$ st, 8 . $\mathbf{W}(2: 576)$, Ss. $195 \mathrm{w}^{5}$ av, 576). Ss, 215 nw 5 av runs sw $87 \times w 10.6 x$
sw $9.6 \times n+10 \times n e 100$ to 13 th xse20 to beg:
 ick, at Rifton, NY.
${ }^{m} 13$ TH st, 10 w , see $13 \mathrm{th}, 8 \mathrm{~W}$.
 mann, 42413 th. to Linden Bakery \& Lunch Room Corpn, 59 W 14.
n18TH st. 524-6 E (5:1576). ss. 348 e Av A, $50 \times 102.2$ : Nov6: Nov17'13, due \&c as A Schmitt, 193 Menahan, Bklyn. $\quad 1,000$ ${ }^{m}$ 18TH st E, nwe Av B, see Av B, 308-16. ${ }^{m} 19 T H$ st E, swe Av B, see Av B, 318-22. ${ }_{40 \times 19 T H}$ st. $\mathbf{2 7 4 - 6 \mathbf { 6 } \mathbf { W } ( 3 : 7 6 8 ) , \text { SS. } 1 1 0 \text { e }}$ 40x123.5x4.3x128.2, pr mtg Ralph Holding: Nov 14. Nov17'13; 3y6\%; Ralph Holding Co 55
Liberty, to Herman Heinemann, 601 W ${ }^{113 .}$ m19TH st. . $\mathbf{2 7 4 - 6} \mathbf{w} \mathbf{w}$; certf as to above mtg; Nov14; Nov17'13; same to same
m21ST st, $\boldsymbol{7}-13 \mathrm{~W}(3: 823), \mathrm{ns}, 170 \mathrm{w}$
106x98.9; Novif; Novitisin due \&cc as per bond; Jno R Toye, Lincoln Park, Yonkers,
NY, to Henry Phipps Estate, 787 ' 5 av
 137x98.9; Nov14; Nov17'13; due \&c as per
bond Jno R Toye, Lincoln Park, Yonkers,
NY, to Henry Phipps Fstate av.
m2GTH st, 232
E $(3: 906)$; ext of $\$ 18000$
 Title Guarantee \& Trust Co with Isaac
Gitsky, 555 W 151. m31ST st, 139-47 EE (3:887), ns, 103.11 e
 ber Xsw47.3xe $7.10 \times 598.9$ to 31 st xw 10.11 Dock Savgs Instn, 341 Bowery.
m32D st,
10,000 ${ }^{m} 32 \mathrm{D}$ st, $142-54 \mathrm{E}$, see 31 st, $139-47 \mathrm{E}$.
 per bond. Saml B Dewsnap, Newark, NJ,
to Title Guar \& Trust Co. m34TH st, 338-40 E (3:939), ss, 125 w 1 av, two lots, ea $23 \times 989 ;$ two mtgs, each
$\$ 9,000:$ Nov14r13: $5 \mathrm{y} 51 / 2 \%$ Andw Dieh1 to
Lawyers Mort Co 59 Iiberty m34TH st, 338 E (3:939), SS, 148 nw 1 av,
$23 \times 98.9 ; \mathrm{pr}$ mtg $\$ 9,000$; Nov11; Nov $20^{\prime} 13$, 3y5\%; Andw Dieh1 to Wm Corcoran, 2,506
 $3 \mathrm{~V} 5 \%$; Andw Diehl to Frank Corcoran, 340
E 34.500

 Bing, 2170 Bway et al.
m35TH st, 322-32 w, see 34 th, $311-21$ W ${ }^{\text {m 36TH }}$ st, $234 \mathbf{E}(3: 916)$, Ss, 125 w 2 av,
 J Hubschmitt, 188 Lenox av, NY, to Met-
ropolitan Savings Bank, 59 Cooper sa E.
 73.11 to st xe 24.6 to beg; pr mtg $\$ 7.500$;
Nov14'13.
due Fargo to Title Guar \& Trust Co. $\mathrm{Wm}_{2,500}$
 runs n98.9xw $25 \times s 98.9 \times w-x s-$ to ns 38 th
xe25 to beg: all title to any strins adj: Nov13; Nov20, 13 ; 3y5\% Augusta C Leimer, of B of Q , NY, to N Y Title Ins Co. $\mathrm{Co}_{14,500}^{135}$

