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SERIOUS DEFECTS IN NEW FIRE LAWS

Factory Workers Deprived of Needed Protection — Many Owners of Factory Buildings Subjected to Arbitrary and Expensive Requirements.

By ALEXANDER C. MAC NULTY, Assistant Corporation Counsel

[Since this article was written the draft of a bill intended to cure some of the defects in the firelaws, and restore to the New York City Fire Department most of the powers, of which it has been deprived by the new State Factory laws, has been forwarded to Governor Glynn with a letter of commendation signed by the State Labor Commissioner, the Deputy Fire Commissioner Mr. Olwaney, and Abram I. Elkus, chief counsel to the Factory Investigating Commission. This legislation has been asked for upon the advice of Assistant Corporation Counsel MacNulty, who, in this article, explains the injury that was done by the hurried legislation of last Spring.]

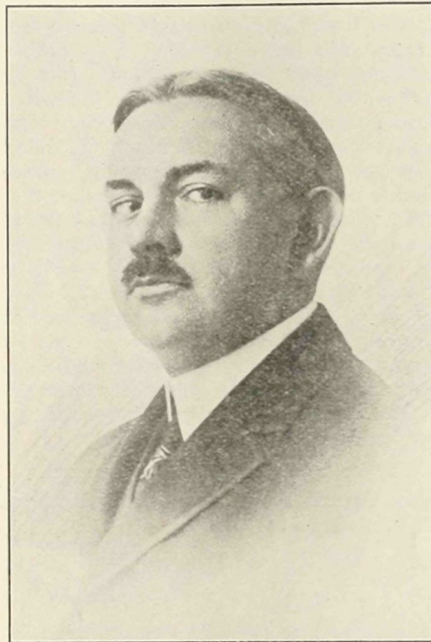
THE recent explosion, fire and fatalities in a Canal street factory building constituted the first of a series of disasters that, with good reason, may be expected to result from the division of responsibility and general chaos worked by the fire laws enacted this year.

The measures referred to went into effect October 1, and since then the Fire Department has been powerless to require the remedying of unsafe conditions in factory buildings, except insofar as such conditions may be minimized by fire-alarm systems and auxiliary extinguishing appliances. All jurisdiction of fire-escapes and other means of egress from factories, and all authority to make orders for the safeguarding of factory employees against conditions likely to cause fires and fire-panics, were taken from the Fire Commissioner by amendments to Section 775 of the Greater New York Charter, made by Chapter 695 of the Laws of 1913.

The Hoey Law Efficient.

The local fire-prevention system, created and organized under the Hoey Law, has operated efficiently. Moreover, it has not imposed arbitrary and unreasonable expense upon the owners and lessees of tenant-factories. Indeed, under the Hoey law, a fire-prevention order must be reasonable to be enforceable by judicial action, civil or criminal. Requirements of the Fire Commissioner, when arbitrary and oppressive, may be opposed in and vacated by the courts. For this reason, in issuing fire prevention orders, under the authority of that statute full consideration has usually been given to the nature and degree of the fire hazards of the particular buildings affected by such orders. Where factory buildings contain little or no combustible material, the requirements have been few and inexpensive to meet. On the other hand, in buildings jammed with inflammable materials and crowded with toiling humanity, the requirements have often been numerous, and sometimes burdensome.

In brief, under the Hoey law it has been impossible to mulct property owners and business proprietors for unnecessary and unreasonable safeguards



ALEXANDER C. MAC NULTY.

Mr. MacNulty is the City's fire-law expert. He drafted the Hoey Fire Prevention Law, and has had charge of all criminal prosecutions and civil proceedings thereunder, in behalf of the Corporation Counsel. Mr. MacNulty has made a special study of fire-prevention measures and of means for the elimination of fire-perils, and is being mentioned in connection with the Fire Commissionership.

against fire perils, whereas it has been possible to require that dangerous fire-traps should be made safe at whatever cost. Under the circumstances it would seem that a radical departure from the fire-prevention system, authorized and developed under the Hoey law, should not have been made without the most careful consideration and balancing of all the conditions involved.

Unintentional Interference.

It is common experience that modern legislation is more apt to be destructive than constructive. The fire laws enacted this year seem to be typical of this tendency. It appears now that it was not the intention of the Factory Commission to deprive the Fire Commissioner of the power to remedy all dangerous conditions in factory buildings, nor was it intended to rescind his authority to require fire drills in buildings not used for factory purposes.

The admission that these concededly unwise encroachments upon the Fire Commissioner's jurisdiction were inadvertent, and chargeable to lack of care in drafting the statute which contains them, raises a serious doubt as to the wisdom and technical accuracy of all the provisions of the new fire laws. This doubt is accentuated by the fact that many of

such provisions contained requirements applicable to *all* factory buildings. They do not discriminate between buildings with non-combustible or slow-burning contents and those filled with explosive or highly inflammable materials. They put a wire-goods manufactory and a shirt-waist sweat-shop on the same basis, imposing on both the expensive requirements that are indispensable to the latter only. In this respect, therefore, the new legislation is arbitrary and oppressive.

Hard on Owners of Old Buildings.

The provisions added to the Labor Law, which form the bulk of the new fire laws, appear to be aimed at the most numerous, yet least remunerative, class of business properties—the old-style loft buildings. There are hundreds of such structures in lower Manhattan and in the Williamsburgh section of Brooklyn, that are wholly or partly vacant. It is from the owners of these properties that we hear the most concerning over-assessment, excessive taxation and budgetary increases. They are losing money, but the real cause of their loss is the ever increasing migration of industrial plants, from old factory buildings to new loft structures of modern equipment and so-called fireproof construction. One twelve-story building of the latter type affords the same area of floor space as two six-story structures, occupying twice as much land as does the taller building.

The modern factory building, therefore, costs commensurately less for land and construction, hence its owner can successfully compete with the landlord of an old-style factory building in the matter of lower rents, as well as in trade facilities. These are the real reasons for the vacant space in the older buildings and the consequent loss to their owners. Under the circumstances, it will be ruinous to the owners of many of the old type of loft buildings to require them to make the same structural alterations in their vacant or half-vacant properties, as no doubt should be made in many of our towering tenant-factories.

Two Tragedies.

True, but for the fortuitous absence of the usual occupants of the two upper floors of the Canal street building, the loss of life in the fire there might have been appalling; the disaster was terrible enough as it was. But it should be remembered that this fire was explosive in origin and killed its victims, with one exception, before they had a chance to escape. Even had the upper floors been occupied to their normal capacity, their human contents were all within the stretch of the ladders of the Fire Department, and their retreat might have been protected by its hose-streams. On the other hand, the scores of people, who

perished miserably in the Asch Building fire were in a modern structure, but they were marooned above the reach of the longest fire-ladder, and beyond the play of even a water-tower utilizing the high-pressure service. Chief Croker so testified in a recent criminal prosecution.

A comparison of the two tragedies which have been mentioned seems to demonstrate that, in case of a serious fire, the occupants of a six-story structure of the old type are more likely to escape incineration than are work-people employed above the eighth floor in a typical loft-building of more recent construction, the contents of the buildings being of equal degree of combustibility. All experienced and thoughtful firemen are in constant fear of another fire-horror, which is likely to happen any day in one of the hundreds of new loft buildings that tower far above the reach of fire-ladders and hose-streams. On the other hand, they feel quite able to cope with fires in the old-style structures of six or seven stories, or less, without serious loss of life.

Hurriedly Prepared Legislation.

With these considerations in mind and in view of the infrequency of fatal factory fires, as shown by the records of our coroners, what is to be said of hurriedly prepared legislation that imposes millions of dollars of expense upon the owners of old-style property throughout the city, irrespective of the comparative fire hazards of such buildings and without regard to the differences in degree of the combustibility of their contents? It may be well to add that many competent lawyers are of the opinion that, insofar as such laws purport to transfer to the officers of the Department of Labor of the State functions heretofore exercised for generations by local officers, and particularly by Fire Commissioners of this city, they are in apparent conflict of Section 2 of Article 10 of the Constitution, one of the so-called "Home-Rule" provisions of the organic law. This phase of the matter will doubtless be a fruitful cause of vexatious litigation, that will be likely to produce a chaotic condition in local fire-prevention work. Plainly, this state of affairs will be extremely perilous to factory workers, as well as detrimental to the industrial interests of the city.

Powers To Be Restored.

For these reasons, it is obvious that immediate steps should be taken looking

to the re-enactment of all provisions of the Hoey law that have been superseded by the legislation recommended by the Factory Investigating Commission. Conferees representing the commission, the Labor Department, the Fire Department and various civic bodies, have already agreed upon a bill restoring to the Fire Commissioner the power to require the remedying of unsafe conditions in factories, except such as relate to means of egress and other structural matters. The measure also returns to him his general jurisdiction of fire drills, except in factories, and his authority in respect of fire-alarm apparatus connected with the signal system of the Fire Department.

However, the restoration of functions to the Fire Commissioner agreed upon by the conferees, while important, does not cure the condition of divided responsibility for factory fire-perils created by the new factory laws, nor does it remedy the probable unconstitutionality of such of their provisions as transfer local functions to State officers. Until these statutory changes are made, factory workers cannot be adequately protected against fires and fire panics, nor can owners and lessees of factory buildings be properly safe-guarded against unreasonable fire-prevention requirements.

We must have a system of fire-control that may be so administered as to give the maximum of protection to the lives of employees, at a minimum of expense and inconvenience to the employer. It is possible to develop such a system by a competent and painstaking enforcement of the Hoey law, but it cannot be worked out under the provisions of the new factory laws.

Early Operation of Rapid Transit Lines to Queens.

(Subject of illustration.)

Upon the request of the Transit Committee of the Chamber of Commerce of the Borough of Queens, the Public Service Commission is now considering a method for the partial use of the union "L" station to be built on the Queensboro Bridge Plaza, so that the Second avenue elevated trains in Manhattan can be operated across the bridge to Long Island City and Astoria and Corona without waiting for the entire completion of this station, which will contain eight tracks on two levels and accommodate trains from the Steinway

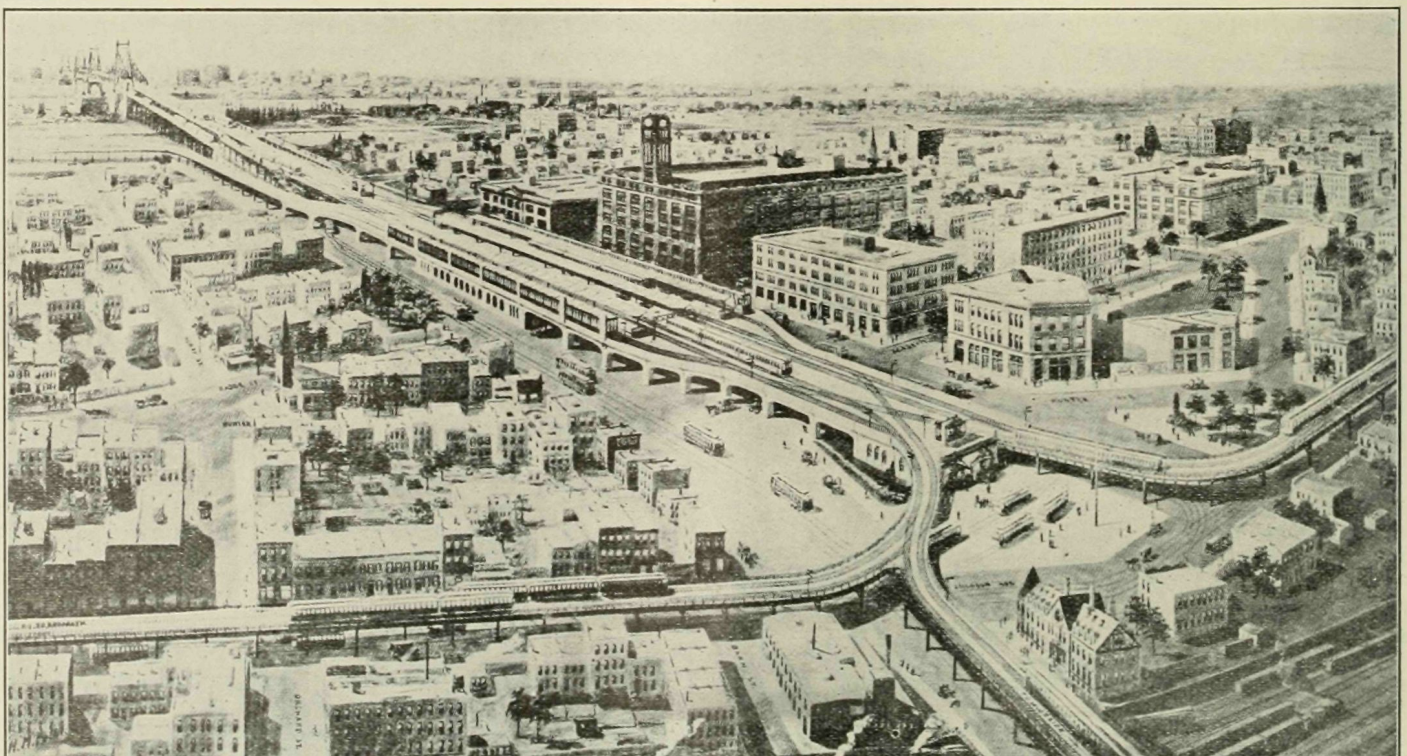
tunnel and the Broadway-59th street subway as well as the Second avenue trains.

The construction work on both the elevated extensions to Astoria and Corona is progressing rapidly and both lines will be finished long before the time called for in the contracts. Cooper & Evans, who have the contract for the Astoria extension expect to complete this section by New Year's day. The E. E. Smith Construction Company, which is building the extension to Corona, will undoubtedly complete the work by the first of next summer. These two lines will meet at the big transfer station on the Bridge Plaza, the contract for which has been let to Snare & Triest. These contractors have twenty-four months in which to complete the Plaza section, but they intend to speed this work and expect to have the station finished within eighteen months' time.

Bridge Commissioner O'Keeffe has asked the Board of Estimate for an appropriation of \$350,000 for laying and equipping the two upper deck tracks on the Queensboro Bridge for elevated railway service, including the necessary work at the Manhattan end of the bridge in order to provide for connection with the Second avenue elevated railroad structure of the Interborough Rapid Transit Company. He has also requested \$939,000 to connect the rapid transit lines at the Queens Borough end of the bridge with the plaza station.

With the completion of the work on the two extensions into Queens, and the work on the Queensboro Bridge itself, through operation could be started at once from Park Row, Manhattan, on the Second avenue "L" across the bridge to Astoria and Corona if two of the eight tracks of Bridge Plaza station could be made available. If this is practicable, operation of rapid transit trains into Queens can be had at an early date.

Then with the completion of the reconstruction work in the Steinway tunnel, and its extension to the Bridge Plaza station, the contract for which has been let to the Degnon Contracting Company, the next transit line could be put into operation; and finally, when the Broadway-Fifty-ninth street line is completed in Manhattan and its connection across the Queensboro Bridge is ready, the third rapid transit line connecting Queens with Manhattan could be operated.



RAPID TRANSIT LINES ON QUEENSBORO BRIDGE PLAZA.

HOW BUILDING RESTRICTIONS WILL WORK OUT

Results That Will Follow From Dividing the City Into Eight Classes of Districts with Different Building Heights for Each.

IN recommending restrictions, the Heights of Buildings Commission was limited by the existing status of affairs in the office and financial district as to real estate improvements and land values; otherwise restrictions more nearly ideal would have been imposed. The limitations on building height which the commission has recommended, as reported in the Record and Guide last week, are designed to secure as much light and air, relief from congestion and safety from fire as is practicable with land values and real estate improvements as they are.

The restrictions recommended are intended to apply, until superseded in part by the districting plan, to all buildings throughout the city, except tenements. Under the districting system the city would be divided into eight classes of districts, each designated by a letter of the alphabet, A to H, inclusive, for the purpose of restricting building height and court areas, and to apply to buildings hereafter constructed and with different restrictions for different districts. The commissioners recommend that the Board of Estimate and Apportionment be empowered by the State Legislature to district the city and to appoint a new commission to have immediate charge.

Explaining the Proposed Restrictions.

As stated in the official report, Class A restrictions are the blanket regulations recommended for immediate adoption and under the districting plan will be confined to the area or areas of maximum business congestion, namely, much of the lower end of Manhattan below Park Place, Broadway to 59th street, and certain limited areas south of 42d street.

Class B restrictions limiting height at building line to twice the street width, and not over 150 feet; Class C limiting height to twice street width and not over 125 feet; Class D limiting height to one and one-half times street width, and not over 125 feet, and Class E limiting height to one and one-half times street width and not over 90 feet, are designed to cover most business and industrial districts and also high-class hotel and apartment house districts. Most of Manhattan, small portions of Brooklyn, Queens and the Bronx and no part of Richmond should be included as B, C, D and E districts.

Class F restrictions limit height to the width of the street and not over 80 feet. This permits the erection of a five-story tenement or apartment house on a 60-foot street and a six-story tenement or apartment on wider streets. Class G restrictions limit height at building line to 50 feet. This permits the erection of a four-story tenement or apartment house. It seems that a small portion of Richmond and Manhattan and large portions of Brooklyn, Queens and the Bronx should be included as F and G districts.

Class H restrictions limit height at building line to 36 feet. This will mean for the most part the building of one and two-family houses, and should be applied to districts where this type of construction is most appropriate. It seems that almost all of Richmond, most of Queens and large areas in Brooklyn and the Bronx can appropriately be included as H districts.

It is understood that a district may be of any required size or shape. Some districts may consist of a single street or portion of a street. When, for example, traffic streets run through areas for which the 36-foot limit is generally appropriate, such traffic streets may be exempted by being included in Class G or F, where the limit is 50 and 80 feet.

In the foregoing illustrations and suggestions in regard to districting, the commission has made no reference to restrictions as to courts and yards, save those contained in the recommendations for District A, which would prevail for the entire city unless superseded. This is a difficult subject and in working it out it may be found desirable, says the report, to increase the number of classes of districts. It may, for example, be desirable to divide Class H where the 36-foot height limit obtains into two or more classes with different limitations as to courts and yards. Provision for adequate courts and yards is of the utmost importance in carrying out a well-considered plan of building development.

Industrial Districts.

"It is clear," says the commission, "that any system of building control would be defective unless, in addition to regulation of height, yards and courts, regulations be imposed on the location of industries and of buildings designed for certain uses. Height limitations alone will not prevent deterioration of sections owing to the invasion of inappropriate industries or structures. Real estate owners and business men of New York City have suffered enormous losses owing to a failure to protect certain districts from encroachment by factories. Witness the decline in business and property values in lower Fifth avenue. This is an example of what is occurring on a smaller scale in many parts of the city. Again, take the case of the man who builds a home in a district which at the time seems peculiarly suited for single family dwellings. In a few years the value of his property may be largely destroyed by the erection of apartment houses, shutting off light and air and completely changing the character of the neighborhood. When single-family dwellings, apartment houses, stores and factories are thrown together indiscriminately, the health and comfort of home life are destroyed and property and rental values are reduced.

Uniform Improvements.

"As a general rule, a building is appropriately located when it is in a section surrounded by buildings of similar type and use. Anything that will tend to preserve the character of a particular section for a reasonable period of years will tend to bring about the uniform improvement of that section. Appropriate improvement is encouraged by the greater safety of investment, and at the same time there is a great reduction in the social loss due to the enormous cost of building reconstruction and the enormous decline in the rental value of the buildings that have ceased to be appropriately located.

"We believe that factories should be excluded from the neighborhood of upper Fifth avenue. The preservation of that thoroughfare as a high-class shopping center is essential to the business

prosperity of the entire city. We believe, to the extent that existing conditions will permit, factories and other industries should not be permitted to enter certain residence sections. We believe that in certain districts a man should be able to build a home in a neighborhood of his choice without the hazard that in a few years through the building of apartments or other structures the location will become undesirable for a home of the character he has built and his property seriously depreciated in value. Reasonable restrictions will tend to stabilize existing districts.

Legislation Recommended.

"We recommend that an act be passed by the State Legislature authorizing the Board of Estimate and Apportionment to regulate the location of industries and the location of buildings designed for specified uses and to establish districts for this purpose. In establishing districts and framing regulations reasonable consideration should be given to the character of the district, its peculiar suitability for particular uses, the conservation of property values and the direction of building development in accord with a well-considered plan."

The commission submits the draft of an amendment to the Charter, to be known as section 242-B, to carry out the foregoing recommendations.

With the districting of the city for purposes of height and court regulation the necessity of adopting regulations as to the location of industries and of buildings designed for specified uses will to a considerable extent disappear, in the opinion of the commission. The 36-foot height limit (district H) will serve automatically to prevent the entrance of apartment houses and certain kinds of industry. The height limits suggested for other districts are also expected to tend toward a segregation of buildings according to type and use. Nevertheless, it often will be necessary to supplement the height and court restrictions by direct restrictions on the location of industries and of buildings designed for specified uses, the commission believes, and for this purpose industrial districts and residential districts should be created, with appropriate restrictions on the type and use of buildings that may be erected therein.

Fifth Avenue.

The Fifth avenue problem will be largely solved, the commission predicts, through the application of the recommendations in regard to districting. It is recommended that Fifth avenue and adjacent territory be subjected to Class C restrictions, i. e., one and a half times the street width, but not over 125 feet. This will limit the height of buildings at the street line to 125 feet on Fifth avenue and to 90 feet on the 60-foot cross streets. The Fifth avenue section will thereby be subjected to the same restrictions as to height that the commission has had in mind as appropriate for a very large portion of Manhattan. In addition, under the system recommended for the regulation of the location of industries factories should be excluded from the upper Fifth avenue section. This, together with the restriction on height, will serve, the commis-

sion believes, to preserve Fifth avenue as a most valuable asset to the business prosperity of the city.

Factories.

The commission has recommended that the Board of Estimate and Apportionment be empowered to regulate the location of industries and to establish districts therefor; and the commission foresees that under such regulations there will be a partial segregation of industries. Certain kinds of industry will not be permitted to enter certain business and residential districts. It is highly important that steps be taken to prevent for the future the serious losses that have resulted to certain sections from the invasion of inappropriate industries.

Dwellings.

The many questions in relation to improvement of housing conditions that

would naturally come within the scope of the work of this commission will, the report states, be adequately provided for in the working out of the districting plan that is recommended. Under this plan, four, five or six-story tenements and apartment houses will be allowed, according to the character of the particular district. The extreme height, at the street line, for apartment houses will be 125 to 150 feet. Large outlying areas will be made into exclusively residential districts and building constructions practically restricted to one or two-family houses. Regulations varying with the character of the district will require liberal provision for courts and yards. In short, the housing requirements of the city as a whole will be considered and a plan devised that will work to the mutual advantage of all concerned.

European countries above referred to there is a tendency to place confidence in the honor and responsibility of reputable builders, and woe to the builder who breaks the confidence reposed in him.

"The city streets in London and Paris are being paved in a more durable manner than similar streets in American cities. In London twelve inches of good quality concrete is used for the base of wood block pavement, on account of the increasingly heavy vehicles, and while New York City has bickered for years over subways and has paid out fabulous sums for mere talking, for commissions, etc., London and Paris have gone ahead and built all the subways needed and now have them in use.

Likes London Busses.

"I am sorry to say that the surface transit facilities of Paris and London are far superior to ours. Instead of allowing most of the streets to be torn up for impossible trolley service, all the central congested parts of London and Paris are served by double-decked motor busses. These busses are not held up as trolleys must be, and consequently make in safety double the distance in the same time that the average trolley car of New York City can cover. The fare on these busses is from two cents up, according to distance.

WHAT AN ENGINEER SAW IN EUROPE

Skyscrapers Not so Pleasing to His Eye as Formerly—European Building Codes and Surface Transit Facilities Better Than Ours.

GUY B. WAITE, the consulting engineer who was among the first designers of steel-concrete structures in this country, returned from a year's study and observation in Europe convinced in his own mind that we have been following a poor lead in building without a limitation on height.

Mr. Waite said this week that after months of separation from commercial affairs, during which period he had opportunity to view many of the most beautiful buildings in Italy, France and Britain, the scattered skyscrapers of American cities were not so pleasing to his eye as they were at a period when he was proud as an American of the supremacy of these tall structures.

Little Excuse for Skyscrapers.

"Were it not for the difference in temperament and habits of the people, our cities would have no more excuse," added Mr. Waite, "for the unlimited height of their buildings than have cities of like size in the countries I have named. It is the unique American habit of 'hustling all the morning in order to spend money all the evening' that is responsible for much of the competition in high buildings. No such ambition has seized upon European cities. There the mornings are taken up in planning, with care, that their energies are conserved for peaceful sleep in the evening. In some cases they get as far up in the procession by sitting still as we do by

getting lost after the excitement of trying to make some shortcut.

Building Regulations in Europe.

"In the building industries of Europe no good form of construction is arbitrarily or technically barred out of use because of objection from some competing form of construction. Fortunately for them, they are not suffering under the load of city building ordinances which were made up for some ideal building, which ideal building if once erected never will be again, because the same exact conditions never happen twice.

"They have not yet awakened to our new idea of having building codes originated or engrafted by interests who expect to be benefited, and then either having these codes modified or killed by the interests which are injured. They have not yet taken lessons in our new economic schools where one is taught to keep the greatest number of men on the salary rolls of city departments in order to make the largest record of the biggest possible number of technical violations, which violations have nothing to do with safety.

"The European building departments are simply bureaus of public safety and are inexpensive and simple, as compared with some of ours, which expend most of their energy on interpreting poor building laws and often technically interfering with safe constructions. In the

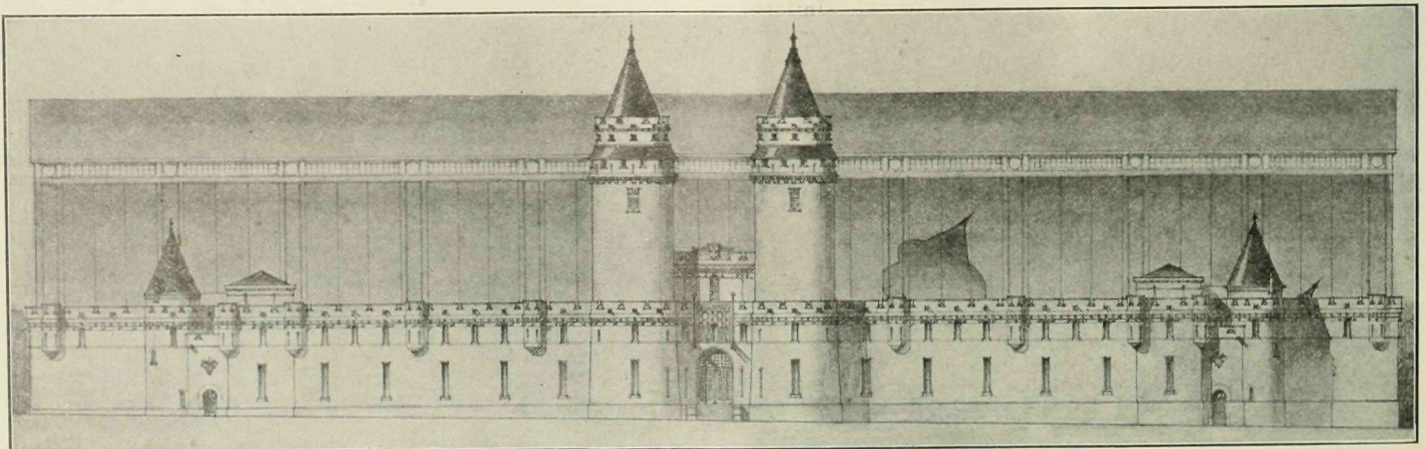
Eighth District Coast Artillery Armory.

A distinguished company of officials, both civil and military, attended the laying of the cornerstone of the armory which is being built for the Eighth District Coast Artillery, N. G., N. Y., at Kingsbridge Road and Jerome avenue, Bronx, Saturday, Dec. 6. The cornerstone was laid by Mayor Kline. Others who assisted in the ceremony and made addresses were: Rev. DeWitt L. Pelton, D.D., chaplain 8th Artillery Dist.; Hon. Cyrus C. Miller, President of the Borough of the Bronx, and Major-General John F. O'Ryan, Commanding Division N. G., N. Y.

The new armory when completed will be the largest in the world, as well as the only one designed and constructed as a coast artillery armory. The drill floor is 300 feet by 600 feet, and the total area to be covered will be two and one-half times as large as Madison Square Garden. The drill floor construction will be a distinctly new feature. It is to be built of clay and earth instead of wood as heretofore. This construction will enable the men to drill under approximate field conditions. Shelter tents can be pitched, intrenchments can be built, and the men even trained in building and tending campfires, and preparing field rations.

The drill floor will contain emplacements for a ten-inch disappearing gun, a twelve-inch mortar and three-inch rapid-fire gun, installed in exact copy of

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Jerome Avenue and Kingsbridge Road.

EIGHTH DISTRICT COAST ARTILLERY ARMORY.

Pilcher & Tachau, Architects.

GREAT CHANGES IN OLD RETAIL DISTRICT

Inroads of the Wholesale Trade—Several Large Department Stores Now Vacant—Rumors of Other Changes Unconfirmed—Future of 23rd Street.

NO confirmation of the current rumors of changes affecting the occupancy of real estate in the Sixth avenue retail drygoods section can be obtained, and renting agents familiar with the district are inclined to believe that all the big firms now on the main avenue will stay as they are, but that the future of 23rd street lies in another channel of trade. The unanimity with which the local agents speak of 23rd street, as no longer being in the same category with Sixth avenue as a retail center, is marked. In their opinion, 23rd street will be largely pre-empted by the wholesale textile trade, as all the other lateral streets in the section both south and north of it have been.

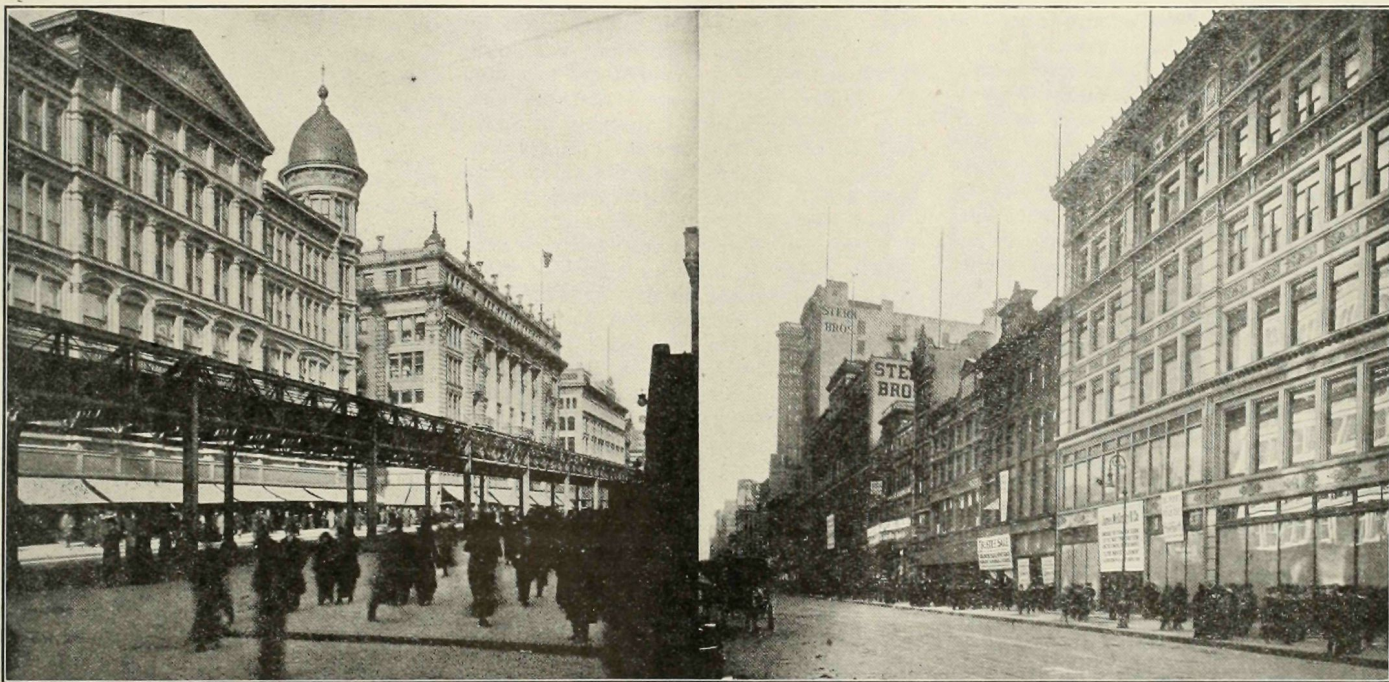
Sixth avenue, between 14th and 23d streets, on the other hand, with its large department stores is regarded as a permanent retail center, the transit facilities

tile factories which for some years had been following them. As a final result there has been a marked division in the retail trade, with some of the large department houses continuing on Sixth avenue and 14th street with the expectation that their customers will stay or come to them as before, and with other large department stores and many followers removed to the new district uptown.

At the office of one of the most prominent firms of operators and agents in the district, while disbelief in the reports of further removals from department stores was expressed, it was agreed that the district had lost considerable of its retail character, but was, on the other hand, taking on more and more of the nature of a wholesale district. Of course, this was not an advantage to the owners of buildings designed for the occupancy

created by the uptown movement will have to be adapted to the needs of smaller concerns.

Albert B. Ashforth, renting agent for the McCreery store, stated that if the building was not rented as a whole in a short time it would be offered in parts as stores and lofts. Mr. Ashforth expressed confidence in the future of 23rd street as a center for the wholesale trade. As it had lost much of its former retail vogue, its future must lie along wholesale lines, which, of course, meant a lower average of rentals than once prevailed. Values had already reached the bottom, and an accretion must follow in due course. Opportunities were consequently now presented to firms for making leases for a fine location that would not be possible a few years from now. Mr. Ashforth expressed the opinion that there will be no further changes on Sixth



Sixth Avenue, near 23d Street, Showing Three Department Stores, One of which (formerly Kesner's) is Unoccupied.

The Big Stores of James McCreery & Co. and Stern Bros. in 23d Street Are Both Vacant.

THE OLD RETAIL DRYGOODS DISTRICT IS UNDERGOING MANY CHANGES.

of which will be greatly strengthened by the completion of new subway lines in the course of a few years. A prosperous future of 14th street also, as a retail center, is regarded as certain, and in this connection it is reported on good authority that the patronage of the stores along 14th street has been growing rapidly of late.

The Case As It Stands.

As the case stands for the section as a whole it is serious enough, with three great department stores unoccupied and a fourth soon to be. It tells without words that the old section has lost much of its retail standing, and that if there be no prospect of reoccupancy on an equivalent basis, an alteration of premises and a readjustment of valuations, temporary or otherwise, are imminent. No part of the changes that have so far occurred, or which may hereafter come to pass, is attributed to anything else than the fever for uptown migration, and the determination of some big stores whose appeal is principally to the carriage trade to get from among the tex-

of retail merchants, as it meant a lower average for rentals. Attention was called to a recent operation in 19th street where a fine loft building just completed has been entirely rented with the exception of two floors, and to the further fact that a firm in the wholesale textile trade has already arranged to rent part of the premises to be vacated by Lord & Taylor.

Local Experts Consulted.

Charles E. Duross, a real estate expert long established in the district, was found to be of the opinion that whatever changes may occur in the vicinity of 23d street, 14th street will continue to flourish as a great shopping center. He thought there would be in the future two principal retail districts, one of which would be dominated by 34th street and the other by 14th street, and each appealing to a different class of trade. He agreed that the 23rd street section is in a state of transition, had been for a long period, and that the outcome would simply be that such vacancies as now exist and may in the future be

avenue; that is, all the firms now there are going to remain.

Other real estate authorities were also inclined to believe that Sixth avenue would continue to be the same popular trading center as heretofore and that 23d street's future would be in a different field. It was said that loft space was being offered in the Stern buildings at one dollar per square foot for the store floors, sixty cents per square foot for the first floor above the stores and fifty cents a foot for intermediate floors.

Whether on the whole the city's best interest is being served by the uptown movement of the factories with their operatives congesting the streets at certain hours, and the consequent fleeing of retail merchants who do not want to be where the factories are, is a question concerning which there are obviously two opposing opinions. The subject is related so closely to the matters which the Heights of Building Commission has been investigating that the commission's recommendation, that the city be districted and bounds set to the in-

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MODERNIZED BROOKLYN TERMINALS

They are Attracting Many Large Manufacturers and Shippers—Amazing Expansion of Factory Interests in Brooklyn.

THE remarkable increase in the number of factories in Manhattan shown in every industrial census taken by the Federal and State governments has been due largely to two causes affecting the distribution of manufactured products. Factories of the kind that locate here sell goods as a rule both to local and to distant buyers. If local purchasers, the largest and most numerous are in Manhattan.

In serving their local trade, factories situated in this borough avoid the long cartage required from locations elsewhere in the city. They are also nearer in point of distance to shipping facilities by rail or water. Any downtown location in the narrow island of Manhattan is within a few blocks of the railway and steamship docks bordering the North and East Rivers.

The superiority of Manhattan as regards dispatch and economy of delivery and of shipping has brought about a concentration here of about three-fourths of the industrial establishments in Greater New York, a concentration all the more remarkable in view of the high cost of land in this borough. But of late this superiority has been greatly diminished, partly through increasing congestion of freight traffic both in the streets and at the docks, and partly through the development of a new type of freight terminals in Brooklyn.

Brooklyn's Factory Growth.

The result is an amazing expansion of the factory interests in the latter borough. Thus, the "Industrial Directory" just published by the New York State Department of Labor shows an increase of 52 per cent. in the number of factories in Brooklyn between 1909 and 1912, as against an increase of about 26 per cent. in Manhattan and the Bronx. Separate statistics for these two boroughs are not available for the purpose of comparing 1909 with 1912, but the total number of factories in the Bronx is so small relatively as to be a negligible factor in computing the percentage of growth for New York County. In other words, the 26 per cent. of increase noted for Manhattan and the Bronx is probably also the percentage for Manhattan alone.

It is interesting to note that the chief factory growth in Brooklyn has been in the textile industries, which have heretofore been a main source of expansion in Manhattan; and 14,000 of the 37,000 textile mill operatives in New York City are today employed in Brooklyn.

Freight Terminals the Cause.

The rapid factory increase across the East River is traceable to the influence of the new type of freight terminals which has been developed there. At present Brooklyn has four companies operating water front terminals, the Brooklyn Eastern District Terminal, the Jay Street Terminal, the New York Dock Company and the Bush Terminal Company. Some of the terminals maintained by them have been in existence for a number of years—the main terminal of the Brooklyn Eastern District Terminal, for example, dates back to 1876.

But the creation of what may be called

the modern terminal is a very recent matter. It was originated by Mr. Bush of the Bush Terminal Company, which was incorporated in 1901. The Bush idea of terminal development is first a series of large piers for the docking of steamer lines which reach to all quarters of the globe; these piers are provided with railroad tracks on which freight cars are run for direct loading from the holds of ships. Back of these piers is a series of warehouses, likewise connected with tracks; and beyond them the main yards where cars are stored and where the general public is taken care of. Last of all comes the loft building development, where the manufacturer has only to press an elevator button to start his freight on the way to its destination.

Terminals Cut Overhead Charges.

This complete form of terminal has been developed as yet only at the Bush Terminal, but the idea incorporated in it has reacted upon the other Brooklyn terminals. Thus, the Jay Street terminal has rented lofts to manufacturers and the New York Dock Company, in addition to remodeling several of its warehouses to serve this end, has also built new loft buildings, one of which is occupied exclusively by Montgomery Ward & Company. The Eastern District Terminal, alone of the four terminal companies in Brooklyn, has not built a model loft building. On the other hand, it has just undertaken to erect on a long-term lease a big building for Austin, Nichols & Co., Inc., on its main terminal opposite 14th street.

The modernized Brooklyn terminals offer to shippers the advantage of receiving goods at one point and distributing the goods among the innumerable railways and steamship lines within the port of New York. In Manhattan, for example, the shipper who may have twenty packages to deliver may have to deliver them at twenty different piers. The Brooklyn shipper wishing to ship the same packages may deliver them all at a single terminal.

Building Code Revision Postponed.

Alderman Herbst, as chairman of the Building Committee, made no report upon the Building Code at this week's meeting of the Board of Aldermen, and it is understood that no report will be made. The reason given is that a sufficient number of signatures have not been obtained, but there are rumors that the higher powers have been invoked by certain dissatisfied interests, and that it has been decided to let the legislation go over to the new administration. Of the eleven members of the committee only three will be in the board next year.

Alderman Herbst took occasion during the week to make a public answer to Ernest Flagg's criticism of the usual method of framing a code, saying that a building code, no matter how composed or by whom, would never be free from criticism, and further that it should be remembered that the tenure of office of our Superintendent of Buildings, is uncertain. They change often, and so would the regulation and interpretations of our building laws.