 ${ }^{\mathbf{m} 46 T H}$ st, 222-6 E (5:1319), Ss, 237.2 e 3 av, runs s70xw56.6xs $30.5 \times \mathrm{xe} 115.9 \times n 100.5$ to 20'13: due Augis'16, $6 \% ; G \mathrm{G}$ Masten Mad av
${ }^{m} 46$ TH st, 301 E, see 2 av, 862
m4THE st, 401 E, see 1 av, $\delta 44$.
${ }^{\mathrm{m}} 4 \boldsymbol{7 T H}$ st W , nwe 5 av, see $5 \mathrm{av}, 580$.
m47TH st, $\mathbf{1 - 5} \mathbf{w}(5: 1263), \mathrm{ns}, 92 \mathrm{w} 5$ av, runs nw on curve - xn92.5xw $99.6 \times 5100.5$ to
47 th xe87. 6 to beg; PM; Nov14; Nov $17^{\prime} 13$; due Jan15'24, 41/2\%; Gertrude A Vanderversity in City NY, 63 Wall. 220,000
 av. ${ }^{70}$. ${ }^{2} 100.5$ PM; Nov14: Nov17'13; due in City NY, 63 Wall. 180,000 ${ }_{\text {m48TH st, }} \mathbf{1 2} \mathbf{W}$ ( $5: 1263$ ), ext of $\$ 77.500$ Tristees of Columbia University in City of NY with Emeline M Ivison, 12 W 48 . nom
 debeck, 221 sth st, Union Hill, NT. to ${ }^{m} 51$ ST st. 349 (E ( $5: 1344$ ) ext of $\$ 18.000$
 m52D st. 306-12 w (4:1042), ss. 100 w 8
 4 Stone. 40,000
 Richards Dysnepsia Tablet Assn. a cor-
 ${ }^{m} 63 \mathrm{D}$ st. 116-22 E (5:1397), ss, 150 e Park 13: $1 \mathrm{y} 6 \%$ until comnletion of bldg \& $5 \%$
thereafter Lenox Hill Realty Co, Tnc, a
corpn. to Lawyers Title Tns \& Trust Co
m63D st. 116-22 E (5:1397), ss, 150 e Park
 Realty Co, Inc, to Lawyers Title Ins \&
${ }_{m 74 \mathrm{TH}}$ st. $33 \mathbf{w}$ (4:1127) ext of $\$ 30,000$ Tetitia K Kelterer with Howard A Scholle, ${ }^{\text {m }} 78 \mathrm{STR}$ st. 266 E ( $5: 1432$ ), SS; 55.10 w 2 Fredk Lang. 268 E 78 , to Cath W Loney,
Guilsborough ${ }^{\text {House, Northampton, Eng. }}$ N m78TH st, 266 E: sobrn agmt; Nov12; Nov m7sTH st, $313 \mathbf{E}(5: 1453)$ : ext of $\$ 10.000$ mtg to Dect'16 at $5 \%$ Novit; Novif13;
Tawyers Mtg Co with Isidor \& Mary
Wiesenberger.
${ }_{\text {m }} \mathbf{7 S T H}$ st, $342 \mathbf{E}(5: 1452), \mathrm{Ss}, 230 \mathrm{w} 1$ av, $20 \times 102.2$ : Nov15; Nov17'13; due \& \& as per
bond; Zerlina Froman to Jacob Schne${ }_{m 79 T H}$ st, 412 E (5:1473), ss, 194 e 1 av; $25 \times 12.2$ Nov 1713 ; Louis J Dorson, 961 Fox, with Jos Rose, 14701 av. nom mSTHH st, 44 E (5:1496), ${ }^{\text {ss, }} 100$ e Mad av,
 Ehret, 1197 Park av.
ms6TH st, 150 w $(4: 1216)$, ext of $\$ 20,090$ mtg to Mar19'17 at $412{ }^{\prime}$; Mortimer J Fox with Jno A Brown, Jr, m87TH st, $\mathbf{1} \mathbf{W}$, see Central Park W, 271. mssTH st, $113-9 \mathbf{w}$ (4:1219), ns, 191 w Col av, 4 negan Realty Co to Farmers' $\begin{aligned} & \text { Loann } \\ & \text { W5,000 }\end{aligned}$ \& Trust Co, 22 Wm.
m8STH st, 113-9 W; certf as to above mtg;
mSSTH st, 177 W (4:1219), ns, 150 e Ams av, $16.8 \times 100.8 ;$ Nov12; Nov1fi3; due, \&c, as per bond; Caroline A Wheeler to
B Booth, 177 Roberts av, Yonkers, NY.
15,000
ms9TH st, 174-6 w $(4: 1219)$, ss, 100 e Ams
av, $50 \times 100.8$; ext of $\$ 50,000 \mathrm{mtg}$ to Nov 1 '18 av, $50 \times 100.8$; ext of $\$ 50,000 \mathrm{mtg}$ to Nov1'18 at $41 / 2 \%$; Aug16; Nov17'15; Ella B \& John
L Rogers, $176 \mathrm{~W} 89 ; \mathrm{J}$ A Buckwalter, $R$ Samana Raiser \& Katie A Springer, 400
Walnut st, Royersford, Pa, \& Stella H Herbine, 107 Spring, Reading, Pa, with Herbine C Smith at Dinard, France, et al trstes Fredk Butterfield.
m96TH st, $111 \mathbf{W}(7: 1851)$; ext of $\$ 22,000$ mtg to Nov $24^{\prime} 18$, at $5 \%$; Novi9'13; Jean $\frac{\mathrm{K}}{\mathrm{W}}$ Foster, Tuxedo Par nom
 End Wise to Broadway Savgs Instn of City m102D st E, nee 5 av, see 5 av , nec 102 d . ${ }^{m 103 D}$ st W, nee Bway, see Bway, 2700-4. ${ }^{m} 111 T H$ st $\mathbf{W}$ (6:1594), SS, 100 e Lenox av, 350x7110; May18'15, 6 , One Hundred and Eleventh Street Constn Corpn to Saml H Stone, 237 W 74 , et al, exrs Emanuel

 ${ }_{m} 115 \mathrm{TH}$ st, $338 \mathbf{E}$ ( $6: 1686$ ), SS, $175 \mathrm{w}, 1$ av, $6 \%$; Aug5; Nov 18 '13; Carmela Palerma at $6 \%$; Augs; Nov1llista, 244 Mott. nom ${ }_{\text {m 115TH }}$ st, 115-7 W (7:1825); ext of two
 Raymond W , \& Harold S Ford, all c/io F W
m117TH st, 70-2 E, see Park av, 1652-4.
 \&c, as per bond; Gertie Halpin, 129 E 117 , ${ }_{\text {m }} 118 \mathrm{SH}$ st, $\mathbf{4 5 2}$ E (6:1711), ss, 75 w PleasNov14'18, $5 \%$; Philip De Vita, 202 E 113, Jos E Bulkley.
m176TH st W (8:2133), ss, 100 W Audulateral security for payment of bldg loan $18 \mathrm{dt} \mathrm{ns}^{\mathrm{ns}, 100} \mathrm{w}$ Ams av; $170 \times 74.11 ; \mathrm{pr}^{\mathrm{mtg}}$ \$55,000; Novif Co, 35 Nassau to Abel King, 148 E 65, \&
25,000 ${ }^{\mathrm{m}} \mathbf{1 7 6 T H}$ st $\mathbf{W}$ (8:2133), same prop; certf
$\qquad$
${ }^{m} 17 \boldsymbol{7 T H}$ st, $605-7 \mathrm{w}(8: 2144), \mathrm{ns}, 100 \mathrm{w} \mathrm{St}$ Nicholas av, $50 \times 90 ;$ ext of $\$ 8,000$ mtg to Aug15'16 at $6 \%$; Nov $20^{\prime} 13 ;$ Geo H Masten
with G H Masten Realty Co, 103 Park av. ${ }^{\mathrm{m}}$ 182D st, 550 W , see Audubon av, 334. ${ }^{\mathrm{m} 183 \mathrm{D}} \mathrm{st}, \mathbf{5 0 5 - 1 1} \mathbf{W}(8: 2155) \dot{\mathrm{ns}, 100} \mathrm{w}$ Ams av, $170 \times 74,11 ;$ pr mtg ${ }^{1} 13$; due Feb114, $6 \%$; Placid Realty Co, 85 Nassau, to Abel King, 148 E 65, \& ano. 25,000 ${ }^{m} 183 \mathrm{D}$ st, $505-\mathbf{1 1} \mathbf{w}$; certf as to above m 1 s 5 TH st, 505-7 W ( $8: 2156$ )
 due, \&c, as per bond, Ellen Duggan to
Geo W Lenz, 530
$\mathrm{~W} ~ 179$. mAv B, 30s-16 (3:976), nwe 18th, $100 \times 120$; PM: pr motg \$-; Nov6; Nov18'13; 3y6\%; iyn, to Adelaide JAlcott, 20 E 60 , et al, 5,000 ${ }^{m} \mathbf{A v}$ B, 308-16; agmt as to apportionment Co of NY with same. nom mav B, 318-22 (3:976), swe 19th, 84x120;
 mAv B, 318-22; certf as to above mtg; Nov15; Nov17'13; same to same.
${ }^{m} \mathbf{A v}$ C (2:372), nec 2 d , runs n $40 \mathrm{xe} 44.2 \times n 9.9$ xn20xe20xszoxwoxs40 to st xwis to beg;