Superintendent Miller of the Bureau of Buildings in Manhattan was found to have a preference for Mr. Flagg's method of framing a code when he was interrogated this week, but at the same time he expressed appreciation of all the efforts that have been made to get a wise code.

Asked if it would be possible, as some had said, to amend the code by degrees, Superintendent Miller said it was quite possible in theory but had failed in practice.

Eight or nine years ago an amendment was passed by the Board of Aldermen striking out the specifications for fireproof wood in buildings over twelve stories high. Mayor McClellan vetoed the ordinance on the ground that the code should be revised as a whole, and thereupon the Board of Aldermen appointed the first commission to prepare a new code. On a later occasion the Joint Committee conceived the idea of preparing amendments to the code with the object of giving the public a new revision by sections, but the Building Committee declined to report the amendments.

The view is now generally entertained that recourse will have to be had to the Legislature for such amendments to the code as may be deemed absolutely necessary, one of these being the requirement for a certificate of occupancy.

BRONX COUNTY.

Authorization for Transferring Real Estate Records and Certified Copies.

A bill was introduced in the Legislature this week with the approval of the authorities to amend the Stilwell act creating Bronx County, so as to authorize the transfer of necessary public records from the office of the Register of the County of New York to the office of the Register of the County of Bronx, and the making and certification of certain other records, and to fix the fees of the Register of the County of the Bronx.

The Register of the County of New York is directed to deliver to the Register of the County of Bronx on January first next, or as soon thereafter as the Register of the County of Bronx may require, and as he may require, all of the libers on record in his office, the contents of which apply exclusively to real estate, or to both real estate and personal property, in the said County of Bronx, or to property in said county and in other territory outside of the County of New York.

This direction also applies to the delivery of all libers and maps now in the custody of the Register of the County of New York which were certified by the Register of Deeds of Westchester County and filed with the Register of the County of New York, and to the indexes to all of the libers included in this section.

The Register of the County of New York is also directed to deliver to the Register of the County of Bronx, on and after January first, 1914, such maps filed in the office of the Register of the County of New York since January first, 1891, as shown or described exclusively as land in the County of Bronx and which the Register of the County of Bronx may after examination requisition. He is also directed to prepare and certify copies of all instruments and maps in any way affecting real estate formerly a part of Westchester County from the date of annexation to the city of New York, in 1874, to 1890, inclusive, also certified copies of all indexes of instruments recorded; but he is to omit, among others, records of satisfied mortgages, releases, assignments, and mechanics liens.

BUILDING MANAGEMENT

THE DEPRECIATION OF BUILDINGS AND THE WISDOM OF PROVIDING AMORTIZATION FUNDS.

By REGINALD PELHAM BOLTON, Author of "Building For Profit."

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

A RAY of relief has recently fallen on this rather sinister subject by reason of the provision in the new Income Tax law, to the effect that a reduction may be made by the taxpayer in his assessment for income taxation, in respect of the depreciation in the value of his real property.

The effect of this provision may be more beneficial than the monetary extent of the relief it affords to over-burdened owners if it directs the attention of the general body of people interested in real estate matters to the necessity for systematic provision for this contingency. Its benefit will extend farther if it induces a study of this element in connection with the planning of new buildings, and secures the inclusion of an annual depreciation fund as one of the deductions required to be made from anticipated revenue.

A Striking Illustration.

The subject has received at the same time a stimulation by the announcement of the striking illustration of the course of economic depreciation which is exhibited by the decision of the owners to dismantle the first steel cage framed business building in Manhattan after a period of actual existence of only a quarter of a century.

That this occurrence should take place at the present time will by no means be a serious detriment to the real interests of property, such as it might appear to be from its apparent influence on values of such buildings, if it should bring about a decision by all conservative owners to face this matter, and deal effectively with it in future. It may, moreover, benefit us all by disposing of the shibboleth of the offsetting depreciation of buildings by the appreciation of the value of their sites—a hopeful anticipation partaking of the nature of a fallacious prognostication, which has been confidently nursed by the speculative element in real estate.

Removing Useless Buildings.

The clearing of the site of the Tower Building is not the only illustration of the process of eliminating the burden of taxation on non-productive property. Witness the vacant site on Fifth avenue, at 37th street, and the triangular site at the intersection of East 9th and Stuyvesant streets, where the dwellings and business buildings have been removed as being useless and burdensome encumbrances.

Do not let us forget that whatever appreciation or increment of the land value may be taking place is directly offset by its taxation. The whole original value of a vacant and unusable plot is paid in taxes at the present rate of 1.8 per cent. on 60 per cent. of its assumed value, at the compounding rate of 4 per cent. of the annual tax payments, to its complete value, in 39½ years, and if the owner's money can be invested at 6 per cent. or should be worth that rate to him in other business, then the total value is paid away in 32 years. This should indicate to careful investors that the proper course to pursue in the financial care of any property is to offset all possible and probable depreciation of both land and building by means of a

fund accumulated out of the earnings of the property.

The actual depreciation of the land is the value of the tax money annually paid and compounded. The actual annual depreciation of the building may be harder to define, but it is clear from recent illustrations that the economic limit is a greater factor than a physical limitation of existence.

No one is injured, however, if the shorter period be used as a basis for computing depreciation, even if the earning capacity of the building should eventually be prolonged beyond the time when its full original cost has been accumulated in the fund.

The present process of ignoring this element of loss of value, and dispersing the whole revenue in other directions leaves the real value of the property at all times in some doubt and renders investment in real estate, especially improved real estate, more speculative than it should or need be.

The existence of a settled fund would add to the value of a property in the eyes of investors, and eliminate processes of high-class guesswork, as a basis for purchasable value. The fund would settle the question of any loss in value both of land and building, since the time of their combination, and the surplus revenue of the building settles its investment value for the time being, so that the only element left to appraisal will be the extent of appreciation of the value of the site.

Amortization Funds.

It doubtless will be said that such a fund will constitute a heavy burden on revenue. That certainly is true, and some buildings may prove incapable of producing a suitable net income, after the provision has been made; while it also is true that this policy as a hitherto neglected element of expenditure becomes a direct reduction of what heretofore has been regarded as the net income. It may thus be a hard course for some owners to establish and pursue, but it certainly will be of widespread and permanent benefit to real estate if this provision be made as a regular element. It should not be difficult to determine the basis for such funds, with the illustrations existing in this city, and with the knowledge that any error in the direction of over conservatism cannot result in eventual loss, even if it does result in temporary reduction of income.

Investing Depreciation Funds.

The establishment of the custom of actually investing depreciation funds might be greatly accelerated if the large investing corporations would undertake such work, much as is done with trust funds. When a property is sold, the fund goes with it as cash, or is deducted from the bargained price, and is received back as part of the cash consideration by the seller. Such funds could be re-invested in mortgage securities at present at a 4½ per cent., and perhaps even at a 5 per cent. rate, reducing the total annual payment substantially.

Assuming for a building an economic life of 25 years, and a compounding rate of 5 per cent., the annual depreciation

payment would amount to twice the present tax on the building, also assuming that its assessment be based on about 60 per cent. of its real value. But it would also seem probable, if such a system should be generally adopted, that the assessed valuation for taxing buildings should properly decline at a rate equivalent to the depreciation, a process for which a foundation has been laid in the separation of the values of lands from their improvements.

Russell Kinniburgh.

Russell Kinniburgh, auditor for the American Real Estate Company, died at his residence in Hohokus, N. J., last Sunday of pneumonia, at the age of fifty-four. Mr. Kinniburgh was president of the Town Council and a member of the Board of Education and of the Finance Committee of Hohokus. He is survived by a widow and seven children.

Mr. Kinniburgh was of Scotch parentage. He went with the American Real Estate Company in 1906 from the office of Patterson, Teale & Dennis. He was regarded by his professional associates as a man of exceptional ability and expert knowledge in accounting. An article, entitled "Rental Property Accounts," which he wrote for the Record and Guide last March was a notable contribution on a subject of much practical interest.

Marble Slabs Not Prohibited.

A certain concern doing business in New York City is apparently circularizing the plumbing trade stating that the city authorities have condemned the use of marble slabs underneath water closet china bowls. This statement is not in accordance with the facts and is apparently being done merely for the purpose of discrediting marble and securing business for the concern responsible for the circulars. There has been no regulation nor ruling of the Bureau of Buildings by which marble slabs are prohibited.

Opens London Offices.

Announcement has just been made by the American Real Estate Company that it has opened an office in London. The English representatives are Matthews, Wrightson & Co., 39-41 New Broad street, London, E. C. While the American Real Estate Company has for years had a number of bondholders in England, it has never made any systematic effort to cultivate that field. The London office, of course, will be concerned only with the sale of bonds. The company's policy of restricting its real estate operations to New York City and Yonkers is sharply defined, and the success which has attended it for the last twenty-five years would indicate that it will be followed indefinitely.

—The drift of civic activity in Brooklyn is symbolized by the announcement that the principal office of the Brooklyn Times will be removed from lower Broadway in the Eastern District to a building at Atlantic and Fourth avenues, opposite the Long Island Railroad station.

INSULATING AGAINST SMOKE.

How One Building Manager Discovered Where Much of His Current Went.

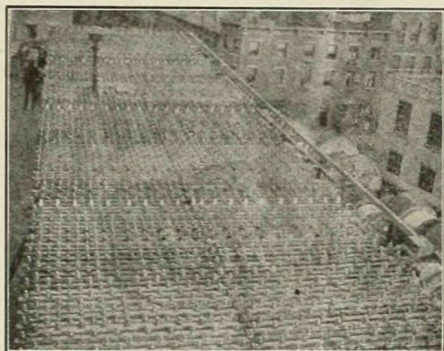
THE painters had just finished damp-proofing a new tank that had been installed on a certain large downtown office building. The manager, in company with his architect, went up to the pent house to look it over. It was one of those damp, sticky days that even the sun is ashamed to look at, and the two men stood gazing out over the pulsing city far below.

As they strolled over the roof tiles, the manager's eye was attracted by a great cloud of heavy black smoke pouring out of the chimney of a neighboring skyscraper.

"That thing is costing me money right along," he said. "When the wind is east the tenants on the upper floors are almost buried in soot. I have had to cut my rent in those offices to compensate the tenant for always having to keep his windows closed in summer and winter."

Just then they heard a sputter behind them, and the architect, turning, saw a spark leap from an insulator carrying an electric wire to a piece of projecting iron. They watched and soon saw another spark jump. Then the architect stepped over to the spot and, examining the porcelain bell closely, said:

"And here's where that same soft coal is costing you more money. Every time the temperature is like this the accumulation of smoke, dust and grime from neighboring chimneys settles on these glass and porcelain insulators and forms a conductor, and while you are



paying large sums for electric lighting and power you are also paying for electricity that you never use."

The manager was astounded. He could scarcely believe it possible that so much current was actually going to waste.

"Let me tell you something," said the architect. "So serious has this problem become, this leakage through smoke scum on insulators exposed to the weather and coal gases in large cities, that the Western Electric Company's engineering department in this city is conducting a comparative study of insulators. Over three thousand insulators, such as you see here, have been mounted on a low roof in one corner of the company's West street building where the full deposit of coal dust, street grit and grime from the river boats, street traffic and factory chimneys can settle on the insulators.

"A special selective mechanism is mounted on a pole near the center of the insulator rack which permits the insulation resistance of each group of insulators to be measured with instruments located in the physical laboratory. The test is still in progress, but it has reached a stage where the relative merits of different insulators under smoke, grime and dust conditions in damp or rainy weather are known. You apparently have the wrong kind."

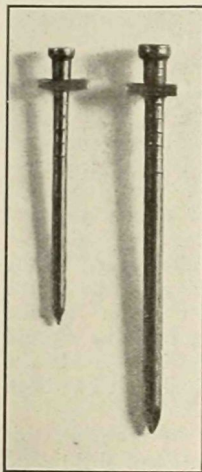
This was an eye-opener for the building manager, who speedily saw to it that leak was eliminated from his worries.

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.

A Double-Headed Nail.

FOLLOWING closely upon the introduction of the double-claw hammer, described in this department some time ago, comes a double-headed nail that seems to meet a long-felt want. The application of this nail, which is manufactured by F. A. Meider, of Augusta, Kentucky, is confined largely to use in false-work, where frames have to be taken down and put up again as in concrete laying. The nail has a shank just below the regular head and when driven into a board it is supposed to stop there. The top head protrudes sufficiently



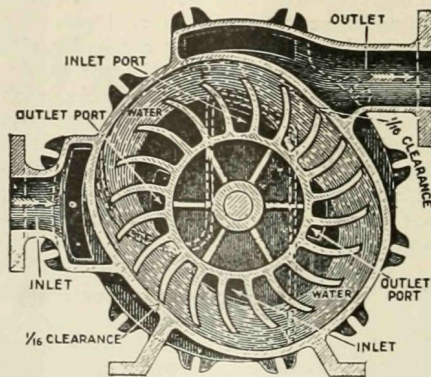
to permit easy drawing by the use of an ordinary claw hammer, so that both the nail and the material can be used over and over again without damaging the boards by splitting them when driving out from boards by the old hammer method in order to start the nails sufficiently to give the claws a grip on the head. It is a wire nail and the advantage of the lower shank is that it drives the work down as firmly as a nail driven clear up to the top head.

A Pump Extraordinary.

IN brief, the pump, illustrated herewith, compressed air by water pressure. It is a new principle in air compressors and vacuum pumps that is being introduced by the Nash Engineering Co., of South Norwalk, Conn., and operates in this fashion:

The water is rotated in the casing by the impeller. The impeller is round, while the casing is elliptical. The water, which is constrained to follow the casing due to centrifugal force, alternately recedes and surges back into the impeller. As the water goes out from the impeller it draws the air in through ports located in the side of the casing.

As the water comes back into the im-



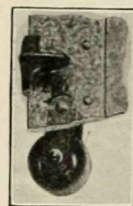
pellor, the air is compressed by the water acting as a piston and is then delivered through outlet ports, also in the sides of the casing. The only moving element is the impeller, which is fitted with ample clearance. The water seal prevents air leakage. The pump, being double acting, air pressures on the impeller are balanced. The water stays at the level of the outlet ports and is used continuously.

It has a distinct appeal to contractors if they desire a compact, powerful and

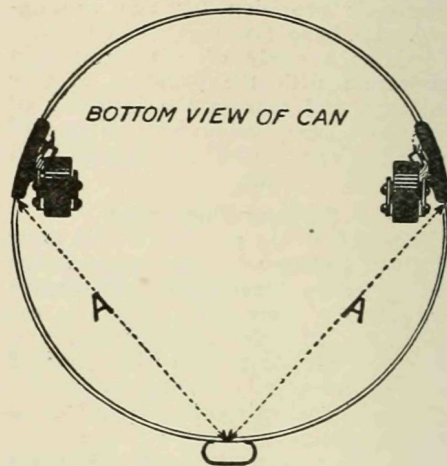
efficient equipment for handling seepage. In caisson work two pumps can be arranged in tandem, the outlet of one pump delivering to the inlet of another, thus making air available in one pump up to fifteen pounds and from the second between fifteen and thirty pounds.

Ash Cans on Wheels.

EVERY time an ash can is slid across a concrete or tiled floor it aids in speeding the general depreciation of the building. The day has come when sliding ash cans in this manner is an evidence of lax management because this item of wear and tear is unnecessary.



The Edwards Manufacturing Company, of Cincinnati, Ohio, offers a solution to this problem in the form of the rollers shown in the accompanying illustrations. These wheels fold up out of sight under the bottom of the can when it is desired that they be stationary or the wheels can be removed and clamped onto any metal

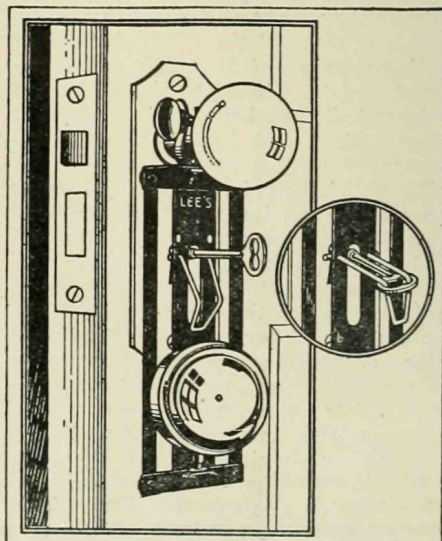


barrel or receptacle making it a two-wheeled truck instantly. The action of the rollers is controlled by gravity. The smaller illustration shows the wheels at rest under the can and the larger one shows the bottom of the can with the rollers clamped into position.

Burglar Alarm in the Door Knob.

A HARDWARE novelty that is attracting the attention of owners, builders and architects seeking innovations for new structures is the door knob burglar alarm being introduced by the C. F. Lee Burglar Alarm Company, of 1417 Belle Plaine avenue, Chicago.

The illustration shows the appliance which is affixed without the aid of tools and measures only 2½ by 7 inches and weighs eight ounces. A thumb screw fastens the alarm about the knob shank

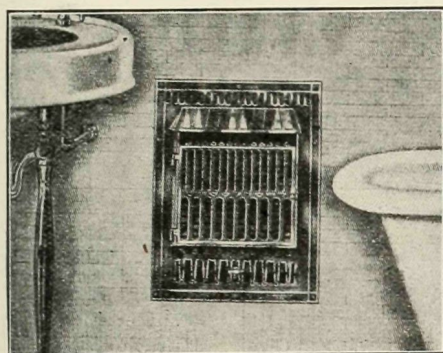


and the device is so arranged that when the knob is turned the bell rings. It can be used on any type of lock. The bell itself is of the rotary push button

type, giving a continuous ring until shut off by the forewarned, and thus fore-armed, householder. The device also has a key retainer, the use of which is explained in the cut.

Gas Heater in the Wall.

A NOVELTY in heating devices is being introduced by the Superior Manufacturing Co., of Pittsburgh, Pa. It consists of a gas stove set into the wall as shown. It is so constructed that it can be used in wood partitions, tile or plaster walls, and has the appearance of a hot air register setting fourteen to eighteen inches from the floor. It has no flues and gives off no odors as the flame comes in contact with nothing but air, thereby obviating the use of asbes-

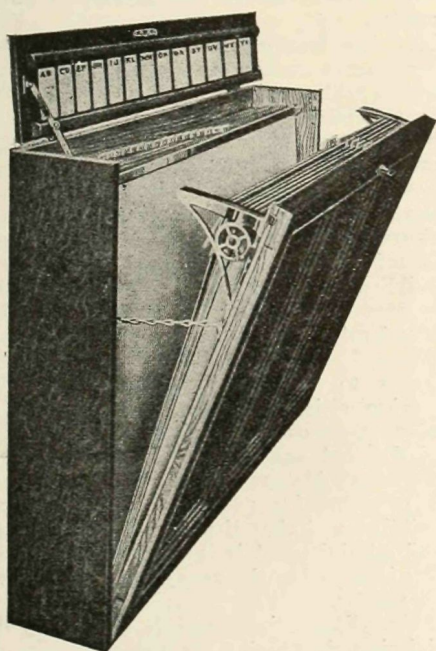


tos and other artificial substances. It is so made that it cannot overheat itself. The heat from the gas jet causes the air to be drawn from the floor through the ventilator and passes up over the flame discharging itself back into the room, thus creating a continuous circulation of pure air through the room at all times. The device is intended as an auxiliary heater to afford turkish bath luxury in the ordinary bathroom.

Filing Blueprints Upright.

THE blueprint filing problem in an architect's office is one of serious importance. He may at any time desire to refer quickly to the plan that he has not consulted in a long while. He may wish to show this plan to a client. Naturally he would like to show that plan in a neat condition and without having to make apology for dust.

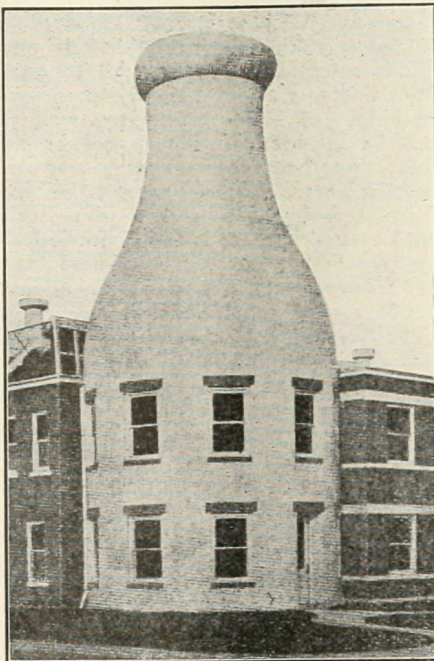
In order to meet this requirement the



Frederick Post Co., of 3621 North Hamline avenue, Chicago, is introducing the filing cabinet shown. It files quickly and gives architects the advantage of a card index system for his blueprints. It is only eighteen inches deep, but has a capacity of from 500 to 600 sheets. The compactness of this filing system would seem to appeal to architects, contractors, builders and building managers.

A Front Brick Milk Bottle.

WE frequently hear and see unusual applications of advertising ingenuity, but one of the most novel and permanent ways of advertising a business was practiced in Indianapolis, where one of the leading milk companies in putting up a new building employed



white enamel and porcelain front brick in the erection of two giant milk bottles, 52 feet high and 22 feet in diameter at the base, at each of the two front corners of their building. The bottles have the exact proportions of a standard quart milk bottle and one of them is shown herewith.

Keeping Builders on Schedule.

ARCHITECTS out on the Pacific Coast are introducing a novel idea, showing the progress that contractors make on jobs. In the front of the Insurance Exchange Building, a fine structure, which is being erected in San Francisco, the bulletin board shown in the accompanying illustration is set up and is always available for contractors to consult. In this case the construction work was performed by a number of contractors, each working under a time limit. The various branches of the work are listed, and contractor's names

INSURANCE EXCHANGE	
THIS BUILDING WILL BE READY FOR TENANTS OCTOBER 17, 1913	
FOR UNRESERVED SPACE, APPLY TO BALDWIN & HOWELL	
EXCLUSIVE REALTY AGENTS 228-24 KEARNEY ST.	
AS PER FOLLOWING	
SCHEDULE OF CONSTRUCTION	
FOUNDATION	WILLIS POLK & COMPANY
FRONT BRICK	WILLIS POLK & COMPANY
FRONT PORCELAIN	WILLIS POLK & COMPANY
FRONT ENAMEL	WILLIS POLK & COMPANY
FRONT GLAZING	WILLIS POLK & COMPANY
FRONT ROOFING	WILLIS POLK & COMPANY
FRONT INTERIORS	WILLIS POLK & COMPANY
FRONT ELEVATORS	WILLIS POLK & COMPANY
FRONT MECHANICAL	WILLIS POLK & COMPANY
FRONT ELECTRICAL	WILLIS POLK & COMPANY
FRONT PAVING	WILLIS POLK & COMPANY
FRONT LANDSCAPING	WILLIS POLK & COMPANY
FRONT FURNITURE	WILLIS POLK & COMPANY
FRONT LIGHTING	WILLIS POLK & COMPANY
FRONT HEATING	WILLIS POLK & COMPANY
FRONT COOLING	WILLIS POLK & COMPANY
FRONT VENTILATION	WILLIS POLK & COMPANY
FRONT SANITATION	WILLIS POLK & COMPANY
FRONT SECURITY	WILLIS POLK & COMPANY
FRONT FINISHING	WILLIS POLK & COMPANY
FRONT OPENING	WILLIS POLK & COMPANY
FRONT OCCUPANCY	WILLIS POLK & COMPANY

follow. In a column of twelve spaces representing months in the year a straight line indicates the time limit in which the contractor must finish his particular work. If an extension of time is allowed a red line is drawn above the schedule which lets the public know who is responsible for the delay. Naturally the contractor wishes to avoid this notoriety, as it does not tend to strengthen his reputation, and the result is that the different contracted jobs go ahead on time, according to the Southern Architect and Building News. The Tablet & Ticket Company, of 381 Broadway, have available bulletin boards with letters to apply which can be locked in,

INEXPENSIVE POWER.

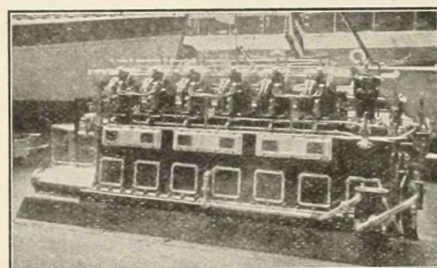
Possibilities of the Diesel Engine, Which Burns the Cheapest of Crude Oils.

THE Diesel engine, which already operates many factories in Germany and which propels more than three hundred steamships, is destined to revolutionize the management of buildings, just as James Watt's invention revolutionized mechanics and industry; and it will solve for the building manager one of his biggest and most difficult problems.

Instead of coal, the Diesel engine burns crude oil, animal or vegetable, and even tar, generating from three to five times more power from tar than if the original coal had been consumed under a boiler to drive a steam engine.

Waldemar Kaempffert, writing in the Outlook, through the courtesy of which the accompanying illustration is published, says that the Diesel engine operates only in part on the principle of the internal combustion automobile motor, adding:

"When the piston of a Diesel engine moves down, it breathes in not an explosive mixture of air and gasoline vapor but pure, unalloyed air, like a human being. On the up-stroke of the piston, that air is squeezed against the cylinder head and is thus subjected to the enormous pressure of 500 pounds a square inch. Air thus squeezed becomes very hot. In the Diesel engine its temperature rises to over 1,000 degrees, which is about as hot as a bar of iron heated to dull redness. At the critical moment, when the compressed air is hottest, a jet of finely atomized oil is forced into the cylinder. Immediately the oil catches fire, the compressed air expands with terrific force, the piston is driven down again. Then, as in the



automobile engine, the burned gases are breathed out, or discharged as the piston rises.

"That, in essence, is the Diesel engine. Like all great inventions it is astonishingly simple—so simple that it is difficult to regard it as not only a technical triumph, but as one of the most remarkable products of human ingenuity. Its novelty lies, not in its outward form, but in the new principle of igniting oil."

The Diesel engine in the commercial building of the future will operate elevators, supply current for light, heat by electricity, the cost of which under the coal, boiler and water method of generating power now makes this kind of heat prohibitive; and it will operate pumps for fire protection, cleaning and lavatory purposes, all by the use of the cheapest kind of oil.

It will burn vegetable oil. Why then may we not expect to see the garbage waste of the city rendered into oil and used to heat schools and other public buildings? As for the semi-public building, it will use cheap oil costing a few cents a gallon instead of gasoline or tar costing one-tenth what coal costs, with no ashes to remove and no stoke department to maintain.

John C. Knight, manager of the Metropolitan Life building in New York, has been appointed as a member of the committee on blower systems of the National Fire Protection Association. His committees are safes, vaults and tanks.

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Building Construction and Building Management
in the Metropolitan District

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A testimonial dinner is to be tendered to Borough President Cyrus C. Miller in the banquet hall of the Bronx Opera House next Thursday evening. William C. Bergen is chairman of the committee of arrangements.

It is a good sign when the demand for private dwellings is on the mend. For several weeks now an increasing share of the real estate news has come from Brooklyn, where home seekers are buying small houses.

John N. Willys, of the Willys-Overland Company, talked the right kind of optimism the other evening at the Waldorf, where he was a guest of the Sphinx Club at a dinner. He didn't see anything the matter with the country, he said; but, "if times are going to be harder, let's work harder." To prove its faith in that doctrine his company, he added, will spend \$1,500,000 in advertising during 1914, as against \$800,000 during the current year.

The aggregate resources of all the banks in the United States, including national, State, savings and private banks, at the close of the fiscal year ended October 31, amounted to \$25,712,163,599, according to the annual report of the Controller of the Currency. The banking power of the United States, as represented by capital, surplus or other profits, deposits and circulation is estimated at \$23,181,545,433. The increase in banking power during the year was 2.8 per cent.; the increase since 1900 is 117 per cent. In the case of national banks, stockholders received dividends at the rate of 11.4 per cent., as compared with 11.01 per cent. during the preceding five years.

Very Moderate Restrictions.

The impression produced by the report of the Heights of Building Commission seems to be generally favorable. Doubtless some opposition will be developed later on on the part of certain property owners who will be prevented from placing buildings twenty or more stories high on very narrow streets, such as Nassau and William streets; but opposition of this kind is inevitable. If any serious attention is to be paid to such opposition, any attempt legally to restrict the height of buildings may as well at once be abandoned. There can be no doubt that the recommendations of the commissioners, if at all, are on the side of conservatism, rather than of radicalism. Assuming there is to be some effective restriction, property owners can hardly expect to get off with a less drastic set of regulations.

The general rule that any part of a building erected on the building line shall not be more than twice the height of the width of the street on which it is situated is certainly very moderate. Considering the grave public necessity for some effective restriction, property owners could not have complained if the height had been limited to one and one-half instead of two times the width of the street; for, of course, such a limitation would not be absolute. A building will be allowed to go higher, provided it is set back approximately three feet for each additional story. The precise effect of such a provision cannot be predicted with any confidence, but the setback does not seem sufficient to prevent additional stories from being built. In districts where rents are high it might be profitable as a consequence of this provision to add another fifty feet to the height of a building. At the same time light and air would be protected and a height would soon be reached beyond which it would not be profitable to go.

The regulations proposed by the commission also allow a property owner whose holdings front on a public park to build as high as three hundred feet, and they enable the owner of a large plot in an expensive neighborhood to erect a tower on part of his building lot. Altogether this proposed series of regulations is certainly the most intelligent attempt which has yet been made in any large city to draw up a flexible but effective plan for the limitation of the height of buildings. It is much easier on the property owner than are the rigid limitations imposed in so many American and in practically all foreign cities. At the same time the essential public interests are fully protected. As we have already intimated, it is questionable whether the initial restriction should not have been one and one-half instead of two times the width of the street.

It is possible and probable that eventually the more onerous provision will prevail. But putting this particular question thus is no reason why a property owner should not be allowed to build higher, provided that as the height increases the area of the lot occupied becomes smaller. This method of restriction safeguards light and air and limits congestion without impairing any more than is necessary the privileges hitherto granted to property owners; and, if property owners are required to abandon certain rights as a consequence of this proposed regulation, they will not be without compensations as a result of this sacrifice. The limitations imposed upon them will also be imposed upon their neighbors. If they are not allowed to damage others as much as they are at present, neither will others be allowed to damage them. Owners of individual lots will not be exposed to the same amount of injury as they are at present.

Owners of tall buildings will not be obliged, as they now are under certain circumstances, to purchase adjoining property in order to protect the light and air necessary to their rentals.

The ruthless individualism of the past will be replaced by a much more completely socialized method of building up the city. The economic advantage of the intensive use of the land will not be entirely lost. The architectural destruction of New York as a city of picturesque towers will be to a considerable extent preserved, but at the same time business will be more effectively distributed than it is at present. Property values, now absurdly high in certain small areas, compared to what they are in other immediately adjoining areas, will also be distributed; and the owners of less advantageously situated property will benefit. It is very much to be hoped, consequently, that the report of the commission will be adopted by the city authorities without any unnecessary delay. Regulation has been proved to be necessary, and no better moment will ever occur to give legal effect to the demand. In the existing condition of the real estate and building market very few owners would be in a position to file plans for skyscrapers in advance of the adoption of the regulations, so that the plan could be put into effect under the fairest possible circumstances.

Ineffectual Building Code Revision.

The opposition which is being aroused by the latest attempt to revise the local Building Code is only to be expected. It seems impossible to draw up any set of specific regulations to determine methods of building in New York City without running into sufficiently vigorous opposition to insure the defeat of the measure. Either one set of interests or another is adversely affected, and the malcontents have hitherto been sufficiently powerful to prevent adoption of a proposed revision. Mr. Ernest Flagg claims that no other result was possible in view of the way in which the proposed code was framed. It consists of a group of specific regulations, which are supposed to constitute a comprehensive account of the way in which buildings ought to be erected in a large city. Any code drawn up in this way meets with certain severe and inevitable difficulties.

In the first place, it is impossible to draw up a specific group of regulations which will cover all the requirements of sound building; and, in the second place, the attempt to specify them inevitably incurs the opposition of those whose interests are adversely affected by this particular method of specification. The alternative plan suggested by Mr. Flagg is, of course, that of drawing up a building code formulating the objects to be secured, and then to lay down certain broad rules covering these objects. That the method advocated by Mr. Flagg conforms to the practice adopted in all foreign cities and has certain intrinsic advantages over the alternative method of detailed specification is undoubtedly the case. Its greatest advantage is that it provides for progress in the art of building and that if properly interpreted and administered it is much more effective in securing the really necessary public results.

Mr. Flagg is certainly justified in claiming that under the present code no sufficiently effective safety against fire is provided and that it imposes wholly unnecessary burdens on the use of incombustible materials. On the other hand, Mr. Flagg is somewhat sanguine in anticipating that the building code which he advocates would not arouse the same kind and the same intensity of opposition as has the proposed new code. It is

true that the formulation of objects and principles contained in the code itself might pass unchallenged; but as soon as an effort was made to apply these principles to particular cases and situations the same difficulties would arise to block the enforcement of the law. The burden of this enforcement would, of course, fall on the Department of Buildings. That department would have to formulate supplementary rules of administration, which would carry out the objects defined in the code; and in so doing it would be obliged to affect certain interests adversely and other interests favorably. The question is whether the way in which the department used the discretion which under the method advocated by Mr. Flagg it would necessarily obtain, would not arouse controversies just as bitter as those which gather around any proposed revision of the existing code. Indeed, might not the resulting controversies be even more bitter? Americans are not accustomed to the kind of administrative dictation which Mr. Flagg's method would necessitate, and if anyone had or thought he had any grievance he would be sure to charge the department with unjust discrimination against himself.

No Faith in Long-Term Mortgages.

Editor of the RECORD AND GUIDE:

Critical analyzers have lately burned considerable midnight oil in an attempt to account for the prolonged dullness in the mortgage situation. The reasons are not hard to find.

Of late it has been the tendency to saddle New York City real estate with all the burdens of taxation; and, as a result, we find that the budget of 1900, amounting to \$90,778,972, has increased in 1913 to \$192,709,342, the major portion of the burden falling on real estate.

Again, many millions of dollars are collected annually in the City of New York as taxes upon mortgages and from the sale of liquors. One-half of the gigantic sums thus collected goes to the State, and, in addition, the city of New York pays over to the State of New York a sum equal to more than one-half of the latter's expenses. Briefly summarized, we lose the benefit of certain taxes that rightly belong to us, and with the large additional sum that we pay to the State we assume a burden that rightfully should be borne in an honest and equitable proportion by the balance of the State.

These are two among the principal causes. Many suggestions have been made to counteract their ill effects. It has been suggested that owners secure and insist on long-term mortgages, to wit: ten years, on the amortization plan. This is in substance the plan that has been in force for many years by building loan associations, but will never find favor with the average investor, for the reason that any term exceeding five years may make a mortgage investment hazardous by reason of possible fluctuations in the neighborhood and the further possible local depreciation in value. Lenders will not be disposed to chance this uncertainty by accepting mortgages for a long period.

Strong organization and persistent agitation through the newspapers would accomplish much in repelling the excessive and continued burdens on real estate. City administration and State government should be brought to recognize that real estate cannot be made the scapegoat for all municipal burdens. Mortgages should undeniably be exempt from taxation, as it simply means double taxation and an additional hardship and penalty on the borrower.

In the face of prevalent conditions I have succeeded in securing many mortgage loans, and find that, despite the apparent scarcity of mortgage money,

there has been a continued healthy market which has been and is ready to absorb all applications possessing merit.

The restoration of confidence and the settlement of pending city, State and national issues must necessarily lead to a general rise in values, and with the coming of this condition lenders will once more return to their early faith, in the firm belief, knowledge and experience that among all investments for stability mortgage investments stand first and foremost.

JOHN FINCK.

WORKMEN'S COMPENSATION.

Gov. Glynn's Legislative Program Sure of Enactment in the Legislature.

In a special message submitted to the Legislature on Monday of this week Gov. Glynn recommended legislation to the following effect:

1. The enactment of a direct primary law, abolishing the State convention, and substituting for the present official primary ballot the Massachusetts form of ballot.

2. The substitution of the Massachusetts ballot for the present party column ballot at general elections.

3. The enactment of a law to adjust to the elective system of this State the amendment to the United States Constitution providing for the direct election of United States Senators.

4. The enactment of a compulsory workmen's compensation law covering hazardous employments, with a schedule of compensation rates far in excess of the schedules of any other measure proposed in this State or in most other States.

5. The passage of a bill providing for a special election next year to determine whether a Constitutional Convention shall be called to meet in the spring of 1915.

6. Appropriations aggregating \$1,400,000 to supply deficiencies in various State departments up to Oct. 1, the beginning of the fiscal year.

Bills prepared under the direction of the Governor, carrying out the foregoing recommendations, were introduced in both houses immediately after the message had been read. All of these bills, except the workmen's compensation bill, were passed by the Senate on Thursday and were concurred in by the Assembly on Friday.

The workmen's compensation bill, which was taken up in the Senate yesterday, applies to hazardous trades. These include machine shop and power plants, the construction and repair of wires for telegraph, telephone and other electric wires, dredging, sewer and subway construction, lumbering, cabinet work, planing and other woodworking business, mining, quarrying, manufacture of glass, iron castings, and forgings. Stone cutting, steel building, and bridge construction are also included, as well as electric lighting, underground piping, paving, laying of cables in trenches, stationary engine and boiler tending.

The bill provides that every employer subject to the provisions of the chapter shall pay compensation according to prescribed schedules for the disability or death of an employee resulting from accidental injury arising out of and in the course of his employment, without regard to fault as a cause of such injury, except where the injury is occasioned by the wilful intention of the injured employee to bring about the injury or death of himself or of another, or where the injury results solely from the intoxication of the injured employee while on duty.

The scale of compensation provided is very liberal, being said to be higher than that under any existing law, either

in other States of the United States or abroad. Opposition has developed both to this and other features of the bill, and a number of minor amendments have been adopted with the consent of the Governor. The bill, however, will stand pretty much as it is, for it is claimed on its behalf that it has been carefully drawn by experts whose advice was sought by Gov. Glynn during its preparation.

The bill provides that employers shall have the option of insuring through a State fund to be created, through casualty companies and through mutual associations, while self-insurance is open to such employers as can give sufficient security.

In case of total disability the injured person receives, throughout the continuance of such disability—that is, for the remainder of his life if the disability is permanent—two-thirds of his average weekly wages; and by his "average weekly wages" the law means one-fifty-second part of 300 times his average daily earnings; so that substantially full employment throughout the year is made the basis of computation, even in trades in which such employment is unusual. However, the maximum wage on which indemnity is to be computed is \$100 a month.

For temporary total disability the rate of compensation is the same as for permanent, but terminates with the disability.

For permanent partial disability compensation, in the case of certain specified injuries, is the same as for total, but terminates at the end of a period fixed by the law and varying from 312 weeks to 15 weeks; while in the case of injuries not thus specified the compensation is two-thirds of the difference in his wage-earning capacity caused by the injury, and lasts throughout the continuance of such difference. This last provision applies also to all cases of temporary partial disability.

If the injury causes death, the dependents are provided for upon a similar scale. The widow receives 30 per cent. of the "average weekly wages" of the deceased, and an additional 10 per cent. for each child under the age of eighteen years, the total, however, not to exceed 66% per cent.; the payment as to herself to continue during widowhood, and as to each child until it reaches the age of eighteen years. If there be no surviving wife, 15 per cent. is granted for each child, with the same limit of 66% per cent. for the aggregate.

State of Employment in the Trades.

Most of the men engaged in building trades are well or fairly employed at the present time, according to a report from Secretary Tompkins, of the United Board of Business Agents. A large number of New York mechanics are working outside the city, some as far away as Alberta, Canada. The mild weather has permitted building operations to be continued later than usual, and there is much work in hand in some cities. Secretary Tompkins has prepared the following list for the Record and Guide:

The following crafts all report "Good": Asbestos workers, boiler makers, cement masons, marble cutters and setters, marble carvers, marble polishers, marble sawyers, marble bed-rubbers, marble cutters' helpers, composition roofers, tar, felt and water proofers, tile layers, tile helpers, wood lathers.

The following report "Work Fair": Glass workers, hoisting engineers, stationary engineers, rockmen, rock drillers and tool sharpeners, tunnel and subway constructors.

The following report "Work Slow": Bluestone cutters, carpenters, flaggers, bridge and curb setters, house shorers,

movers and sheath pilers, housesmiths and bridgemen, ornamental iron workers, metal lathers, painters and decorators, sheet metal workers, tinsmiths.

A Local Fire Prevention Chapter.

Superintendent Miller of the Manhattan Bureau of Buildings presided at a meeting in the Engineers' Building in 39th street last evening called to take steps to organize a local chapter of the National Fire Prevention Association. A committee was appointed on plan and scope, and efforts will be made to secure an influential and representative membership. It was said that there is important local work to do in the line of fire-prevention on the part of private citizens in the interest of safety, which the national association cannot well do. Edward Hardy acted as temporary chairman. Permanent officers will be elected at a future meeting.

EIGHTH REGIMENT ARMORY.

(Continued from page 1076.)

the actual coast fortifications, together with fire control stations, range-finding apparatus, searchlights, power plant and magazines, all similar to those at the harbor forts.

In addition to its facilities for housing the armament and troops of the district, ample facilities are to be provided in the shape of large company rooms, gymnasium, library, bowling alleys, billiard room, lecture hall, rifle and pistol ranges to provide the amusement, athletic, and instructive features of a well-appointed club.

The plans for the armory were prepared by Pilcher & Tachau, architects, 109 Lexington avenue, and are the result of their long experience as the designers of armories for the State National Guard. The building, completed and equipped, will cost in the neighborhood of \$1,500,000, and will be the last word in construction and convenience from a military point of view.

CHANGES IN OLD DRYGOODS DISTRICT.

(Continued from page 1077.)

vasion of factories, is interesting in connection with what has been going on in the old retail section and is also threatening the new one.

Signs were posted on the McCreery building, at the southeast corner of 23rd street and Sixth avenue, this week, offering the building to let as a whole, and it is said that if not rented as a whole in due time it will be rented in parts for lofts and salesrooms. This sets at rest rumors that the store will be taken for occupancy by another drygoods house in the retail trade. The former Ehrich store at the southwest corner of 23rd street and Sixth avenue has remained vacant since the failure of the Kesners to win public favor. The Lord & Taylor store will be vacated when the new store on Fifth avenue is completed, and the Stern store in 23rd street has been idle since the new store was opened at 42nd street and Sixth avenue. Antedating the removal of McCreery & Co. and Stern Bros. this year was a long list of prominent houses that have gone uptown to find larger and better quarters and to them more congenial surroundings.

The Pan-American Project.

The Pan-American States Association is reported on good authority to be favorably considering the Columbus Circle Arcade Building as the site for the 43-story structure which it contemplates erecting. The Record and Guide is informed that the association has an option on the property but that to

REAL ESTATE STATISTICS OF THE WEEK

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

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

MANHATTAN.

	1913		1912	
	Dec. 5 to 11	Dec. 6 to 12	Dec. 5 to 11	Dec. 6 to 12
Total No.	112	137	112	137
Assessed value	\$7,990,000	\$5,710,600	\$7,990,000	\$5,710,600
No. with consideration	11	13	11	13
Consideration	\$755,650	\$271,800	\$755,650	\$271,800
Assessed value	\$874,500	\$314,500	\$874,500	\$314,500
Jan. 1 to Dec. 4 Jan. 1 to Dec. 12				
Total No.	7,293	8,277	7,293	8,277
Assessed value	\$462,060,961	\$619,104,893	\$462,060,961	\$619,104,893
No. with consideration	970	888	970	888
Consideration	\$39,686,999	\$52,178,742	\$39,686,999	\$52,178,742
Assessed value	\$43,064,762	\$50,037,800	\$43,064,762	\$50,037,800

Mortgages.

	Dec. 5 to 11		Dec. 6 to 12	
	Total No.	81	98	81	98
Amount	\$1,170,462	\$1,409,036	\$1,170,462	\$1,409,036
To Banks & Ins. Cos.	14	23	14	23
Amount	\$378,500	\$537,000	\$378,500	\$537,000
No. at 6%	46	42	46	42
Amount	\$333,072	\$329,439	\$333,072	\$329,439
No. at 5½%	21	23	21	23
Amount	\$593,300	\$591,950	\$593,300	\$591,950
No. at 4½%	1	4	1	4
Amount	\$11,000	\$38,000	\$11,000	\$38,000
No. at 4%	1	1	1	1
Amount	.....	.....	.....	.....
Unusual rates	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Interest not given	13	29	13	29
Amount	\$233,090	\$449,647	\$233,090	\$449,647
Jan. 1 to Dec. 11 Jan. 1 to Dec. 12				
Total No.	4,609	5,723	4,609	5,723
Amount	\$162,920,975	\$270,724,455	\$162,920,975	\$270,724,455
To Banks & Ins. Cos.	1,055	1,217	1,055	1,217
Amount	\$91,217,599	\$163,885,712	\$91,217,599	\$163,885,712

Mortgage Extensions.

	Dec. 5 to 11		Dec. 6 to 12	
	Total No.	45	46	45	46
Amount	\$1,726,000	\$1,734,750	\$1,726,000	\$1,734,750
To Banks & Ins. Cos.	6	20	6	20
Amount	\$181,000	\$1,005,000	\$181,000	\$1,005,000
Jan. 1 to Dec. 11 Jan. 1 to Dec. 12				
Total No.	1,796	2,051	1,796	2,051
Amount	\$80,048,422	\$75,065,765	\$80,048,422	\$75,065,765
To Banks & Ins. Cos.	578	679	578	679
Amount	\$48,161,550	\$44,969,551	\$48,161,550	\$44,969,551

Building Permits.

	Dec. 6 to 12		Dec. 7 to 13	
	New buildings	6	10	6	10
Cost	\$35,500	\$1,396,200	\$35,500	\$1,396,200
Alterations	129,996	\$198,655	129,996	\$198,655
Jan. 1 to Dec. 10 Jan. 1 to Dec. 13				
New buildings	535	531	535	531
Cost	\$55,815,435	\$103,197,390	\$55,815,435	\$103,197,390
Alterations	\$11,254,737	\$10,555,260	\$11,254,737	\$10,555,260

BRONX.

	Dec. 5 to 11		Dec. 6 to 12	
	Total No.	115	133	115	133
No. with consideration	17	19	17	19
Consideration	\$113,310	\$158,417	\$113,310	\$158,417

date no contract to purchase has been signed.

At a meeting of the board of directors on Tuesday last, a finance committee was appointed to look into the various options held by the association. It was empowered to select a plot from the various options held, to conclude negotiations for its purchase and to perfect plans for the construction of the building. Henry Birrell, treasurer of the association and chairman of the finance committee, called a meeting of the committee immediately.

The Columbus Arcade Building occupies the entire block between Broadway and Eighth avenue, from 57th to 58th streets and consists of remodeled low structures, originally tenements and stores, none of which is more than four stories high.

The Pan-American States Association was organized two years ago by Robert Lee Dunn, at present its managing director, together with a large body of representative business men of this country and the Latin-American countries, for the purpose of "conserving and fostering reciprocal trade relations between all the Americas."

	Jan. 1 to Dec. 11		Jan. 1 to Dec. 12	
	Total No.	7,211	7,187	7,211	7,187
No. with consideration	706	1,070	706	1,070
Consideration	\$6,133,624	\$9,320,968	\$6,133,624	\$9,320,968

Mortgages.

	Dec. 5 to 11		Dec. 6 to 12	
	Total No.	66	114	66	114
Amount	\$606,700	\$993,962	\$606,700	\$993,962
To Banks & Ins. Cos.	9	11	9	11
Amount	\$185,700	\$191,250	\$185,700	\$191,250
No. at 6%	27	56	27	56
Amount	\$143,083	\$388,182	\$143,083	\$388,182
No. at 5½%	12	8	12	8
Amount	\$193,360	\$78,300	\$193,360	\$78,300
No. at 5%	8	17	8	17
Amount	\$44,757	\$279,280	\$44,757	\$279,280
Unusual rates	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Interest not given	19	33	19	33
Amount	\$225,500	\$248,200	\$225,500	\$248,200
Jan. 1 to Dec. 11 Jan. 1 to Dec. 12				
Total No.	5,374	5,519	5,374	5,519
Amount	\$37,752,118	\$49,050,327	\$37,752,118	\$49,050,327
To Banks & Ins. Cos.	356	521	356	521
Amount	\$6,425,341	\$9,851,918	\$6,425,341	\$9,851,918

Mortgage Extensions.

	Dec. 5 to 11		Dec. 6 to 12	
	Total No.	18	12	18	12
Amount	\$292,150	\$212,000	\$292,150	\$212,000
To Banks & Ins. Cos.	7	4	7	4
Amount	\$152,000	\$104,000	\$152,000	\$104,000
Jan. 1 to Dec. 11 Jan. 1 to Dec. 12				
Total No.	587	668	587	668
Amount	\$12,659,210	\$11,040,871	\$12,659,210	\$11,040,871
To Banks & Ins. Cos.	117	140	117	140
Amount	\$3,263,150	\$3,935,390	\$3,263,150	\$3,935,390

Building Permits.

	Nov. Dec. 5 to 11		Dec. 7 to 13	
	New buildings	11	30	11	30
Cost	\$304,900	\$658,700	\$304,900	\$658,700
Alterations	110,900	\$2,300	110,900	\$2,300
Jan. 1 to Dec. 11 Jan. 1 to Dec. 13				
New buildings	789	1,233	789	1,233
Cost	\$19,491,116	\$33,062,535	\$19,491,116	\$33,062,535
Alterations	\$1,204,518	\$1,123,815	\$1,204,518	\$1,123,815

BROOKLYN.

Conveyances.

	1913		1912	
	Dec. 4 to 10	Dec. 5 to 11	Dec. 4 to 10	Dec. 5 to 11
Total No.	488	459	488	459
No. with consideration	76	30	76	30
Consideration	\$271,082	\$181,450	\$271,082	\$181,450
Jan. 1 to Dec. 10 Jan. 1 to Dec. 11				
Total No.	22,483	23,545	22,483	23,545
No. with consideration	2,172	1,469	2,172	1,469
Consideration	\$12,537,075	\$12,852,402	\$12,537,075	\$12,852,402

Mortgages.

	Dec. 4 to 10		Dec. 5 to 11	
	Total No.	333	347	333	347
Amount	\$1,554,615	\$1,368,920	\$1,554,615	\$1,368,920
To Banks & Ins. Cos.	72	96	72	96
Amount	\$688,350	\$632,753	\$688,350	\$632,753
No. at 6%	180	197	180	197
Amount	\$434,910	\$634,700	\$434,910	\$634,700
No. at 5½%	78	35	78	35
Amount	\$553,150	\$126,934	\$553,150	\$126,934
No. at 5%	55	99	55	99
Amount	\$355,570	\$532,075	\$355,570	\$532,075
Unusual rates	5	1	5	1
Amount	\$32,100	\$20,104	\$32,100	\$20,104
Interest not given	15	14	15	14
Amount	\$178,885	\$55,110	\$178,885	\$55,110
Jan. 1 to Dec. 10 Jan. 1 to Dec. 11				
Total No.	16,142	18,638	16,142	18,638
Amount	\$64,143,675	\$75,159,484	\$64,143,675	\$75,159,484
To Banks & Ins. Cos.	3,508	4,777	3,508	4,777
Amount	\$23,583,656	\$43,064,780	\$23,583,656	\$43,064,780

Building Permits.

	Dec. 5 to 11		Dec. 6 to 12	
	New buildings	90	50	90	50
Cost	\$1,427,725	\$1,178,775	\$1,427,725	\$1,178,775
Alterations	\$48,005	\$49,960	\$48,005	\$49,960
Jan. 1 to Dec. 11 Jan. 1 to Dec. 12				
New buildings	3,503	5,201	3,503	5,201
Cost	\$29,726,871	\$37,647,649	\$29,726,871	\$37,647,649
Alterations	\$3,948,497	\$4,142,842	\$3,948,497	\$4,142,842

QUEENS.

Building Permits.

	Dec. 5 to 11		Dec. 6 to 12	
	New buildings	70	51	70	51
Cost	\$551,700	\$209,575	\$551,700	\$209,575
Alterations	\$13,875	\$58,420	\$13,875	\$58,420
Jan. 1 to Dec. 11 Jan. 1 to Dec. 12				
New buildings	4,390	4,516	4,390	4,516
Cost	\$16,370,823	\$17,421,111	\$16,370,823	\$17,421,111
Alterations	\$1,242,844	\$1,017,755	\$1,242,844	\$1,017,755

RICHMOND.

Building Permits.

	Dec. 4 to 10		Dec. 6 to 12	
	New buildings	14	16	14	16
Cost	\$27,620	\$104,400	\$27,620	\$104,400
Alterations	\$3,200	\$1,675	\$3,200	\$1,675
Jan. 1 to Dec. 10 Jan. 1 to Dec. 12				
New buildings	899	910	899	910
Cost	\$2,084,309	\$2,653,238	\$2,084,309	\$2,653,238
Alterations	\$291,828	\$289,160	\$291,828	\$289,160

BUILDING MATERIALS AND SUPPLIES

BELGIAN CEMENT AS A COMPETING FACTOR AGAINST TRUE AMERICAN STANDARD BRANDS—A WORD TO UNWARY ARCHITECTS.

Bureau of Buildings on the Watch for Low Grade Imported Products.

IN a sick building material market all sorts of rumors that in healthier times would be dismissed as unworthy of serious attention, take deep root upon the imaginations of those engaged in building construction. The latest concerns the use of Belgian cement in this vicinity. Many dealers, builders and some architects have the impression that so long as the cement is "imported" it carries with it the quality of the highest grades of German Portland cements, that it can be bought for forty cents a barrel cheaper and for about twenty-five cents lower than the net price of true American Portland cement in this market.

The basis for the rumors current in this market is found in Philadelphia, where, because foreign cement can be unloaded without lighters direct at railway dock, which saves the lighterage charge of ten cents exacted in this port, the Belgian competition under the new tariff law is being felt.

Unless the Belgian manufacturers are willing to slash their profits considerably, there is little likelihood of their cement becoming a serious factor in this market, according to the most authoritative opinion in the Building Material Exchange. With true American Portland cement selling here at \$1.58 a barrel, on a 90-cent mill basis, and each barrel holding four bags on which there is a rebate of ten cents for each empty bag returned in good condition, the net price for U. S. standard true American Portland cement in this market is \$1.18 and \$1.06 in Jersey City.

The best grades of German cement are selling here today under the new tariff at \$2.05 a barrel, and Belgian cement (counting from two to three bags to a barrel) would normally be quoted at about 40 cents less.

Importing statistics covering cement are not yet available to show just the extent of Belgian inroads into this market, but if that cement is to make any headway here at all as a competitor, the price will have to be twenty-five cents lower at least, making 95 cents a barrel, and for 90 cents American natural cement in three-bag barrels and maintained standards can be purchased.

Superintendent Rudolph P. Miller, of the Bureau of Buildings, said that all cement used here must conform at least to the standard as set forth in the building code.

The standard is low, however, and since the last chance for code revision under the present administration has passed, and a higher standard for cement cannot be fixed at present, he is looking into the cement situation to ascertain whether the Belgian cement meets the present standards.

Architects and contractors are fully protected against false representations regarding building materials and particularly cement. The American Society for Testing Materials has established standards which are now universal in the United States and in another part of this page will be found a copy of it. If builders are in doubt regarding the character of the cement that is being delivered they can demand certificates of standard.

COVERED BRICK IN DOCK. First of the Winter Reserves Arrives a Week Later Than Last Year.

THE first Hudson covered barges arrived in the wholesale market on Thursday, but manufacturers up the river are not inclined to rush winter brick when the market is as weak as it is at present. No quotation is being made on these covered barges, the owners for the most part preferring to keep them dry for immediate use for customers who want a high grade of brick that can go direct into an operation. It probably will be another fortnight, if mild weather continues, before the last tows of brick come down the river, and at that time the covered quotation will probably be announced.

As far as the general consumption of common brick is concerned the distribution this week was behind that of last week, but was slightly in excess of that of the week previous when the total quantity unloaded reached 4,400,000. Dealers are still slow on stacking, both here and in the east Jersey section of the district.

Official transactions for Hudson common brick covering this week ending Thursday, Dec. 11, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1913.			
	Left over, Friday, A. M., Dec. 5—60.	Arrived.	Sold. Covered.
Friday, Dec. 5.....	6	4	—
Saturday, Dec. 6.....	3	3	—
Monday, Dec. 8.....	7	5	—
Tuesday, Dec. 9.....	0	4	—
Wednesday, Dec. 10.....	3	7	—
Thursday, Dec. 11.....	19	10	9
Total.....	38	33	9
Reported enroute, Friday A. M., Dec. 12—5.			
Condition of market, dull. Prices: Hudsons, \$6.00 to \$6.50; covered, no quotation; Raritans, \$6.00 to \$6.50 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$7.25 to \$7.75 (yard). Dull. Left over, Friday A. M., Dec. 12—56.			
HUDSON BRICK UNLOADED.			
(Current and last week compared.)			
Nov. 28.....	975,000	Dec. 5.....	1,079,500
Nov. 29.....	558,000	Dec. 6.....	607,000
Dec. 1.....	993,500	Dec. 8.....	628,500
Dec. 2.....	1,007,500	Dec. 9.....	843,500
Dec. 3.....	1,156,500	Dec. 10.....	780,500
Dec. 4.....	1,237,000	Dec. 11.....	796,500
Total.....	5,947,500	Total.....	4,735,500
1912.			
	Left over, Friday A. M., Dec. 6—69.	Arrived.	Sold. Covered.
Friday, Dec. 6.....	16	9	5
Saturday, Dec. 7.....	6	4	0
Monday, Dec. 9.....	22	8	5
Tuesday, Dec. 10.....	1	10	0
Wednesday, Dec. 11.....	11	4	3
Thursday, Dec. 12.....	9	11	2
Total.....	65	46	15
Condition of market, dull. Prices: Hudsons, \$6.75 to \$7.00; covered, \$7.25 to \$7.50; Raritans, \$6.75 to —. Left over, Friday A. M., Dec. 12—88.			

1912.			
	Left over, Friday A. M., Dec. 6—69.	Arrived.	Sold. Covered.
Friday, Dec. 6.....	16	9	5
Saturday, Dec. 7.....	6	4	0
Monday, Dec. 9.....	22	8	5
Tuesday, Dec. 10.....	1	10	0
Wednesday, Dec. 11.....	11	4	3
Thursday, Dec. 12.....	9	11	2
Total.....	65	46	15
Condition of market, dull. Prices: Hudsons, \$6.75 to \$7.00; covered, \$7.25 to \$7.50; Raritans, \$6.75 to —. Left over, Friday A. M., Dec. 12—88.			

OFFICIAL SUMMARY.

Left over, Jan. 1, 1913.....	113
Total No. barge loads arrived, including left over barge loads, Jan. 1 to Dec. 12, 1913.....	1,902
Total No. barge loads sold Jan. 1 to Dec. 12, 1913.....	1,837
Total No. barge loads left over, Friday, A. M., Dec. 12, 1913.....	56
Total No. barge loads left over Jan. 1, 1912.....	71
Total No. barge loads arrived, including left overs, Jan. 1 to Friday, A. M., Dec. 13, 1913.....	2,217
Total No. barge loads sold Jan. 1 to Friday A. M., Dec. 13, 1912.....	2,129
Total No. barge loads left over, Friday, A. M., Dec. 13, 1912.....	88

STEEL INTERESTS MORE OPTIMISTIC. Carnegie Steel Company Feels Spurt in Orders—Upward Movement Expected By First of the Year.

THE Carnegie Steel Company was in receipt of orders considerably in excess of those of any two weeks during the last month. A further upturn is expected by the first of the month and it is confidently believed that after the turn of the year the better volume of steel business will be forthcoming.

To further encourage the backward movement some lines shaded prices a little more this week. Steel bars dropped a dollar a ton, but the drop was subject to an immediate revision.

There is a disposition among steel interests to hold their prices subject to change on deliveries in the latter part of the first quarter of 1914. Most of the plans are working on a 50 per cent. capacity basis and the present low prices are maintained chiefly because of the retrenchment in cost of production. They are running a little in excess of demand and they are drawing upon their unfilled orders to keep their organizations together. At the first change

for the better in demand there unquestionably will be a corresponding stiffening in prices, so that those who can place their orders at this time for future deliveries can take advantage of the favorable prices now ruling.

A rumor was current to the effect that a big building operation was contemplated in the lower Union Square section of Broadway, involving a large steel tonnage. A large firm of down-town architects is reported to have the tentative plans in hand. This is only one of several large building enterprises requiring heavy steel that are contemplated in that locality. The much-talked-of-Pan-American building at Columbus Circle will probably take between 25,000 and 30,000 tons of steel, if the original plans go through.

STANDARDS FOR CEMENTS. Bureau of Buildings to Keep an Eye on Grades Entering Under New Tariff.

SO many readers of the Record and Guide have wondered what the attitude of the Bureau of Buildings will be toward cements that may be brought into this market under the new tariff law that the standards adopted August 16, 1909, by the American Society for Testing Materials are republished for the guidance of architects, contractors and builders. The Superintendent of Buildings has given assurance that no deviation from the standards under which cements are approved for use in this market will be permitted. The U. S. standards for testing cements follow:

NATURAL CEMENT.—11. Definition. This term shall be applied to the finely pulverized product resulting from the calcination of an argillaceous limestone at a temperature only sufficient to drive off the carbonic acid gas.

Fineness.—12. It shall leave by weight a residue of not more than 10 per cent. on the No. 100, and 30 per cent. on the No. 200 sieve.

Time of Setting.—13. It shall not develop initial set in not less than 10 minutes, and shall not develop hard set in not less than 30 minutes, or in more than 3 hours.

Tensile Strength.—14. The minimum requirements for tensile strength for briquettes 1 square inch in cross section shall be as follows, and the cement shall show no retrogression in strength within the periods specified:

Neat Cement.	
Age.	Strength.
24 hours in moist air.....	75 lbs.
7 days (1 day in moist air, 6 days in water).....	150 "
28 days (1 day in moist air, 27 days in water).....	250 "
One Part Cement, Three Parts Standard Ottawa Sand.	
7 days (1 day in moist air, 6 days in water).....	50 "
28 days (1 day in moist air, 27 days in water).....	125 "

Constancy of Volume.—15. Pats of neat cement about 3 inches in diameter, one-half inch thick at center, tapering to a thin edge, shall be kept in moist air for a period of 24 hours.

(a) A pat is then kept in air at normal temperature.

(b) Another is kept in water maintained as near 70° F. as practicable.

16. These pats are observed at intervals for at least 28 days, and, to satisfactorily pass the tests, should remain firm and hard and show no signs of distortion, checking, cracking or disintegrating.

PORTLAND CEMENT.—17. Definition. This term is applied to the finely pulverized product resulting from the calcination to incipient fusion of an intimate mixture of properly proportioned argillaceous and calcareous materials, and to which no addition greater than 3 per cent has been made subsequent to calcination.

Specific Gravity.—18. The specific gravity of cement shall be not less than 3.10. Should the test of cement as received fall below this requirement, a second test may be made upon a sample ignited at low red heat. The loss in weight of the ignited cement shall not exceed 4 per cent.

Fineness.—19. It shall leave by weight a residue of not more than 8 per cent. on the No. 100, and not more than 25 per cent. on the No. 200 sieve.

Time of Setting.—20. It shall not develop initial set in not less than 30 minutes, and must develop hard set in not less than 1 hour, nor more than 10 hours.

Tensile Strength.—21. The minimum requirements for tensile strength for briquettes 1 square inch in cross section shall be as follows, and the cement shall show no retrogression in strength within the periods specified:

Neat Cement.	
Age.	Strength.
24 hours in moist air.....	175 lbs.
7 days (1 day in moist air, 6 days in water).....	500 "
28 days (1 day in moist air, 27 days in water).....	600 "
One Part Cement, Three Parts Standard Ottawa Sand.	
7 days (1 day in moist air, 6 days in water).....	200 lbs.
28 days (1 day in moist air, 27 days in water).....	275 "

Constancy of Volume.—22. Pats of neat cement about 3 inches in diameter, one-half inch thick at the center, and tapering to a thin edge shall be kept in moist air for a period of 24 hours.

(a) A pat is then kept in air at normal temperature and observed at intervals for at least 28 days.

(b) Another pat is kept in water maintained as near 70 degrees F. as practicable, and observed at intervals for at least 28 days.

(c) A third pat is exposed in any convenient way in an atmosphere of steam, above boiling water, in a loosely closed vessel for 5 hours.

23. These pats, to satisfactorily pass the requirements, shall remain firm and hard and show no signs of distortion, checking, cracking and disintegrating.

Sulphuric Acid and Magnesia.—24. The cement shall not contain more than 1.75 per cent. of anhydrous sulphuric acid (SO₃), nor more than 4 per cent. of magnesia (MgO).

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THE WEEK'S REAL ESTATE NEWS

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

Deals Involving Millions were Features of the Business.

The real estate market was extremely quiet during the early part of the week. Toward the close of the week, however, several transactions of magnitude were consummated. A \$4,000,000 West street trade and investments in expensive West Side apartment buildings were conspicuous features of the news. Other important transactions concerned city purchases of land for a school in the Bronx and a block front on West Broadway for the subway. A new apartment house is forecasted for West End avenue by the sale of a big plot to a builder. A number of dwellings changed hands in the various boroughs.

The total number of sales in Manhattan this week was 31, against 18 for last week and 32 a year ago.

The number of sales south of 59th street was 8, against 6 last week and 13 a year ago.

The sales north of 59th street aggregated 23, compared with 12 last week and 19 a year ago.

For the Bronx 15 sales at private contract were reported, against 14 last week and 14 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$587,909, compared with \$715,001 last week, making a total since January 1 of \$47,878,796. The figure for the corresponding week last year was \$2,139,650, making the total since January 1, 1912, of \$46,589,775.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

MANGIN ST., 67, 5½-sty tenement, on lot 25 x100, sold for M. Vollman, of Seattle, Wash., to S. Bisgalier, by Charles Buermann & Co. The buyer owns adjoining property.

WALKER ST., 16, 5-sty building, on lot 25x100.3, between West Broadway and Church st, sold for Henry Solomon to Wm. Patterson by Ruland & Whiting.

35TH ST., 56 and 58 West, two 3-sty buildings, on plot 41x100, on the rear of the Oppenheim Collins & Co. store, sold for David Hochstadter to Oppenheim Collins & Co., by Clark T. Chambers. The buyer will erect an 11-sty addition to the 34th st store.

44TH ST., 219-223 East, three 5-sty tenements, on plot, 75x100.5, resold for Joseph F. A. O'Donnell to an investor, by Victor Freund & Son. The seller acquired the property a few months ago from the Folsom estate.

56TH ST., 16 West, 4-sty private dwelling, on lot 25x100, sold for George, William and Jane E. Schmelzel to Dr. James Bishop, by Pease & Elliman. The house adjoins the H. B. Hollins residence under lease to Mrs. John Astor, and will be altered for business purposes. The price is said to have been over \$90,000.

WEST ST., from Albany to Cedar sts, 28-sty building, known as the West St. Building, sold for the West St. Building Co. to the American Sugar Refining Co., by Thomas P. Graham and J. N. Kalley & Son. The West St. Building is the second highest along the westerly waterfront, exceeded only by the Whitehall Building. It has a frontage of 158.8 ft on West st, facing the ferries of the New Jersey Central and Pennsylvania railroads, 119 ft on Cedar st, 102 ft on Albany st, its area being more than one-half of the square block. The site was originally accumulated by the Century Realty Company, who completed the ownership of the block in December, 1904, when it was covered with old structures of the loft type found along the waterfront. Gen. Carroll, son-in-law of the late John H. Starin, and his associates bought the property in June, 1905, when the present structure was begun. It was designed by Cass Gilbert, who also planned the Woolworth Building. It was completed in the latter part of 1907. The refining company gives in part payment property in Brooklyn, which is free and clear and which is valued at over \$1,500,000. It consists of two large waterfront properties formerly occupied by the sugar company's refineries and a large interior plot. The largest of the waterfront properties, 484x870 ft, is situated practically adjoining the new Barge Canal Terminal, and will be developed by the new owners by the construc-

tion of four first class warehouses similar to the Bush Terminal. The deal involves property valued at about \$4,000,000.

WEST BROADWAY, east side, entire block front from Park pl to Murray st, and a building on Park pl adjoining the corner, three 5-sty buildings with frontage of 165.2 ft on West Broadway, 125 ft on Park pl and 50 ft on Murray st, purchased by the Public Service Commission. The Park pl corner is owned now by the Park Place Realty Co., William H. English, president. It is occupied by the Martin B. Brown Company, printers of the City Record. The other two parcels are owned by Columbia College. The purchase has been made to expedite the building of the 7th av-William st subway.

10TH ST., 160-168 West, stable property running through the block to 47-47½ Christopher st, plot of 6 lots, 114.6x34, sold for Edward D. Harris, as executor and trustee of the estate of Henry Hilton, deceased, to the Wendell & Evans Co., by the Julius Friend, E. M. Lewi Co.

Manhattan—North of 59th Street.

76TH ST., 12 East, 4-sty and basement dwelling, on lot 19x102.2, between 5th and Madison avs, sold for Mrs. Alfred Schiffer to James H. McLean, by Pease & Elliman.

77TH ST., 335 East, 4-sty single flat, sold for Leopold Katzenstein to a client by Schindler & Liebler.

93D ST., 256 West, 4½-sty American basement private dwelling, on lot 18x55x100.8, sold for Nellie D. Marshall to a client by Slawson & Hobbs.

109TH ST., 62 East, 5-sty flat, on lot 17x100.11, sold for a client to Edward B. Corey, for speculation by the Lewis H. May Co., who resold it to Leopold Neugass.

118TH ST., 232 East, 6-sty storage warehouse, on lot 21x100.11, sold for Philip Englander to a client, by Shaw & Co. The property is under lease to the McKinley Storage Co.

122D ST., 422 East, 3-sty and basement dwelling, on lot 16.8x100.11, between 1st and Pleasant avs, sold by the U. S. Trust Co., of N. Y., as trustee, to Luigi Merola.

122D ST., 114 West, 3-sty and basement dwelling, on lot 18x100, sold for James Corlear to a client, by Bryan L. Kennelly. The property was, to have been sold at auction.

123D ST., 247 West, 3-sty brownstone dwelling, on lot 16.8x100.11, sold for Jane E. Jackson to a client and resold to an investor, by Porter & Co.

129TH ST., 8 East, 3-sty flat, on lot 17.10x99.11, and 22 East, a 3-sty flat, on lot 20x99.11, sold by John Hickey to the Benenson Realty Co., which gave in exchange the 5-sty flat, on plot 40x120, at the southwest corner of Southern Boulevard and 185th st.

131ST ST., 103 West, 3-sty dwelling, on lot 18.9x100, sold by the North American Mortgage Co. to Francis S. Grant.

142D ST., 504 West, 4-sty duplex apartment house, on lot 16x99.11, sold for B. H. Eorden to M. J. Driscoll by Moore, Schutte & Co.

156TH ST., 521 West, 5-sty apartment, on lot 25x100, between Amsterdam av and Broadway, reported sold by Leah Strauss.

171ST ST., 505 West, 2-sty brick garage, on lot 25x95, adjoining the northwest corner of Amsterdam av, sold by Louis Weiss to Heise Brothers, grocers, who gave in exchange a plot of lots at Garden City, Long Island. The garage was erected last year at an estimated cost of \$15,000.

171ST ST., 513, 6-sty apartment house, on plot 57.6x95, adjoining the northeast corner of Audubon av, sold for the Fair Deal Realty Co., Aaron Goodman, president, to George Gerlach, by Moore, Schutte & Co. The buyer gave in part payment 15 West 102d st, a 5-sty single flat on lot 18.6x100.11, between Central Park West and Manhattan av. The 171st st property has been held at \$90,000.

BROADWAY, 2465-2471, two 7-sty elevator apartments, on plot 101x150, sold for Philip Livingston to an out-of-town investor, by John S. Heep, of the McVicker, Gaillard Realty Co. The property borders on Aporthe lane, which for many years was the cause of much litigation on the part of owners of property which touched on it. This matter was settled some time ago. With the apartments goes half the width of the old lane, a strip about 13 ft. wide and 100 ft. long.

FORT WASHINGTON AV., sec 181st st, 6-sty elevator apartment, "Nathan Hale," on plot 173 x140, sold by the Brown-Weiss Realities to Albert Freeman. He is said to have paid cash for the property, which he acquires as an investment. The sellers secured it in a trade for the site of the old Academy of Music on Montague st, Erocklyn, which is soon to be improved with a 12-sty office building. The Nathan Hale is assessed for \$325,000.

VERMILYEA AV., w s, 100 ft. west of Academy st, plot 100x150, sold for the Lawyers Title Insurance & Trust Co. to the Ensign Improvement Co. by Edward D. MacManus & Co. The sellers have made a building and permanent loan for the new owner, and the property will be improved with two 5-sty apartment houses.

VERMILYEA AV. 121 and 123, two 5-sty flats, each on plot 25x100, south of 207th st, sold for the Vermilyea Realty Co., Charles Hensle, president, to Henry J. Beck, by Arnold, Byrne & Baumann. The buyer gave in part payment, the 5-sty tenement with stores at 2194 8th av, on lot 25x80, between 118th and 119th sts.

WEST END AV, nwc 97th st, plot 126.2x100, sold for Samuel McMillan, to Isaac Polstein, as president of the 74th St. Holding Co., by Thomas L. Reynolds. It is about the last plot on West End av available for a large improvement. A building loan, it is said, is now being arranged for the improvement of the corner. Building operations will be started as soon as the loan has been secured. In part payment for the property Mr. Polstein's company gives the former home of Robert E. Tod, at 323 West 74th st, which was secured last July in an exchange for Bretton Court, at 306 to 310 West 100th st. The dwelling is 4 stories and stands on a plot 30x80. It adjoins Riverside Drive and is opposite the Schwab mansion. The dwelling figured in the transaction at \$125,000. The West End av corner was valued in the trade at \$325,000, thereby making the total consideration in the deal \$450,000.

Bronx.

CHARLOTTE ST, s w cor 170th st, "The Seabury Theatre Building," with 11 stores, on plot 100x101.7, sold for the John J. Tully Co. to a client by Alexander Selkin and David Mintz. The building, which was recently completed, has been held at \$75,000.

163D ST, 979 East, 5-sty apartment house with stores, on plot 62x78, between Tiffany and Fox sts, sold for the B. V. Construction Co. to an investor by Epstein & Yarfitz.

161ST ST, south side, running from Park to Courtlandt avs, 3-sty apartment house sold for Mrs. Constance Simpson to a client, by John Kelly. The buyer gave in part payment the dwelling at 619 South 5th av, Mt. Vernon.

BASSFORD AV, 2249, 2-family house, northwest corner of Fletcher st, sold for the Duo Company to Mary Poldow, by A. J. Madden.

BEACH AV.—A. & C. E. HALLY have sold a plot of 6 lots on west side of Beach av, adjoining Clason Point Military Academy to the Academy Building Co., which will immediately erect one-family houses of the improved type, plans of which have already been filed with Bureau of Buildings by Anton Pirner, architect, 2069 Westchester av, Bronx.

EAGLE AV, e s, 100 ft, north of 161st st, plot 100x130, sold by John Oehlert to Lillian B. Rogers, who gave in exchange the plot 50x100, on Faile st, 155 ft, south of Aldus st.

FOREST AV, 782, 2-sty and basement dwelling, on lot 16.8x75, near 158th st, sold for Louis Janoff and R. Goldreyh to a client, by Ernst & Cahn.

MORRIS AV, 2304, 3-sty brick, 2 family house, on lot 19x117, sold by Cahn & Cahn to D. Wagner.

MORRIS PARK AV.—Duff & Brown sold for Charles Schano, the entire block front of 8 lots on the north side of Morris Park av, running from Barnes to Wallace av.

SOUTHERN BOULEVARD, 1563, 5-sty apartment house, with stores, on plot 40x100, between 172d and 173d sts, sold for the Reville Siesel Co. to a client, by Alexander Selkin.

BELMONT AV, 2508, 2-sty dwelling, on lot 25x100, sold by the estate of Samuel A. Dixon to a buyer, for occupancy.

SOUTHERN BOULEVARD, 1318, 5-sty apartment house with stores, on plot 33x100, sold for Tony Imarata to a client for investment, by Paul Bultmann.

TRINITY AV, west side, 50 ft, north of 158th st, plot 50x148, sold for Miss Annie Smith to a builder for improvement, by W. E. & W. I. Brown, Inc.

WASHINGTON AV, 1419, frame dwelling, on plot 50x140, north of 170th st, sold for Emily Bradbury to the City of New York by W. E. & W. I. Brown, Inc. The plot was needed as part of a site for a new public school to be erected on St. Pauls pl and Washington av.

WENDOVER AV, s e cor Brook av, 4-sty flat, on lot 104.10x25.11x irreg, resold by the Benenons Realty Co. This house, together with the flat 2259 Crotona av, was recently taken in exchange by the seller for 417 to 427 East 157th st.

Brooklyn.

DEAN ST.—The Albany Avenue Real Estate Co. has sold for the estate of Martha Jane Quinn 56 ft. front by 107 deep, house and stables on the south side of Dean st, between Schenectady and Utica avs, to Annie H. Rotsitzka, of Brooklyn, N. Y.

STAGG ST, s e cor Lorimer st, 6-sty flat, on plot 50x100, sold for the Realty Realization Co. to Robinson Bros., by A. H. Levy and M. Davis. The buyer gave in exchange 45-47 Nostrand av, 5-sty flat on plot 40x100, and a 2-sty building with stores, at Marcy and Flushing avs.

73D ST, 2-sty and cellar brick, 2-family house, sold for the Shlikerman Realty & Improvement Co. to a client for investment, by the Samuel Galitzer Co.

BAY RIDGE AV, 370, 3-family brick house, sold for Dr. E. Gluck to an investor, by Frank A. Seaver & Co.

FLATBUSH AV, 1118, 3-sty and cellar brick and stone building, on lot 20.10x100, sold for John C. Krohn to a client for investment, by the McInerney-Klenck Realty Co.

GREENE AV, 447, 3-sty and basement brick dwelling, on lot 20x100, sold for Mrs. M. F. Todd to a client for occupancy, by John F. James & Sons.

MEYER-ROSE PARK.—The G. X. Mathews Co. has sold to John Meyer, 1819 to 1827 Cornelia st and 1820 and 1822 Putnam av and to Bernard Mann 1861 Putnam av, 8 6-family model flats, each 27.6x68.3. They are a group of 81

model flats the Mathews Company is erecting on the old Meyer-rose Park in the Ridgewood section. The houses were held at \$11,000 each.

NORMAN AV, 181, 3-sty frame dwelling, on lot 16x95, sold for Annie Kertcher to a client, by Westervelt Prentice. The same broker also sold for Margaretta Bauer 259 Ainslie st, 2-family dwelling, on lot 25x100.

5TH AV, n w cor 77th st, plot 123x107, sold by the Wm. E. McCormie Estate to a Manhattan corporation, which will at once improve with an up-to-date apartment house, with stores. The broker was the Samuel Galitzka Co., which also sold for the same estate 7618 5th av, a 2-sty, 2-family detached cottage, to an investor.

17TH AV, 8103, 2-family dwelling, on lot 20x80, sold for the Lawyers Mortgage Co to a Bronx investor by Fred M. Smith. The house is one of a row of five dwellings recently acquired by the Lawyers Mortgage Co. at foreclosure.

FLATBUSH.—Arthur H. Strong has sold the new residence recently constructed by him at 888 Ocean av, on a plot 60x131 ft, to Benjamin F. Knowles, for occupancy. It was held at \$30,000. He has also sold the house and grounds at 930 Ocean av, 70x131 ft, to H. H. Doehlea, held at about \$45,000. Mr. Strong has purchased a plot on the west side of Ocean av, corner of Dorchester rd, fronting 170 ft on Ocean av. It was held at \$25,000, and was purchased from the estate of Olin G. Walbridge.

HYDE PARK.—Wood, Harmon & Co. report sales of lots here to John F. Werner, M. M. Hoffman, S. Spanos, Wm. R. Thrash and J. R. Floyd; at Marlboro, lots to N. M. Felton, H. E. Fries, E. W. Barton and Thomas W. Holt; and at Kensington Park, lots to T. H. L. Evelyn, Ernest Howell, S. A. Moore, C. J. Van Fleet, J. F. Collison, A. D. Helmer, W. F. Reilley, W. H. Stillwell, J. H. Hundley, M. A. Hautzman and C. L. Couture.

RIDGEWOOD.—Frank J. Magerle has sold for Mrs. E. Bullwinkel the 3-sty brick flat with store, at 335 New Fresh Pond rd, corner of Edsall av, Ridgewood; also sold for Mrs. Isabella Bates 36 and 38 Chestnut st, two dwellings, on plot 40x100, and the two-family detached dwelling at 429 Grant av, Richmond Hill.

Queens.

ASTORIA.—Jere F. Ryan, builder, has sold the new 4-sty triple apartment, situated at the southwest corner of Broadway and 8th av. August Weber negotiated the sale, the property being held at \$26,000.

ARVERNE.—New York City Waterfront Co. sold to John A. Rapelje for \$10,000 a 6-acre plot at Arverne, on the bay front, with a frontage of 712 ft., northeast side of New York, Woodhaven & Rockaway Beach Railroad, 253 ft. west of Beach 80th st, 601 ft. on the south side of the pierhead line of Jamaica Bay.