With Sol Tenenbaum.
mAmsterdam av, 2236 ( $8: 2128$ ) ; sal Ls ; mAmsterdam av, ${ }^{2236} \quad(8: 2128) ;$ sal Ls;
Nov18'13; demand, $6 \% ;$
Edw J
Smith
$4,35.80$ Jacob Ruppert, a corpn. $4,335.80$ mudubon av, $334(8: 2154)$, swe 182 d (No
550 ), 70x25; PM; No14; Nov15'13; 3y5\% ; Emma E Link, N Y \& Constant M Bird, NY, trste for Helen W Whiteing. 11,500 ${ }_{m}$ Howery, $75(1: 303)$, es, 226.6 s Hester, runs elog.4xs $4.11 \times w 89.1$ 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 ${ }^{\mathrm{N}} \mathrm{Y}$ Y
Mort \& Security Co, 135 Bway. mBowery, $119(1: 304) ;$ asn Ls by way of
mts as collateral security for payment of mtg as collateral security for payment of
$\$ 2,700$ Oct N1; Nov1713; Max Himmel to North American Brewing Co, 1306 Greene
av, Bklyn. ${ }_{\text {m Broadway, }}$ 111-5 ( $1: 49$ \& 50 ) ; ext of $\$ 5,-$ $394,000 \mathrm{mtg}$ to Jan1 19 at $4 \%$; Nov11; Nov $7^{\prime} 13$; Equitable Life Assur
S Realty \& Impt Co, 111 Bway. S with
nom mbroadway, 2549 ( $4: 1243$ ), ws, 75.6 n 95 th,
 mBroadway, 2700-4 (7:1875), nec 103d, 101.9 x165x100.11x151.8; pr $\mathrm{mtg} \$ 300,000$ Nov 19 ;
Nov20'13; due \&cas per bond $6 \%$; Mayfield Constn Co to Charlton W Crane, 529 W ${ }_{m}$ Broadway, $2700-4$; certf as to above tg, Nowa, nom mBroadway, 2783-5, see Bway, 2787 .
${ }^{\mathrm{m}}$ Broadway, $2787(7: 1892)$, ws, 100 s 108th, ws, 26.10 n 107 th, $50 \times 100 ;$ PM; pr mtg $\$ 130$. 000; Oct24; Nov $15^{\prime} 13$; due \&e as per bond; man, 58 W 70, \& ano. 40,000 ${ }^{\text {m Central Park W, }} \mathbf{2 7 1}$ (4:1201), nwe 87th No 1, 6.bxi00; agmt extending \&ification fying mtg and extension and modification
agme of mtg fior $\$ \$ 00,000$ to Mar1 19 at Corpn, 43 Cedar, with Metropolitan Life mCentral Park w, nwe 87th; same prop;
certf as to above agmt; Novi7; Nov18'13; same to same.
mConvent av, $282(7: 2058)$; ext of $\$ 12,000$ itg to Oct8'16 at $5 \%$; Sept15; Nov17'13 Robt B Ludington et al, exrs Marietta
Ludington, with $W \mathrm{~m}$ Cumming.
nom mLenox av, $589-607$ ( $7: 2009$ ), nwe 140 th