BELLE HARBOR.—The Rockaway Park Realty Co. sold for Edmund F. Harding a plot 80x100 on the west side of Monmouth av, 260 ft. north of Newport av, to Mrs. Lizzie Kielmann; for Jacob Strauss a cottage 21 7th av, Rockaway Park, to Isaac Lubin, and for Jacob Strauss cottage 9 3d av, Rockaway Park, to John Olsson.

EDGEWATER.—The Lancaster Sea Beach Improvement Co., owners and developers of Edgewater real estate, sold to Max Lehrer a plot on the westerly side of Ocean av, corner of Mermaid av, to James E. Meade, a plot on the westerly side of Ocean av, 360 ft. north of Mermaid av, and to Edith M. Clapp, a plot on the westerly side of Ocean av, 400 ft. north of Mermaid av.

FAR ROCKAWAY.—Herman Frankfort has sold for Joseph Gentile to the Hirschman Bleier & Edelstein Company a plot of ground situated on the westerly side of James st, Far Rockaway. The company recently bought an adjoining parcel from Joseph Gentile through the same broker. The property will be improved.

JAMAICA.—H. B. Pearsall sold for Leander B. Faber, a plot, 32x210, on the north side of Fulton st, between Hardenbrook and Union avs, known as the Woolley property, to Samuel Greenberg, a Manhattan lawyer, for \$38,000. The buyer has already made several investments in Fulton st business property.

JAMAICA.—P. J. Reynolds has sold for Lieut. Frank Kelly a 2-sty frame dwelling, on plot 40x100, on the west side of Garden st to E. Campbell.

LONG ISLAND CITY.—Adolph E. Wupperman and Drurie S. Sanford have purchased from Jeanette C. Jaffe a site on Vernon av at the corner of Sanford st, having a frontage of 363 ft. on Vernon av and extending 525 ft. to the East River. This plot adjoins the new Rainey Park along which it extends for a distance of 436 ft. The firm of A. E. Wupperman & Co., of Manhattan, will erect a large building on the plot.

ROCKAWAY PARK.—Hatch Gazan & Co. have sold for Peter A. Franklin to George H. Closs 20 lots on Lincoln and Columbus avs. The buyer will immediately start the erection of 10 moderate priced cottages.

Nearby Cities.

NEWARK, N. J.—The property at 14 South st, for many years the home of Frederick H. Croselmir, has been sold by William A. and Frederick H. Croselmir to Andrew J. Hollywood, organist of St. James Roman Catholic Church, through Feist & Feist, real estate agents. This is one of the most interesting sales that has been made on this street in recent years. It is on the north side of South st, 170 ft west of Broad st, and runs through to the alley on rear which leads in from Pennsylvania av. The plot measures 32 ft front with a depth of 100 ft. The residence is a 3-sty structure with one and two-story extensions and a brick garage on the rear of the plot, entrance to which is had through the alley. After making extensive alterations Mr. Hollywood will occupy the premises as his home.

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BAYPORT, L. I.—Woods Brothers have sold for Regis H. Post, who was at one time Governor of Porto Rico, his property on Snedecor av, consisting of 3 acres of land, a large house, stable and garage; also a strip of shore front. Mrs. J. G. Carroll, of Brooklyn, the buyer, will erect a summer home on the tract.

EAST ORANGE, N. J.—Edward P. Hamilton & Co. have sold for F. L. Partridge his dwelling and grounds on Burnett st at East Orange, N. J.

GLEN COVE, L. I.—Winslow S. Pierce, of this city, has purchased a large country estate of 80 acres adjoining the Piping Rock Country Club, in the Brookdale section, having an extensive frontage on the Swamp Cedar Road. The property was sold by Miss Eleanor Peregrin, the trained nurse of the late Walter Duryea, who died two years ago. The property was a part of the estate left to his nurse by Mr. Duryea. It has been held at \$100,000. The brokers in the transaction were the Crawley Bros. and F. J. Riley.

HARRISON, N. J.—Feist and Feist have sold for the Cromwell-Walker Co., of New York City, owners of the Walker Chemical Works, their plant in Harrison, N. J., consisting of about two acres with nine buildings. The property is located on the Turnpike rd at the border line, between Harrison and Kearny. The plant was bought by Woburn Degreasing Company, of Woburn, Mass., of which A. G. Reimold, of Worcester, Mass., is president and treasurer. The new owners will take possession as soon as alterations are completed and will employ about sixty people.

HARRISON, N. J.—Feist & Feist, of Newark, have sold for Harlan E. Snodgrass, president of the Newark Tube & Metal Co., to George Bailey, of Philadelphia, nine lots in Harrison, N. J., being 125 ft. on Middlesex st, between 1st and 2d sts, running through to Morris av, and having a frontage of 100 ft. on the latter st, with a depth of 200 ft. The new purchaser will erect a large mill construction warehouse and have a siding from the Pennsylvania Railroad.

HASBROUCK HEIGHTS, N. J.—The Hasbrouck Park Land Co. has sold to Charles Schroeder a plot, 75x100, on the boulevard; to Ernest Maxwell, a plot, 50x100, on Collins av; to S. Cobbs, a plot, 50x100, on Euron av, and to William Kronenburg, a plot, 50x119, on Terrace av.

HEMPSTEAD, L. I.—The Windsor Land and Improvement Co. sold to C. F. Evans a plot 40x120, to C. E. Hickman a plot 40x100, and to R. Ruhl a plot 60x120 on Homan Boulevard; to G. Hoffman a plot 40x100 on Kennedy av; to B. Redmond a plot 40x100 on Kennedy av; to C. Von Norman a plot 80x100 on Henry st; to W. Spence a plot 40x81 on Miller st; to A. Wenz a plot 40x95, to J. David a plot 20x96 and to D. Raider a plot 80x95 on Milburn av; to L. Wilhelmina a plot 100x114 on Grand av. The same company sold at Rosedale to E. Skilleter a plot 44x90 on Merrick rd, and at East Rockaway to H. Joelson a plot 80x100 on Fulton St East.

LOCUST VALLEY, L. I.—Pease & Elliman have sold for F. N. Doubleday, of Doubleday, Page & Co., his estate to Senator William J. Tully, solicitor-general of the Metropolitan Life Insurance Co. The property, which is one of the most notable in that section of Long Island, is of about 20 acres, and has some of the most beautiful landscaping and flower gardens in America. The dwelling resembles in many respects Washington's house at Mount Vernon. Among the well-known people who have country estates in the immediate neighborhood are Paul D. Cravath, F. Coit Johnson and Judge Robert S. Lovett, of the Union Pacific Road.

MONTCLAIR, N. J.—Mayor Hinck, of Montclair, has sold the New England Colonial residence recently completed by him on Gates av, through F. M. Crawley & Bros., to Ralph H. Thompson, of this city. The residence, considered one of the finest in this vicinity, is situated on a prominence, and contains 15 rooms, 5 bathrooms, billiard-room, 2 solariums, and a living room 38 ft. in length. The kitchen and servants' quarters are in an extension. The property was held at \$70,000 and the price at which it was sold is close to this figure.

MORRISTOWN, N. J.—Pease & Elliman have sold to a client a tract of land of about 149 acres, situated near one of Morristown's most fashionable residential suburbs, between Woodland av, South st and Loantaka terrace.

NEW BRUNSWICK, N. J.—The Bache Realty Co. of New York has bought from Dr. David C. English, administrator for the William Van Deusen estate, 176 lots adjoining New Brunswick Manor, on Hamilton st, just west of the Mile Run Brook. The company intends to develop the tract at once and will lay out streets connecting Hamilton and Somerset sts. The tract is opposite the Runyon estate on Hamilton st.

RIDGEFIELD, CONN.—Thaddeus Crane, of Ridgefield, Conn., sold the estates of Charles Holly and Harry Hunt, situated on Lake Mamasasco, to Miss Anna S. Richardson, of Bridgeport. The property comprises 125 acres of land with 1,000 ft. of lake shore frontage, commands wide views and lies about three miles from the depot. Miss Richardson will build in the spring.

TOMS RIVER, N. J.—Bulkley & Horton Co. has exchanged a large farm at Tomis River, N. J., for 1419 President st, a 2-sty stone dwelling, between Kingston and Albany avs.

WHITE PLAINS, N. Y.—The Gillender property, one of the show places of White Plains, has been bought by Frederick Van Wyck for speculation. The property is on the Knollwood road and was held in the market for sale at \$125,000. The estate contains a little more than 6 acres of lawn and flower beds. The house is of frame construction and has about 22 rooms exclusive of baths. There is a large stable on the property and a tenant's house. The dwelling and other buildings were designed by McKim, Mead & White.

YONKERS, N. Y.—M. A. Broderick and T. S. Burke have sold 74 Colgate av for James W. Osborn to Arthur M. Fowler; also 34 Yonkers av for the Alapri Trading Co. to William Bock.

LEASES.**Manhattan.**

DANIEL BIRDSALL & CO., INC., leased the 9th loft in 119 and 121 West 23d st through Norman H. Denzer to Frederick Newmark, of 387 4th av; also the 2d loft in 38 East 21st st to the Thomas W. Houchin Co., of 359 Broadway; and the 6th loft in 60 and 62 East 11th st to the Diamond Thread Co., of 22 West 15th st.

MYER BONDY leased for Gertrude A. Vanderbeck the 5-sty loft building at 69 Greene st to the American Pennant Co., of 459 Broadway.

THE FOLLOWING CONCERNS have leased space in the building at the southwest corner of 42d st and Madison av: The Dayton Pump & Manufacturing Co. of 30 East 42d st; Du Bois Smith of 30 East 42d st; J. M. Stoughton, Desmond Dunne & Co., Collectors Club, Compact Directory Co., Heilner & Wolf, Knickerbocker Portland Cement Co., Manufacturers Paper Co., Reliance Ball Bearing Door Hanger Co., Chester Glass, Semet-Solvay Co., Begley & Martin, Canadian Consolidated Lands, Ltd., A. W. Nilsson, G. W. Ford Dunken Improvement, Realty Contracting & Construction Co., Chartered Lands Syndicate, Jonas-Linnstadt Co., George W. Lewis, Ferber Doyle Tile Co. and E. L. Marshall.

AXELROD & FEINBERG leased the 2-sty stable at 536 and 538 West 49th st for ten years, at an aggregate rental of \$25,800, to John Garis for use as a garage.

MYER BONDY leased the 4th loft in 627 and 629 Broadway to Samuel D. Lasdon of 682 Broadway; the 4th loft in 110 West 17th st to Doctor & Alimento; the 4th loft in 9 and 11 West 4th st to Louis Krinsky; the 2d loft in 110 and 112 Green st to Hyman & Nelson; the 1st and 6th lofts in 53 East 8th st to Chorosh & Goldbloom and Abraham Friedman; the 2d loft in 604 to 608 Broadway to Wolhoff & Resnikoff; the 4th loft in 654 Broadway to the Liberty Hat Co. of 23 Great Jones st; for Daniel Birdsall & Co.; the store and basement in 64 and 66 East 11th st to Inter-City Paper Supply Co.; the store and basement in 103 West 24th st to Morris Seltzer, for Thomas & Eckerson; the 3d loft in 591 Broadway to Wieder Brothers of 623 Broadway; and the 6th loft in 594 and 596 Broadway to Weiss & Mayers of 70 Wooster st, for E. S. Willard & Co.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to William Sloane, of W. & J. Sloane, the 5-sty American basement dwelling at 7 East 67th st, furnished, for the season. The property is owned by Albert Gallatin.

DUROSS CO. has leased for the United States Trust Co., as trustee, the 1st floor (about 3,000 sq ft of space) in 164 5th av, to the Weintraub Brass Mfg. Co.

THE J. C. EINSTEIN CO., INC. leased a loft containing 5,000 ft. in the new building at 6 and 8 West 32d st to the Monarch Waist & Dress Co., of 122 West 27th st, for a term of years.

DOUGLAS L. ELLIMAN & CO. leased for Hendricks H. Whitman, of William Whitman & Co., his apartment in 969 Park av to Rowland Hazard, of Peace Dale, R. I.

CAMMANN, VOORHIES & FLOYD leased the building at 45 Water st for the J. P. Phoenix estate to Davies, Turner & Co. of 5 State st; also 89 South st, with Horace S. Ely & Co., to Fulton Supply Co. of 19 Fulton st; also lofts in 648 Broadway to Tarnover Bros. of 59 Bond st, and Shevinsky & Wilson of 337 Grand st; and in 33 and 35 West 17th st to Post & Co. of 114 Spring st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, in conjunction with the Charles F. Noyes Co., leased the 8th floor in 150 to 156 Lafayette st for a term of years at an aggregate rental of approximately \$450,000 to the Eastern Printing Co., controlled by Edward T. Brown, of Atlanta, Ga., who also controls the Southern Printing Co.

M. & L. HESS leased space on the 17th floor in the Hess Building to the Jersey Silk Mills, and in conjunction with Carstein & Linnekin offices on the 14th floor in the building at 432 4th av to Davis & Murphy.

CARSTEIN & LINNEKIN leased the 7th loft in 53 to 57 West 36th st to J. Schwartz & Co. of 71 East Broadway. This completes the renting of the building. Also leased half a floor in 22 West 26th st to Herscher & Schwartz of 85 East 10th st; also part of a floor in 341 to 347 5th av to J. Brandt & Co.; space in 320 5th av to Apt. Co. of 320 5th av; the 9th and 10th lofts in 17 and 19 West 17th st to I. & L. Chausser of 17 West 17th st, in conjunction with Frederick Fox & Co., the 2d loft in 84 to 90 5th av to H. & G. Klotz & Co. of 84 5th av; with Stephen H. Tyng, Jr., the 3d loft in 450 4th av to S. J. Hall & Son of 35 West 17th st.

HENRY I. COOPER leased space in 33 Union sq as follows: On the 6th floor to H. Himmelstein of 50 Walker st; on the 7th floor to William Stone, also Cooper & Co.; on the 8th floor to the Flemish Art Co. of 33 Union sq; on the 10th floor to E. Goodman, also Lippman & Melnick and the Superior Dental Supply Co. of 33 Union sq; and on the 11th floor to the Syndicate of American Tailors of 33 Union sq.

THE CROSS & BROWN CO. leased the entire 6th floor in 19 and 21 West 62d st to David Stoloff and space in the same building to the Steel Inner Tube Co., of 1876 Broadway; also the entire 3d floor in 225 and 227 West 58th st to Frank G. Wilcox.

THE DUROSS CO. leased the 6-sty building at the northwest corner of Broome and Wooster sts, 75x100 ft. The building has been vacant since Fleitmann & Co., silk importers, moved untown about one year ago. The company, which occupied the building for nearly 20 years, paid \$18,500 a year rent. The new tenant, Kaplan Wool Stock Co., has taken a lease for a term of years at a slightly reduced rental. The leasing company, which operates three large mills in Massachusetts, will occupy the building

for storage of stock and show rooms after extensive alterations are completed. Thomas P. Fitzsimons and Alexander & Green represented the Duryea estate, the owners of the property.

THE J. C. EINSTEIN CO., INC., in conjunction with B. E. Martin leased for the estate of Henry O. Havemeyer the store and basement in 5 West 19th st to The Simons Co. for a term of years.

DOUGLAS L. ELLIMAN & CO. leased for Edgar A. Levy, an apartment of 14 rooms and 4 baths in 555 Park av to Joseph P. Blair, General Counsel of the Southern Pacific Co.; an apartment of 11 rooms and 3 baths comprising an entire floor in 3 East 85th st, for the Estate of Dr. Charles McBurney, to S. Harold Freeman; also an apartment in 901 Lexington av, for Bernon S. Prentice, to Henry F. Atherton; and with Pease & Elliman an apartment in 178 East 70th st, to Willard S. Burrows.

J. ARTHUR FISCHER leased to B. A. Ruge and R. J. O'Meara the old house of the West Side Tennis Club, at 238th st and Broadway, together with the twenty-four courts, for the purpose of maintaining public tennis courts. The managers of the enterprise say that nothing will be spared to maintain the high standard of these courts. This will be the first time in the history of tennis hereabouts that courts and club accommodations of this high order will be available to the general tennis-loving public; also leased for the Clark Estate to Dr. J. F. Power the 3-sty dwelling at 137 West 73d st; also for the Colony Construction Co. to Fritz Goldenberg the booth in the arcade of the Colony Building at 63 to 67 West 38th st and 62 and 64 West 39th st; also for the Finney Building Co. the 1st loft in 149 and 151 West 36th st to Ridabock & Co., for a term of years; also to Ridabock & Co. the top loft in 147 West 36th st for William Postel, for a term of years.

FREDERICK FOX & CO. leased for Eliza Guggenheimer, the 4th and 5th lofts to Rosen Bros. of 40 West 20th st, and the 6th loft to Rosenberg Bros., containing over 30,000 sq ft of space in 40 to 46 West 20th st, for a term of years.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. leased for Charles Kaye a loft in 12 to 16 West 27th st, to Stoll, Smitman & Prager; also rented for David A. Jacobson, a loft in 43 to 47 West 24th st, to Robert Bernhard & Co., of 138 West 25th st.

PETER GILSEY & CO. leased half of the top loft in the building at the southwest corner of Broadway and 29th st to Heilbron & Berger, of 71 West 23d st; also in 732 Broadway, the 1st loft to Frank Meyers, of 732 Broadway; the 2d loft to the Ostrich Feather Manufacturing Co. and the 3d loft to Sigmund Stern, of 732 Broadway.

GOODWIN & GOODWIN rented for Morris S. Thompson and Chas. G. Koss, executors to Sigmund Scheer, the 3-sty private dwelling at 153 West 120th st.

GOODALE, PERRY & DWIGHT, as agents, leased the 2d loft in 49 and 51 West 24th st to Goldstein & Falk, of 20 East 17th st; Herbert Hecht was associated as broker; also leased as agents the following space in the building at 40 West 28th st: Skylight studio to Harry Campbell; half the top floor to Snyder & Backer, of 28 West 116th st, and half of the 4th floor to Frank Gottesman.

HARRIMAN & CO., bankers, of 111 Broadway, leased a large space in the Biltmore Hotel, now under construction on Vanderbilt av, opposite the Grand Central Terminal. The lease is for a term of 10 years.

M. & L. HESS leased for Emma S. Siebrecht the store and basement in 427 5th av, being the northerly store of the building known as the Siebrecht Bldg., to Landay Bros., Inc., the well-known distributors of the Victor Talking Machines. This is the 4th store that has been opened by Landay Bros., and will be one of the handsomest show places of the avenue. The lease is for a term of 10 years at an aggregate rental of \$200,000.

M. & L. HESS leased in 151 and 153 West 19th st, the 2d loft to J. I. Schaffer, and the 11th loft to George Roscher, of 39 Mercer st, and space on the 14th floor in 432 4th av to M. A. Kleinberger, dealer in broad silks.

THE McVICKAR, GAILLARD REALTY CO. leased for Madame Alberte one-half of her store in 31 West 46th st for a term of years to Ex-ner.

THE McVICKAR-GAILLARD REALTY CO. leased for Thomas B. Hidden to Herman Bach, jeweler, the store at the northeast corner of Broadway and 45th st. The tenant has been located at 1538 Broadway for the past 10 years. Also leased to the W. P. Andrews Co. of 191 Fulton st, haberdasher, from May 1, 1914, the 5-sty building at 191 Fulton st, directly opposite the Hudson Terminal Buildings. The building will be extensively altered.

JOHN MILLER rented the dwelling at 144 East 62d st for Miss Rosalie Joel to Carl Scheduling; also offices in 767 Lexington av to Mrs. McCarron and Miss Farelly; also an apartment in 138 East 60th st to Mrs. Lockwood.

THE M. MORGENTHAU, JR., CO. leased for the Tower Manufacturing & Novelty Co. to Christian Lucky, the 5-sty building at 306 Broadway. This is the well-known landmark at the northeast corner of Broadway and Duane st, occupied for more than a generation by the lessors, who are dealers in stationery and office furniture. The ground and building belong to the Barclay Estate. The building will be completely remodeled by the new lessee as soon as plans for modernized stores, offices and lofts can be prepared.

THE CHARLES F. NOYES CO. leased the store and basement in 214 Pearl st to J. N. Knight & Son of 221 West 49th st; space in 4 and 6 Cedar st to Charles E. Boughner and Harry Foelke; space in 46 West 24th st to J. J. Galvin of 24th st and 6th av; and offices in the "Smith Gray Building" at 261 Broadway to Higgins & Low.

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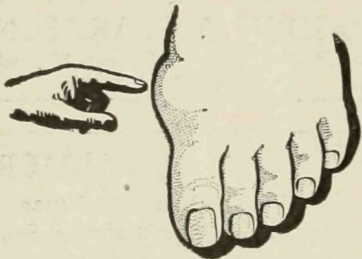
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Leases (Continued).

THE PAYSON McL. MERRILL CO. rented a duplex apartment of 12 rooms and 4 baths at 823 Park av to Jefferson Clark; also a similar apartment, in conjunction with Pease & Elliman, to Mrs. George Enger; at 140 West 57th st, apartments to Dr. Karl C. Smith and Mrs. C. F. Wiley, and at 257 West 86th st to Miss S. A. Alexander; also in conjunction with Ames & Co., a store in 23 West 30th st to Morris Sheingarten of 6 West 21st st.

PEASE & ELLIMAN leased apartments in 146 East 49th st to Mrs. L. M. Moore; in 165 West 72d st to G. H. Patten; and in 130 West 57th st to Mrs. A. Bushnell; also leased for Mrs. Mary Kingsley Rogers her residence at 67 East 92d st a 4-sty dwelling on a lot 20x100, to Augustus Tack; also leased an apartment in 27 Washington Sq North for John Hall Jones to Miss Elaine S. Oakley; one in 235 West 71st st for William Kamm to Mrs. Margaret Conway; and one in 24 West 59th st to Mrs. Kathryn Rose; also leased for Royal Phelps Carroll his 5-sty American basement residence, 22x100, at 41 East 49th st to Mrs. Arthur Scott Burden; also leased for Mrs. Morrison her dwelling, 21x100, 4-stories and basement, at 59 East 78th st to Charles M. Gay; also leased an apartment in the new apartment house at 29 East 62d st to Mrs. Alexander Van Rensselaer Barnewall; and one in 24 West 59th st to Miss Mary Lee Wise; also leased the parlor floor in 12 East 46th st to Charles Thorley, the florist; also leased a large apartment in the new house at 11 East 68th st, of 8 rooms and 3 baths, to Mrs. Britton Busch; also an apartment for Alexander Smith Cochran in 24 to 28 West 59th st to Mrs. H. S. Jackel; also leased offices in Aeolian Hall to Alois P Swoboda and to Charles Fordan; also leased space in 42 West 39th st to J. L. Henry; an apartment in 136 Madison av to M. Stallone; and one in 24 West 59th st to F. Patterson.

PEASE & ELLIMAN leased for C. A. Thompson the 4-sty 21.5 house at 118 West 43d st, adjoining the Elks Club, to Gerda Simenson, who will remodel the house and use it for restaurant purposes; also leased for the Mitchell H. Mark Realty Co. to a client of Nelson & Lee one of the stores in the new Strand Theatre Building now nearing completion at Broadway and 47th st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO., with Seton Henry and Douglas Gibbons leased the ground floor store in 20 West 57th st for a term of years to Elizabeth Cunningham, doing business as "Annette," dealer in women's wearing apparel, for many years located on West 38th st.

LOUIS SCHRAG leased for Ferdinand Kurzman the store and basement in 230 to 234 West 17th st to C. Schilling & Co. of 53 Greenwich st, for a term of years.

FREDK. SOUTHACK & ALWYN BALL, JR., rented to H. Chashi & Co., of 395 Broadway, the entire upper part of the building in 51 Leonard st for a term of years.

SPEAR & CO. rented for the Sixth Ave. and 23d St. Corporation 35,000 sq. ft. of space to M. D. Mirsky & Co. The lessees were for 15 years at 123 Bleecker st. Also leased for the S. & S. Realty Co. 10,000 sq. ft. in 37 to 45 West 20th st to I. & B. Sapiro Cloak Co., of 139 Spring st; also leased for Klein & Jackson a store in 6 and 8 West 22d st to Rosenzweig Bros., importers of laces, of 510 Broadway.

TUCKER, SPEYERS & CO. leased for T. J. Oakley Rhinelander and Philip Rhinelander, the center parlor store in 66 West 38th st, to James and Anna Campbell; also space in the "Springs Building" at 29-33 West 38th st to Edwards, Nelson & Co., of 21 West Houston st.

SOL STERN leased for Abraham Arndt the easterly store and basement, including the entire rear store and basement of the building at 31 and 33 East 27th st, for a long term of years. The tenants are S. Briskman & Salomon, Inc., dealers in silks, velvets, etc. of 33 East 27th st.

E. A. TURNER leased for D. A. Pearson, of Philadelphia, the 3-sty dwelling at 108 East 31st st, to David Herring for 3 years.

UNGER & WATSON, INC., leased for the estate of Rosina Rosenstiel the 3-sty private dwelling at 634 Lexington av to Elsie Nichterwitz for a term of years.

UNGER & WATSON, INC., leased a furnished apartment in the Princeton at 322 to 328 West 57th st to Charles R. Stoughton; and an apartment in 137 and 139 East 57th st to John Forster.

WM. H. WHITING & CO. have leased for a term of years for the Varick Realty Building to the American Ever Ready Co. the entire 5th floor of the Varick Realty Building, bounded by West, Hubert and Washington sts.

ARTHUR VON OSTERMANN leased offices in the Emmet Building at 95 Madison av to Kaufman & Baer, of Pittsburgh, and the Kline Cloak Co., of 7 East 20th st.

JOSEPH WALD leased from Irving T. Smith and others the Ascot Hotel, an 11-sty building, on a lot 24.9x95, at 62 Madison av, for 15 years at an aggregate rental reported to be about \$200,000. Abraham S. Weltfisch, attorney, represented the lessee and H. I. and L. Cohen, attorneys, the lessors. The building will be extensively altered and renovated, at a cost of between \$20,000 and \$25,000, including new furnishings. Many new bathrooms will be installed. The building hereafter will be known as the Madison Hotel. Mr. Wald now operates a hotel at St. Louis.

Bronx.

EVERETT M. SEIXAS & CO. leased for the Hudson Realty Co. 846 and 848 East 167th st, to S. A. Pittinger for a term of 3 years.

Brooklyn.

THE BROOKLYN DAILY TIMES signed a lease for 21 years on the office building at the corner of Atlantic and 4th avs, opposite the Flatbush av station of the Long Island Railroad. As soon as the necessary alterations and improvements are completed, the plant of the Times will be removed to this corner. The building is owned by David S. and John Greenough, of Boston. The lease calls for approximately 12,000 sq. ft. on 4 floors. Within this space the most up to date equipment will be installed in every division of the mechanical, editorial and business departments. The latter will be located on the street floor, and to top the whole an electric sign will be placed bearing the name "Brooklyn Daily Times."

THE BULKLEY & HORTON CO. have rented the large store on the southeast corner of Myrtle and Clinton avs to the Post Office Department for a short period to be used as a temporary station for the parcel post.

Queens.

PEASE & ELLIMAN leased, in conjunction with John F. Scott, a house at Woodmere for A. F. Crosby to S. J. Levi.

Suburban.

FEIST & FEIST leased for Commissioner Thos. W. Preston to the Beaver Leather Mfg. Co., a newly organized corporation, the leather plant at 28 to 36 Ferdon st, Newark, running through to and being 31 to 39 Backus st. The plot covers about 1 1/2 acres, having a frontage of 150 ft. on Ferdon st near Wheeler Point rd, upon which there are six buildings with Penn. R. R. siding. The new concern will take possession as soon as extensive alterations and additions are completed.

DOUGLAS L. ELLIMAN & CO. leased in conjunction with Poole & Bigelow, to a Mr. Whitman a house on Lime st, Boston.

C. S. McCLELLAN & CO. leased the new 3-sty and basement fireproof loft building at 2 and 4 Wilson pl, Mt. Vernon, owned by the Vernal Realty Co., to the Noesting Pin Ticket Co., manufacturers of novelties, now located in New York City. The lease is for a long term.

LOUIS SCHLESINGER leased for the Warranty Realty Co. to the Gray Motor Car Co. one of the new garages in the recently constructed building at 229 Halsey st, Newark. This is the second lease made, the first having been to the Oakland Motor Car Sales Co.

THE FACTORY DEPARTMENT OF FEIST & FEIST leased for Tax Commissioner Thomas W. Preston to the Beaver Leather Manufacturing Co., George W. Priest, general manager, a newly organized corporation, makers of fine shoe leathers, the plant at 28 to 36 Ferdon st, running through to and being 31 to 39 Backus st, just west of Wheeler Point rd, Newark, N. J. The plot covers 1 1/2 acres upon which there are 6 buildings with Pennsylvania Railroad siding. The concern will take immediate possession and make extensive alterations, additions and improvements. The leasing department of Feist & Feist also rented to Herman A. Doscher, of Paterson, proprietor of the Noodnut Candy Co. the store and basement in 53 Market st, Newark, N. J., for the estate of William M. Tierney. All the candy sold at this store will be made on the premises. This will be a branch of the New York and Paterson stores.

REAL ESTATE NOTES.

J. S. MAXWELL has been appointed agent of the "Bertha" apartments at 515 West 111th st.

PEASE & ELLIMAN have been appointed managers and agents of the property known as 1989 Broadway, by Hamilton Carhart.

LUDWIG C. TRAUPE has been elected an active member of the Real Estate Board of New York.

HENRY P. CAIN, for many years located at 838 Gates av, has moved to 138 Reid av, near Gates, recently occupied by James H. Wood.

FREDERICK SOUTHACK & Alwyn Ball, Jr., have been appointed agents for the building 350 Canal st.

M. M. HAYWARD & COMPANY have been appointed agents for the following four apartment houses: 523 West 124th st, 220 and 222 West 64th st, and 79 West 101st st.

SIG CEDERSTROM, tax expert and prominent in Brooklyn real estate affairs, has been appointed real estate expert to the Public Service Commission at a salary of \$6,000 per annum.

S. E. GOODALE, of Goodale, Perry & Dwight, Inc., has been appointed Commissioner of Deeds in the State of New York by John K. Tener, Governor of Pennsylvania.

THE CORKEMAZ REALTY CO., composed of Syrian business men, have transferred title in the 6-sty building at Nos. 34 to 40 West st, running through to 60 and 62 Washington st, to the Cunard Realty Co. In part payment the Syrians take the Lusitania, at 414-20 West 148th st, a 6-sty apartment house, 100x99.11, adjoining the southeast corner of Convent av.

THE UPANIN CLUB, formed to provide temporary homes for young men and boys discharged from reformatories and institutions of correction, is the buyer of the old home of Gen. Horatio King at the corner of Middagh st and Columbia Heights, the sale of which by Capt. Chauncey Matlock through John F. James & Sons was reported recently.

THE CHAMBER OF COMMERCE of Queens issued on Tuesday the first number of a four-page bulletin that will be published monthly, giving a record not only of the activities of the Chamber for the improvement of the transit facilities, highways, water frontage and industrial and civic needs of the borough, but the latest facts and statistics of the growth of the Borough of Queens from a commercial, industrial, financial and residential standpoint.

ROBERT BUTLER and L. Roberts Walton have formed a partnership, under the name of

Butler & Walton, for the transaction of a general real estate business at 25 West 42d st. Mr. Butler was recently with Walter J. Salomon.

THE HIBSON CO. negotiated the sale of the two 3-sty two-family houses at 2703 and 2705 Decatur av for Charles Beckman to Nicholas Oliver, recorded recently. The property was held at \$14,000.

THE NEW YORK CENTRAL RAILROAD took title Tuesday from the New York State Realty and Terminal Co., a subsidiary, to a number of parcels in 32d and 33d sts., between 10th and 11th avs, which will eventually form a part of the new West Side terminal.

CROSS & EROWN CO. was the broker in the lease recently reported in which the Lincoln Safe Deposit Co. leased the store at 72 East 42d st, to the New York Telephone Co. After extensive alterations, the New York Telephone Co. will establish a contract office to meet the heavy demand for such service in this section.

THE UNITED REAL ESTATE OWNERS Association held their regular bi-monthly meeting Tuesday evening, at the Grand Union Hotel. A vigorous campaign has been started to increase the number of small associations affiliated with it. Two new influential local associations have already signified their intention of affiliation, thus increasing the number to ten.

THE WESTERN UNION Telegraph Company has filed suit in the Supreme Court against the Farmers Loan & Trust Company, as trustee of the Western Union's bonds, asking permission to withdraw the company's real estate at 195 Broadway from the mortgage given as security for the bond issue, and to sell the property for \$2,500,000.

MR. HOWARD S. RICKERSON has opened a real estate and insurance office at 964 Flatbush av, opposite Albemarle rd, Brooklyn, where he will make a specialty of Flatbush real estate in all its branches. He has been a resident of Brooklyn for 29 years and is well known. He is a brother of Charles E. Rickerson, who is well known as a real estate broker on Park Slope.

UNITED REAL ESTATE OWNERS' ASSOCIATIONS have appointed committees to arrange for the annual reception on Lincoln's Birthday at Terrace Garden. All the real estate associations of Manhattan and Bronx are to be invited. Henry Bloch is president of the associations, and Charles H. Schnelle is chairman of the committee.

(Real Estate Notes—Continued on page 1112.)

REAL ESTATE APPRAISALS.

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

ESTATE OF ANNA OSENKOP—premises 441 West 50th st, a 4-sty brick tenement and rear house, 25x100.5, valued at \$16,250.

SOPHIA FRANKENTHALER—216 East 7th st, 5-sty brick tenement, 25x90.10, \$20,000; 166 Av B, 5-sty brick tenement, 19.9x70, \$17,000; 274 East 3d st, 5-sty brick tenement, 23.3x86.11, \$19,000; and 132 East 80th st, 3-sty brownstone dwelling, 18.4x102.2, \$19,500.

MARY A. GIBBONS—331 East 57th st, 3-sty brick dwelling, 20x100.5, \$10,000.

FRANCIS DONNELLY—1466 Hoe av, 2-sty brick dwelling, 25x100, \$9,000, and 1468 Hoe av, 2-sty frame building, 25x100, \$6,500.

LOUISE M. GREFATH—1308 Clay av, 2-sty and basement 2-family dwelling, 60x76, \$7,500.

CHARLES H. L. DICKE—407 East 75th st, 4-sty brick tenement, with shop in rear, 25x102.2, \$15,000.

The Auction Market.

Outside bidders continue to be in the great minority at the auction sales in the Exchange Salesroom. One piece of land purchased by an outsider was a vacant plot of three lots at 235 to 241 East 50th street, 71x100.5, between Second and Third avenues. It was purchased by Samuel Wacht on a bid of \$12,500 and prior liens, including a \$26,000 mortgage, making the buying price \$39,150. The sale was due to foreclosure proceedings instituted by Harris Mandelbaum against the Newark Holding Company. J. H. Mayers, auctioneer. John Brunckhorst, a tenant, purchased the tenement, 516 East 86th st, offered at the voluntary sale by D. Phoenix Ingraham, for \$18,000.

Out of 3 properties offered at voluntary sale, 1 was bought by an outsider, 1 was bid in by parties in interest and 1 was withdrawn, having been sold at private sale.

Out of 24 properties offered as advertised legal sales, only 3 were bought by outsiders; 4 were withdrawn or adjourned, and parties in interest claimed 16.

For the coming week at the Bronx Exchange Salesroom, 3208 Third avenue, on Monday, a foreclosure sale of 110 Bronx lots will be held by Bryan L. Kennelly, auctioneer. The lots are located on Jerome avenue, Van Cortlandt Park South, Mosholu Parkway North, Gun Hill road, East 210th street, Gates place, Knox place, Kosuth place and De Kalb avenue. The sale is held as a result of foreclosure proceedings against the Meyer-Gatling Investing Company and Oscar R. Meyer, the property being known as the Dickinson estate. Mr. Kennelly will offer the 110 lots in a bulk and then 110 separate parcels.

The old negro church at 233 and 243 West 25th street, at one time occupied by the First African Methodist Episcopal Bethel Church, will be sold by Joseph P. Day. The property was sold by the church to the firm of Solomon Brooks & Co. when the church moved to Harlem and began to build at 52 to 60 West 132d street. A mortgage for \$28,000 was executed last February, of which the church had an interest of \$6,000, and an interest of \$22,000 was held by Hugo E. Distelhurst, the plaintiff in the foreclosure suit. The defendant is in default on the interest. There will be the usual offerings by the various auctioneers of miscellaneous properties.

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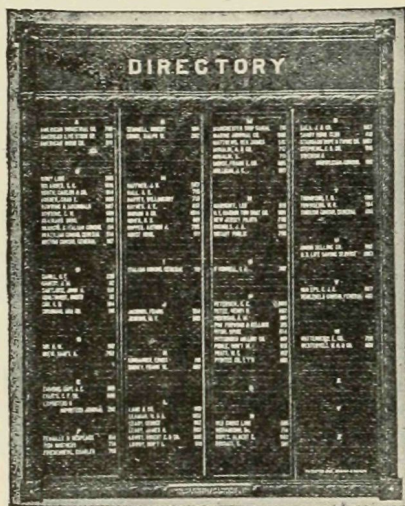
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AUCTION SALES OF WEEK.

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

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

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 12, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st., and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

- *Bank st, 40, ss, 145.2 e 4th, 20x90.1x19.5x 90.3, 3-sty & b bk dwg; adj Dec 26.
- *Washington ter, 11 (*), es, 88.9 s 186th, 17.9x62.6, 3-sty bk dwg; due, \$6,544.07; T&c, \$126.65; Jno C Travis, trste, &c. 6,000
- *1ST st, 56, ns, 250 w 1 av, 20.8x100.4x25.3 x100, 6-sty bk tnt & str; due, \$10,195.70; T&c, \$1,700; withdrawn and to be re-advertised.
- *119TH st, 4 E (*), ss, 85 e 5 av, 25x50, 5-sty bk tnt; due, \$14,667.98; T&c, \$1,599.86; Jno F Halsted et al trstes. 12,000
- *121ST st, 79 E (*), nwc Park av (No 1740), 20x100.11, 4-sty stn tnt; due, \$16,462.08; T&c, \$779.22; Emigrant Industrial Savgs Bank. 15,000
- *125TH st, 255 E (*), ns, 46 w 2 av, 28x 74.11, 5-sty bk tnt & str; due, \$20,239.24; T &c, \$219.70; Simon Herzog trste. 16,500
- *126TH st, 318 E (*), ss, 300 e 2 av, 25x 99.11, 5-sty bk tnt; due, \$14,101.67; T&c, \$237.15; Valentine E Macy et al trstes. 10,000
- *179TH st E, nec Washington av, see Washington av, 2020-2.
- *Decatur av, 2846 (*), es, 26.9 n 199th, 25.2x107.11x25x105.1, 2-sty bk dwg; due, \$6,910.68; T&c, \$1,048.17; Henrietta G Doherty. 8,000
- *Park av, nwc 121st, see 121st, 79 E.
- *St Lawrence av, 1239, ws, 400 n Beach av, 25x100; adj Dec 26.
- *Washington av, 2020-2 (*), nec 170th (No 481), 60.5x94.3, 6-sty bk tnt & str; due, \$17,311.55; T&c, \$1,500; sub to pr mtg \$65,000; Gotham Mortgage Co. 77,000

BRYAN L. KENNELLY.

- *122D st, 114 W, ss, 171 w Lenox av, 18x 100.11, 3-sty & b stn dwg (vol); withdrawn.
- *143D st, 310-2 W (*), ss, 175 w 8 av, 50 x99.11, 4-sty bk stable; due, \$15,268.58; T &c, \$351.34; sub to mtg \$34,000; Jno H Kerkmann. 39,987
- *Alexander av, 130-2, es, 41.6 s 134th, 39 x89.9, 2-4-sty bk tnts & str (vol); bid in at \$16,000.

HENRY BRADY.

- *3D st, 136 W, ss, 80 e 6 av, 20x50, 2-sty bk tnt & str; due, \$5,110.51; T&c, \$371.70; J J Campbell. 6,125
- *116TH st, 309 W (*), ns, 150 w 8 av, 25x 100.11, 5-sty bk tnt; due, \$5,857.71; T&c, \$592.90; sub to pr mtg \$21,000; Jennie Bernstein. 26,500
- *227TH st E (*), ns, 130 e Barnes av, 25x 114.5, Wakefield; due, \$4,403.70, T&c, \$375; Louis W Slocum. 4,100
- *3D av, 4009-19 (*), ws, 100 s 174th, 100x 128.9x100x125.2, 3-2-sty bk tnts & str; due, \$22,530.97; T&c, \$1,930.30; sub to pr mtgs aggregating \$64,000; Max Cohen; corrects error in last issue when this sale appeared under Bryan L Kennelly. 70,500

CHAS. A. BERRIAN.

- *Lyman pl, 1346 (*), es, 85.8 n Stebbins av, runs e71.11 to Stebbins av xne17.3xn 20.1xw83.2xs33.5 to beg, 4-sty bk tnt; due, \$18,267.44; T&c, \$455.97; Wm L Condit et al trstes. 15,000
- *Lyman pl, 1350 (*), es, 119.1 n Stebbins av, 33.6x83.2, 4-sty bk tnt; due, \$19,980.49; T&c, \$816.17; Wm L Condit et al trstes. 17,000
- *Stebbins av, ws, 111.07 ne Lyman pl, see Lyman pl, 1346.

JACOB H. MAYERS.

- *50TH st, 235-41 E, ns, 174 w 2 av, 71x 100.5, vacant; due, \$12,889.89; T&c, \$782.47; Saml Wacht. 39,150
- *Madison av, 1181, es, 84 s 87th, 16.8x62.2, 3-sty & b stn dwg; adj sine die.

L. J. PHILLIPS & CO.

- *Starling av, 2218 (*), ss, 121 w Glebe av, 25x112; action 2; due, \$3,922.66; T&c, \$556; Thos F Keating. 4,300

HERBERT A. SHERMAN.

- *12TH st, 413 E, ns, 173 e 1 av, 24.4x 103.3, 6-sty bk tnt & str; due, \$3,913.11; T&c, \$786.02; sub to pr mtg \$30,000; Kips Bay Brewing Co. 35,507

D. PHOENIX INGRAHAM.

- *86TH st, 516 E, ss, 173 e Av A, 25x102.2, 5-sty bk tnt & str (exr); John Brunckhorst. 18,000

SAMUEL MARX.

- *33D st, 341 E (*), ns, 175 w 1 av, 20x98.9, 4-sty bk tnt; due, \$9,533.39; T&c, \$—; Sigmund Wechsler exr & trste. 9,000
- *33D st, 343 E (*), ns, 150 w 1 av, 25x98.9, 4-sty bk tnt; due, \$11,567.61; T&c, \$—; Max Dray exr. 10,000

SAMUEL GOLDSTICKER.

- *24TH st, 13-15 W (*), ns, 551.6 e 6 av, 52 x98.9, 11-sty bk loft & str bldg; due, \$68,352.65; T&c, \$5,109; sub to pr mtg \$210,000; Ewald Mommer. 218,740

Total \$587,909
Corresponding week 1912..... 2,139,650
Jan. 1, 1913, to date 47,878,796
Corresponding period 1912.... 46,589,775

Borough of Brooklyn.

The following are the sales that have taken place during the week ending Dec. 10, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

- COLUMBUS PL, ws, 114.7 n Atlantic av, 23x 105; Jeannette W Carlin. 850
- HANCOCK ST (*), ss, 424.10 w Reid av, 18.10 x99.4x18.10x99.2; Jno H Forshew. 4,525
- TAYLOR ST, nec Kent av, 113.11x75xirreg; withdrawn.
- VAN SICKLEN ST (*), es, 406.6 s Av T, 18x 100; also VAN SICKLEN ST, es, 424.6 s Av T, 18x100; Michl J Shea. 6,000
- VAN SICKLEN ST (*), es, 442.6 s Av T, 18x 100; Michl J Shea; Action 2. 3,000
- WITHERS ST (*), ns, 200 w Kingsland av, 25x100; Cath C Newton. 3,000
- E 3D ST (*), ws, 151 s Av I, 20x100; Stephen D Pyle. 2,850
- E 17TH ST (*), ws, 340 s Av S, 40x100; Hallie P Bates; Action 1. 6,000
- 22D ST, 346, ss, 100 w 7 av, 25x100; Delia A Freeman. 1,350
- 57TH ST (*), ns, 180 e 7 av, 100x100.2; Walter H E Schmitt. 3,750
- ATLANTIC AV (*), ss, 121 e Washington av, 25x100; Brooklyn City Savings & Loan Assn. 4,500
- BROOKLYN AV (*), es, 255 s Farragut rd, 40x100; Blanche E Watson; Action 1. 5,100
- BROOKLYN AV (*), es, 295 s Farragut rd, 40x100; same; Action 2. 5,100
- LENOX RD (*), ss, 22 e 42d, 22x90; Aug Hannewald. 3,000
- SCHENCK AV (*), nec Hegeman av, 40x100; Anthony Starcke. 1,000
- WYTHE AV, 686-S, ws, 74 n Keep, 37.4x62, 2-3-sty bk dwgs (vol); Teresa Tevlin. 6,200
- 5TH AV, es, 60 s 62d, 20x100; withdrawn.

12TH AV, sec 36th, 136.10x98.10; withdrawn.

12TH AV, ss, 375 w Chester av, 100x100; A B Roberts. 1,000

WM. P. RAE.

- BERGEN LA, sws, intersec es E 4th, 267.3x 249.1xirreg; also E 3D ST, es, 300 s Av I, 80x 160xirreg to Av J; withdrawn.
- ST JOHNS PL, ss, 378 w Brooklyn av, 19.8x 127; Sarah M Clark. 8,050
- E 17TH ST (*), ws, 380 s Av S, 40x100; Hallie P Bates; Action 2. 6,000
- W 32D ST, ws, 170 n Mermaid av, 40x237.7; Jno P Hissling. 2,350
- 45TH ST (*), ss, 120 e 17 av, 20x100.2; Brooklyn Trust Co. 3,900
- 45TH ST (*), ss, 200 e 17 av, 20x100.2; same; Action 2. 3,900
- BEDFORD AV (*), nec S 9th, 80x65; Kings County Savgs Institution. 34,000
- MERMAID AV (*), ns, 55.6 e W 15th, 56x125 xirreg; Mary J Bray. 8,000
- SHEFFIELD AV (*), ws, 50 n Belmont av, 50x100; Jno Klueg. 2,000
- LOTS 798 & 799, block 6591, map of Slocum Park; Wm Gremler. 900

JAS. L. BRUMLEY.

- PACIFIC ST (*), ss, 274.6 e Troy av, 256.5x 44.6xirreg; Lorenz Lotz. 8,500
- PULASKI ST (*), ss, 175 w Tompkins av, 22 x100; Sarah Welling et al. 5,900
- SOMERS ST (*), ss, 120 e Sackman, 20x51; Herbt C Smith. 2,000
- 60TH ST, sws, 120 se 16 av, 30x100; Anna C Grady. 4,725
- 75TH ST (*), nes, 198 se 15 av, 18x100; Alida H Van Ethen. 3,950
- 75TH ST (*), nes, 180 se 15 av, 18x100; same; Action 2. 3,900
- 86TH ST (*), ns, 120 e 13 av, 100x100; Margt Wachmann. 1,800

CHAS. SHONGOOD.

- PARK PL, ns, 212.6 e Troy av, 18.9x127.9; Jno A Berry. 6,000
- STERLING ST, ns, 260 w Bedford av, 20x 100; Edw I Graham. 5,700
- CHURCH AV (*), nws, 24.10 sw E 3d, 20.6x 80.6; Kraslow Constn Co. 6,250
- LINDEN AV (*), ss, 123.10 w New York av, 25x140; Merchants Co-operative Mortgage Co; Action 1. 7,750
- LINDEN AV (*), ss, 148.10 w New York av, 25x140; same; Action 2. 7,750
- NEW YORK AV (*), ws, 28.2 s Church av, 20x80; Merchants Co-operative Mortgage Co. 4,500

Total \$195,050
Corresponding week 1912..... 137,085

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

DEC. 16.

RIDGE ST, 139-43, see Stanton, 200.

STANTON ST, 200, nwc Ridge (Nos 139-43), 25x80, 6-sty bk tnt & str; Louis Simon—Wm Menzel et al; A Fred Silverstone (A), 220 Bway; Rudolph A Seligman (R); due, \$14,959.81; T&c, \$507.75; sub to pr mtgs aggregating \$100,000; J H Mayers.

22D ST, 423 E, ns, 323 e 1 av, 31.7x98.9, 4-sty bk tnt & str; Margt Hall—Moore Realty Co, a corp, et al; Wm C Rodger (A), 215 Montague, Eklyn; Robt J H Povel (R); due, \$2,794.31; T&c, \$1,517; sub to pr mtg \$16,000; Joseph P Day.

47TH ST, 41 W, ns, 595 w 5 av, 25x100.5, 4-sty & b stn dwg; Trstes Columbia University in City N Y—Kathleen T Harper et al; Nash & Jones (A), 63 Wall; Maurice Marks (R); due, \$64,460.77; T&c, \$3,999.23; Joseph P Day.

76TH ST, 324 W, ss, 300 w West End av, 22x 102.2, 4-sty & b bk dwg; Abr Leipzig—Eleanor A M Hand; Jacobs & Livingston (A), 132 Nassau; Jos D Kelly (R); due, \$5,208.48; T&c, \$705.90; sub to first mtg \$31,000; Joseph P Day.

102D ST, 109-11 W, ns, 150 w Col av, 45.10x 100.11, 6-sty bk tnt; G P Sherwood & Co—Rosaria Pizzutiello et al; Deyo & Bauerdorf (A), 111 Bway; Ellsworth J Healy (R); due, \$2,208.22; T&c, \$588.25; sub to two pr mtgs aggregating \$61,000; mtg recorded May16'07; Bryan L Kennelly.

122D ST, 111 W, ns, 156 w Lenox av, 19x 100.11, 3-sty & b stn dwg; Farmers Loan & Trust Co—Carrie R Davis et al; Geller, Rolston & Horan (A), 22 Exchange pl; Lewis G Wallace (R); due, \$14,930.50; T&c, \$237.30; Bryan L Kennelly.

8TH AV, 2055, ws, 75.7 n 111th, 25.6x100 5-sty bk tnt & str; Minna G Goddard exrs—Marvel Baking Co et al; Wm A Alcock (A), 44 Wall; Dawson C Glover (R); due, \$30,653; T&c, \$2,035.78; Joseph P Day.

DEC. 17.

GOERCK ST, 2, see 2d, 109 E.

GRAND ST, 576-8, see 2d, 109 E.

2D ST, 109 E, ss, 187.11 e 1 av, 25x105.11, 5-sty bk tnt & str; also GRAND ST, 576, nec Goerck (No 2), 25x75, 3 & 4-sty bk tnts & str; also GRAND ST, 578, ns, 25 e Goerck, 25x75, 3-sty fr tnt & str & 3-sty bk rear tnt; Annie Drucker—Wilhelmina Singler et al; Jas P Niemann (A), 41 Park Row; Samson Lachman (R); due, \$12,640.38; T&c, —; sub pr mtg aggregating \$29,000; Saml Goldsticker.

147TH ST, 308-10 W, see Bradhurst av, see 147.

BRADHURST AV, sec 147th (Nos 308-10), 49.11x100, 6-sty bk tnt; Isabel H Cohen—J Willett Fox et al; Gettner, Simon & Asher (A), 277 Bway; Julius J Frank (R); due, \$6,537.99; T&c, \$1,225.37; sub to pr mtgs aggregating \$51,000; L J Phillips & Co.

VYSE AV, 1141, ws, 200 n 167th, 20x100; 3-sty bk dwg; Jno C O'Connor trste—Paul Friedland et al; action 1; Macdonald & Bostwick (A), 15 William; Lewis G Wallace (R); due, \$8,907.13; T&c, \$234; Herbert A Sherman.

VYSE AV, 1143, ws, 220 n 167th, 20x100, 3-sty bk dwg; same—same; action 2; same (A); same (R); due, \$8,907.73; T&c, \$234; Herbert A Sherman.

DEC. 18.

25TH ST, 235 W, ns, 375 w 7 av, 80x98.9, 1-sty & b stn church; Hugo E Distelhurst—Sol Ebrooks et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Richd C Murphoy (R); due, \$29,664.29; T&c, \$—; mtg recorded Apr17'13; Joseph P Day.

127TH ST, 159 W, ns, 100 e 7 av, 50x99.11, 1 & 2-sty bk garage; Geo D El-hmie—Jessie H Eames et al; Eugene Sweeney (A), 271 W 125; Geo G Fry (R); due, \$32,110.16; T&c, \$790.81; Joseph P Day.

146TH ST W, ss, 350 w Lenox av, 150x99.11, vacant; Mutual Life Ins Co of N Y—Bertrand G Burtnett et al; Fredk L Allen (A), 55 Cedar; Stewart A Farrell (R); due, \$31,333.33; T&c, \$1,035.90; Joseph P Day.

172D ST, 1000 E, see Longfellow av, sec 172.

172D ST, 1002 E, ss, 25 e Longfellow av, 25x 100, 2-sty fr dwg; Jas H Brewster trste—Benj Viau et al; action 1; Edw H Miller (A), 32 Liberty; Leopold Spitz (R); due, \$6,103.84; T&c, \$—; mtg recorded Dec28'05; Joseph P Day.

212TH ST, 720 E, ws, 25 n Logan, 25x100.10, Wakefield; Bronx Savgs Bank—Maria D'Angelo et al; David B Simpson (A), 165 Bway; Ellsworth J Healy (R); due, \$5,224.10; T&c, \$1,015.42; Bryan L Kennelly.

217TH ST, 1021-3 E, ns, 200 e Paulding av, 50 x114.4, Wakefield; N Y Co-operative Bldg & Loan Assn—Chas J Carroll et al; Wm Langdon (A), 2 Rector; Jno Z Lowe (R); due, \$5,157.98; T&c, \$382.34; Joseph P Day.

LONGFELLOW AV, sec 172d (No 1000), 100 x25, 3-sty fr tnt & str; Jas H Brewster trste—Benj Viau et al; action 2; Edw H Miller (A), 32 Liberty; Albt Falck (R); due, \$7,731.59; T&c, \$—; mtg recorded Dec28'05; Lewis J Phillips & Co.

DEC. 19.

SPRING ST, 118, ss, 77.8 e Greene, 22.4x52.4, 7-sty bk loft & str bldg; Maria T Jetter—Geo J Jetter et al; Edw Michling (A), 258 Bway; Richd M Henry (R); partition; Joseph P Day.

6TH ST, 221 E, ns, 145.4 e Hall pl, 23.5x90.10, 5-sty bk tnt & str; Phillip Tenzer—Phillip Lien et al; Jacob I Berman (A) 346 Bway; Moses Cowan (R); due, \$6,375.09; T&c, \$595.49; sub to a first mtg of \$20,000; mtg recorded Sept4'06; Joseph P Day.

188TH ST, 620 E, ss, 100.5 w Boston rd, 61.5x 101.2, 5-sty bk tnt; Michl Piel—Rebecca Goldberg et al; Ashbel P Fitch, Mott & Grant (A), 32 Nassau; Eugene Prayner (R); due, \$58,335.92; T&c, \$1,268; Joseph P Day.

AUDUEON AV, 392, ws, 54 s 185th, 18x50.2-sty bk dwg; Gerson M Krakower—Wm A Holmes et al; Wm J Lippmann (A), 150 Nassau; Lester Lazarus (R); due, \$365.18; T&c, \$57.01; mtg recorded Aug1'13; Joseph P Day.

PROSPECT AV, 601, ws, 255 n 150th, 20x 100, 4-sty bk tnt; Emma O Frank—Rose Russell et al; Chas A MacHenry (A), 115 Bway; Jas M Donohue (R) due, \$11,126.85; T&c, \$510.52; Bryan L Kennelly.

DEC. 20.

No Legal Sales advertised for this day.

DEC. 22.

94TH ST, 341-3 E, ns, 50 w 1 av, 50x63.2, 6-sty bk tnt & str; Milton Stern—Wm M Moore et al; A Stern (A), 31 Nassau; Henry A Friedman (R), \$3,337.12; T&c, \$—; Henry Erady.

Brooklyn.

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

DEC. 13.

No Legal Sales advertised for this day.

DEC. 15.

LINCOLN PL, ss, 424 e Schenectady av, 18x 90; Josephine Kulka—T & B Leslie Co et al; M A Lesser (A), 302 Bway, Manhattan; Almeth W Hoff (R); Jas L Brumley.

UNION ST, ss, 25 e Hicks, 23.3x91.2; Kate Marshall—Thos Gilmartin et al; Manasseh Miller (A), 350 Fulton; Mitchell May (R); Chas Shongood.

DEC. 16.

DIAMOND ST, ss, 1,298.4 e main rd in Village of Flatbush, 25x168.4; Merchants Co-operative Mtg Co—Grant R Pittblado et al; M Hertz (A), 391 Fulton; Sidney F Strongin (R); Chas Shongood.

DIAMOND ST, ns, 2,030.6 e Flatbush av, 50 x200; Wm Braun et al—Ernst Findeisen et al; Robt E Moffett (A), 894 Bway; Edw H Maddox (R); Wm H Smith.

FULTON ST, ss, 360 e Brooklyn av, 20x100; East New York Savgs & Loan Ass'n—Lucia Martrello et al; Walter L Durack (A), 215 Montague; Arthur M Milligan (R); Wm P Rae.

QUINCY ST, sec Reid av, 77x22; Welz & Zerwick—Chas Deng et al; Harry E Lewis (A), 215 Montague; Isaac W Jacobson (R); Wm P Rae.

TROUTMAN ST, nws, 350 sw Irving av, 25x 100; Bond & Mtg Guarantee Co—Mamie Motz et al; Harry L Thompson (A), 175 Remsen; Isidor Buxbaum (R); Chas Shongood.

22D ST, ss, 100 w 5 av, 50x100; J Herbert Watson—Homesborough Realty Co et al; Roy, Watson & Naumer (A), 44 Court; J Nathan Helfat (R); Wm H Smith.

W 31ST ST, es, 100 n Mermaid av, 650x237.7 to Neptune av; Anna C Tolman—Danl Gillespie et al; Darwin J Meserole (A), 190 Montague; Jos M Gazzam (R); Jas L Brumley.

39TH ST, nes, 600 se 10 av, 20x95.2; Arthur C Salmon et al; Emanuel Lieberman et al; Action 1; Henry W Gaines (A), 81 Fulton, Manhattan; Chas M Hall (R); Wm H Smith.

39TH ST, nes, 620 se 10 av, 20x95.2; same—same; Action 2; same (A); same (R); Wm H Smith.

DEC. 17.

BROADWAY, ss, 135.8 w Brooklyn & Jamaica Plank rd, 121.8x78.2xirreg; Brenton H Collins—Philip H Reid et al; J Maybew Wainwright (A), 59 Wall, Manhattan; Jno E Ruston (R); Wm H Smith.

CHURCH AV, ss, 80 w E 40th, 20x86.8; Jas C Cropsey et al—Barnet Oppenheim et al; Henry J Davenport (A), 375 Pearl; Chas H Winslow (R); Wm H Smith.

FT HAMILTON AV, sec, 61 sw 75th, 20.4x 101.4; Bernard Rentrop—Hamilton Consta Co et al; Reynolds & Geis (A), 359 Fulton; Wm P Pickett (R); Wm P Rae.

LIBERTY AV, sec Alabama av, 25x100; Theo Heurich et al—Chas Bowden et al; Carl J Heyser (A), 44 Court; Peter J McGoldrick (R); Wm H Smith.

LOTT AV, swc Rockaway av, 100x25; Wm V Burroughs Brick Co—Amico Realty Co et al; Hurd & Grim (A), 215 Montague st; Wm V Wingate (R); Jas L Brumley.

NEW LOTS AV, sec Alabama av, 20x75.2; Reuben Eisenstein—Georgia Bldg Co et al; Jos J Schwartz (A), 361 Stone av; Alex Sachs (R); Wm H Smith.

THROOP AV, es, 61.7 s Hancock, 21.8x81; Gertrude R Ditmas—Adelaide Simon et al; Davison & Underhill (A), 26 Court; Jacob Brenner (R); Wm P Rae.

TOMPKINS AV, ws, 34.8 n Floyd, 40.4x100; Chas B Denny—Union Holding Co et al; Harry L Thompson (A), 175 Remsen; Jno B Stephens (R); Chas Shongood.

1ST AV, es, 75.2 n 57th, 25x100; Julia H Sherry—Fred P Huff et al; Walter Thorn (A), 371 Fulton; Duncan Campbell (R); Jas L Brumley.

LOTS 467 & 468, block 4412, Sec 14; Nicola Bartulmeo—Pasquale Monica et al; Melchiorre Livote (A), 160 Stone av; Isaac W Jacobson (R); Wm P Rae.

DEC. 17.

DICKINSON ST, cl if extended 56.8 e cl Vandervoort av, runs e 73.3xn55xw91.9xsw— to beg; Edgar J Seaman—Franklin H Kalbfleisch et al; Wyckoff, Clarke & Frost (A), 215 Montague; Robt H Roy (R); Wm P Rae.

FULTON ST, swc Elm pl, 20x72.7; also FULTON ST, sws, 100 nw Elm pl, 25x73.11; Chas V Barker—Frances E Barker et al; Hirsh & Newman (A), 391 Fulton; J Arthur Hilton (R); Wm H Smith.

FULTON ST, ss, 360 e Brooklyn av, 20x100; East New York Savgs & Loan Ass'n—Lucia Matrello et al; Walter L Durack (A), 215 Montague; Arthur M Milligan (R); Wm P Rae.

RUTLEDGE ST, nws, 60.8 sw Marcy av, 20x 60; Wilhelmine Clauss—Max Manes et al; Neu, Gilchrist & Spedick (A), 26 Court; Henry S Burger (R); Wm P Rae.

E 2D ST, es, 335 s Av I, 26x100; Title Guarantee & Trust Co—J D Ranck Realty Co et al; Harry L Thompson (A), 175 Remsen; C Elmer Spedick (R); Wm P Rae.

S 8TH ST, ns, 69 e Berry, 23x—; Kings County Savgs Institution—Rosolino Piazzo et al; Wm W Taylor (A), 63 Wall; Louis H Pink (R); Wm P Rae.

E 23D ST, es, 424 n Voorhies av, 63.7x182.9; Ellen C Smith—St Matthias Church et al; Harry L Thompson (A), 175 Remsen; Milton Wright (R); Wm P Rae.

BAY 32D ST, ss, 108.6 e Cropsey av, 120x 96.8; Title Guarantee & Trust Co—Augusta Ward et al; Harry L Thompson (A), 175 Remsen; Wm M Russell (R); Wm P Rae.

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

BEDFORD AV, ws, 110 n Av F, 50x100; Emily J Garland—Harriet A Bellows et al; Hugo C Gollmar (A), 134 Bway; Peter Mahony (R); Chas Shongood.

ST MARKS AV, ns, 220 w Bedford av, 19.6x 128.6; Saml F Engs—Edw W Vanderbilt et al; Cyrus V Washburn (A), 51 Chambers, Manhattan; J Hunter Lack (R); Wm H Smith.

DEC. 18.

E 2D ST, es, 361 s Av I, 26.6x100; Title Guarantee & Trust Co—J D Ranck Realty Co et al; Action 2; Harry L Thompson (A), 175 Remsen; Isaac Roth (R); Wm H Smith.

E 34TH ST, ws, 120.6 n Church av, 20x100; Horace G Teele—Sarah D Fogelson et al; Henry J Davenport (A), 375 Pearl; Clarence Kempner (R); Wm H Smith.

E 34TH ST, ws, 100 n Church av, 20.6x100; Home Title Ins Co of N Y—Sarah D Fogelson et al; Henry J Davenport (A), 375 Pearl; Alfd J Gilchrist (R); Wm P Rae.

56TH ST, sws, 540 nw 8 av, 20x100.2; Julius Behn—Acme Homes Co et al; Jno C Stemmermann (A), 44 Court; Jacob Kirschenbaum (R); Chas Shongood.

ATLANTIC AV, ns, 215.8 w Schenectady av, 25x99.1; Inda M Howell—Lillian E Smith et al; Howell Bros (A), 16 Court; Meier Steinbrink (R); Wm P Rae.

RAILROAD AV, ws, 25 n Weldon, 25x97.5; Frank C Lang—Aug Hoetzel et al; Sackett & Lang (A), 99 Nassau, Manhattan; Leo J Curran (R); Wm H Smith.

DEC. 19 & 20.

No Legal Sales advertised for these days.

DEC. 22.

DEAN ST, sec Rogers av, 115x120; Dime Savgs Bank of Brooklyn—Union League Club of Brooklyn et al; Dykman, Oeland & Kuhn (A), 177 Montague; Stephen C Baldwin (R); Thos Hovendon.

ELBERT ST, ses, 150 sw Hamburg av, 25x 100 Richd S Collins—Wenzeslaus Brand et al; Stephen W Collins (A), 63 Wall, Manhattan; W R A Koehl (R); Wm H Smith.

18TH ST, sws, 18 nw 8 av, 20x75; Welz & Zerwick—Jno J Rowan et al; Harry E Lewis (A), 215 Montague; Saml Marx (R); Wm P Rae.

CHURCH AV, swc Brighton Beach R R, 38.8x 59.7xirreg; also CHURCH AV, ss, 38.8 w Brighton Beach R R, 20x68.9; Julius Lehrenkrauss et al—Albt Edwards Realty Co et al; Reynolds & Geis (A), 359 Fulton; Geo W Gibbons (R); Wm P Rae.

FLATBUSH AV, es, 464.7 s Clarendon rd, 40.8x91xirreg; Montague Constn Co—New York Bergen Co et al; Bruce R Duncan (A), 189 Montague; Michl Furst (R); Thos Hovendon.

53D ST, 314 W; Peter C Eckhardt exr—Henry B Smith et al; Ashbel P Fitch, Mott & Grant (A).

102D ST, 311 W; Chelsea Realty Co—Adelaide R Hickey; H M Bellinger, Jr (A).

HUNTS POINT RD, es, 295.5 n Lafayette av, 19.3x108.11; also HUNTS POINT RD, es, 314.7 n Lafayette av, 19.3x108.11; two actions; Walter B Merriam—Laine Realty Co et al; C P Latting (A).

HUNTS POINT RD, es, 256.10 n Lafayette av, 19.3x100.1; Emerson Latting—Laine Realty Co et al; C P Latting (A).

6TH AV, es, 97.8 n 4th, 19x72.10; Mutual Life Ins Co of NY—Clara Bloomingdale et al; F L Allen (A).

DEC. 9.

11TH ST, 329-31 E; Anna Rosenblum—Abr Rosenblum et al; F B Chedsey (A).

15TH ST, 432 E; Sarah Kohn—Jennie L Schmidt et al; Fischer & Rosenblum (A).

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

115TH ST, ns, 200 e 5 av, 34.10x100.11; Collective Holding Co, Inc—Balou Klein et al; S A Telsey (A).

129TH ST, 640 W; Israel Lewis—Albt London et al; L & I J Joseph (A).

CROTONA PARK E, ss, 137.6 w Suburban pl, 18.9x130; Jacob F Wittmann—Jennie Euring et al; F H Smiley (A).

SHERIDAN AV, 947; Our Realty Co—Briggs Avenue Co et al; S T Stern (A).

UNION AV, es, 45 n 167th, 40x100; Gerard B Lambert—R & W Realty Co et al; S T Carter, Jr (A).

DEC. 10.

SOUTH ST, 178-9; also WATER ST, 337-337½-339; Moses Solomon—Fannie E D Story et al; S J Rawak (A).

114TH ST, 27 W; Harry Wolfe—Abr Lewis et al; Fixman, Lewis & Seligsberg (A).

118TH ST, 326 E; Helen W Dutcher—Jos B Peck et al; W M Powell, Jr (A).

129TH ST, 235 W; Effie Goff et al—Horace L Ingersoll et al; F B Chedsey (A).

129TH ST, 107 E; Lizzie Van Boskorck—Abr Gabriel et al; C P Northrop (A).

209TH ST, swc Parkside pl, 190x50; Percival C Smith—Edw J Murray et al; E P Lyon (A).

240TH ST, ns, 114.7 w McLean av, 83.3x75x irreg; Isaac N Heberd—Margt C Doyle et al; B F Gerding (A).

STEBBINS AV, 1273; Wm E Rabell—Eliza Haley et al; B E Rabell (A).

8TH AV, 2504; Sigmund B Heine—Chas Cohen et al; S A Potter (A).

LOTS 7, 8 & 9, block 8, map of pt of Schermerhorn Estate, Bronx; also LOTS 5, 6 & 7, block 6, same map; two actions; Park Mtg Co—Newton Hilden et al; Seybel & French (A).

DEC. 11.

MANIDA ST, sws, 183.1 se Garrison av, 25x 100; Chas D Williams—Meehan Bldg Co et al; A Wilson (A).

4TH ST, ns, and 5TH ST, ss, Lot 96, map of Unionport, Bronx; Martin Friedlander—Alex F Walsh et al; Lindsay, Kalish & Palmer (A).

38TH ST, ns, 298 w 5 av, 24x98.9; Jno I Downey—Charter Oak Realty Co; Lannon & Bailey (A).

51ST ST, 215 W; also BROADWAY, 1651-5; also 51ST ST, 224 W; Louis Leavitt et al—Albany Apartments Corp; M D Steuer (A).

119TH ST, ns, 265 e Lenox av, 18x100.11; Jennie Steinman—Jos Levy et al; M M Friend (A).

125TH ST, 543 W; Tessie D Herman et al—Sarah B Lipfeld et al; S H Herman (A).

147TH ST, 872-74 E; Geo F Moritz—Wm Tomlinson et al; amended; Miller & Bretzfelder (A).

AV D, swc 8th, 60x50; Jos Goldstein—Morris Shapiro et al; amended; Lewkowitz & Schaap (A).

LAFONTAINE AV, nwc 178th, 37.6x100; Emil W Klappert—Stefano La Sala et al; Wesselman & Kraus (A).

MAPES AV, ws, 128.11 n 179th, 22x149.2; Paul Gottheil—Reinhold Witthaus et al; Kendall & Herzog (A).

DEC. 12.

TINTON AV, ws, 175 s 152d, 75.6x37.6; two actions; Jno McCarthy—First Preferred Realty Corp et al; Newman & Butler (A).

2D AV, 2124; Emigrant Industrial Savgs Bank—Virginia C Siragusa et al; R & E J O'Gorman (A).

CHRISTIE ST, 213; Louis Lowenstein et al—Schnell Realty Co et al; Hoadley, Lauterbach & Johnson (A).

MADISON ST, ss, 104.6 e Rutgers, 36.3x100; Henry Stemmo—David Abrahams et al; F B Chedsey (A).

ORCHARD ST, es, bet Rivington & Stanton, lot 8; Margt A Mackay—Thos M Fanning et al; amended; G B Winthrop (A).

SOUTH ST, 386-7; also JACKSON ST, 83-91; Excelsior Savgs Bank of City of N Y—Adolph Schlesinger et al; J C Gullick (A).

BAINBRIDGE AV, ws, 470.7 n 196th, 25x100; Dora Frank—Lillian Fox; I Levison (A).

BAILEY AV, es, lot 79, map of property of Wm O Giles, Bronx; E Erneato De Blasi—Sellitto Constn Co et al; Pressing & Newcombe (A).

LOTS 33, 34, 96 & 97, map of 297 lots owned by Hunts Point Estates, Bronx; two actions; Jno G Borgstede—Rebecca Hast et al; Appell & Taylor (A).

LOTS 153, 154, 198, 199 & 200, map of 297 lots owned by Hunts Point Estates, Bronx; five actions; Jno G Borgstede—Phillip A McQuade et al; Appell & Taylor (A).

LOT 199, map of Undercliff Terrace, Bronx; Margt Archibald—Emil Johnson et al; H D Patton (A).

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

Manhattan and Bronx.

DEC. 6.
33D ST, 308-14 E; two actions; Leopold Haas—Minnie Stern et al; Kantrowitz & Esberg (A).

50TH ST, ss, 250 w 10 av, 25x100.5; Geo H Valentine et al—Jno C Maximos et al; R C Birkhahn (A).

54TH ST, 432 W; Metropolitan Savgs Bank—C N Shurman Investing Co et al; amended; A S & W Hutchins (A).

119TH ST, 140 W; U S Trust Co of N Y—Geo W Ruddell et al; Stewart & Shearer (A).

134TH ST, 4 E; Ella Gerken—New Holland Land & Mortgage Co et al; S Riker, Jr (A).

141ST ST, ss, 821.6 e Willis av, 37.6x100; Eliza Dunham et al—Susie L Snook et al; W B & C F Chamberlin (A).

141ST ST, 486 E; Hugo Helburn—Ester Brown et al; W D Cameron (A).

214TH ST, 841 E; Johanna Hauptmann—Sophia M Woosner et al; J P Herren (A).

COLUMBUS AV, swc 79th, 18.6x76.8; Josiah H DeWitt—Ida Sweigard et al; Kiddle & Marge-son (A).

LEXINGTON AV, 2113-15; also 127TH ST, 143 E; N Y Trust Co—David Klein et al; Merrill & Rogers (A).

DEC. 8.
CEDAR ST, ns, 34.3 e Greenwich, 60.5x45.11x irreg; Metropolitan Life Ins Co—Wm H Redfield et al; Woodford, Eovee & Butcher (A).

6TH ST, 750; Mary G Richardson et al—Sol Wallach et al; W J Prest (A).

32D ST, ss, 325 w 5 av, 75x98.9; Lawyers Realty Co—Midwest Realty Co et al; Dean, Tracy & McBarron (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan and Bronx.

DEC. 4.

175TH ST, ss, 95.6 e Washington av, 19.6x 104.6; Guarantee Mfg Co of N Y—Mary Randrup et al; Carrington & Pierce (A); Lyttleton Fox (R); due, \$4,745.63.

DEC. 5.

No Judgments in Foreclosure Suits filed this day.

DEC. 6.

8TH AV, 2840; also MACOMBS PL, 21-33; N Y County National Bank—Chas H Peckworth et al; Kellogg & Rose (A); Jno F Couch (R); due, \$31,555.00.

DEC. 8.

147TH ST, nes, 80 se Robbins av, 37.6x79; Minnie Meyer—Twyford Realty Co et al; Rabel & Keller (A); Jno J Hynes (R); due, \$18,722.50.

DEC. 9.

128TH ST, ns, 385 e Lenox av, 25x99.11; East River Savgs Institution—Waters Bros, Inc, et al; Omri F Hibbard (A); Henry M Stevens (R); due, \$8,313.33.

ST ANNS AV, es, 450 s 156th, 26x90; German Savgs Bank in City of N Y—Isaac Halfer; Meyer Auerbach (A); Henry M T Beekman (R); due, \$10,387.50.

DEC. 10.

No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

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

Manhattan and Bronx.

DEC. 6.

No Lis Pendens filed this day.

DEC. 8.

42D ST, 228-32 W; Bernhard Voss—Dunmore Realty Co et al; action to foreclose mechanics lien; Wilson, Barker & Wager (A).

MADISON AV, 635-41; Jos J Halpin—Leo Schlessinger; action to foreclose mechanics lien; W C Weller (A).

PARK AV, es, 51.1 s 81st, 53.3x100; Pollack & O'Neill—Nine Twenty-nine Park Av Co et al; action to foreclose mechanics lien; F A O'Neill (A).

SHAKESPEARE AV, ss, bet Boscobel av & Jessup pl, Lot 3; Rudolph Wallach Co—Geo F Brennan et al; foreclosure of transfer of tax lien; A Weymann (A).

DEC. 9.

158TH ST, ss, 125 w Amsterdam av, 125x 99.11; Theresa Berinstein et al—Morris H. Friedman et al; specific performance; Strasbourger, Eschwege & Schallek (A).

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We are entirely out of the New York Edition of the Record and Guide of May 11, 1912. We will pay 20 cents for this number, if both sections are delivered to us in good condition. We also need Brooklyn Edition of July 5, 1913, for which we will pay for both sections 15 cents if in good condition. This offer will expire on December 16, 1913. Record and Guide Company, 119 West 40th St.

ELTON AV, 781-83; Julius Heiderman et al—People of The State of N Y et al; action to confirm title, &c; G R Hawes (A).

FT WASHINGTON AV, nec 161st, 102.3x 108.10; also FT WASHINGTON AV, sec 161st, 102x145.11; two actions; Sadie Morris—Friedman Constn Co et al; two actions to foreclose mechanics' lien; S B Pollak (A).

DEC. 10.

FULTON ST, ws, 392.8 s 170th, 33.4x209.11x irreg; Galveston Bldg Co—Jno G Weiler; action to foreclose vendees lien; A Felt (A).

PITT ST, 68-70; also 13TH ST, 641 E; also 13TH ST, 637 E; also 98TH ST, 60 E; also 101ST ST, 304 E; Dora Greenbaum—Annie Pechter; action to set aside conveyance; I Canner (A).

WEST ST, nec Murray, 53x87xirreg; Herman P Kornahrens—Wm Kornahrens et al; partition; E R Vollmer (A).

128TH ST, 8 E; Alfd C Garsia—Eliza E Knights; notice of attachment; S M Felschman (A).

HOE AV, es, 307 s Aldus, 140x100; Louis Siegelbaum—Jad Constn Co, Inc; action to foreclose mechanics lien; S H Tuckman (A).

DEC. 11.

GRAND ST, 580; Philip Repatzky—Emma Geisler et al; action to foreclose mechanics lien; House, Grossman & Vorhaus (A).

VARICK ST, 105; Henry B Potter—Louisa J Black; appointment of committee; Lord, Day & Lord (A).

52D ST, 141 E; Wm P McCormick—Frank J Tyler; action to impress lien; Epstein, Weinstein & Epstein (A).

DEC. 12.

61ST ST, 231-3 W; Jno J Goldstein—David Goldstein et al; partition; A Lipton (A).

VYSE AV, ws, bet Freeman & Jennings, lot 33, 50x100; Saml Goldsticker—Letita L McGaskill et al; foreclosure o ftransfer o ftax lien; E Jacobs (A).

Brooklyn.

DEC. 4.

BAINBRIDGE ST, s s, 420 e Howard av, 30x 100; Otto E Reimer—Henry Blume; Sackett & Lang (A).

HIGH ST, swc Gold, 23x97.6x23x97.10; N Y Investors Corp—Bertha Geisman et al; H L Thompson (A).

LAWRENCE ST, ws, 100 n Canarsie la, 33x 72; Title Guarantee & Trust Co—Frank A Herman et al; T F Redmond (A).

19TH ST, sws, 225 se 8 av, runs se124.3xsw 45.1xnw1.5xsw55.1xnw122.7xne100.2 to beg; Carl Trube—Novelty Braid Mills et al; M F Johnson (A).

60TH ST, nec 13 av, 100.2x100; Harriet V R Bigelow—Campania Real Estate Co; Theron Davis (A).

72D ST, sws, 360 se 8 av, 20x100; Julius Lehrenkrauss, Jr, & ano—Lillian P Koepke et al; Reynolds & Geis (A).

75TH ST, sws, 210 nw 15 av, 40x100; Emma S Poppe—Jane Clark et al; H L Thompson (A).

AV Q, ec E 38th, runs w923.7xs to land of H D Lott, xe— to ws of rd leading to Kimball's Landing, xn1364.3xw208.3 to E 38th, xn230.1 to beg; Eyer Walter—Coleraine Real Estate Assn et al; amended notice; H D Lott (A).

ARGYLE RD, ws, 400 n Beverly rd, 50x100; Chas A Tatum—Helen M Adams et al; H L Thompson (A).

BEDFORD AV, 568; Chas F Rabell—Morris Neuwerth et al; B E Rabell (A).

BELMONT AV, ss, 20 e Shepherd av, 30x100; Abr Benedict—Betty Frescheri et al; Engel Bros (A).

DE KALB AV, swc St Felix, runs w64xs25xe 35xe34xn20 to beg; Lillian W Schiff—David M Kahan et al; Bloomfield Littell (A).

DUMONT AV, ss, 25 w Watkins, 25x100; also BLAKE AV, swc Snediker av, 60x100; Louis Sterin & ano—Rachmiel Sohnen et al; to set aside deed; Rivkin & Koven (A).

FRANKLIN AV, ws, 62 s Crown, 53.9x81.7; also PLOT beginning at a boundary line of land of J C Freeke with line 62 s from ss Crown, which point is about 53.9 w Franklin av, runs w16.3xs20xw20xs60xe51.3xn81.7 to beg; Thos A Devan—Marcus Rosenthal et al; J M Rider (A).

FRANKLIN AV, ws, 62 s Crown, 53.9x81.7; Thos A Devan—Marcus Rosenthal et al; J M Rider (A).

GREENE AV, ns, 20 w Patchen av, 18x81; Jno Wilshusen—Tillie M Frazier; to create trust; T F Hickey (A).

SUTTER AV, nec Thatford av, 25x100; Jennie Ratzkin—Fannie Hellerman et al; Max Rosenblum (A).

DEC. 5.

ELTON ST, ws, 124.5 n Liberty av, 25.7x90; Kips Bay Brewing & Malting Co—Domenico Cassano et al; T F Keough (A).

LINWOOD ST, es, 400 n Liberty av, 25x100; Christine Heidenreich, extrx—Mollie Liest et al Jno Kapp (A).

McDONOUGH ST, ns, 204 e Patchen av, 20x 100; Williamsburgh Svgs Bank—Annie L Lockwood et al; S M Meeker (A).

PACIFIC ST, 2079; Aaron Rose & ano—Fannie Adler; to fulfill contract to sell; Benj Steinman (A).