 ${ }_{\text {m Madison av, }} 1618$ ( $6: 1614$ ); sal Ls; Nov 14'13; demand, $6 \%$; Alice Sullivan to Geo
Ehret, 1197 Park av. mpark av, 929-31 (5:1509), es, 51.1 s s 81 st , $3.3 \%$ : Nine Hundred \& Twenty-Nine Park Ave Co, a cornn, to Emma Pawel at Lower
Lincoln av, Oceanside, LI.
50,000 mPark av, $929-31$; certf as to above mtg;
Oct22; Nov $15{ }^{1} 13$; same to same. ${ }_{m}$ Park av, 1652-4; also 117 TH ST, $70-2 \mathrm{E}$ ( $6: 1622$ ) ; ext of $\$ 45,000 \mathrm{mtg}$ to Janl'17 at
$5 \% 6$ Novin Nov20'3; Lillie, Wife of \&
Isaac Bernheim with Jno A Brown. Jr,
miRiverside dr (7.2096), sec 150th nom miRiverside $\mathrm{dr}(7: 2096)$, sec 150 th, 103.4 x
$98.5 \times 99.11 \times 125 ;$ bldg loan; Nov17i3: due Septl $18 ; 6 \%$ until completion of bldg \&
$51 / \%$ thereafter: Be Glad Constn Corpn to Metropolitan Life Ins Co, 1 Mad av.
mRiverside dr (7:2096); same prop; certf mRiverside dr (7:2096) ; same prop; sobrn agmtt, Nov14; Nov17'13; same \& Max Marx,
419 Convent av, with same. mSherman av ( $8: 2220$ ), ss, 100 w Academy, 3 lots, ea $50 \times 160 ; 3$ mtgs, ea $\$ 44,000$; Nov
14 ; Nov15. $13 ;$ due Decl'16, $5 \%$; Bendheim Constn Co to Italian Savgs Bank, ${ }^{64}$ mSherman av ( $8: 2220$ ); same prop; ${ }^{3}$ certis as to a
West Broadway, 551 ( $2: 536$ ), es, 141.6 s $3 \mathrm{~d}, 21.8 \times 128.9 \times 22 \times 128.9$; ext of $\$ 13,000 \mathrm{mtg}$ to Apri'16 at $5 \%$; Mar26; Nov17'13; Sig-
mund Wechsler, exr Abr Bernheimer, with P Chauncey Anderson, 14 E $60, \&$ Ellery mWest End av, 872 ( $7: 1874$ ), es, 60.11 s $103 \mathrm{~d}, 20 \times 80$; ext of sif,000 mtg to Nove Barron $41 / 2 \%$; Nov6; Nov1713; Jno D Mcet al, trstes Geo L Elliott. m1ST av, S44
$26 \times 80 \times 26 \times 79.11 ; \mathrm{pr}$ mtg
(
$\$ 17,000 ;$ Nov $14^{\prime} 13 ; 1$ 6\% ; Bernard Fortgang, 2 W 112, to Henry Greenwald, 24 E 93 .
 Thos S Ollive committee Edwin O Brinckerhoff with Rosa \& Annie Haft \& Liberty
Holding Co. nom Holding m2D av (2:464), ws, 48 n St Marks pl, 48x 5'13: demand, $6 \%$ Saml Augenblick Co to and as to m2d av $(2: 464) ;$ same prop; certf as to
above mtg: Nov12; Nov15'13; same to same. m2D av, S62; also 46 TH ST, 301 E (5:1339) Jno J Miller to Clausen-Fianagan m2D av, 1083 (5:1331); sal Ls; Nov 19'13; demand, $6 \%$. Bartholomaus Eid to Jacob
Hoffmann Brewing Co, 211 E 55 . ${ }_{1,425}$ m3D av, 134 ( $3: 870$ ), str Ls; Oct31; Nov 2013; installs, $6 \%$. Christo Efclibis \& De-
metrios Gadzouris to Eliz Bally, 226 E 13 -
m5TH av, 580 ( $5: 1263$ ), nwc 47 th, runs w $92 \times n$ on curve -xni7.5xe100 to av xs Sept1'23, $41 / 2 \%$; Gertrude A Vanderbeck, 149 W 126, to Trustees Columbia University in City N Y, a corpn, 63 Wall. 400,000 m5TH av, $582(5: 1263), \mathrm{ws}, 25.5 \mathrm{n} 47 \mathrm{th}$,
$25 \times 100 ;$ PM; Nov14; Nov 17,$13 ;$ due May1 $41 / 2 \%$. to Trustees Columbia University in City
NY, 63 Wall. msTH av, 584 ( $5: 1263$ ), WS, 50.5 n 47 th , 27. $41 / 2 \%$; Gertrude A Vanderbeck, 149 W City N To Trustees Columbia University in
City
Wall. msTH av, $\mathbf{5 8 6}(5: 1263)$, ws, $77.5 \mathrm{n} 47 \mathrm{th}, 23 \mathrm{x}$
$100 ;$ PM; Nov14; Nov17'13; due May $1{ }^{\prime} 27$, to Trustee Columbia University in City,
msTH ay ( 0.1608 ), nee 102 d, 10011 , 300 . m5TH av $(6: 1608)$, nee $102 \mathrm{~d}, 100.11 \times 300$;
Nov14; Nov $17{ }^{\prime} 13$; due \&c as per bond; Jno R Toye, Lincoln Park, Yonkers, NY, tu

195,000 myTH av, 342 (3:779) ; sal Ls; Nov17; Nov $1813 ;$ demand, $6 \% ;$ Max Elfin to Jas Ever-
ard's Breweries, a corpn, 12 E 133 . 5,000 mTH av, 343 (3:805), leasehold; Nov14 '13; demand, $6 \%$; Irma A Envent to $\mathrm{F} \& \mathrm{~K}_{500} \mathrm{M}$
Schaefer Brewing Co, 114 E 51 . mSTH av, 2801 ( $7: 2045$ ), swe 149 th (No bond: Max Ullmann to Sarah Dinkelmann, m8TH 2 , sobrn agmt; Nov 18 '13; Anna M Heffenstein with same. Nom m9TH av, 550 ( $4: 1031$ ), es, $74.1 \mathrm{n} 40 \mathrm{th}, 24.8$ $\times 100$; PM; Nov20'13; 5y5\%; Abr Halprin \& Max Finkelstein to Mary G Richardson,
$17 \mathrm{~W} 74, \&$ ano, exrs \&e Cath A Stevens.
$\mathrm{m}_{10 \mathrm{TH}}$ av, $4931 / 2$ (3:709), ws, 61.9 s 38 th , 20.6x75; Oct29; Nov14n1 Delaney, 139 W 62. m11TH av, 660 ( $4: 1076$ ), es, 25.1 s 48 th, $25.1 \times 100 ;$ Nov 13 Nov 14 '13; $5 y 51 / 2 \%$; Irene Waters to Commonwealth Savings Bank,
2007 Ams av.

MISCELLANEOUS MORTGAGES.

## Borough of Manhattan

${ }^{m}$ Certf (miscl) as to chattel mtg for $\$ 5$. Service, Inc, to Isadore Newman. mConcent (misel) \& certf as to chattel mtg for $\$ 3,000$; Nov 19'13; Behr Sample Co mLand in Bklyn, NY (miscl); certf as to mtg for $\$ 20.000$; Nov $18^{\prime} 13$ : Mattowacks Co, 32 Court, Bklyn.
${ }^{m}$ Land in Qaeens Co (miscl) ; certf as to mtg $\$ 4,000$; Nov1: Nov19'13; Van Wyek mRailread now in course of construction dary line of Boros of Bklyn \& Queens at or near Fremont st, thence in a ne darection over the N Y, Bklyn \& Manhattan
Beach R R \& Montauk Division of L I R


#### Abstract

over East River at middle thereof, passing from thero of er Wards Island, curving ne to \& over Little Hell Gate, thence ove along the es Randalls Island, thence ovel Bronx Kills to a pt at or near 132d, \& from said pt in a ne direction 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 railroad tracks, bridges, wharves, shops, stations, offices, \&c, \& all other prop, real or personal, now owned or hereafter ac- quired; May31; Nov20'13; due Aug1'53, - \% New York Connecting Railroad Co to Guaranty Trust Co of NY, trstes, 14 Bway; gold bonds; total amt $\$ 30,000,000$ mRailroad dec; same prop; certf as to above mtg; Nov12; Nov20'13; same to sam