71ST ST, sws, 126.2 se 18 av, 18.4x100; Wm A Anderson—Salle Building Co et al; Coombs & Wilson (A).

ATKINS AV, ws, 140 s New Lots av, 80x100; Linda Hulse—Christopher G J Theuerholz et al; Jacob Brenner (A).

FLATBUSH AV, 1745; Rae Kashuk—Jas Graham; to fulfill contract to sell; L & J Weinberger (A).

16TH AV, es, 120 n 70th, 20x100; Chester B Lawrence—Wm S Crouch et al; Foley & Martin (A).

SEC 13, block 4084, lot 24; Etel or Ethel Stramwasser—Jno Blake et al; Schwartzman & Schwartzman (A).

DEC. 6.

VANDERBILT ST, nwc Prospect av, 100x84; Smyth-Donagan Co—Acme Homes Co; to foreclose mechanics' lien; S F Strongin (A).

E 19TH ST, es, 130 n Av H, 50x100; Florence M Rhoades—Jas C Benedict et al; G H Rhoades (A).

95TH ST, nes, 240 se Av B, 20x130; Louise Kairath—Geo Kairath & ano; I L Broadwin (A).

AV P, nwc E 13th, 100x100; A P Hogle Co, Inc—Provident Associates et al; Henry Hetkin (A).

NICHOLS AV, es, 952 n Union av, 23x100; Jno Dreher—Geo M L Boehm & ano; Watson & Kristeller (A).

PITKIN AV, nes, 265.5 se Eastern pkwy Extension, runs n76.6xe20.1xs82.5xnw20.4; Jennie Rockmore—Dora Cohen et al; Leon Sacks (A).

PROSPECT AV, ns, 125 from nec 10 av, 25x 78.8; Investing Associates—Anna A McKeon et al; to foreclose tax lien; R W Kenyon (A).

PROSPECT AV, ns, 225 se 10 av, 25x93.11x25 x90.1; Investing Associates—Anna A McKeon et al; to foreclose tax lien; R W Kenyon (A).

PROSPECT AV, ns, 250 se 10 av, 25x97.9x25 x93.11; Investing Associates—Anna A McKeon et al; tax lien; R W Kenyon (A).

PROSPECT AV, ns, 150 from nec 10 av, 25x 82.6; Investing Associates—Anna A McKeon et al; to foreclose tax lien; R W Kenyon (A).

SUTTER AV, ns, 57.9 w Essex, 19x75; Peter J Meurer—Jessie O'Connor; Saml Seiderman (A).

SUTTER AV, ns, 38.9 w Essex, 19x75; Hugo W Hoffman et al—Jessie O'Connor et al; Saml Seiderman (A).

SUTTER AV, ns, 19.9 w Essex, 19x75; Gustave Doll & ano—Jessie O'Connor et al; Saml Seiderman (A).

SUTTER AV, nwc Essex, 19.9x75; Henry Miller—Jessie O'Connor et al; Saml Seiderman (A).

WILLIAMS AV, ws, 182 s Glenmore av, 37.6x 100; Bushwick Savgs Bank—Harris Cohen et al; R L Scott (A).

DEC. 8.

DEAN ST, ss, 200 w Kingston av, 20x100; Emilie Cyriax—Edw S Lucas; H J Davenport (A).

FULTON ST, nes, 43.6 se Hudson av, runs se 19.6xne56.1xn45xw16.9xs35xsw54.11 to beg; also FULTON ST, nes, 43.6 se Hudson av, runs se19.6 xne43.10xnw19.7xsw46.4; Geo A Diack et al—City of NY; for possession of premises; W H Good (A).

FULTON ST, ss, 20 e New York av, 60x80; Geo Schleicher—Ridgewood Realty Assn et al; M E Lehman (A).

MARION ST, ns, 125 w Patchen av, 25x100; Henry F Tredob—Wm H Mellish et al; E G Nelson (A).

RODNEY ST, nws, 120 sw Marcy av, 20x100; Catherine Leonard—Lillian R Greenberg et al; Sidney Rosenthal (A).

ST JOHNS PL, ss, 150.10 e Schenectady av, 240.7x40; Home Title Ins Co—Leo L Michel et al; H J Davenport (A).

STATE ST, sws, 100 se Henry, 25x100; Geo H Roberts—Jno F Robertson et al; Winthrop & Stimson (A).

WARWICK ST, ws, 140 s Blake av, 20x100; David Wortzman—Isidore Singer & ano; to foreclose mechanics lien; M C Loskowitz (A).

22D ST, sws, 100 nw 5 av, 50x100; Benoit Wasserman—Homesborough Realty Co et al; S D Matthews (A).

70TH ST, nes, 282.10 nw 18 av, 20x100; M Louise Spring—Dufferin Realty Co et al; H L Thompson (A).

71ST ST, ns, 181.1 e 18 av, 18.6x100; Caroline H Crane—Jacob Kaiser et al; Alphonse Dession (A).

92D ST, ss, bet Dahlgren pl & Battery av, new description, Sec 18, blk 6142, Lot 43; Tax Lien Co of NY—Saml W Banks et al; tax lien; E S Pope (A).

DE KALB AV, ss, 375 w Throop av, 49x200; J Henry Small Realty Co—Barnett Straus et al; for performance of agreement; G E Miner (A).

FT HAMILTON AV, ws, 32.4 s 7 av, 20x103; Sidney J Fleet—Basis Realty Co et al; H O Dobson (A).

GLENMORE AV, nwc Logan, 90x100; Annie E Hommel & ano—Frank Fanning et al; R K Jacobs (A).

HOPKINSON AV, ws, 100.2 s Livonia av, runs s150xw100xn23.2xnw46.11xe46.11; Brownsville Assn—Enfield Constn Co, Inc; H L Thompson (A).

HOPKINSON AV, ws, 100.2 n Riverdale av, 100x150; Brownsville Assn—Enfield Constn Co et al; H L Thompson (A).

NEWPORT AV, ss, 75 w Christopher av, 25x 100; Chas E Cornell—Dufferin Realty Co et al; H L Thompson (A).

OCEAN PKWAY, ws, 180 s Av D, 40x150; Laura E Ray—Susan E Stuart et al; Hurd & Grim (A).

SUTTER AV, nwc Howard av, 75x100; Jacob Schadoff—Sarah Pondus; to fulfill contract to sell; Jos Fried (A).

WASHINGTON AV, es, bet Sullivan & Malbone, new description, Sec 4, blk 1196, Lot 6; Tax Lien Co of NY—Stephen M Hoye et al; tax lien; E S Pope (A).

WASHINGTON AV, es, bet Sullivan & Malbone, new description, Sec 4, blk 1196, Lot 7; Tax Lien Co of NY—Theresa Bridgewater et al; tax lien; E S Pope (A).

WYCKOFF AV, sws, 50 nw Starr, 93.3x75; Katharina Schleimermacher—Ludwig Butzgy et al; Kiendl, Smyth & G (A).

DEC. 9.

DOSCHER ST, ns, 100 n Glenmore av, 40x 79.4; Julius Lehrenkrauss & ano—Mathilda Keiling & ano—Mathilda Keiling & ano; Saml Seiderman (A).

Directory of Real Estate Brokers

LORIMER ST, nec Boerum, runs n100xe50xs 25xw25xs75 to Boerum, xw25 to beg; Brevort Savgs Bank—Nathan Levy et al; Wray & Pillsbury (A).

PROSPECT PL, 1095; Abr Newman—Katherina F Mitchell et al; L H Sanders (A).

BAY 9TH ST, ws, 240 n Bath av, 20x96.8; Cath Denier—Lena Kadisewitz et al; A A Silberberg (A).

36TH ST, nes, 21.7 se Minna, 20x100.11x21.11 x91.9; N Y Investors Corp—Mary L Behrens et al; T F Redmond (A).

39TH ST, ns, 100 w 6 av, 50x100; also 39TH ST, ns, 275 w 6 av, 25x100; also 39TH ST, ns, 325 w 6 av, 25x100; also PLOT beg on c 1 of block bet 38th & 39th, 200 e 5 av, runs e75xs 26.4xw to line distant 200 e from 5 av xn43.11 to beg; Aaron Benjamin—Harris Nevin et al; Cook & Benjamin (A).

44TH ST, es 14 av, 20.2x100; Montrose Realty Co—Rachel N Sussman et al; H M Bellinger, Jr (A).

75TH ST, ns, 120 e 2 av, 60x94; Francis Percival—Anna K Griffen; H J Davenport (A).

76TH ST, nes, 100 se 3 av, 20x107.2; Carrie Baer—Margt Donovan et al; C F Corner (A).

CROPSEY AV, nc 18 av, 96.10x140; also 18TH AV, nws, 140 ne Cropsey av, 96.8x100; also LOTS 368, 369, 370, 371 & 372 on map of land of Asa W Parker situated at Bath Beach, Town of New Utrecht; Cath Leonard & ano—Maria B Menendez et al; partition; A C Surples (A).

METROPOLITAN AV, 462-4; Wm C Koehler—Jos Goldberg et al; H C Botty (A).

SURF AV, ns, 101.5 W 32d, 115.9x20; Home Mtg Investment Co of NY—Theodora Kutyn et al; H J Davenport (A).

VERNON AV, ns, 105 w Sumner av, 20x100; Cornelius S Williamson—Bluma Sekoson & ano; Davison & Underhill (A).

WEBSTER AV, ss, 224.6 w 3d, 44.6x113.6x44.6 x113.8; N Y Investors Corp—J Gustavus Burst et al; H L Thompson (A).

18TH AV, ec 71st, 20x88.7x20x88.7; Louis C Pabst—Jacob Kaiser Improvement Co et al; Kramer, Cohn & Meyer (A).

DEC. 10.

BERKELEY PL, nec 6 av, 20x100; Clarence A Norris & ano—Chas Hubbard & ano; to declare deed fraudulent; F P Woglom (A).

DRESDEN ST, es, 285.1 n Atlantic av, 25x100; Danl London—Jno Scanlan et al; tax lien; Jos Gans (A).

HARRISON ST, ss, 175.3 w Columbia, 118.3x 74.10; Audley-Clarke Co—Jas Scotto et al A A Schlickerman (A).

HART ST, 260; Albt E Schroder et al; Morris S Feltenstein et al; J H Lack (A).

HERKIMER ST, ss, 200 w Utica av, 50x185.6; Francis L Allyn—Henrietta Hall; Chas S Taber (A).

E 3D ST, es, 300 n Av C, 25x100; Abbiek Rossman—Edwin J Rossman; to establish a lien; Felix Reifschneider, Jr (A).

E 26TH ST, ws, 400 n Av F, 50x100; Bridget Williamson—Ernest W Stratmann et al; H L Thompson (A).

ARLINGTON AV, 106; Harold D Watson—Pauline Blumberg & ano; R S Kristeller (A).

ATLANTIC AV, ss, 250 w Saratoga av, 25x100; Hirsch Eggert—Morris Lang et al; Isaac Frank (A).

BEDFORD AV, ws, 100 n Ross, runs w10xs 20xe37.6xs1xe15xs6.6xe57.5xn27.5 to beg; Sarah Weill—Edw J Connelly et al; H E Lewis (A).

BELMONT AV, nec Euclid av, 20.6x80; Aaron B Hess—Princess Anne Co et al; Campbell & Carleton (A).

HARWAY AV, ws, 29.9 n Bay 48th, runs w 166.3xw7.8xe168.8xs11.5 to beg; Danl London—Harry C Van Wart et al; Jos Gans (A).

LINCOLN RD, ss, 460 e Flatbush av, 50x105; Rheinbeck Savgs Bank—Chas A Smith & ano; H L Thompson (A).

VAN SICKLEN AV, es, 80 n Dumont av, 20x 75; Mary Davies—Jos Kalikow et al; Smith, Doughty & Weynberg (A).

WAREHOUSE AV, ws, 95 s Neptune av, 20x 118.9; Danl London—Luigi Fringo et al; tax lien; Jos Gans (A).

PLOT beg at int nws Flatlands Neck rd with centre line E 48th st, runs n1.048.3 to land of Cornelius Ditmars xs490.8 to Utica av xs410.8 to Flatlands Neck rd, xsw783.7 to beg; also UTICA AV, ec Flatlands Neck rd, runs n272.6 to land of Cornelius Ditmars xs170.2xs19.1 to Flatlands Neck rd xsw299.6 to beg; Jno Ditmars—J Banks Kurtz et al; Davison & Underhill (A).

MECHANICS' LIENS.

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

Manhattan and Bronx.

DEC. 6.

15TH ST, 432 E; Hyman Resnickoff—Jennie L Schmidt (138). 156.29

88TH ST, 2 W; Wm Kirchhafer—Louis Stern, Louis Korn & Adjustment Realty Co (132). 198.00

89TH ST, 216 E; Hyman Resnickoff—Jennie L Schmidt (138). 156.29

114TH ST, 208-10 E; Adolf Bender—David Fuchs (136). 115.00

128TH ST, 25 E; Gross & Kleinberger—Regina T Lohmann & Mrs Christine E Huppert (129). 500.00

128TH ST, 25 E; Gross & Kleinberger—Regina T Lohmann & Christine E Huppert (131). 4,300.00

207TH ST, 623-29 W; Tozzini & Co—Maze Realty Co (127). 470.00

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*Mechanics Liens—Manhattan and Bronx
(Continued.)*

CENTRAL PARK W, 275; Wm Kirchhafer—Louis Stern, Louis Korn & Adjustment Realty Co (133). 27.90
CORLEAR AV, ws, 86.9 s 232d, 50x137; Edw J Morrison—Jas Eradley's Estate & Jas Bradley (135). 815.75
MADISON AV, 1225; Wm Kirchhafer—Nathan Hirsch, Louis Korn & Adjustment Realty Co (134). 87.00
MADISON AV, 2020; Gross & Kleinberger—Regina T Lohmann & Christine E Huppert (130). 4,300.00
MADISON AV, 2020; Gross & Kleinberger—Regina T Lohmann & Mrs Cath E Huppert (128). 500.00
6TH AV, 870; Harry Klein—Eleanor McKelvey, White & Kendrick & Sandhop Contracting Co (126). 12.00

DEC. 8.

37TH ST, 44-6 W; Louis Greenberg—Estate Jno McKeon, Frances T Perry, Aaron Haris, Philip Grassman & Geo Garvin (143). 187.67
42D ST, 117 W; Robt Wick Lumber Co—Alonzo Hornby, Patk Shanley, Wm E Walsh, Louis Maeder & Tidewater Trim & Door Co (renewal) (144). 312.00
136TH ST, 677-81 E; Ossian Johnson—Buelleslach Constn Co, Inc (145). 756.55
170TH ST, ns, 100 w Amsterdam av, 100x100; Wm Klein—Sarah Hass (141). 25.00
HOE AV, es, 307 s Aldus, 140x100; Louis Siegelbaum—Jad Constn Co (146). 1,075.00
MT MORRIS PARK W, swc 124th, 100.11x100; Gustave J Weber et al—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (142). 143.50
PINEHURST AV, swc 181st, 108x117; Frank Hartnett et al—Comfort Realty Co (140). 1,350.00
WADSWORTH AV, ws, 60.2 n 185th, 154.5x 115; Geo Colon & Co—Comfort Realty Co (139). 1,000.00
9TH AV, 771; Edw M Gardner—Grand Picture Operating Co, Inc & Luigi Costabile (148). 36.60

DEC. 9.

PEARL ST, 534; also ELM ST, 36-42; Star Fire Proof Door & Sash Co, Inc—Carlo Barsotti & Jas De Fago (149). 715.00
7TH ST, 76; Hyman Zobatinsky—H Weisberg (163). 100.00
8TH ST, 17 W; Louis Malavita—Clara W I Owens (renewal) (164). 83.50
13TH ST, 207-23 E; also 14TH ST, 214 E; Michl Nocenti Co—Moss & Brill, Irvington Constn Co & Cramp & Co (166). 1,384.75
108TH ST, 416 E, Benj Leff—Jas Rudden & Bernard Schimer (153). 1,540.00
136TH ST, 532 W; Jno F Ferguson—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (159). 134.34
142D ST, 110-32 W; Cross, Austin & Ireland Lumber Co—146 W 142d St Co (167). 2,556.01
158TH ST, 522-26 W; Jennie Rubin—Rose Simon (160). 164.25
176TH ST, 500 W; Jno F Ferguson—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (157). 8.00
BROADWAY, 3560-68; Michl Nocenti Co—Moss & Brill Bradhurst Amusement Building Co (165). 1,971.49
CLAREMONT AV, 190; Jno F Ferguson—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (158). 16.00
PROSPECT AV, 960; Jennie Rubin—Rose Simon (162). 124.50
ST NICHOLAS AV, nwc 190th, 100x125; Rosario Pizzutello—190th St Holding Co & Austin Cut Stone Works (161). 480.00
SO BOULEVARD, nwc Barretto, 175x100; Rosario Pizzutello—Barnet Realty Co & Austin Stone Works (156). 345.00
SO BOULEVARD, swc Barretto, 200x100; Rosario Pizzutello—Baronet Realty Co & Austin Stone Works (155). 405.00
TRINITY AV, 708-16; Harry Herman—Patk McKenna & Frank A Clark (154). 114.85
WADSWORTH AV, ws, 60.2 n 185th, 154x 150; Thos C Edmonds & Co—Comfort Realty Co (152). 630.00
WADSWORTH AV, ws, 60.2 n 185th, 154.5x 115; Friedman Marble & Slate Works, Inc—Comfort Realty Co (150). 1,500.00
7TH AV, 1849-51; Louis L Goldbaum—Isidor Friedlander & Sam Levitt (151). 68.25

DEC. 10.

FORSYTH ST, 98; Israel Freiman et al—Max Green & H Kempler (182). 2,563.00
PEARL ST, 534; also ELM ST, 36-42; M Talsky & Co, Inc—Chas E Quackenbush, Abr Quackenbush, Eliz Q Holcombe, I Progresso & Carlo Barsotto, Urban & Suburban Contracting Co & Jas De Fago (178). 1,288.00
SIMPSON ST, 1049-55; Isidore Reitman—Morris Mann & Paul Mann (177). 110.00

LIEN NOTICE

The Henry Hollerith Construction Co., of 149th St. and Third Ave., announce that liens filed by Albert C. Blechner & Sons, Inc., amounting to \$1,225, against the job now in progress on the southwest corner of 42nd St. and Third Ave., has been bonded Dec. 12, 1913. The liens filed against us are unjust, and we wish to state further that full claims will be paid when the work is completed according to the plans and specifications.

Henry Hollerith Construction Co.

56TH ST, 321-47 E; Jos J Keirle—Jefferson Bank & Jas Cartwright (174). 16.38
77TH ST, 72 E; Dresler & Lipman—N Y Real Estate Security Co & McVickar Gaillard Realty Co (183). 393.00
77TH ST, 66 E; same—same (184). 320.50
77TH ST, 68-70 E; same—same (185). 218.75
78TH ST, 101 W; Jonas Wieser—N Y Real Estate Security Co (172). 193.88
108TH ST, 416 E; Senft Contracting Co—Jas Rudden & Bernard Leff (170). 364.55
113TH ST, 120 E; Jos Gold—Ida Greenberg & Hyman Greenberg (179). 27.50
116TH ST, 200-12 W; Isaac A Hopper, Inc—St Nicholas 7th Av Theatre Co & Robt S Marvin (186). 4,652.76
AUDUBON AV, sec 171st, 20x95; Chas Klepper Cut Stone Co—Gustave Boehme & Carl E Rieger (176). 385.50
MORRIS AV, 626; Ely J Rieser—Martino Mariana (187). 250.00
PINEHURST AV, swc 181st, 110x118; Wm M Crane Co—Comfort Realty Co (171). 242.00
PINEHURST AV, swc 181st, 110x118; Fredenburg & Lounsbury—Comfort Realty Co (168). 1,290.19
STEBBINS AV, 877-93; Chicago Varnish Co—Fovxvale Realty Co & Jacob Saperman (173). 225.93
UNIVERSITY AV, 1339; Saml Weingarten—Ernst Keller Constn Co (175). 715.00
WADSWORTH AV, ws, 60.2 n 185th, 154.5x 150; Fort Masonry Co—Comfort Realty Co; correction (147). 6,500.00
1ST AV, 844; Clement B Brun—Bernard Fortgang (180). 55.00
3D AV, 2952; Metropolitan Heating & Engineering Co—Starrett Constn Co & J Levinson (181). 375.74
3D AV, swc 42d, 50x100; Albt Blechner's Sons Inc—Mary B & Bartow S Weeks & Henry Holterith Constn Co (169). 1,225.00

DEC. 11.

49TH ST, 314 E; McNeill Bros—Mary Roach, Jas Power & Jno T Martin (197). 51.46
51ST ST, 215 W; also 52D ST, 224 W; Abr Oboler—Albany Apartments Corp (200). 155.60
56TH ST, 355 W; Consolidated Roofing Co—Annie S Costello (188). 45.00
111TH ST, 507, 511 & 521 W; Hanner & Fredericks—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (195). 70.64
116TH ST, 60-2 W; Jno Eell Co—Royal Pastime Co, Edw Weber, Goodman Constn Co & Catino & Colassunno (196). 209.58
BOWERY, 136; Barnet L Abrams—Jno Doe & Isaac Schwartz (198). 50.00
CENTRAL PARK W, 385 & 386; Hanner & Fredericks—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (194). 18.16
COLUMBUS AV, 712; Barnet L Abrams—Emma L Pinckney & Harry Duke (199). 64.27
PARK AV, sec 172, 25x95; Morris Liebson—Ernest Keller Constn Co (190). 162.50
PINEHURST AV, swc 181st, 114.11x112.8; Jos Gallo—Comfort Realty Co (191). 1,750.00
SAME PROP; Levine & Posner—same (192). 1,533.00
WADSWORTH AV, ns, 60.2 e 185th, 154.5x 115; Levine & Posner—Comfort Realty Co (193). 2,937.50

DEC. 12.

93D ST, 175-77 E; Isaac Altman—Annie Oppenheimer & Geo Sauer (235). 27.85
114TH ST, 122 W; Cassel Franklin—N Y Real Estate Security Co & McVickar, Gaillard Realty Co (206). 74.50
114TH ST, 609 W; Cassel Franklin et al—N Y Real Estate Co & McVickar, Gaillard Realty Co (210). 176.25
121ST ST, 201 W; Cassel Franklin et al—N Y Real Estate Security Co; McVickar Gaillard Realty Co (217). 29.30
136TH ST, 522 W; Cassel Franklin et al—N Y Real Estate Security Co & McVickar, Gaillard Realty Co (205). 44.30
136TH ST, 530 W; Cassel Franklin et al—N Y Real Estate Security Co; McVickar Gaillard Realty Co (221). 111.70
136TH ST, 522-530 W; H Seklir Co—N Y Real Estate Security Co; McVickar Gaillard Realty Co (228). 288.00
140TH ST, 601 W; Cassel Franklin et al—N Y Real Estate Security Co; McVickar Gaillard Realty Co (225). 72.30
141ST ST, 600 W; Cassel Franklin et al—N Y Real Estate Security Co; McVickar Gaillard Realty Co (224). 44.40
142D ST, 605 W; Cassel Franklin—N Y Real Estate Security Co & McVickar, Gaillard Realty Co (213). 87.40
144TH ST, 560 W; Cassel Franklin et al—N Y Real Estate Security Co; McVickar Gaillard Realty Co (215). 61.90
150TH ST, 408 W; Cassel Franklin et al—N Y Real Estate Security Co & McVickar, Gaillard Realty Co (212). 47.55
162D ST, 565 W; Cassel Franklin et al—N Y Real Estate Security Co & McVickar, Gaillard Realty Co (208). 41.40
162D ST, 615 W; Cassel Franklin et al—N Y Real Estate Security Co & McVickar, Gaillard Realty Co (209). 129.55
163D ST, 549 W; Cassel Franklin et al—N Y Real Estate Security Co; McVickar Gaillard Realty Co (218). 186.90
164TH ST, 548 W; Morris Goldstein—Gertrude Horowitz & Wm Levine (234). 411.50
175TH ST, 623 E; B Kaplan et al—Jacob Lapinsky (204). 38.89
190TH ST, 602 W; Globe Fireproof Door & Sash Co, Inc—190th St Co, Inc (230). 485.00
BATHGATE AV, 1651-3; B Kaplan et al, Inc—Lizzie Fleg (203). 181.70

BROADWAY, 3099; Cassel Franklin et al—N Y Real Estate Security Co; McVickar Gaillard Realty Co (226). 69.25
BROADWAY, ws, whole front, bet 51st & 52d, 200x108; Henry Erkins—Girard Trust Co trustee; Schnader Co, Ins, & Albany Apartments Corp (233). 1,320.00
CENTRAL PARK W; 418; Cassel Franklin et al—Chas J Butterly; McVickar Gaillard Realty Co (216). 221.45
CONVENT AV, 470; Cassel Franklin et al—N Y Real Estate Security Co & McVickar, Gaillard Realty Co (214). 92.65
ELSMERE PL, nec Crotona Pkway, 219x319; John McGrath—Defender Constn Co; Kraemer Contracting Co (231). 588.57
ELSMERE PL, sec Crotona Pkway, 126.4 x109.8; John McGrath—Defender Constn Co; Crotona Parkway Amusement Co (232). 1,193.00
LIND AV, ws, 371 n 169th, 52x96.2; Silverman & Lanzetta—Ernst Keller Constn Co (229). 172.00
LIND AV, ws, abt 371 n 169th, 50x96.2; Otto & Zang—Ernest Keller Constn Co (220). 51.00
RIVERSIDE DR; 222; Cassel Franklin et al—N Y Real Estate Security Co & McVickar, Gaillard Realty Co (211). 89.05
RIVERSIDE DR; 583; Cassel Franklin et al—Chas J Butterly & McVickar, Gaillard Realty Co (202). 52.85
RIVERSIDE DRIVE, 445; Cassel Franklin et al—N Y Real Estate Security Co; McVickar Gaillard Realty Co (227). 183.90
RIVERSIDE DRIVE, 448; Cassel Franklin et al—N Y Real Estate Security Co; McVickar Gaillard Realty Co (219). 215.50
ST NICHOLAS AV, 961; Cassel Franklin et al—N Y Real Estate Security Co; McVickar-Gaillard Realty Co (222). 123.30
RIVERSIDE DR, 550; Cassel Franklin et al—N Y Real Estate Security Co; McVickar Gaillard Realty Co (22). 111.70
ST NICHOLAS AV, 60; Cassel Franklin—N Y Real Estate Security Co & McVickar, Gaillard Realty Co (207). 125.05
WADSWORTH AV, ws, 60.2 n 185th, 154.5x 150; Norfolk Lumber Co—Comfort Realty Co & Herman Tassloff (236). 2,300.00
3D AV, swc 182d, 80x103; Thos C Edmonds & Co—Corgil Realty Co (201). 440.00

Brooklyn.

DEC. 4.

BOERUM ST, 20-22; McElreavy & Hauck Co—N Y Telephone Co & Jno Holtje. 628.50
PARKSIDE CT, nwc Parkside av, 40x90; Geo S Rawson Co—Parkside Court Realty Co & T J Sinnott. 167.04
STERLING PL, ss, 89.10 e Eedford av, 20x 127; Globe Tile Co, Inc—M & J Constn Co & Collective Holding Co. 135.00
9TH ST, 288; Jacob Herskowitz—Jno E & Ellen Conklin. 20.00
14TH ST, swc Prospect Park W, 60x100; Hydraulic Press Brick Co—Abr Levy, Liberty Holding Co, Hyman Alexander, Rose & Jos Horowitz & Harry Sanders. 94.50
NASSAU AV, 259-259A; Morris Dickerman—Moses & Annie Baron. 110.00

DEC. 5.

BARRETT ST, nwc Sutter av, 100x100; Pecker & Powell, Inc—Barrett Constn Co, Lena Shutzman & Title Guar & Trust Co. 1,000.00
CLINTON AV, 157; Bklyn Fireproof Sash & Door Co—Slocum Amusement Co & H Blume & Son. 200.00
NASSAU AV, 259-259A; Philip Balsam—Moses & Annie Baron. 175.00
SUTTER AV, swc Milford, 60x90; Pecker & Powell, Inc—Joe Cohen. 80.00

DEC. 6.

PARK PL, ss, 100 e Ralph av, 50x120; Isaac Cohen—Congregation Men of Justice. 260.00
RUTLEDGE ST, 111; Wm S Troy, Inc—Ida M Miller. 47.33

DEC. 8.

DEAN ST, ss, 200 w 3d av, 50x100; Malofsky & Kolin—Hartman Bldg Co, Inc. 500.00
ELTON ST, nec Dumont av, 60x166; Cantor & Matlock—Milford Constn Co. 200.00
12TH ST, 499; Frank J Creighton—Jane Mangin Estate & Mrs Fred Hall. 31.20
17TH ST, 475; Frank J Creighton—Jane Mangin Estate & Mrs Fred Hall. 18.40
BEDFORD AV, 2501; Bolstein-Epstein Co, Inc—Eliz D & Chas D Baylis. 1,609.00
CLINTON AV, 157; Bklyn Fireproof Sash & Door Co—Slocum Amusement Co & H Blume & Son. 200.00
GATES AV, 550-8; Saml Weinstein—Aug Todebush & Max Schaeffer. 118.00
PROSPECT PARK W, 276; Frank J Creighton—Marie Erbeling. 16.25

DEC. 9.

CHESTER ST, ws, 280.8 s Pitkin av, 100x100; Standard Lime Co—Serota Bros Constn & Realty Co. 713.04
SACKETT ST, ns, 97.10 e 3 av, 100x100; Jno Volpe—Louise & Jno Gass. 1,460.98
STERLING PL, ns, 100 w Howard av, 125x 127.8; Jno W Kiesling—Chucky Constn Co. 29.00
74TH ST, ss, 120 w 17 av, 180x100; Realty Supply Corp—Jno A Jones Bldg. Co. 670.69

DEC. 10.

FORD ST, 33; Rocco Giacomino—Edw T & Mary Rogers. 775.00
FULTON ST, swc Richmond, 93.5x130; Wm B Lawrence, Concord Photo Co & Ferdinand Penna. 485.10
SACKETT ST, 597-603; Jno Mulstein Co—Louise & Jno H Gass. 504.89
BELMONT AV, swc Wyona, 71.3x125; Simon Gasner & Sons Co—Rachel Melnick & Wortzman Plumbing Co. 523.00
OCEAN AV, 1021; Sachse Bros—Warnock Constn Co, Inc. 21,256.24

SATISFIED MECHANICS' LIENS.

First names that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan and Bronx.

DEC. 6.

BARRETTO ST, ss, 248 e Eastern Boulevard; Pasquale Di Meola—Jno Da Nigris et al; Dec 4'13. 200.00
AMSTERDAM AV, nec Cathedral pkwy; Jacob C Vreeland—Cathedral Church of St John the Divine et al; Aug1'12. 827.18
NORTHERN AV, es, 100 n 180th; North American Wall Paper Supply Co—Adolf Wechsler et al; Feb11'13. 133.65

DEC. 8.

14TH ST, 241 E; Max Balik—Arthur Jackson et al; Sept8'13. 180.00
14TH ST, 241 E; Barnes L Abrams—Doric Constn Co et al; May19'13. 180.00
24TH ST, 153-61 E; S H Pomeroy Co—Contaur Realty Co et al; Aug7'12. 62.00
SAME PROP; Adam Happel—same; Aug7'12. 1,486.11
SAME PROP; Benj Riesnor—same; Aug5'12. 538.75
SAME PROP; Pietrowski & Konop Co—same; Aug6'12. 914.12
SAME PROP; Jno F Cockerill Inc—same; Sept27'12. 6,563.19
113TH ST, 77 E; Jno W Rothenberg—Sadie L Levy et al; Mar21'13. 460.00
175TH ST, 864 W; Richd E Thibaut Inc—S N Constn Co et al; July14'13. 69.48
239TH ST, 443 E; Geo Jung—Chris Herrlich et al; Nov8'13. 150.00
BOWERY, 136; Isaac Schwartz—Julia A Chase et al; Nov26'13. 1,485.00
MONTEREY AV, swc 179th; Manhattan Grille Co Inc—Angel Constn Co et al; Dec2'13. 204.24

DEC. 9.

FAILE ST, ws, 155 s Aldus; Mitchell & McDermott—Frame Bldg Co et al; Oct29'13. 1,303.00
IRVING PL, ws, 62.6 n 15th; Coleman & Krause—Kops Realty Co et al; May2'12. 900.00
8TH ST, 55 W; Saml Brigel—Arlington Estates, Inc, et al; Apr8'13. 426.00
116TH ST, 60-2 W; Oberg, Blumberg & Eleyer—62 W 116th St Corpn et al; Oct23'13. 386.57
116TH ST, 62 W; Reuben Isaacson et al—same; Oct24'13. 139.60
116TH ST, 60-2 W; Catino & Colasuonno—same; Oct23'13. 1,500.00
SAME PROP; Falkenberg Mfg Co—same; Oct 24'13. 226.00
SAME PROP; Annette L Houge—same; Oct 24'13. 265.19
116TH ST, 62 W; Goodman Constn Co—same; Oct24'13. 70.00
137TH ST, ss, 100 e Brook av; Isaac Farber—Kramer Contracting Co et al; Feb24'13. 420.99
142D ST, 489 E; Louis Goldstein—Dora Dohrmann et al; Mar22'13. 313.40
GRAND BLVD & CONCOURSE, sec Fordham rd; Isaac Farber—Kramer Contracting Co et al; Feb24'13. 1,773.93
HONEYWELL AV, swc 182d; Frank Nahoydl—Jacob Cohen Constn Co et al; Oct16'13. 150.00
SOUTHERN BLVD, 1052; Cooper & Pollack Structural Iron Works—Clarence C McKibbin et al; Oct14'13. 400.00
SAME PROP; Harry Blicher—same; Oct15 '13. 150.00
SAME PROP; Jno F Cronin—same; Oct22'13. 118.72
SAME PROP; Harry Advak—same; Oct16'13. 55.00
SAME PROP; Hugh A Geiger—same; Oct29 '13. 50.00
SAME PROP; Jos J Halpin—same; Oct14'13. 65.00
SAME PROP; Jacob Tuchman—same; Oct 14'13. 625.00

DEC. 10.

HENRY ST, 165; Wm A Thomas Co—Rabbi Jacob Joseph School et al; Sept17'13. 51.30
116TH ST, ss, 125 e Lenox av; Harris, Silvers, Baker Co—Royal Pastime Amusement Co et al; Oct25'13. 765.00
176TH ST, 109 E; Saml Navias et al—David Krauss et al; Dec3'13. 236.00
TREMONT AV, swc Marmion av; Geo Repp Bakers Oven Co—Bronx County Constn Co et al; Oct3'13. 250.00
9TH AV, 562; Otto L Spannhake—Mantle Realty Co et al; Oct9'13. 85.00

DEC. 11.

HOUSTON ST, 128 E; Hyman Rosenberg—M Feinstein et al; Nov18'13. 40.00
58TH ST, 15 E; Anna Sandhop—Michl Friedham et al; Dec6'12. 434.38
81ST ST, 156-60 W; Ravitch Bros—Wesley Realty Co et al; Nov21'13. 2,545.85
88TH ST, 73 E; Morris Leive—Jacob Mayers et al; Nov7'13. 32.00
122D ST, 514 W; Jacob Cohen—Bella Harris et al; Nov19'13. 125.30
164TH ST, 548 W; Morris Nortman & Co—Bert G Faulhaber & Co et al; Dec11'13. 192.75
2D AV, 1480; David Weinberg—Raphael Prager et al; Dec2'13. 100.00

DEC. 12.

THOMPSON ST, 90-92; Colwell Lead Co—Citizens Investing Co et al; Dec3'13. 283.63
HAMILTON TERRACE, 53 to 73; Wm David—Hamilton Terrace Co et al; Dec3'13. 822.27
BROADWAY, 14 to 20 and BEAVER ST, 5-7; Henry Maurer & Son, Inc—Francis W Hunnewell et al; Mar24'13. 94.75

Brooklyn.

DEC. 4.

E 15TH ST, es, 60 s Av R, 220x75; H Wilberg—Jan A Williams Improvement Co; Aug28'12. 234.66
E 15TH ST, es, 60 s Av R, 220x75; Jno Schneider, Jr—Jan A Williams Improvement Co; Aug28'12. 128.00
E 15TH ST, es, 60 s Av R, 220x75; Frank Rapke—Jan A Williams Improvement Co; Aug 28'12. 112.00
E 15TH ST, es, 60 s Av R, 220x75; Brooklyn Euillers Supply Co—Jan A Williams Improvement Co; Aug29'12. 387.79
E 15TH ST, sec Av R, 320x75; Fred C Vanderpool—Jan A Williams Improvement Co; Aug 30'12. 142.46
E 19TH ST, ws, abt 60x100 on Ditmas av; Fred Portman—Frank C Baker; Apr17'13. 34.75
ATLANTIC AV, ns, 122.4 w Bond, 22.4x80; Sam Shlesinger—Celine G Thibault et al; Dec 12'12. 302.00
BLAKE AV, sec Hinsdale, 100x100; Jacob Lieb—Allwin Contracting Co; June18'13. 33.69
PROP GRACE BAPTIST CHURCH; Matthew J Conlin & ano—Grace Baptist Church & Keystone Material Co; Nov17'13. 502.00

DEC. 5.

HINSDALE ST, nec Dumont av, 100x100; Morris Rosenblitt—Almont Holding Co, Inc; Nov12'13. 144.00
7TH ST, sws, 178 from swc 6 av, 42.1x100; Vincent Scala—Louis Germain; Oct9'13. 900.00
LEE AV, 239; Jos Layman—Chas Chugerman, Mendel Bassel, Chas I Goodman & Israel Levine; Nov5'13. 125.00
LEE AV, 239; Morris Leiken—same; Oct28'13. 355.00
LEE AV, 239; Benj Salkoff & ano—Chas Chugerman, Mendel Bassel, Chas I Goodman, Israel Levine & Jacob Cotler; Nov18'13. 215.50

DEC. 6.

LEE AV, nec Middleton, 25x80; Pincus Freidin & ano—Chas Chugerman, Mendel Bassel & Chas I Goodman; Nov3'13. 157.00

DEC. 8.

S 9TH ST, nwc Marcy av; Louis Greenberg—Jos M Kandel; Dec3'13. 1,350.00
E 15TH ST, ws, 101 n Neck rd, 180x100; Hudson Mantel & Mirror Co—Van Adrian Bldg Co; May14'13. 90.00
E 15TH ST, ws, 100 s Av V, 442x100; Hyman L Herberg—same; Sept3'13. 243.75
E 38TH ST, ws, 337.6 n Av I, 80x100; Parselsky Bros Inc—Wm & Annie S Wingerath; Oct29'13. 101.16
E 38TH ST, ws, 257.6 n Av I, 160x100; Aug W Schmidt, Jr—Wm & Annie Wingerath; Sept 8'13. 351.88
E 38TH ST, ws, 257.6 n Av I, 180x100; Crossman & Garvin, Inc—Wm & Annz S Wingerath; Aug29'13. 1,088.00
E 38TH ST, ws, 257.6 n Av I, 160x100; Jos Schaefer, Inc—Wm & Annie S Wingerath; Aug 15'13. 89.68
E 38TH ST, ws, 207.6 n Av I, 80x100; Saml Nestle—Wm & Annie S Wingerath; Dec1'13. 168.00
SAME PROP; Leonard Giasi—same; Nov17 '13. 237.76
SAME PROP; Clarence I Williams—same; Nov13'13. 45.00
39TH ST, nc 15 av, 40x95.2; Colwell Lead Co—S & G Realty Co & Phillips Plumbing & Heating Co; Nov6'13. 2,061.05
6TH ST, ss, 100 w 2d av, 172; M H Bettman—Jos Fuhrer & Edw Nelson; Nov14'13. 43.50
6TH ST, ss, 100 w 2 av, 40x100; Pedersen & Andersen—Jos Fuhrer & Nelson Constn Co; Nov25'13. 75.00
6TH ST, 172; W H Bettman—Jos Fuhrer; Nov14'13. 6.50
6TH ST, 172; Frank D Cramer & Co, Inc—Jos Fuhrer, Edw Nelson & Nelson Constn Co; Nov13'13. 520.09
6TH ST, 172; Carl Almquist—Jos Fuhrer & Edw Nelson; Nov13'13. 28.00
6TH ST, 172; Phillips Plumbing & Heating Co—Jos Fuhrer & Nelson Constn Co; Nov13'13. 500.00
6TH ST, 172; Sylvester Ross, Jr—Jos H Fuhrer, Edw Nelson & Nelson Constn Co; Nov 13'13. 334.08
6TH ST, 172; Sylvester Ross, Jr—Jos H Fuhrer & Edw Nelson; Sept22'13. 339.39
LINCOLN AV, ws, 100 s Sutter av, 20x100; Interborough Sash & Door Co—Antonio Fallette; Sept8'13. 200.00

DEC. 9.