## MORTGAGES

Borough of the Bronx.
${ }^{m}$ Bristow st, 1329, see Bristow, 1331.
mbristow st, 1331 ( $11: 2972$ ), WS, 215 S
Jennings, $20 \times 100 ;$ also BRISTOW ST, 1329 (11:2972), Ws, 235 s Jennings, 20x100; p bond, $6 \%$; Herman B Flaxman, 1331 Brisano. 1,500 ${ }^{m}$ Faile st, 1048 ( $10: 2748$ ), es, 148.8 s 165 th 13: due, \&c, as per bond: Emma Kemp ner, 1048 Faile, to Lydia Uren, 1871 Mad
${ }^{m}$ Field pl, nwe Grand blvd \& concourse se Grand blva \& concourse, $n$ w ilet pl mFreeman st, nee Bryant av, see Bryant
mHaskin (*), ns, 320.10 e Throggs Neck
or Ft Schuyler rd, $25 \times 148.5 \times 25 \times 148.11$ or Ft Schuyler
Nov $14 ;$ Nov $15 ' 13 ; ~$
N 15 Prospect av, to Rosetta M Kearney
mefferson st (*), nwe Starling av, 358 x ty for payment of dividend notes; Oct14 Nov18'13; due, \&c, as per notes; West-
chester Woodworking Co to Wm Drury, 55 John, trste for ereditors of Westchestel
${ }^{m}$ Logan st (*), SS, 50 w Maple av, 50x Bottino \& Felicia A Quindo to Frank
${ }^{m}$ Mt Hope pl, 26 ( $11: 2851$ ), ss, 115 w Walton av, $25 \times 125$; pr mtg $\$ 7,500$; July 16 ; Nov Brasch, 2024 ' 3 av. 1,500 mSeabury pl, 1524 (11:2967-2977); ext of
$\$ 31,000 \mathrm{mtg}$ to Nov13.16 at $51 / 2 \%$; Nov 3 $\$ 31,000 \mathrm{mtg}$ to Nov13'16 at $51 / 2 \%$ Nov3; trste Mary $G$ Pinkney for Julia Lawrence et al. nom meabury pl, 1524; sobrn agmt; Nov14; sale \& Herman Zin
 $31.10 \times 48.8 \times 58.4 ;$ Nov11; Nov15'13; due Oct
$23,16,5 \%$; Angelina Ricciuti, 603 E 140 , to Mariagrazia Ricci, 1720 Eastchester rd.
m135TH st E $(9: 2310)$, Ss, 125 W Alex av $25 \times 100$ ext of $\$ 1,500 \mathrm{mtg}$ to Nov16'16 at
$6 \%$; Nov15; Nov20'13; Max Borck with Saul Ellner, 504 E 188 . non m135TH st, 358 E $(9: 2297)$, SS, $306.10{ }^{\mathrm{W}}$
Willis av, $20 \times 100 ;$ PM; Nov $18 ;$ Nov20'13 due \&c as per bond; Carlton Realty Co, 62
W. 142 , to Caroline Ridgley, New Rochelle,
${ }^{m} 1430$ st, 294-6 $\mathbf{E}(9: 2323)$; ext of $\$ 35,000$ mtg to Aug24'16, at 5 ; \% ; Sept2; Nov18'13 sussmann. ${ }^{m} \mathbf{1 4 3 D} \mathbf{s t}$, 298-300 $\mathbf{E}(9: 2323)$; ext of $\$ 35$, 000 mtg to Aug24'16 at $51 / 2 \%$; Sept2; Nov
$18^{\prime} 13$; Flora Wallach et al exrs Emanuel Wallach with Sarah Morris \& Max Suss mann.
m44TH st $\mathbf{E}$ ( $9: 2335$ ), nes, 550 e Harlem F tag to Emigrant Indust Savgs Bank.

144TH st, 539 E $\quad(9: 2271), \quad \mathrm{ns}, 375{ }^{6}$ Nov19'13; due, \&c, as per bond; Louisa Zinckgraf, Bklyn, to Chas A Laumeister,
322 E 155.
${ }^{m} 150 T H$ st E, swe Tinton av, see Tinton
mi56TH st E $(9: 2415)$, $\mathrm{Ss}, 399.7 \mathrm{w}$ Courtlandt av, $50 \times 98.8 \times 50 x 98.9 ;$ agmt as to share
ownership in mtg for $\$ 8,000$; Nov7; Nov15 '13; Benension Realty Co with Henry \& Mary Hahnenfeld, 443 E 143
m57TH st, 520-2 E (9:2360), ext of $\$ 45$,$13 ; \mathrm{U}$ S Savings Bank with Wynne Co,

164 TH st, 851 E , see Prospect av, 980.
165 TH st E, swe Washington av, see Washington av, swe 165 th.
 $5 y 5 \%$ Jacob Eder, 1201 Brook av, to Isi-
m167TH st, 946 E ( $10: 2727$ ); agmt as to hare ownership in mtg for $\$ 5,250$; Nov Frankfurther, 128 W 115 .
${ }^{m} 1697 H$ st, $369 \mathbf{E}$ (11:2782); agmt by party 1st pt as to payment of 3 d mtg for