DEAN ST, 280-4; Saml Giacalone—Hartman Bldg Co; Nov19'13. 550.00
DEAN ST, 280-4; Kassner & Rifkin—Hartman Bldg Co; Nov20'13. 336.40
LORIMER ST, 30; Gragnano Constn Co, Inc—Michele Cannizzaro, Vincenzo Chiara & Francesca Coniglio; Nov1'13. 692.50
BROADWAY, 678; Herman Feiner—Harry Selway; July15'13. 112.00
BROADWAY, 678; Jos Kahn—Harry Selway; July10'13. 1,600.00
BROADWAY, 678; Elix Kravitz—Harry Selway & Jos Kahn; Aug 26'13. 365.00
LOUISIANA AV, 85; Freid Ed Erodsky, Inc—Sol & Lena Gerwansky; Oct9'13. 2,615.00
MPEKER AV, ss, 196.2 w Morgan av (Meeker Theatre); Max Wolkowitz—Schwartz & Co, Inc; Nov28'13. 72.50
7TH AV, wc 55th, 80x100; Hay Walker Brick Co, Inc—Mapes Realty Co; Nov13'13. 298.00

DEC. 10.

DOUGLASS ST, ws, 100 s Dumont av, 160x 100; same—same; Nov3'13. 455.00

MIDWOOD ST, ss, 300.6 e Nostrand av, 40x 100; J P Duffy Co—Aug Williams; Sept27'13. 22.50
E 17TH ST, es, 300 s Av N, 40x80; Parselsky Bros Inc—Chas Rosiello; Nov15'13. 152.15
DUMONT AV, 343-5; Jacob Fein—Ida Koplowitz; Sept26'13. 529.40
DUMONT AV, nwc Ames, 80x80; Mollin Bros—Douglass Bldg Co; Nov3'13. 230.00
DUMONT AV, nwc, Ames, —x—; Parselsky Bros Inc—same; Oct31'13. 1,044.39
SUMNER AV, 118 1/2 & 120; Jno Stark—Mary Reif, Rebecca Busky & Frank Krefetz; Dec5'12. 16.00

Discharged by deposit.
Discharged by bond.
Discharged by order of Court.

ATTACHMENTS.

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

Manhattan and Bronx.

DEC. 4.

No Attachments filed this day.

DEC. 5.

Heffron Co; Geo G Hynson; \$422.80; Avery & Whiting.
Linville, Abr J & Mary K; Edmond R Lyon; \$1,800; Hastings & Gleason.
Mansfield Tire & Rubber Co; Automobile Tire Co; \$25,000; G L Lewis.
Moore, Edw A; Liberty National Bank of N Y; \$800; Harrington, Bigham & Englar.

DEC. 6 & 8.

No Attachments filed these days.

DEC. 9.

Cary, Richd A; South Brooklyn Auto Delivery & Sales Co; \$120.24; Collier & Collier.
U S Metal Products Co; Graham Foster; \$25,000; White & Case.

DEC. 10.

No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

DEC. 5, 6, 8, 9, 10 and 11.

Bertelson Realty Co, Bailey av, ws, 80 s 231st, —x—. Colonial Mantel & Refrigerating Co. Refrigerators. \$160
Comfort Realty Co, Wadsworth av, ws, 60.2 n 185th, —x—. Raisler Heating Co. Heating apparatus. 5,600
London Constn Co, 129th st, —s, 125 e Riverside dr, —x—. Sanders & Barnett, Inc. Iron Work. 4,100
Saranac Constn So, 36-42 Ft Washington av., Otis Elevator Co. Elevator. 2,550

Brooklyn.

DEC. 4, 5, 6, 8, 9, 10.

M D Constn Co, Nostrand av, near Tilden av. American Mantel Mfg. Co. Mantels. 700
Mancorn, Inc, The, 2110-4 Atlantic av.. Popkin Gas Fix Co. Fix. 360
Serota Bros Constn & Realty Co, Bergen st, near Classon av. Isaac A Sheppard & Co. Ranges. 792
Sterling Hills Co, Utica & Union avs. Colonial Mantel & Refrig Co. Mantels. 260
Sanders, R, 14th st & Prospect Park W.. West End Gas Fix Co. Fix. 95

BUILDING LOAN CONTRACTS.

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

Manhattan and Bronx.

DEC. 6.

44TH ST, ns, 200 w 5 av, 50x100.5; Viola Flannery loans Frank Slater to erect 12-sty lofts & offices; — payments. 125,000

DEC. 8.

PIERCE AV, ns, 75 w Haight av, 25x100.3; Herrmann F Bauerle & Sussana Bauerle loan Jakob & Margrethe Grob to erect a 2-sty dwelling; — payments. 2,500

DEC. 9.

VERMILYEA AV, ss, 100 w Academy, 100x 150; Lawyers Title Ins & Trust Co loans Nathan Wilson to erect a — sty bldg; — payments 86,000
HUGHES AV, ses, 175 ne 183d, 25x100; Frank Fallolico loans Chas A Corby & Nicola Tedeschi to erect a — sty bldg; — payments. 4,750.00

DEC. 10, 11 AND 12.

No Building Loan Contracts filed these days.

ORDERS.

Brooklyn.

DEC. 4.

W 17TH ST, ws, 220 n Neptune av; Jos Kopple on Home Title Co to pay Mullin, Wagner & Co. 500.00
W 17TH ST, ws, 220 n Neptune av; Jos Kopple on Home Title Co to pay Mullin, Wagner & Co. 500.00
E 19TH ST, es, 150 s Dorchester rd, 60x100; Danl Duer on Rene Dumarest to pay Audley Clarke Co. 67.20

DEC. 5.

W 17TH ST, ws, 220 n Neptune av, —x—; Jos Koppie on Home Title Ins Co to pay Tony Amato. 200.00

ROCHESTER AV, sec Sterling pl, 120x110; Acme Homes Co on Spencer Aldrich to pay Chestnut Ridge White Erick Co. 277.00

DEC. 6.

OVERBAUGH PL, ss, 184.11 w from dividing line Sec 5 & 6 on Baldwin map 41.1 on Overbaugh pl; Annie R Towne on Home Mtg Investing Co to pay Antonio Alberti. 96.00

DEC. 8.

No Orders filed this day.

DEC. 9.

AV P, nwc E 13th, —x—; Provident Associates on N Y Title Ins Co & Edwin H Kaufman to pay Realty Supply Corp. 159.33

DEC. 10.

E 13TH ST, nwc Av P, 100x100; Provident Associates on Edw Kaufman to pay Star Wood Turning Co. 1,124.00

DEPARTMENTAL RULINGS.

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

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

BUREAU OF FIRE PREVENTION. 157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

MANHATTAN ORDERS SERVED.

Named Streets.

- Allen st, 123—Max Hurwitz.....G-A
Broome st, 509—Manchester Button Works...G
Centre st, 217—Edward Jordan.....D
Chrystie st, 55-9—Samuel Silverman.....L
Columbia st, 60—Ignatz Schneider.....B
Grand st, 580—Hale J Berlinsky.....L
Hamilton pl, n of 136th st—Aaron A Corn...I
Hudson st, 651—John H Cooper.....K
Hudson st, 651—Elizabeth L Merry.....C
Hudson st, 651—John H Cooper.....C
Hudson st, 651—Elizabeth L Merry.....C
Pearl st, 197—Leopold Wallau.....H-G
St Marks pl, 19-23—Adolf Hollander.....I-C
Water st, 33—Samuel Erody.....L
Wooster st, 20—Alexander Geiger.....L

Numbered Streets.

- 11th st, 810-16 E—Dochterman Van & Ex Co.K-L
14th st E & Irving pl—Wm Fox.....F-G
21st st, 38 E—Chas W Sloan.....SS
23d st, 141 E—The Hoffman Taxicab Co.....L
23d st, 141 E—Mortimer Smith.....C
29th st, 167 W—Emil S Kieger.....A-G
31st st, 142-56 E—John Wanamaker.....L-C
36th st, 207 E—B Altman & Co.....A
37th st, 610 W—Richard Thibaut.....G
46th st, 613 W—Heinrich Bros.....H-C-A
50th st, 116 W—Singer Sewing Mach. Co.....K-L
52d st, 103-5 W—Mrs John W Gates.....C
59th st, 549 W—Triple Action Spring Co of New York.....C
65th st, 206 W—Sara A Brush.....K-C
65th st, 206 W—Hector Gabansy.....L-K
86th st, 158-60 E—Louis Geller, mgr.....G
104th st, 231 E—Union Settlement Assn...I-A-F
108th st, 426-8 E—Bunker Mayer.....C
108th st, 426-8 E—Independent Garage Co...A
125th st, 256 W—Anton H Mayer.....A
145th st, 103 W—Johanna M Howe.....E-I-F-A
145th st, 256-62 W—Milton Gasdorfer.....C
181st st, 517 W—Phillip Leopold.....G-H-A-D
220th st, 646 E—Peter Schweickert.....C-K

Named Avenues.

- Av A, 235—Chas Frankel.....C-A
Amsterdam av, 600—Millard Amus Co.....I-A
Amsterdam av, 2005—Garmansille Realty Co. B-G-C
Broadway, 1446—Clair & Harowitz.....J-G-A
Broadway, 1600—Universal Film Exchange of New York.....C
Broadway, 1710—Henry D Avidan.....B-C-F
Columbus av, 147—Frank Leonard.....C-I-F

Numbered Avenues.

- 2d av, 23-27—Louis Schneider.....I-C-G-F-A-B
3d av, 158-60—Frithiof Anderson.....I-E-C
3d av, 2138—Emilro Amusement Co, R Rosenbaum, pres.....I-C
3d av, 2275—M Bachrach & Son.....G
7th av, 149—George Gunshaw.....E
8th av, 289—Janson & Lapp.....F-A

9th av, 458—Thorner & Wiener.....F-G-E-A
9th av, 771—Grand Picture Operating, L Schlurmacher, pres.....B-I-A-C

BRONX ORDERS SERVED.

Numbered Streets.

- 133d st, 347 E—Lincoln Chemical Works...A-G
149th st, 368 E—Adolph Weiss.....I-A-G-C

Named Avenues.

- Brook av, 1106—Victor Iron Works, Inc. H-A-G
Lafayette av, 1106—Barretto st—American Bank Note Co.....L-K
Ogden av, 958—Chas J McGilleck.....C-A-D
Prospect av, 879—Cohen Bros & Peyser...I-A-C
St Raymond av, 2563—Paul M Butterfield.H-G-A
Tremont av, 909—Frank Lansing.....I-C-A
Washington av, 1252-4—John Eichler Brewing Co.....K
Webster av, 1818—Chas D Stillman.....K-C-L
Webster av, 2659—The Geo H Tyrrell Co...L
Wendover av, 448—Jacob Feinberg.....G

Numbered Avenues.

- 3d av, 2733—Prof Long's Dancing School...I
3d av, 2735—Coleman Bros.....I-A
3d av, 3873—Kanny Amuse Co, Jos Finger, pres.....I-A

BROOKLYN ORDERS SERVED.

Named Streets.

- Adams st, 341-47—C F Rohmann Sons & Co..K
Bergen st, 747—Heilbraum & Abrahams..A-C
Bergen st, 1961—Shetland Co.....C-M
Bridge st, 18—Miller & Van Winkle.....L
Butler st, 302—Geisman & Musliner.....A-H
Cherry st, 125-127—Bertha Baar.....C
Cherry st, 125-127—Baar Bros, Inc.....C-F-G-A
Cherry st, 125-127—Eklyn Union Gas Co....A
Cook st, 77—David Palz.....D
Court st, 266—Herman Gottlieb & Sons..A-C-H
Degraw st, 42—International Provision Co.H-A
Delamere pl, 616—Wm H Brahenberg.....K
Franklin st, 97—William Spiegel.....K-A-G-H
Franklin st, 226—Greenpoint Metallic Bed Co. G-L
Fulton st, 481-3—Wright Mfg Co.....H-G-A-M-C
Fulton st, 481-3—Locser Estate.....C-G
Fulton st, 481-3—Eklyn Union Gas Co.....A
Fulton st, 481-3—Moses M Gould.....M-C-A
Fulton st, 809—Michael J McGrath.....K
Fulton st, 163-7—Clarence Madison.....F
Fulton st, 163-7—Bklyn Union Gas Co.....A
Fulton st, 481-3—Steinacker & Carroll..H-A-M-C
Fulton st, 484-496—Frederick Loeser & Co...D
Fulton st, 1980—Ronly Co.....A
Fulton st, 2026—Fisher & Cellar.....A
Grafton st, 156—Isadore Ensler.....M
Grand st, 445—Grand Mattress Co.....A-G
Grand st, 507—Isadore Hachenbacher.....C
Hart st, 627 (rear)—Ernest Busch.....C-G-A
Lawrence st, 102—John Mullin & Son.....A-G
Livingston st, 249-56—Frederick Loser & Co. Inc.....H-SS-F-C-G-A-B
Livingston st, 249-56—Brooklyn Union Gas Co.A
Lorimer st, 172—Standard Silk Ribbon Co..H
Lorimer st, 172—Haslip Brass Co.....H
Lorimer st, 172—Louis Farber.....H
Madison st, 1287—Fred Waldhauer.....C
Monroe st, 493-95—John Harvey Waite...L
Montague st, 190—N Y Sanitary Utilization Co.L
Nassau st, 72-74—William B Cook, agent...G
Navy st, 122—Raffaello Penzavacchia.....D
Navy st, 258—Louis L Frinski.....C-B-A-F
Osborne st, 116—Abraham Davis.....H
Pierrepont st, 161—Edward D Fox.....A-H
Powell st, 233—Maurice Breslow.....H
Powell st, 233—Abraham Adelman.....H
Powell st, 233—Mandell Gettinger.....H
Powell st, 281—Sacks & Kronenberg.....H
Powell st, 285—David Stein.....H
Powell st, 285—Jacob Sklorsky.....H
Prospect st, 50—John McKenney.....K
Seigel st, 21—Harry Goldfish.....A-H
Sherman st, 294—Agnes C Borroughs.....C
Smith st, 107-109—Henry C Kieselbach.....A-C
State st, 216—Harrison McGivney.....G-A-D-L
Thompson pl, 19 (C I)—Harry A Robinson.C-M
Troutman st, 71—Bklyn Union Gas Co.....A

Numbered Streets.

- 1st st, 34 S—S Monday & Sons.....K
4th st, 104-114 S—The Fred Gretsck Mfg Co..C
4th st S, n w c Wythe av—The James J Mat-chett Co.....H-C
8th st, 120 S—Lewis & Cohen.....L-A
8th st, 120 S—H Lewis & A Cohen.....D-A-K
8th st, 2975 W—Rudolph Dressler.....G
9th st, 154—William Haws.....E-A
9th st, 221 N—James A McCafferty...A-K-H
16th st, 49—Montaux Box Co.....C
16th st, 490 E—Thurston E Rupp.....A-G-H
19th st, 180 Bay—Philips & Goldstein.....A
34th st, 87—Taylor Nursery Baby Bed Co.G-H
35th st, ft W & Ocean Front—Estate of Sig-smith.....C-D-A-B
41st st, 264-268—Von Hoveling American Com-position Co, Ltd.....A-H
42d st, 723—George W Mattson.....C
51st st, 371—Bklyn Union Gas Co.....A
72d st, 847—Edgar Williams.....M-C

Named Avenues.

- Av R, 1202—Andrew Rueganer.....C-M
Bedford av, 249—Herman Wandt.....A-G-H
Bedford av, 944—Henry W Bischoff.....K
Bedford av, & Bergen st—Pryant Imp Co....C
Broadway, 1457—E Abussleman.....A
Eroadway, 1510—Mrs Minnie Butler.....A
Bushwick av, 538-40—Werchen Garage.....K
Carlton av, 437-445—Fulton & Flatbush Storage Co.....F-A-H
Coney Island av, 712-14—Bedell Bros.....G-C-L-D-A-K
DeKalb av, 442—Samuel Preiss.....A
Driggs av, 303-9—Greenpoint Taxicab Co..K
Flatbush av, 94—Casino Theatre, C Daniels manager.....E
Flatbush av, 1443—Grenz & Hustedt.....D
Flushing av, 726—Louis Shulman.....A-G-H
Fort Hamilton av, 3904—Henry & Blonrock..A
Gravesend av, 944 R & E Johnson.....A-G-H
Greenpoint av, 372—Chas C Miller.....G-C
Hamburg av, 44—Schultz & Lohse.....A
Johnson av, 365-9—Farmers' Feed Co of N Y A-G-H
Kent av, 430—Louis Sametz.....C-L-A-G-H
Kent av, 819—"Sidney" L Rowland (name

- "Sidney" fictitious).....D
Kent av, 874—Nicholas Celta.....A-H
Lenox rd, 191—Chas F Wilson.....K
Lenox rd, 306—George V Fink.....A-G-H
Manhattan av, 52—Samuel Sabel.....H
Manhattan av, 52—Jacob Burger.....H-A
Myrtle av, 158—Maurice Gowitz.....A-F
Myrtle av, 324—Emil Lazansky.....D-H-A-G
Myrtle av, 777—Joseph Friedman.....C-G-A-H
Myrtle av, 777—John Clarke Est.....C
Nostrand av, 44-62—The Arabol Mfg Co.....H
Ocean av, 1176—Ray L Dora.....A-G-H
Ocean av, 1685—Chas P Faber.....G-H
Ocean av, 3091—George S Dougherty.....C
Ocean pkway, nec Av N—John G Hart.....G-D
St Marks av, 243—John May.....A
Summer av, 182—Alexander Sholemson..D-G-A
Summer av, 305—Abraham Segal.....K
Summer av, 399—Summer Av Garage.....L-D-H-C-K-G

- Sumner av, 399—Abraham P & Henry P Rindskopf.....C-K
Sutter av, 436—Lippert Amuse Co.....A
Washington av, 7-13—Henry Heimerdinger.A-H
Westminster rd, 196—W B Baker.....D

Numbered Avenues.

- 3d av, 290—Vittoria Milone.....D
3d av, 410-12—Thomas Smith & Son.....A-H-G
3d av, 424—Meyer Sukenick.....A-H-G
3d av, sec Dean st—Pittsburgh Plate Glass Co.G
4th av, 706—Roco M Agaglia.....A
5th av, 127—Arthur E Talmage.....C-G
5th av, 210—Christ Suhr & John Boe.....C-G
5th av, 697—Louis Smith.....A-H
5th av, 6922—Samuel Polstein.....A-G-H
9th av, 284—Ernest W Skoldberg.....A-H

QUEENS ORDERS SERVED.

Named Streets.

- Main st, 155 (Astoria)—Geo L Kriger.....A
Washington st, 12-14 N (Jamaica)—Ada Mayer.....A

Named Avenues.

- Jamaica av, 2818 (Richmond Hill)—Jos Agrano-witch.....A
Jerome av, opp Ruby st (Woodhaven)—Dorothea Hemleb.....A

NATIONAL ARCHITECTS.

Result of Annual Election of Officers at New Orleans Convention.

New Orleans.—With the election of officers and completion of routine business, at the morning session, a boat ride over the New Orleans harbor in the afternoon, and a banquet at the Grunewald in the evening, the forty-seventh annual convention of the American Institute of Architects ended Thursday, Dec. 4. The convention for the two years succeeding will be held in Washington, D. C., it being the custom once every three years to visit another city of the country, where sessions of the convention are held.

Following is the roster of officers selected at Thursday's business session, to serve for the ensuing year:

- R. C. Sturgis, of Boston, president.
T. R. Kimball, of Omaha, first vice-president.
F. C. Baldwin, of Washington, second vice-president.

D. Knickerbocker Eoyd, of Philadelphia, secretary.

J. L. Mauran, of St. Louis, treasurer.
Directors: Octavius Morgan, of Los Angeles, W. R. B. Wilcox, of Seattle, and Walter Cook, retiring president, of New York.

Practically the only struggle in the selection was between the two candidates for the office of secretary. Until the change of the constitution at this convention separating the two offices, the same person has filled the two offices of secretary and treasurer. Glen Brown, who has held the consolidated office of secretary-treasurer, was displaced by the election of D. Knickerbocker Boyd as secretary.

A brilliant reception at the Delgado Art Museum, attended by probably 300 persons, marked the entertainment for the visitors to the American Institute of Architects Convention Wednesday evening. The Louisiana chapter was the host of the occasion, when, in addition to hearing a number of addresses, the guests made an inspection of the paintings and collections in the museum.

The banquet at the Grunewald on the evening of Thursday was attended by about 400 persons. John M. Parker and George H. Terribery were the speakers of this occasion.

Five Years of Construction in Queens.

Within the last five years and nine months the estimated cost of building operations in Queens reached a total of \$110,394,106, according to a report prepared by John W. Moore, Superintendent of the Queens Bureau of Buildings. During this period the greatest activity was in 1909, immediately following the "boom" in Queens, and again in 1911, following the opening of the Queensboro Eridge. In both these years the total of operations was more than \$20,000,000.

During the present year, when building has decreased in every borough of the city, there also has been a similar decline in Queens, but to the extent of not more than five per cent. less than last year's high total.

During the period covered by the report of Commissioner Moore 26,922 buildings have been erected in the borough. Single detached dwellings represent the largest number of units and include all classes of dwellings.

The totals for the years, including alterations, follow:

Table with 2 columns: Year, Estimated Cost. Rows include 1908 (\$14,636,326), 1909 (20,188,855), 1910 (16,040,181), 1911 (23,084,708), 1912 (20,838,465), 1913 (nine months) (15,605,571).

Total \$110,394,106

CURRENT BUILDING OPERATIONS

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

To Rebuild Bathing Pavilion.

Dodge & Morrison, architects, 135 Front street, Manhattan, are preparing plans for rebuilding the bathing pavilion on the boardwalk at Long Beach for the National Bathing Company, which is represented by Walter Randall, attorney, of 30 Broad street. The construction will be of brick and reinforced concrete, strictly fireproof, four stories in height, 100x150 feet in size. The cost is estimated at \$100,000.

Apartments for Vermilyea Avenue.

The Ensign Improvement Company (Joseph E. Damsey, president), of 945 Hoe avenue, contemplates the erection of two apartment houses on the west side of Vermilyea avenue, 100 feet west of Academy street. The selection of an architect will be made at once.

PERSONAL AND TRADE NOTES.

ROBERT GRIER COOKE, president of the Fifth Avenue Association, is confined to the house by illness.

JOHN W. RAPP, manufacturer of hollow metal trim, has been elected a director of the Queens Chamber of Commerce. Mr. Rapp is building new works at College Point.

F. H. STEPHENSON, recently assistant engineer, Filtration Division, Department of Water-Supply, Gas and Electricity of the City of New York, has been appointed assistant engineer of the projected municipal filtration plant at Cleveland, Ohio.

BOROUGH PRESIDENT MILLER of the Bronx has taken private offices at 55 Liberty street, and is sharing them with Mayor-elect Mitchell. Mr. Miller is being mentioned in political reports as likely to be appointed the next Corporation Counsel.

THE HEALEY TEST BORING & SEWER IMPROVEMENT CO. was organized recently at Trenton, N. J., for the purpose of making test borings for building foundations, etc. The company have offices in New York and New Jersey for the transaction of this business.

FRANK MILES DAY, of Philadelphia, was appointed consulting architect of New York University by the committee on the University Heights property. Mr. Day will advise with Frederick Law Olmsted, of Boston, who, as landscape architect, has been working out a plan for the development of the Schwab property, Mrs. Russell Sage's gift to the university.

PATRICK J. CARLIN, Superintendent of Buildings of the Borough of Brooklyn, has devised a new system of application blanks for the use of architects, contractors and others who have business with the department. The new blanks will be issued the first of next year and will be much simpler than the old form, thereby saving considerable time and labor.

HAROLD N. HALL, formerly associated with Tracy & Swartwout, and later with Donn Barber, has arranged to open designing and contracting offices in Tampa and Sarasota, Fla. This move is actuated by arrangements that he has already made to handle certain building operations that are to be financed by Northern capital, as well as by the knowledge that there is a growing demand in that field for a competent architect and engineer.

RICHARD SCHERMERHORN, JR., of 183 Prospect pl., Brooklyn, a member of the Brooklyn Engineers' Club, won the first prize for the best plans submitted to the Queens Board of Park Commissioners for the laying out and development of the new Telawana Park, at Rockaway Beach. Associated with Mr. Schermerhorn in the formulation of the plans for this vast improvement, which is estimated to cost \$800,000, was James L. Eurlay, a landscape architect of Manhattan. There were fifteen competitors, one of them from Canada, who secured the second prize of \$200. The first prize was \$500 in cash. The third prize went to a concern in Rochester. In one corner of the park will be a hospital under private auspices. The plans are on exhibition at Central Park. The jury of award consisted of C. F. Pilat, landscape architect, of the Park Department; N. P. Lewis, chief engineer of the Board of Estimate; Commissioner Eliot, R. W. De Forest, president of the Municipal Art Commission, and Arnold W. Brunner, architect.

OBITUARY

JOHN RUDELL, president of the George W. Ruddell Company, 25 West 42d street, general contractors, died at his home, 146 West 122d street, Monday, Dec. 8, of a complication of diseases. He was eighty-two years of age and began his career as a builder in New York in 1857 as a member of the firm of John & Geo. W. Ruddell. Mr. Ruddell is survived by two sons and two daughters.

HENRY SHOTWELL WOOD, one of the best-known engineers in this country, died after a long illness at his home, 1 Hamilton rd., Glen Ridge, N. J. Mr. Wood was fifty-one years of age and was a graduate of Swarthmore University. He was an expert on hydraulic engineering and dredging and his services had been sought by the governments of the United States, Canada and Mexico. He is survived by his wife and two children.

CHRISTIAN CHRISTIANSON, carpenter and builder, whose home was at 690 Dean st., Brooklyn, died Wednesday, Dec. 3, in the Swedish Hospital, Brooklyn, aged sixty-four years.

OSCAR MOORE, painter and decorator, died Sunday, Dec. 7, at the home of his daughter, Mrs. Lyman S. Chapin, 136 Winthrop street, Flatbush, aged seventy-eight years. He was one of the oldest and best known painting contractors in the Williamsburg section of Brooklyn.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 5th st., New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except in July and August.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20, 1914.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st., New York City.

THE STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20, 1914.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st., New York City.

HEATING AND VENTILATING.—The annual meeting of the American Society of Heating and Ventilating Engineers will be held January 20, 21 and 22, 1914, at the Engineering Societies Building, 25 West 39th street.

MUNICIPAL ENGINEERS.—The eleventh annual dinner of the Society of Municipal Engineers of New York City will be held Jan. 10, 1914.

THE METROPOLITAN HARDWARE ASSOCIATION will hold its annual dinner at the Hotel Astor Tuesday, Jan. 20, 1914. H. A. Cornell, 123 Court st., Brooklyn, is chairman of the dinner committee.

BUILDING TRADES EMPLOYERS.—The annual convention of the National Building Trades and Employers' Association will be held in Louisville, Ky., Jan. 21-23 next. Officers of the National Association are: President, Herbert J. West, West Construction Co., Baltimore, Md.; secretary, I. H. Scates, secretary of Baltimore Builders' Exchange.

QUEENS CHAMBER OF COMMERCE.—Arrangements are being made for the third annual dinner of the chamber to be held at the Waldorf-Astoria Hotel on the evening of Tuesday, Jan. 20, 1914. Prominent officials of the city will be present. The following committee has charge of the arrangements: Ellis Parker Butler, George C. Dickel, Jesse F. Ellsworth, W. W. Gillen, John N. Booth, John J. Kindred, chairman.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The members of the National Builders' Supply Association will hold their annual convention Feb. 17 and 18 with headquarters at the Hotel La Salle, Chicago, Ill. The first afternoon of the convention will be left open for a general visit to the Cement Show, which will occur in the Coliseum at that time. If the plans of the Board of Directors meet with the success now expected small dealers will be an important factor in the coming convention. As the dues of the association have been reduced it is expected that this will be the means of bringing many dealers into the organization who heretofore have felt that they were not doing sufficient business to justify them in affiliating with the supply association.

THE BROOKLYN ENGINEERS' CLUB will hold its seventeenth annual dinner at the club-

house, 117 Remsen st., Brooklyn, Thursday, December 18. Mayor-elect John Purroy Mitchell will be the principal speaker of the evening. His address will have for its subject, "The Greater City." The other speakers of the evening will be Borough President Pounds, Frederick B. Pratt, Edward M. Bassett, Nelson P. Lewis, chief engineer of the Board of Estimate and Apportionment, and George W. Tillson, acting Commissioner of Public Works. One of the special features of the dinner will be the awarding of the Alfred T. White prize of \$50 in gold and an engraved certificate to the member of the club who presented the most valuable paper during the past year.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—The sixty-first annual meeting of the American Society of Civil Engineers will be held Wednesday and Thursday, Jan. 21 and 22, 1914, at the society house in New York City. The business meeting will be called to order at 10 o'clock Wednesday morning. The annual reports will be read, officers for the coming year elected, reports of special committees presented for discussion and other business transacted. Three special meetings will be held on the two days following the annual meeting. The topic for discussion will be "Road Construction and Maintenance."

RECENT INCORPORATIONS.

GAMBIT REALTY CORP. has been chartered to do a realty and construction business with offices in Manhattan. The directors are Louis Weinberger, Jacob Weinberger and David S. Goldstein, all of 5 Beekman st. Morris Weiss, 5 Beekman st., is the attorney for the company.

J. G. LUGAR'S SON & CO. have filed papers to do a general contracting, construction, decorating, furnishing and realty business with offices in Manhattan. The incorporators are C. Royal Frazer, Herbert A. St. George, William M. G. Watson, all of 41 Park Row. Phillips & Avery, 41 Park Row, are the company's attorneys.

GEO FOX'S SONS have filed papers with a \$9,000 capitalization to do a general contracting, construction, manufacturing, dealing in brick and furnace linings with offices in Manhattan. The directors are George Fox, Benjamin Fox and Martha Fox Law, all of 509 West 34th st. Arrowsmith & Dunn, 261 Broadway, are the attorneys.

THE STAR WRECKING & SALVAGE CORP. has been incorporated to do a general contracting, wrecking buildings, deal in machinery and second-hand material, and construction business with offices in Manhattan. The directors are Geo. J. Atwell, 130 West 67th st., N. Y. C., Walter Melton, 636 9th av., Astoria, N. Y., and Harry G. Guttman, 830 Kelly st., The Bronx. Harry G. Guttman, 220 West 42d st., is the attorney for the company.

SINGLE REALTY CO. has been chartered to do a realty and construction business with offices in Manhattan. The directors are Maurice Steiner, Aaron D. Levin and Fanny Slutsky, all of 35 Nassau st. Maurice Steiner, 35 Nassau st., is the attorney for the company.

MARBOROUGH ESTATES has been incorporated with a \$10,000 capitalization to do a realty and construction business with offices in Brooklyn. The directors are Mabel Williams, Jan. A. Williams and G. Judson, 1837 East 15th st., Brooklyn. J. A. Williams, 1837 East 15th st., Brooklyn, is the attorney.

CARLTON-SUMMERFIELD ESTATES is a \$10,000 corporation chartered to do a realty and construction business with offices in Queens. The directors are David C. Lewis, 189 Edgecombe av.; Jos. B. Quinlan, 952 East 10th st., Brooklyn, and Dora Speiser, 144 West 117th st., N. Y. C. The attorneys are Strauss, Reich & Boyer, 141 Broadway, N. Y. C.

FOARD HOLDING CO. has been chartered with \$10,000 capital stock to do a realty and construction business with offices in Manhattan. Papers were filed by Jas. M. Kelly, Fred G. H. Strohsall and Jas. G. Purdy, all of 180 Montague st., Brooklyn, as directors. Purdy & Strohsall, 189 Montague st., Brooklyn, are the attorneys.

D. & R. COOPER CO., realty and construction, has been incorporated with \$10,000 capital stock with offices in Manhattan. David and Rose Cooper and Solomon Kaplan, all of 179 South 2d st., Brooklyn, are the directors. Leo Lerner, 80 2d av., is the attorney for the company.

SAVARESE HOUSE-WRECKING CO. has been incorporated with offices in Brooklyn to do house-wrecking, building, contracting and decorating. The incorporators are Humber F. Savarese, Pasquale and Victoria Savarese, all of 3032 Cottage pl., Brooklyn. The attorney is Chas. J. Masone, 44 Court st., Brooklyn.

CROMWELL LAKE PARK has been chartered with a \$30,000 capitalization to do a realty and construction business with offices in Manhattan. The directors are William E. Butler, 115 Halsey st., Brooklyn; Xenophon P. Huddy, East Orange, N. J., and Clarence R. Freeman, 41 Park Row, N. Y. C. The attorney is William E. Butler, 41 Park Row.

KINGSBRIDGE CONTRACTING CO. is a \$50,000 corporation chartered to do a general contracting, construction and realty business with

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Recent Incorporations—Continued.

offices in Manhattan. The directors are Jas. Pilkington, 3377 Sedgwick av, N. Y. C.; William P. Schmuck, 137 Milton st, Brooklyn, and Daniel Lysaght, 327 East 28th st, N. Y. C. Corbin & O'Ryan, 220 Broadway, N. Y. C., are the attorneys.

15 WEST 44TH ST CO. has been chartered with \$50,000 capital stock with offices in Manhattan to do a realty and construction business, with Alvin C. Cass, 503 West 111th st, Chas. L. Apfel, 713 Eastern Parkway, Brooklyn, and Frank Slater, 100 West 121st st, N. Y. C., as directors. The company's attorneys are Cass & Apfel, 68 William st, N. Y. C.

HICKORY REALTY CORP. has filed papers at Albany to do a realty and construction business with offices in Manhattan. The incorporators are Percival J. H. Whittaker, Red Bank, N. J., Abraham L. Taylor, 755 Jennings st, The Bronx, and Daniel Cohn, 218 East 70th st, N. Y. C. The attorney is Lewis S. Marx, 128 Broadway, N. Y. C.

KOCH & LARABEE TOOL CO. has been incorporated with offices in The Bronx to do a realty, general contracting, construction, decorating, deal in machinery tools, bridge and steel work, with Karl Koch and Cora Koch, both of 634 Crotona Park South, N. Y. C., and Chas. Larabee, 167 Forest av, Rockville Centre, L. I., as directors. Grant Hoerner, 27 Cedar st, N. Y. C., is the attorney for the company.

A. LAHR SONS have filed papers to do a general carpentry and construction business with offices in Manhattan. The directors are Caroline Laehr and Adam Laehr, both of 1158 Fox st, and William J. Laehr, 1883 Mulford av. F. P. Trautmann, 132 Nassau st, is the company's attorney.

VINTON, TROUT & WHEELER have filed papers with \$15,000 capital stock as contractors, builders and construction engineers and dealers in cement products. The directors are William B. Wheeler, 102 West 80th st; Theodore R. Straus, 200 Broadway, and Stallo Vinton, 41 Park Row, who is also the attorney for the company.

THE PAINT PRODUCTS CO. has been chartered with \$15,000 capital stock with offices in Manhattan to do a general paint, oil and varnish business. Maxwell M. Levison, 1011 East 18th st, and Samuel Levison, 815 East 166th st, and Louis K. Lakestream, 521 East 156th st, are the directors. Abraham G. Reich, 158 East 129th st, is the attorney for the company.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BRONX.—James Barry, 148th st and 3d av, contemplates the erection of a 5-sty brick and stone apartment house from Valentine av to Ryer av, between 183d and 184th sts, for which no architect has been selected.

NEWARK, N. J.—The Common Council of the City of Newark, John Donnelly, City Hall, Newark, contemplates the erection of a public bathhouse in the vicinity of Hamburg pl and Merchant st, for which no architect has been selected. A site will soon be decided on.

SCARSDALE, N. Y.—R. F. Chatillon, 85 Cliff st, N. Y. C., contemplates the erection of a residence here, for which no architect has been selected.

JAMESTOWN, N. Y.—B. P. O. E. Lodge of Jamestown, corner of Main and 3d sts, Arthur C. Wade, chairman of building committee, contemplates the erection of a 3 or 4-sty brick and steel lodge and office building, 50x120 ft., at 4th and Pine sts, to cost about \$100,000. No architect has been selected.

LONG ISLAND CITY.—The Akron Tire Co., 1612 Broadway, N. Y. C., William H. Batcheller, president, contemplates the erection of a factory between Honeywell av and Moore st, for which no architect has been selected. Operations will probably go ahead next spring.

DUNKIRK, N. Y.—Competitive sketches for a 2-sty brick and stone school are being received by the Board of Education of Dunkirk. Architect will probably be selected about Jan. 1. Cost about \$40,000.

ALBANY, N. Y.—The West End Presbyterian Church, Rev. L. F. Mayle, 132 North Pine av, in charge, contemplates the erection of a 1-sty church, probably of brick, hollow tile and stucco construction, to cost about \$25,000. No architect has been selected.

PORT CHESTER, N. Y.—The Board of Education of Port Chester is receiving competitive sketches for a 3-sty brick, fireproof high school to be erected here.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—The Andel Construction Co., Carmine Coeffi, president, 1228 Hoe av, owner, is taking bids on all subs for five 5-sty brick apartment houses with stores, 200x88 ft., to be erected at the southwest corner of 167th st and Prospect av, from plans by L. Pisciotta, 391 East 149th st. Cost, about \$225,000.

DWELLINGS.

PRINCETON, N. J.—Gerard B. Lambert, 21 East 82d st, N. Y. C., owner, is taking bids for a 2½-sty terra cotta block and stucco residence, 30x190 ft., to be erected here from plans by Albro & Lindberg, 2 West 47th st, N. Y. C. Cost, about \$25,000.

BROOKLYN.—Figures are being received for a 2½-sty brick and limestone residence, 22x55 ft., to be erected in the north side of President st, 213 ft. east of Brooklyn av, for G. Howard Estey, 908 Lincoln pl, Brooklyn, owner. John P. Benson, 331 Madison av, N. Y. C., architect. Cost about \$11,000.

SOUTHAMPTON, L. I.—Walker & Gillette, 128 East 37th st, N. Y. C., are preparing plans for a 2½-sty residence, about 50x180 ft., for H. H. Rogers, care of Standard Oil Co., 26 Broadway, owner. Bids on foundation will soon be called.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Renault Selling Branch, owner, 719 5th av, Louis Renault, president, is taking bids for a 1½-sty brick and steel factory building and garage, 97x201 ft., to be erected at the corner of Beebee and Lathrop avs, from plans by John B. Clermont and A. Guissart, care of owners, architects. Bids will close December 15.

HOSPITALS AND ASYLUMS.

ROCKAWAY POINT, L. I.—McKim, Mead & White, 101 Park av, N. Y. C., architects, are taking bids for a 4-sty hospital, 1,400x30 ft., to be erected here for the Society for Improving Condition of the Poor, 105 East 22d st, owner, Mr. Hutchins in charge. O. E. Knox, 101 Park av, N. Y. C., is electrical engineer. Cost, about \$250,000.

MUNICIPAL WORK.

DREDGING.—Bids will be received by the Commissioner of Docks Thursday, Dec. 18, for labor and materials required for dredging in the Boroughs of Manhattan, Brooklyn, Queens, the Bronx and Richmond.

ASPHALT REPAIRS.—Bids will be received by the Commissioner of Docks until Thursday, Dec. 18, for labor and materials required for repairing the asphalt pavement on Marginal st, North, East and Harlem rivers.

BOLTS, WASHERS AND SPIKES.—Bids will be received by the Commissioner of Docks Thursday, Dec. 18, for labor and materials required for furnishing and delivering dock screw bolts, washers and spikes.

PAINTING IRON AND FURNISHING LUMBER.—Bids will be received by the President of the Borough of The Bronx until Thursday, Dec. 18, for cleaning and painting the steel and iron work of the bridges over the N. Y. C. & H. R. R. R. tracks at Gerard av and River av; also furnishing and delivering spruce lumber and Georgia long leaf yellow pine lumber.

GENERAL CONSTRUCTION.—Bids will be received by the President of the Borough of Queens until Wednesday, Dec. 17: No. 1. For the general construction of the destructor plant at Ridgewood, 2d Ward, Queens. No. 2. For the general construction, etc., of a stable and section house for the Bureau of Street Cleaning of Queens, at Ridgewood, 2d Ward. No. 3. For the plumbing and gasfitting of the incinerator building for the Bureau of Street Cleaning of Queens. No. 4. For the plumbing and gasfitting of a stable and section house for the Bureau of Street Cleaning of Queens. No. 5. For the steam heating of the stable and section house building for the Bureau of Street Cleaning, 2d Ward, Queens, at Flushing av, 135 ft. east of Metropolitan av.

EXCAVATING.—Bids will be received by the President of the Borough of Richmond until Tuesday, Dec. 16, for labor and materials required for contract No. 1, for excavation for an additional County Court House in the County of Richmond, Jay st, DeKalb st and Stuyvesant pl, St. George, Borough of Richmond.