Hayman Eckman, holder of 2 d mtg for ,500 with Mamie Rothaus, owner ol
$170 T H$ st $E$, nec Washington av, see Vashington av, nee 170
m179TH st E, swe Monterey av, see Mon-
${ }^{m 181 S T}$ st, 726 E , see Clinton av, swe 181. m188TH st, $512 \mathbf{E} \quad(11: 3057)$, SS, 72 w Sathgate av, $20 \times 91.2 \times 20 \times 90.9$; Nov13; Nov 14 '13; $3 \mathrm{y} 51 / 2 \%$; Howard M Lindley to Tunis m231ST st E (*), nes, 120 se Paulding av, $6 \%$; Oct1; Nov17'13; Wm Mensch with Geo nom
 Julia A Flynn to Louise I Bailey at Wis-
casset, Me. malexander av, 269; PM; pr mtg $\$ 6,000$;
Anthony av, 1731 (11:2890-2891), wS, 90.4 n 174 th, runs w78.6xn22xe83.8 to av xs
22.8 to beg; PM; Nov $15 ;$ Nov17'13; $5 \mathrm{y} \%$;
Rosina Di Guiseppe to Lawyers Mort Co
59 Liberty. mAnthony av, 1733 (11:2890 \& 2891), ws,
113 n 174 th, $22.7 \times 88.11 \times 22 \times 83.8$; PM; Nov 5; Nov17'13; $5 y 5 \%$; Nettie Heller to ${ }_{5,450}$ mBainbridge av, $2784(12: 3290)$, es, 212.6 $n$ 197th, $37.6 x 115$; PM; Nov20'13; $5 y 51 / 2 \%$;
Frank A Campbeil to Lawyers Mtg Co, 59
mBainbridge av, azs4; PN; pr mtg $\$ 4,500$; J Campbell, 251 W 92 . Frank A Campbell to Jno
2,000 ${ }^{m}$ Bogart av, nwe Brady av, see Brady av, MBogart av ( ${ }^{*}$ ), ws, 350 s Rhinelander av $25 \times 100$; PM; Nov17; Nov20'13; due July9
$16,5 \%$; Rosie Rosenfeld, Bklyn, to Morris
Park Estates, 25 Broad. Biv Brady av (*), nwc Bogart av, $50 \times 100$; PM, Nov14; Nov20 13 ; installs, $5 \%$; Chas
H McLaury to Morris Park Estate, 25
Broan mBrady av (*), SS, 25 w Bogart av, 75 x
$100 ;$ PM; Oct14; Nov 15 '13; due July9'16, $5 \%$, Harriet E Ames \& Eliz A Humphry, mriggs av, $2595(12: 3293)$, ws, 300.6 s 194th, $38.11 \times 86.9 \times 38.11 \times 88.6$; PM; pr mtg
$\$ 20,000 ;$ Nov15; Nov17'13; due Jan2'18, $6 \%$; Franz Schuetz to Wm C Oesting Co, $\begin{array}{r}249 \\ 4,250\end{array}$
${ }^{m}$ Brook av, $198-200(9: 2264)$, ext of $\$ 26,000$ Eliz A Parsons \& Louise G Parsons Greene

Brook av, 206-S ( $9: 2264$ ) ; ext of $\$ 26,000$ mtg to Oct1'16 at $51 / 2 \% ;$ Oct28; Nov $17{ }^{\prime} 13$
Cohoes Savings Instn with Gus Schmit.
mrook av, 1530 (11:2895), see Wendover av now Claremont Pkway, 104.10x25.11x
104.8 x 26 ; Nov17; Nov18'13; due, \&e, as per Catholic Women's Benevolent Legion, 153
${ }^{m}$ Brook av, 1530; certf as to above mtg; Bryant av, nwe Randall av, see Ran dall av, nwe Bryant av. mpryant av ( $11: 2999$ ), nee Freeman; sal
Ls ; Nov20'13; installs, $\$ 50$ monthly, Dennis A Martin to Leoopld Weinberg, 386
Ashburton av, Yonkers, NY. notes 950 mburnside av $(11: 3156)$, nws, 26.10 e An91.5 to beg; Nov19; Nov20'13; 3y5\%; Eliz has Weill, 50 E 8 ${ }^{\mathrm{m}}$ Cambreleng av, 2475 (11:3091); ext of $\$ 2,300 \mathrm{mtg}$ to Oct4'18 at $51 / 2 \%$; Oct14; Nov
$1413 ; \mathrm{W}$ Tyson Romaine with Chas \&
Eliz Arendt. ${ }^{m}$ Cedar av ( $11: 2883$ ), ws, 173 s 178 th, 25 x
 152 , to Edw P Lyon, 963 St Marks av,
Bklyn.
${ }^{m}$ Claremont Pkway, see Brook, see Brook
${ }^{\text {m Clay ay }}(9: 2430)$, ws, $295 \mathrm{~S} 168 \mathrm{th}, 44 \times 90$ Luke Kouwenhoven on Shore rd, 20,000 mClay av $(9: 2430)$, same prop; certf as to
above mtg; Nov19'13; same to same,
 Nov 17 '13; 3y $6 \%$; Chas Habermann \& Jno
R Hartmann to Plough \& Fox Co, 391 E 3,500 ${ }_{9}$ Clinton ay $(11: 3096)$, swe 181 st (No 726), 94.6x19.1; Nov17 Bkiyn, to Emigrant Indus Savings Bank.
mColden av (*), ws, 200 n Morris Park mColden av (*), ws, 200 n Morris Park
av, $25 \times 100$; PM; Nov13; Nov 20 '13; due July av, ${ }^{\prime} 5 \times 100$; PM; Nov13; Nov20 $5 \%$; Hyan Brandes, NY, \& Max Ewensky, Bklyn, to Morris Park Estates.
${ }^{m}$ Colden av (*), es, 250 s Van Nest av, 25 x Radcliff av, $25 \times 100$; PM; Nov17; Nov $20^{\prime} 13$, due July9'16, $5 \%$ : Harris Oberman, Bklyn,
to Morris Park Estates, 25 Broad. 1,310 $\begin{array}{ccc}\text { to Morris Park Estates, } 25 \text { Broad. } & 1,310 \\ \text { mCollege av, } 1348 \text { (11:2783-2785), es, } & 393.1\end{array}$ $\begin{array}{cc}{ }^{m} \text { College av, } 1348 \text { (11:2783-2785), es, } & 393.1 \\ \mathrm{~s} 170 \mathrm{th}, 16.8 \times 100 ; \mathrm{PM} ; \mathrm{pr} \mathrm{mtg} \$ 3,500 ; \mathrm{Nov}^{2}\end{array}$ s 170 th, $16.8 \times 100 ;$ PM; pr mtg $\$ 3,500$; Nov lotte A \& Geo W Dunne to Abr KaufmCrotona av 1S87 ( 11.2946 ) , nws 1178 mCrotona av, 1887
176 th, $25 \times 108.9$; PM; Nov15; Nov $17.113: 3 \mathrm{y}$ $51 / 2 \%$ Mary A Keenan, Redding, Conn, to
N Y Mtg \& Security Co, 135 Bway. 3,000
mDaly av $(11: 2992)$, es, 555.7 s 177 th or
Tremont av, $37.10 \times 150.11 ;$ pr mtg $\$ 28,000$ Oct16; Nov15'13; due \&c as per bond; Arnold J D Heins, 108 Clarewill av, Up${ }^{\text {m Daly av }}$ (11:2992); same prop; eertf as
o above mtg; Novi3; Nov15'13; same to maly av (11:3122), ws, 109.3 n 178th, 44 x 10.4 ; ext of $\$ 28,500$ mtg to Dec1'16 at ${ }^{\mathrm{m}}$ Edgewater rd, sec Seneca av, see Seneca medgewater rd ( $10: 2762$ ), nec Seneca av title to any land under water Bronx River
adj above; PM; July1; Nov $15{ }^{\prime} 13 ; 2 y 51 / 2 \%$; R G Realty Corpn, a corpn, to Hunts
Point Realty Co, 30 E 42 .
21,500 medgewater rd $(10: 2762)$, same prop; P
M; pr mtg $\$ 21,500 ;$ Nov14; Nov15 $13 ;$ due
Jan $115,6 \% ;$ same to same. mFordham rd, 617-9 on map $615-7 \quad$ E $(12:-$
$3273)$, ns, 50.11 w Hughes av, $38.2 \times 100 ;$ PM Novi2; Nov18'13; 3ys\%; Port Jervis Land
Impt Co, The, 35 Nassau, to Empire City
Savings Bank, 231 W 125 . mFordham rd, 617-9 on map 615- 7 E; pr $\mathrm{mtg} \$ 26,500$; Nov15; Nov18'13; $2 \mathrm{y} 6 \%$; same
to Jno J Sullivan, 111 E 118.
mordham rd, 617-9 on map 615-7 E; pr per bond; same to Thos T Jones, 76 Wil${ }^{m}$ Fowler av ( $*$ ), es, 100 s Neil av, $25 \times 100$ Nov15; Nov 1713 ; 3 y $6 \%$; Annie Murray to
Royal Bronx Realty Co, Inc, 1126 Walker
av. mGrand blva \& concourse ( $11: 3164$ ), nwe
Field pl, $58 \times 90 ;$ Nov14'13; $5 y 5 \%$; Philip J 48,000 mHaight av (*), ws, 175 n Neil av, 75 x
100 : HM; Nov7; Nov15'13; due July ${ }^{1} 16$,
${ }^{m}$ Havemeyer av, nec Quimby av, see ${ }^{\mathrm{m}}$ Hoe av ( $10: 2752$ ), es, 204.1 s Home, 37.6 x recorded from Sept $1912 ; 2 \mathrm{y} 6 \%$; Chariotte
Horn to Thos Mulligan, nee 172 d , mLongfellow av, 1422 ( $11: 3007$ ), es, $\quad 208.3$ due, \&c, as per bond; Jennie C Stewart to
Title Guar \& Trust Co.
6,000 mMacomb's Dam rd $(11: 2865)$, es, 386.6 s
Goble pl, $53 \times 72.10 \times 66 \times 130.10 ;$ Nov7; Nov 19
 minelrose av, $680(9: 2375)$, ext of $\$ 20,000$
intg to Janli9 at $51 / 2 \% ;$ Novi0; Nov $\perp 413 ;$ Gus \& Henry Fuld with Wm H Schwarz melrose av $(9: 2378)$, es, 98.2 s 157 th, 80 x121.3x75x98.2; PM; Nov15; Nov17'13; $2 y$
$5 \%$; Benenson Realty Co, 407 E 153, to
Mina Sturzenegger, 60 W 162. m Monterey av $(11: 3061)$, Swe 179 th , 152.4 due Mar20'14, $6 \%$ Angel Constn Co, Inc,
1228 Hoe av, to Gussie Morgenstern, 53 monterey av (11:3061), same prop; certf to above mtg; Nov20'18; same to same. morris av, 2025 (11:2829-2807), ws, 268.1 179th, $21.3 \times 100$; PM; Nov $19 ' 13$; $3 y 51 / 2 \%$; , ss, 25 e Garfield, 25 100; Nov17; Nov20'13; due, \&c, as per 26 Bond, Providence, RI.
2. $\mathrm{m}_{\text {munde }}$ av, swe Pierce av, see Pierce av, mPark av, 3426 (9:2388), sal Ls; Nov17 Ruppert, a corpn, Michl J Smith to Jacob
3,400 mPaulding av (*), ws, 59.6 s 224 th , runs s
$53.8 \times n \mathrm{w} 101.4 \mathrm{xs} 88.9$ to beg; pr mtg $\$ 700$ Nov13; Nov15'13; due July12'14, $6 \%$; Saml Pearlman to Bertha Steinfield, 121 Van
Buren. ${ }^{m}$ Pelham rd (*), ws, $157.5 \cdot n$ Pelham rd, $28.1 \times 96.10 x 25 \times 83.11 ;$ Nov17; Nov18'13; 5 y
$6 \%$ Helen $S$ Leube to Carl Heinrich, 131
E \& H . $\begin{array}{cl}\text { mPierce av } & (*), \text { swe Munroe av, } 25 \times 100 \\ \text { PM; Nov14; } & \text { Nov19'13; due July9'16, } 5 \%\end{array}$ Fredk J Veitch to Morris Park Estates,
25 Broad. ${ }^{\text {m Prospect av, } 980}(10: 2690)$, nec 164 th Nov15'13; due Aug15'14, $6 \% ; \mathrm{R}$ G Realty Corpn to Hunts Point Realty Co, 30 F
mProspect av, 980; certf as to above mtg;
mQuimby av (*), nec Havemeyer av, to 1912, assessed to Ellen Brady; Sept15.01; Thorn, 2319 Quincy
mandall av (10:2769) , we Bryant 100; Nov17; Nov18'13; 3y or sooner, $6 \%$ Alex Smith, 827 Tintion av, to Eliz A Hays,
1,500
mosedale av (*), ws, 342 s Harlem River Branch N Y, N H \& HR R Co, $25 \times 82.5 \times 25.1$ Hannah Ahlstrom, widow, to Jas J Tully
mSt Anns av, 125 (9:2261), ws, 24.11 n So blvd $24.11 \times 100 ;$ pr mtg $\$ 15,500 ;$ Nov 18 ;
Nov20 $13 ; 3 \mathrm{y} 6 \%$; Aug Hennicke, 736 Jackson av, to Jno H Borgstede, 129 St Anns av.
mSeneca av, nec Edgewater rd, see Edgewater rd, nec Seneca av
mSeneea av ( $10: 2762$ \& 2765 ), sec Edge-
water rd, 155.6 to Bronx River' $32.10 \times 167.8$ water rd, li5.6 to Bronx River xater Bronx River, adj above; July1; Nov15'13; $2 \mathrm{y} 51 / 2 \%$; $R$ G Realty Corporation, a corpn, to Hunts Point Realty Co, 30 E 42 .
mSeneca av, same prop; certf as to above mtg; Nov14; Nov15'13; same to same. ${ }^{m}$ Southern blvd (10:2733), es, 316.8 n Tiffany, ${ }^{33.4 \times 100 ;}$ Nov15'13; 5 55\%; Jas A Collins to Emigrant Indust Savgs Bank.
${ }^{m}$ Starling av, nwe Jefferson, see Jefferson, nwe starling av
${ }_{167 \text { Thller av }}$ aver $(9: 2429 \quad \& 2434)$, ws, 116.8 s 167 th, Nov11; Nov20'13; Home Savings Bank of City of Albany with O J Schwarzler Co, 1100 Brook av.
nom
${ }_{\text {mTinton av, }} 722(10: 2665)$, es, 148.10 s


mTinton av $(10: 2653)$, swc 150 th, 19.6 x 124.5x19.1x124.5; Oct31; Nov18'13; due, \&c, as per bond; Liguori Realty Co to $\quad$ Tinte0
${ }^{m}$ Tinton av ( $10: 2653$ ), same prop; certf as
to above mtg; Oct31; Nov18'13; same to same.
mTinton av ( $10: 2665$ ), es, 146.2 n 152 d or Kelly, $35.9 \times 121.5 \times 58.8 \times 112.1$; ext of $\$ 30,000$ mtg to Dec23'16 at $51 / 2 \%$; June 23; Nov20 mTinton av. 1082 ( $10: 2670$ ) 41 16th
 19x80; pr mtg Jas Sullivan to Mary Weston, ios Tintion ay. 6,000 mTremont av or 177 TH
st
Zerega av,
( Fisher to Morland Mortgage Co, 165 Bway.
${ }^{m}$ Van Nest av, ns, 25 w Radcliff av, see

${ }_{m} \mathbf{V} y s e^{2 v}$ (11:2989), ws, 325 n 172d, 25 x 100; ext of $\$ 5,500 \mathrm{mtg}$ to Nov1'16 at $51 / 2 \%$; Co with Utility Realty Co, 30 E 42 . nom ${ }^{m}$ Washington av ( $9: 2386$ ), swc 165th, 70x $96.4 \times 70 \times 96.1$; ext of $\$ 15,000 \mathrm{mtg}$ to Nov 516 at $51 / 2 \%$; Nov7; Nov14'13; Lawyers
Mtg Co with Elise Ahrweiler.
nom Mtg Co with Elise Ahrweiler. ${ }^{m}$ Washington av $(11: 2906)$, ws, 49.3 n 173 d, a strip $0.9 \times 90.1 \times 0.8 \times 90.1$; given as for $\$ 15,000$, covering WASHINGTON AV ws, 350 s 174 th, 50 x 130 ; Oct24; Nov14'13; due July 20,15 , int as per bond; Trablime Realty Co to Hoffman Miller, exr Abr
Willis, Tuxedo, NY. mWashington av (11:2906); same prop; certf as to above mtg; Oct24; Nov14'13 mWashington av (11:2911), nec 170th, 50 x
$110 ;$ Nov19'13; due, \&c, as per bond; $L$ \& S 110; Nov19'13; due, \&c, as per bond; $L$ \& S Constn Co to New York Savgs Bank,
8 av.
45,000 mWashington av (11:2911), same prop; certf as to above mtg; Novi913; same to
same.
${ }^{m}$ Washington av, 1364 ( $11: 2910$ ), es, 258.11 18'13; 1y $6 \%$; Michael Flox Co to N Y Title Ins Co.
$\mathrm{m} \mathbf{~ m}$

Title
30,000
mWashington av, 1364; certf as to above
mtg; Nov17; Novis'13; same to same. mWashington av, 2056 (11:3046), ses, 210.8 ne Quarry rd, $18.8 \times 100$, except part for av; ne Quarry ra, $\$ 18.0 \times 100$, except part for av; Dec11 $15,6 \%$; Anna M Reese, 2056 Washington av, to Junius J Pittman, 2341 Andrews av' \& ano.
mWebster av, 2036-8 (11:3029), es, 200 n 179th, $50 \times 125.5 \times 49.11 \times 127.10 ; \mathrm{PM}$; pr mtg \$34,000; Nov17; Nov1813; instans, $6 \%$; SalE 153.
mWebster av $(12: 3277)$, Ws, 231.1 n 194 th, $25.1 \times 88.1 \times 25 \times 85.8$; Nov15; Nov 1713 ; $3 \mathrm{y} 6 \%$; Jos I Berry to Victor Stolte, 563 W $\begin{array}{r}161.0 \\ 3,000\end{array}$
mWestchester av (*), $\mathrm{ns}, 294.1 \mathrm{w}$ Glebe av, $26 \times 160$; Sept22; Nov14'13; due, \&c, as per bond; Philip Maker, 2211 Westchester av, to Fredk A Southworth, 410 River
mWilliamsbridge rd (*), ws, 100.4 mierce av, $75.8 \times 83.6 \times 75 \times 76.5 ;{ }^{\text {WS, }}$ PM; ${ }^{100.4}{ }^{\text {Nov }}{ }^{\mathrm{n}}$; Nover '13,' due July9'16, $5 \%$;' Edw' Rennert
to Morris Park Estates.
2,200 mWillis av, 164 (9:2280), sal Ls; Nov14 Nov19'13; demand, $6 \%$; Wm J Wade to A Hupfel's'Sons, a corpn, 842 St Ann's av. $6,065.64$
${ }_{16 \text { Woodycrest }}$ av $\mathbf{, 1 0 4 4}$ (9:2508), es, 50 s 165 th, $25 \times 100.9 ;$ PM; Nov15; Nov 20'13; due
$\& \mathrm{c}$ as per bond; Martin Feeney to Margt $\stackrel{\&}{ }{ }^{\circ}$ Meara $\&$ Mary Eltinge, 83 St Nicholas pl.

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