CONCRETE BULKHEAD.—Bids will be received by the Department of Parks until Thursday, Dec. 18, for constructing a concrete bulkhead along the easterly boundary of the public driveway, where required, between 174th st and 183d st.

BRIDGE REPAIRS AND STEEL MAP CASE.—Bids will be received by the Department of Parks until Thursday, Dec. 18, for repairs to timber bridge in Dyker Beach Park, Brooklyn. Also for labor and materials required for the manufacturing, furnishing, delivery, erection and completion of steel map case for engineer's office, Department of Parks, Brooklyn.

ERECTION OF COMFORT STATION.—Bids will be received by the Department of Parks until Thursday, Dec. 18, for labor and material required for the erection and completion of a comfort station located in Kings Park, Jamaica, Queens, together with all the work incidental thereto, with the exception of plumbing, heating and electrical work, which are provided for under separate contracts.

HEATING AND PLUMBING.—Bids will be received by the Department of Parks until Thursday, Dec. 18, for labor and materials required for the installation and completion of the heating and plumbing work for a comfort station located in Kings Park, Jamaica, Borough of Queens.

PUBLIC BUILDINGS.

ST. GEORGE, S. I.—The City of N. Y., George Cromwell, president of the Borough of Richmond, is taking bids to close Dec. 16 at 12 m., for excavating for the 4-sty court house at DeKalb to Wall sts, Stuyvesant to Jay sts and Hamilton av, from plans by Carrere & Hastings, 225 5th av, N. Y. C., architects. Cost, about \$350,000.

SCHOOLS AND COLLEGES.

PORT JEFFERSON, L. I.—Bids will close December 30 for the 2-sty brick and limestone high and grade school to be erected here in Nassau County for the Board of Education of Port Jefferson. George E. Darling, president. Tooker, Marsh & Barnett, 101 Park av, N. Y. C., are the architects. W. J. Baldwin, Jr., 1181 Broadway, N. Y. C., is steam engineer. Cost about \$75,000.

STABLES AND GARAGES.

MANHATTAN.—Plans are still being figured for the 5-sty garage, 50x74 ft., to be erected at 79-81 East 2d st for the Phillip Weeks Estate, H. J. Hanigan, 119 West 70th st, executor. W. P. Seaver, 322 5th av, is architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Bids will close December 16 for the 1-sty brick department store, 60x75 ft., to be erected at 617-625 West 181st st for Chas. C. Marshall, 34 Pine st, owner. Buchman & Fox, 30 East 42d st, are the architects. The

Thos. Barwick Engineering Co., 21 Park Row, is electrical engineer. C. Matlock, 30 East 42d st, is steam engineer.

MISCELLANEOUS.

JAMAICA, L. I.—Bids will close Dec. 18 at 3 p. m., for the erection of a comfort station at Kings Park for the City of New York, Department of Parks, 5th av and 64th st, Michael J. Kennedy, president. E. L. Green, 15 West 38th st, N. Y. C., is architect. Cost, about \$10,000.

MANHATTAN.—The United Dressed Beef Co., on premises, Mr. Smith, superintendent, is taking bids on concrete work for coal bunkers, about 40x40 ft., to be erected at 44th st and 1st av.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

SHERIDAN AV.—The Fram Building Co., Inc., Oscar Thorsland, president, 1210 Evergreen av, contemplates the erection of a 5-sty brick apartment house at the southeast corner of Sheridan av and 165th st, for the Tremont Architectural Co., 401 East Tremont av, architect. Cost, about \$50,000.

86TH ST.—The steelwork is under way for two 12-sty apartment houses, 87x100 ft., at 149-163 West 86th st, for the Almore Realty Co., Benjamin Mordecai, president, 30 East 42d st, owner. Rouse & Goldstone, 40 West 32d st, are architects. William C. Tucker, 156 5th av, is sanitary engineer. Falk & Hager, 50 Church st, are steel engineers. William M. Moore Construction Co., 190th st and Aqueduct av, has the mason work, and Wolfinger & Lasberg, 346 Broadway, the rough carpentry. Cost, about \$500,000.

87TH ST.—Rouse & Goldstone, 38 West 32d st, are preparing plans for a 9-sty apartment house, 67x85 ft., to be erected at 302-308 West 87th st, for the Coast Construction Co., Samuel G. Hess, president, 149 Broadway. Cost, about \$200,000. Demolishing is under way.

RIVERSIDE DRIVE.—George & Edward Blum, 505 5th av, will have plans ready for bids about Dec. 20 for the 10-sty apartment house, 100x150 ft., to be erected at the northeast corner of Riverside drive and 155th st for the Strathcona Construction Co., Harry Falk, president, 153d st and St. Nicholas pl. Cost about \$500,000.

118TH ST.—Mitchell Bernstein, 131 East 23d st, has completed plans for alterations to the 4-sty tenement at 72 East 118th st for Leopold Brand, 28 West 120th st.

111TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 5-sty tenements, 87.6x59.10 ft., to be erected in 111th st,

275 ft east of Lenox av, for the 111th St. Construction Corp., 132 Nassau st, owner. Cost, about \$150,000.

BRADHURST AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 6-sty tenement, 39.11x87 ft., to be erected on the east side of Bradhurst av, 40.2 ft north of 152d st, for the Steinmetz Construction Co., 1416 Glover st, owner. Cost, about \$50,000.

STABLES AND GARAGES.

36TH ST.—A client of H. M. Weill Co., 264 West 34th st, contemplates the erection of a 6-sty fireproof stable at 343-345 West 36th st, on a plot 36x98 ft.

STORES, OFFICES AND LOFTS.

PEARL ST.—Plans are being prepared by Frederick Putnam Platt, 1123 Broadway, for extensive alterations to the 6-sty building at 298 Pearl st for the 60 Cliff St. Co., Henry A. Mark, president, 128 Broadway. The building is to be practically rebuilt and the work will include the erection of an additional story, and extension on the ground floor and a thorough overhauling. The cost is estimated at \$10,000. The property was sold by Chas. F. Noyes Co.

READE ST.—Harry N. Paradies, 231 West 18th st, has completed plans for alterations to the 5-sty brick loft and office building, 75x151 ft., at 15-19 Reade st for the American News Co., Solomon W. Johnson, president, 9-11 Park pl, J. Odell Whitenack, 231 West 18th st, is general contractor. Cost about \$10,000.

MISCELLANEOUS.

ELLIS ISLAND, N. Y.—The U. S. Government, Hon. W. C. Redfield, Secretary of Labor, Washington, D. C., contemplates the erection of a concrete sea wall at the Immigration Station, from plans by A. B. Fry, Custom House, N. Y. C., architect. Cost, about \$150,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

170TH ST.—M. Zipkes, 220 5th av, will have plans ready about Dec. 15 for two 6-sty apartment houses, 107x144 ft., to be erected at the northwest corner of 170th st and Wilkins av, for Louis E. Kleban, 1116 Jackson av, owner. Cost, about \$200,000.

167TH ST.—Excavating is under way for five 6-sty brick apartment houses, 200x88 ft., to be erected at the southwest corner of 167th st and Prospect av, for the Angel Construction Co., Carmine Coeffi, president, 1228 Hoe av, owner. L. Pisciotto, 391 East 149th st, architect. Cost, about \$225,000. The owner builds.

187TH ST.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 5-sty brick flat, 37x95 ft., to be erected in the north side of 187th st, 100 ft. east of Prospect av, for a company now forming. Cost, about \$30,000.

174TH ST.—Plans will soon be started by the Tremont Architectural Co., 401 East Tremont av, for two 5-sty brick stores and flats, 100x38

ft., to be erected at the southwest corner of 174th st and Hoe av, for the Trask Building Co., 1662 Boston rd, owner, August F. Schwarzler, president. Cost, about \$45,000.

186TH ST.—The Tremont Architectural Co., 401 East Tremont av, has completed plans for a 5-sty brick tenement, 50x100 ft., to be erected at the northeast corner of 186th st and Park av, for the Michael Fox Co., 362-3d av, owner, Michael Fox, president. Cost, about \$50,000.

LYMAN PL.—Harry T. Howell, 3d av and 149th st, has been commissioned to prepare plans for a 5-sty apartment house to be erected on the west side of Lyman pl, 192 ft. north of 169th st, for Jacobsen & Pedersen, 2742 Gifford av, owners, Oscar A. Pedersen, president.

SCHOOLS AND COLLEGES.

BRONX.—Bids were opened by the Board of Education Dec. 8 for the general construction of P. S. 56. Frymier & Hanna were low bidders at \$101,800. For the plumbing and drainage of same school Joseph J. Foley Co. was low bidder at \$9,270.

STORES, OFFICES AND LOFTS.

172D ST.—M. W. Del Gaudio, 401 East Tremont av, is preparing sketches for a 1-sty brick taxpayer, 55x87 ft., to be erected at the southeast corner of 172d st and Bathgate av for the Taxpayers Realty Co., 170 Broadway, owner, Philip Wattenberg, president.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

LINCOLN AV.—L. J. Frank, 206 Crescent av, is preparing plans for a 3-sty brick tenement, 27x67 ft., to be erected on the west side of Lincoln av, 170 ft. north of Liberty st, for Emil Quehl, 454 Lincoln av, owner. Cost, about \$9,000.

DUMONT AV.—E. M. Adelson, 1776 Pitkin av, is preparing plans for two 4-sty brick apartment houses, 50x89 ft., to be erected on the east side of Dumont av, 100 ft. south of Alabama av, for Isaac Rothfeld, 1412 Madison av, N. Y. C., owner. Cost, about \$60,000.

POWELL ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for two 4-sty brick apartment houses, 50x89 ft., to be erected in the east side of Powell st, 150 ft. south of Livonia av, for M. Churofsky, 429 Sackman st, owner. Cost, about \$60,000.

LIVONIA AV.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty brick apartment house, 50x90 ft., to be erected at the northwest corner of Livonia and Rockaway avs, for Mendel Koepfl, 445 Sackman st, owner. Cost, about \$30,000.

2D ST.—Gronenberg & Leuchtag, 303 5th av, N. Y. C., are preparing plans for a 5-sty brick and stone tenement, 25x90 ft., to be erected in South 2d st, 78 ft. east of Berry pl, for Samuel Shanker, 520 East 5th st, Brooklyn, owner. Cost, about \$25,000.

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Contemplated Construction—Brooklyn (Cont'd).

EASTERN PARKWAY.—C. M. Johnson, Inc., 828 Washington av, has completed plans for two 4-sty brick tenements, 50x80 ft., to be erected on the north side of Eastern parkway, 400 ft. east of Troy av, for the Greenpoint Construction Co., 1622 48th st, Brooklyn, owner. Total cost about \$80,000.

CHURCHES.

ROCHESTER AV.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 2-sty brick and stone temple, 100x100 ft., to be erected at the northeast corner of Rochester av and Lincoln pl, for Petach Tikvah Congregation, Isaac Levingson, 1172 Eastern parkway, owner. Cost, about \$75,000.

DWELLINGS.

5TH ST.—B. F. Hudson, 319 9th st, is preparing plans for five 2½-sty frame and stucco residences, 18x42 ft., to be erected in the east side of East 5th st, 200 ft. north of Av N, for Chas. Schurmeister, 310 Ocean parkway, owner. Cost about \$22,500.

FACTORIES AND WAREHOUSES.

44TH ST.—William H. Ludwig, 801 Eastern parkway, is preparing plans for a 4-sty brick factory, 60x90 ft., to be erected in the north side of 44th st, 290 ft. east of 3d av, for Frank S. Aliano, 5814 6th av, owner. Cost, about \$25,000. Bids will be received by the architect about Dec. 15.

FRONT ST.—The Zerrago Macaroni Co., on premises, is having plans prepared privately for a 2-sty brick storage building, 95x55x47x60 ft., to be erected at Front and Messine sts. Thomas Drysdale, 26 Court st, is general contractor. Cost, about \$15,000.

STABLES AND GARAGES.

SNEDEKER AV.—Brook & Rosenberg, 350 Fulton st, are preparing plans for a 2-sty garage, 30x60 ft., and a 1-sty stable, 16x16 ft., to be erected on the west side of Snedeker av, 90 ft. south of Hegeman av, for Louis Wallen, 402 New Lotts rd, owner. Cost, about \$8,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Figures are being received for the 3-sty brick settlement house, 35x100 ft., to be erected at the southwest corner of Jackson st and Manhattan av, for the Brooklyn School Settlement Association, 148 Jackson st, owner, May E. Marchwald, president. Beverly S. King, 103 Park av, N. Y. C., is architect. Cost, about \$20,000.

THEATRES.

PROSPECT AV.—M. A. Cantor, 39 West 38th st, N. Y. C., has completed revised plans for a 1 and 2-sty brick moving picture theatre, 85x100 ft., to be erected at the southwest corner of Prospect and Vanderbilt avs for Morris Peller, 452 Broadway, owner. Cost about \$20,000. Work will probably be started by February.

CONEY ISLAND.—Samuel E. Klein, 367 Fulton st, Brooklyn, contemplates the erection of a 3-sty reinforced concrete amusement building, 120x190 ft., on the Bowery, between Schweichert's and Stratton's walks. Project will probably not go ahead for some time.

MISCELLANEOUS.

ROEBLING ST.—Plans are being drawn for an 8-sty building to be erected at 320 Roebling st. Chas. Buermann & Co., 507 Grand st, N. Y. C., can give information.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, Brooklyn, is preparing plans for a 4-sty brick tenement, 25x80 ft., to be erected on Webster av and Radde st for Herman C. Ryan, 1 Bridge Plaza, L. I. City, owner. Cost about \$15,000.

DWELLINGS.

ROCKAWAY PARK, L. I.—George H. Closs & Co., Hollands, L. I., contemplate the erection of ten 2½-sty frame cottages at Lincoln and Columbus avs, from plans by Edward Berrian, Hollands, L. I., architect.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—The American Ever-Ready Company, 308 Hudson st, N. Y. C., Conrad Hubert, president, N. S. Kolby, secretary and treasurer, will soon complete arrangements for the erection of an 8-sty fireproof factory and warehouse, 200x154 ft., on the block bounded by Thompson and Nott avs, Orton and Manley sts, Long Island City. The company manufactures electric portable lamps, batteries, incandescent lamps, speedometers, meters and other automobile supplies. The building is not to be ready for occupancy before December, 1914. The cost is placed at \$200,000. The architect will be announced within a few days.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.
STAPLETON, S. I.—Jas. Whitford, St. George, S. I., has completed plans for alterations to the 3-sty tenement at the corner of Bay and Docks sts, for Mrs. Kate Hanley, 691 Bay st, Stapleton, S. I., owner.

Nassau.

MISCELLANEOUS.

LOCUST VALLEY, L. I.—H. Craig Severance, 4 West 37th st, N. Y. C., is preparing plans for 1 and 2-sty frame buildings, 100x150 ft., to be erected here for A. D. Carver, Coenties Slip and Water st, N. Y. C., owner. Harvey Murdock, 116 Nassau st, N. Y. C., has the general contract.

SCHOOLS AND COLLEGES.

FREEPORT, L. I.—C. M. Hart, Main st, Bayshore, has been commissioned to prepare plans for a 2-sty brick and stone school to be erected at Columbia av, Orchard st and Rutland rd, for

the Board of Education of Union School District No. 9, Town of Hempstead, L. I. Cost, about \$60,000.

Suffolk.

DWELLINGS.

SOUTHAMPTON, L. I.—Grosvenor Atterbury, 20 West 43d st, N. Y. C., architect, is taking bids for alterations and additions to the 2½-sty frame residence to be erected here for Rufus L. Patterson, 200 5th av, N. Y. C., owner. Cost about \$30,000.

Westchester.

DWELLINGS.

YONKERS, N. Y.—G. H. Chamberlin, 18 South Broadway, has completed plans for a 2½-sty brick residence, 60x100 ft., to be erected at Alta and Undercliff avs, for Robert Boettger, Riererside dr, owner. J. R. Moore, 156 5th av, N. Y. C., is electrical engineer. Nygren, Tenney & Ohmes, 101 Park av, N. Y. C., are steam engineers. Bids will be received by the architect about Dec. 15. Cost, about \$60,000.

HARTSDALE, N. Y.—Albert M. Gray, 116 West 39th st, N. Y. C., is preparing plans for a 2½-sty frame and stucco residence, 36x40 ft., to be erected at Greenacres for Richard H. Walsh, this place, owner. Cost about \$10,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

69TH ST (Sub.)—The James H. Young Stone Co., 136th st and Locust av, has received the limestone contract for a 2-sty brick and stone apartment house, 28x96 ft., being erected at 12 West 69th st for Bing & Bing, 505 5th av. Robert T. Lyons, 505 5th av, is architect. Tony Comforti, 310 East 114th st, has the mason work. The excavation work has been completed. Cost about \$20,000.

84TH ST (Sub.)—M. Arnstein, 792 Amsterdam av, has received the contract for exterior glazed sash for the 12-sty apartment hotel at 324-6 West 84th st for Julius Tishman & Sons, 299 Broadway, owner. Schwartz & Gross, 347 5th av, architects. R. E. Moss, 126 Liberty st, steel engineer. The Keystone Construction Co., 28 East 85th st, has the mason work. Cost about \$200,000.

CHURCHES.

NEWARK, N. J. (Sub.)—The Plymouth Seam Face Granite Co., 101 Park av, N. Y. C., has received the contract for the granite required for the 1 and 2-sty church and Sunday school, 167x94 ft., at the southeast corner of Abington and Clifton avs, for the Third Presbyterian Church, Rev. Dr. Robert Scott Inglis, pastor, 30 Walnut st. Cady & Gregory, 6 West 22d st, N. Y. C., are architects. Cost, about \$80,000. J. B. Roberts & Co., 1 Madison av, N. Y. C., have the general contract.

DWELLINGS.

TOMPKINSVILLE, S. I.—Cirona Bernaci & De Felice, 111 Mulberry st, N. Y. C., have received the general contract to erect a hall and residence at the corner of Van Duzer and Hannah sts for Louis Tafuri, 89 Van Duzer st, owner. John Davies, 177 Castleton av, New Brighton, is architect. Total cost about \$14,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—William L. Blanchard Co., 160 Sherman av, Newark, has received the general contract to erect a 1-sty brick chemical plant, 47x125 ft., in the south side of South st, 150 ft. east of Pacific st, for Dehls & Stein, 408 West 13th st, N. Y. C., owners. S. H. Koenigsberger, 665 Broad st, Newark, is architect. Cost, about \$10,000.

LONG ISLAND CITY (sub.)—J. I. Hass, Inc., 1 Madison av, N. Y. C., has received the painting contract for the 9-sty factory and warehouse, 212x437 ft., to be erected at the southwest corner of Orton st and Thompson av for the Degnon Realty & Terminal Improvement Co., 60 Wall st, N. Y. C. Loose Wiles Biscuit Co., 485 Greenwich st, N. Y. C., and Kansas City, Mo., is lessee. William Higginson, 21 Park Row, N. Y. C., is architect. J. H. Wilson, care of owner, 60 Wall st, N. Y. C., engineer. The Turner Construction Co., 11 Broadway, N. Y. C., general contractor. Cost about \$100,000.

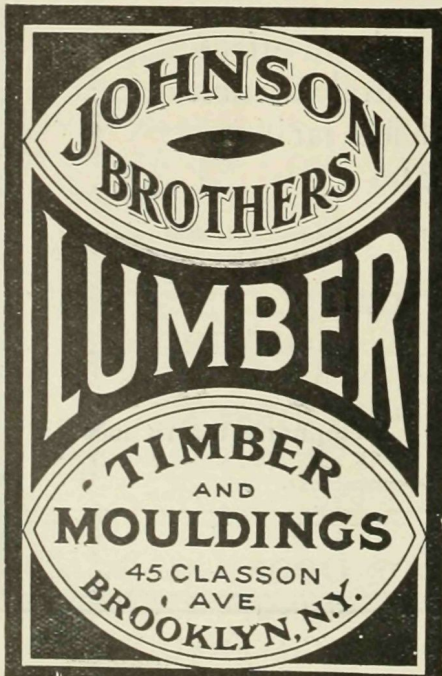
BOUND BROOK, N. J.—The Andrew J. Robinson Co., 123 East 23d st, N. Y. C., has received the contract for the construction of a factory building in Piscataway township, near the Bound Brook Lehigh Valley Railroad station, for the Commercial Acetylene Railway, Light and Signal Co., to cost \$75,000.

HALLS AND CLUBS.

BEDFORD AV. (Sub.)—The Plymouth Seam Face Granite Co., 101 Park av, N. Y. C., has received the contract for the granite required for the 3-sty Y. W. C. A. building at Bedford av and Keap st, Brooklyn, for the Young Women's Christian Association, Mrs. J. A. Mollenhauer, chairman. Jackson & Rosencrans, 1328 Broadway, N. Y. C., are architects. R. D. Kimball, 15 West 38th st, N. Y. C., is steam and electrical engineer. George B. Wills, Inc., 101 Park av, N. Y. C., is general contractor. Cost, about \$100,000.

HOSPITALS AND ASYLUMS.

NEWARK, N. Y.—The Dollard Construction Co., 417 McCarthy Building, Syracuse, has received the general contract to erect a 3-sty brick employees' building at the Custodial Asylum. A cold storage building and a contagious pavilion will also be erected. Lewis F. Pilcher, Capitol, Albany, is architect. The Board of Trustees of New York State Custodial Asylum for the Feeble Minded Women, is owner. Total cost about \$97,500. The general contractor desires bids on all subs at once.



PUBLIC BUILDINGS.

JAMAICA, L. I.—Paul J. Exner Co., 103 Park av, N. Y. C., has received the general contract to rebuild the County Clerk's office and Surrogate Court in the south side of Fulton st, 40 ft. west of Union Hall st, for the City of New York, Maurice E. Connolly, president, Borough of Queens, 5th st and Jackson av, L. I. City, J. M. Baker, 21 Jackson av, L. I. City, is architect. V. S. Rittenhouse, Inc., 242 East 59th st, N. Y. C., has the heating and plumbing contract. A. J. Buschmann Co., 72 West 38th st, N. Y. C., has the electric lighting contract. Cost about \$100,000.

SCHOOLS AND COLLEGES.

HAWTHORNE, N. Y. (Sub).—The Plymouth Seam Face Granite Co., 101 Park av, N. Y. C., has received the contract for the granite required for the 1½-sty brick trade school to be erected here for the Jewish Protectorate & Aid Society, 356 2d av, N. Y. C., Mortimer L. Schiff, president, Fred W. Fischer, 32 Union sq, N. Y. C., is architect. The Fulton Albert Corp., 203 5th av, N. Y. C., has the general contract.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

90TH ST, 14 East, 1-sty brick storage, 14x14; cost, \$100; owner, Joseph H. Hammerschlag, 18 East 90th st; architect, Silas B. Axtell, 18 East 90th st. Plan No. 486.

19TH ST, 122 West, 1-sty brick shop, 25x100; cost, \$1,500; owners, Greenhut Siegel-Cooper Co., 6th av and 18th st; architect, Geo. W. Springsted, Jr., 134 Bergen av, Ridgefield Park, N. J. Plan No. 491.

STABLES AND GARAGES.

49TH ST, 618-22 West, 1 & 2-sty brick office and stable, 75x125; cost, \$3,500; owner, Bradish Johnson, 39 Cortlandt st; architect, B. L. Darrow, 172 Manhattan st. Plan No. 490.

BROADWAY, 485S, 1-sty brick garage, 20x35; cost, \$400; owner, Mary Cavanagh, 4680 Broadway; architect, Fred. E. Glasser, 70 Manhattan st. Plan No. 488.

STORES, OFFICES AND LOFTS.

LEXINGTON AV, 343, 5-sty brick stores and offices, 20x83; cost, \$20,000; owner, Francis Connor, 14 East 42d st; architects, Mulliken & Moeller, 103 Park av. Plan No. 487.

THEATRES.

3D ST, 238-40 East, 1-sty brick moving picture theatre, 49x103; cost, \$10,000; owner, Margaret L. White, 59 Wall st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 489.

Bronx.

DWELLINGS.

BEACH AV, w s, 244.8 s Clason Point rd, 2½-sty frame dwelling, shingle roof, 20x30; cost, \$4,000; owner, Academy Bldg. Co., Geo. Hoffman, 2069 Westchester av, Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 626.

ST LAWRENCE AV, w s, 331.69 s Gladson av, 2-sty frame dwelling, 21x50, tin roof; cost, \$4,000; owner, Henry A. Broker, Castle Hill Point; architect, Anton Pirner, 2069 Westchester av. Plan No. 622.

BEACH AV, w s, 194.82 s Clason Point rd, 2½-sty frame dwelling, shingle roof, 20x30; cost, \$4,000; owners, Academy Bldg. Co., Geo. Hoffman, 2069 Westchester av, Pres.; architect, Anton Pirner, 2069 Westchester av. Plan No. 625.

BEACH AV, w s, 294.8 s Clason Poin rd, 2½-sty frame dwelling, shingle roof, 20x30; cost, \$4,000; owner, Academy Bldg. Co., Geo. Hoffmann, 2069 Westchester av, Pres.; architect, Anton, 2069 Westchester av. Plan No. 627.

FACTORIES AND WAREHOUSES.

EDGEWATER RD, e s, 78.10 s Garrison av, 2-sty brick factory, plastic slate roof, 126x90; cost, \$10,000; owners, McConnell Coal & Ice Mfg. Co., James McConnell, on premises, president; architect, Frank Wennemer, 2136 Honeywell av. Plan No. 621.

SCHOOLS AND COLLEGES.

HOE AV, e s, 100 n 167th st, 4-sty brick school, 88x100, slag roof; cost, \$130,000; owners, St. John Chrysostom R. C. Church, Rev. John M. Farley, 452 Madison av, president; architect, M. J. Garvin, 3307 3d av. Plan No. 623.

STORES AND TENEMENTS.

TREMONT AV, n s, 60.42 e Castle Hill av, 1-sty frame store, 30.8x172, slag roof; cost, \$600; owner, Frank Gass, 2215 Westchester av; architect B. Ebeling, 135 Westchester sq. Plan No. 624.

BARNES AV, w s, 75 n 213th st, 6-sty brick tenement, plastic slate roof, 26.36x83; cost, \$25,000; owner, Attilio Massari, 129 East 102d st; architect, Wm. A. Faiella, 550 East 187th st. Plan No. 628.

FINDLAY AV, s e cor 167th st, two 5-sty brick tenements, plastic slate roof, 40x90, 38.4x 80; cost, \$93,000; owner, Albert J. Schwarzler, 1340 Brook av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 629.

MISCELLANEOUS.

132D ST, n w cor Willow av, 1-sty frame shed, 15x85; cost, \$300; owner, Independence Chemical Co., 72 Front st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 620.

Brooklyn.

DWELLINGS.

WEST 23D ST, s w cor Mermaid av, four 2-sty frame dwellings, 22x35, shingle roof, 2 families each; total cost, \$8,000; owner, Jos. Belzaini, surf av and West 24th st; architect, Jas. M. McDonald, Surf av and West 24th st. Plan No. 6494.

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Plans Filed, New Buildings, Brooklyn (Cont.)

WEST 24TH ST., s e cor Mermaid av, four 2-sty frame dwellings, 22x35, shingle roof, 2 families each; total cost, \$8,000; owner, Jos. Belzaini, Surf av and West 24th st; architect, Jas. M. McDonald, Surf av and West 24th st. Plan No. 6436.

MERMAID AV, s s, 110 w West 23d st, four 2-sty frame dwellings, 22x35, shingle roof, 2 families each; total cost, \$8,000; owner, Jos. Belzaini, Surf av and West 24th st; architect, Jas. M. McDonald, Surf av and West 24th st. Plan No. 6435.

MERMAID AV, s s, 110 e West 24th st, four 2-sty frame dwellings, 22x35, shingle roof, 2 families each; total cost, \$8,000; owner, Jos. Belzaini, Surf av and West 24th st; architect, Jas. M. McDonald, Surf av and West 24th st. Plan No. 6495.

WEST 17TH ST, w s, 40 s Harts pl, 1-sty frame dwelling, 16x34, gravel roof, 1 family; cost, \$800; owner, Giuseppe Salatinò, 2705 West 14th st; architect, Rocco Mega, 2857 West 5th st. Plan No. 6538.

76TH ST, n s, 120 w Ridge boulevard, Bay-ridge, 2 1/2-sty frame shingle and stucco dwelling, 25.5x48.4, 1 family; cost, \$7,000; owner, Mrs. M. Elizabeth Purdy, 346 79th st, Brooklyn; architect, Raymond J. Purdy, 346 79th st, Brooklyn. Plan No. 6368. Corrects name of architect given in issue December 6, page 1061.

EAST 3D ST, e s, 280 e Albermarle rd, 2-sty frame dwelling, 20x40, 1-family; cost, \$3,000; owner, Louis Obermeyer, 317 E 2d st; architect, B. F. Hudson, 319 9th st. Plan No. 6560.

EAST 3D ST, e s, 370 s Albermarle rd, 2-sty frame dwelling, 20x48, — roof, 2 families; cost, \$3,000; owner, L. Obermeyer, 317 E 2d st; architect, B. F. Hudson, 319 9th st. Plan No. 6572.

66TH ST, n s, 140 w 11 av, 1-sty brick dwelling, 13x29, gravel roof; cost, \$1,000; owner, Vincenzo Nicoletti, 292 3d av; architects, Lespia & Salvati, 525 Grand st. Plan No. 6567.

SNEDIKER AV, w s, 100 s Hegeman av, two 2-sty brick dwellings, 17x40, tin roof, 1 family each; total cost, \$4,000; owner, Louis Whalen, 402 New Lots rd; architect, T. Goldstone, 49 Graham av. Plan No. 6558.

VAN SICLEN CT, e s, 23 n Jamaica av, six 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, \$18,000; owner, Frank Richards, Jamaica av and Hendrix st; architect, E. H. Latze, 106 Van Siclen av. Plan No. 6539.

VAN SICLEN CT, n e cor Jamaica av, 2-sty brick dwelling, 20x35, gravel roof, 1 family; cost, \$3,000; owner, Frank Richards, Jamaica & Hendrix st; architect, E. H. Latze, 106 Van Siclen av. Plan No. 6600.

W 24TH ST, es, 180 s Neptune av, 2-sty brick dwelling, 18x43.2, gravel roof, 2 families; cost, \$3,300; owner, Frank Lantry, Surf av & West 14th st; architect, Geo. H. Suess, 2966 West 24th st. Plan No. 6603.

FACTORIES AND WAREHOUSES.

NORTH 3D ST, n w cor Kent av, 5-sty brick storage, 178.8x456.6, — roof; cost, \$850,000; owners, Havemeyer & Elder, 129 Front st; architect, Chas. Gilbert, 11 East 24th st, New York. Plan No. 6498.

ST. EDWARDS PL, e s, 67.6 n Myrtle av, 2-sty brick factory, 20x100, tar and gravel roof; cost, \$1,000; owner, Gottlieb E. Hanssler, 154 North Elliott pl; architect, W. J. Conway, 400 Union st. Plan No. 6527.

KINGSLAND AV, e s, 170 n Nassau av, 1-sty brick storage, 35x25, gravel roof; cost, \$500; owner, International Cork Co., on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 6523.

KINGSLAND AV, e s, 170 n Nassau av, 1-sty brick storage, 30x25, gravel roof; cost, \$500; owner, International Cork Co., on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 6524.

MITTON ST, s s, 183 w West st, 1-sty brick warehouse, 114x90.6; gravel roof; cost, \$18,000; owner, American Mfg. Co., Noble and West sts; architect, Wm. Higginson, 21 Park Row. Plan No. 6604.

EAST 8TH ST, e s, 155 n Ditmas av, 1-sty brick factory, 21x84, gravel roof; cost, \$3,000; owner, Chas. Schenke, 719 Eagle av, N. Y.; architect, Geo. M. Lawton, 30 East 42d st, N. Y. Plan No. 6591.

BUSHWICK AV, n e cor Furman ct, 1-sty brick shop, 24x19, galvanized iron roof; cost, \$200; owner, Robert Brazenor, 1509 Bushwick av; architect, G. W. Earnes, 881 Myrtle av. Plan No. 6596.

HOSPITALS AND ASYLUMS.

KNICKERBOCKE RAV, e s, 75 s Troutman st, 3-sty brick nursery, 25x40, tin roof; cost, \$8,000; owners, Ridgewood Day Nursery, on premises; architects, Louis Berger & Co., Myrtle and Cypress avs. Plan No. 6536.

STABLES AND GARAGES.

LOMBARDY ST, s s, 350 w Morgan av, 2-sty brick stable and dwelling, 25x37, gravel roof, 1 family; cost, \$8,000; owner, Max Lunz, 29 Lombardy st; architect, L. Almendinger, 926 Broadway. Plan No. 6567.

73D ST, s s, 130 w 22 av, 1-sty frame garage, 15x19, shingle roof; cost, \$175; owner, H. C. Morgan, 2176 73d st; architects, Quirk & Gutheil, 8804 24th av. Plan No. 6549.

OSBORN ST, e s, 175 n Blake av, 1-sty brick stable, 25x70, gravel roof; cost, \$3,000; owner, Harry Hyams, 574 Rockaway av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6585.

STORES AND DWELLINGS.

FT. HAMILTON AV, n e cor 62d st, 3-sty store and dwelling, 20x38.7, gravel roof, 2 families; cost, \$5,000; owner, Anthony Porco on premises; architect, John Van Hograf, West 23d st and Neptune av. Plan No. 6595.

STORES AND TENEMENTS.

HINSDALE ST, e s, 100 s Blake av, two 4-sty brick tenements, 50x88.10, slag roof, 23 fam-

ilies each; total cost, \$50,000; owner, Wm. M. Wallerstein, 318 William st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6489.

ST. JOHN'S PL, s s, 150 e Ralph av, 4-sty brick tenement, 41x100.7, slag roof, 20 families; cost, \$60,000; owner, Havemeyer Construction Co., 1104 Broadway; architects, Farber & Markwitz, 189 Montague st. Plan No. 6515.

FLUSHING AV, s e cor Eaveer st, 1-sty brick store, 21x118, slag roof; cost, \$600; owner, Herman Weingarden, 676 Humboldt st; architect, A. C. McKenzie, 14 Charlotte st, Queens. Plan No. 6534.

STONE AV, e s, 167.6 s Livonia av, 4-sty brick tenement, 62.6x89, slag roof, 27 families; cost, \$30,000; owner, Elias M. Pilzer, 428 Stone av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6543.

SOUTH 4TH ST, n s, 214 e Driggs av, 6-sty brick stores and tenement, 42x57.8, slate roof, 22 families; cost, \$30,000; owner, Davis Cooper, 179 South 2d st; architect, Sam'l Sass, 32 Union sq, N. Y. Plan No. 6588.

CHRISTOPHER AV, w s, 100 s Riverdale av, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, \$28,000; owner, New Lots Constn. Co., 748 Shepherd av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6580.

LEWIS AV, n e cor Stockton st, 4-sty brick tenement, 26x90, slate roof, 12 families; cost, \$25,000; owner, South 5th Constn. Co., 686 Willoughby av; architect, Sam'l Sass, 32 Union sq, N. Y. Plan No. 6587.

8TH AV, s e cor 3d st, 6-sty brick tenement, 80x12.10, slag roof, 26 families; cost, \$25,000; owner, Cravston Constn. Co., 483 5th av; architects, Shampian & Shampian, 772 Broadway. Plan No. 6598.

THEATRES.

FLUSHING AV, s e cor Beaver st, 1-sty brick moving pictures, 61x87, slag roof; cost, \$8,000; owner, Herman Weingarden, 676 Humboldt st; architect, A. C. McKenzie, 14 Charlotte st, Queens. Plan No. 6534.

MISCELLANEOUS.

OCEAN AV, e s, 206 s Av I, 2-sty brick telephone exchange, 56.8x120, gravel roof; cost, \$62,500; owner, N. Y. Telephone Co., 15 Dey-st, N. Y.; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 6492.

FRONT ST, n e cor Webster st, four 1-sty brick refineries, 146.50, slag roof; cost, \$20,000; owner, Standard Oil Co., 26 Broadway; architect, E. A. Johnson, 4339 Ridgewood av. Plan No. 6544.

FRONT ST, n e cor Webster st, two 1-sty condensers, 34.4x23.4; cost, \$8,000; owner, Standard Oil Co., 26 Broadway; architect, E. A. Johnson, 4339 Ridgewood av. Plan No. 6545.

FRONT ST, n e cor Charlick st, four 1-sty brick condensers, 71.4x21, — roof; cost, \$16,000; owner, Standard Oil Co., 26 Broadway; architect, E. A. Johnson, 4339 Ridgewood av. Plan No. 6546.

FRONT ST, s e cor Charlick st, 29 1-sty brick refineries, 14x40, — roof; cost, \$6,000; owner, Standard Oil Co., 26 Broadway, N. Y.; architect, E. A. Johnson, 4339 Ridgewood av. Plan No. 6547.

VANDERBILT AV, e s, 200 n Lafayette av, 1-sty brick boiler house, 9.4x6, gravel roof cost, \$150; John O. Polak, 287 Clinton av; architect, L. Lanitzer, — DeKalb av. Plan No. 6554.

Queens.

DWELLINGS.

MASPETH.—Jefferson av, e s, 1,000 n Grand st, 1-sty frame dwelling, 21x36, tin roof, 1 family; cost, \$1,400; owner Alois Weibel, 42 Broad st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 3533.

ROCKAWAY BEACH.—Thetis av, w s, 220 s Broadway, ten 1-sty frame dwellings, 13x27, shingle roof, 1 family; cost, \$2,000; owner, P. J. Murphy, Undine av, Rockaway Beach; architects, Colton Bros., Rockaway Beach. Plan Nos. 3536 to 3545.

ARVERNE.—Meredith av, w s, 100 s Ocean av, two 2-sty frame dwellings, 18x52, shingle roof, 1 family; cost, \$8,000; owner, Walter S. Mosbacher, 115 So. Meredith av, Rockaway Beach; architects, J. P. Powers Co., Rockaway Beach. Plan Nos. 3586-87.

CORONA.—Grant st, w s, 137 n Jackson av, 2-sty brick dwelling, 18x47, tin roof, 2 families; cost, \$3,000; owner, Paul S. Dioguardi, 29 East Jackson av, Corona; architect, J. A. Dioguardi, 1 Bridge Plaza, L. I. City. Plan No. 3570.

ELMHURST.—Johnson av, s s, 734 w Dry Harbor rd, 2-sty frame dwelling, 46x20, tin roof, 1 family; cost, \$2,500; owner, Max Feld, Juniper Swamp rd, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 3575.

FOREST HILLS.—Puritan av, s s, 103 w Greenway North, 2 1/2-sty brick dwelling, 27x42, tile roof, 1 family, steam heat; cost, \$8,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 3568.

JAMAICA.—West st, n s, 475 s Swale rd, 2-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat, and Wells av, e s, 275 s Swale rd, 2-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Max Gross, West st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 3572-73.

ROCKAWAY BEACH.—Neptune av, w s, 372 s Boulevard, five 1 1/2-sty frame dwellings, 13x22, shingle roof, 1 family; cost, \$4,000; owner, H. Wiedenloh, Cedar av, Arverne; architect, E. W. Shelges, Jr., Kneer av, Arverne. Plan Nos. 3580 to 3584.

ROCKAWAY BEACH.—Neptune av, w s, 350 s Boulevard, 2-sty frame dwelling, 34x60, shingle roof, 1 family; cost, \$4,000; owner, Wm. Bushken, 997 Home st, Brooklyn; architects, J. P. Powers Co., Rockaway Beach. Plan No. 3585.

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COLLEGE POINT.—16th st, w s, 250 n 7th av, 2-sty frame dwelling, 20x40, tar and gravel roof, 2 families, hot air heat; cost, \$3,400; owner, Mrs. Geo. Lakin, 15th st and 7th av, College Point; architect, Harry T. Morris, Jr., 13th st, College Point. Plan No. 3546.

CORONA.—Shopoler av, s s, 106 w South av, 2-sty frame dwelling 17x32, rubberoid roof, 2 families; cost, \$2,000; owner, Antonis De Santis, 40 Lake st, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 3550.

CORONA.—Cambridge st, n s, 280 w Shopoler av three 1-sty frame dwellings, 17x32, rubberoid roof, 1 family; cost, \$2,400; owner, Mary I. Iaricci, 65 Vine st, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 3551-2-3.

DOUGLSTON.—Ridge rd, n s, 132 n Douglas rd, 2½-sty frame dwelling, 47x28, shingle roof, 1 family, hot water heat; cost, \$6,160; owner, Raymond & Nellie Ewry, Douglaston; architect, N. M. Woods, 156 5th av, N. Y. C. Plan No. 3556.

EDGEMERE.—Beach 41st st, w s, 111 s Boulevard, three 1-sty frame dwellings, 16x56, shingle roof, 1 family; cost, \$2,400; owner, S. & L. Construction Co., Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan Nos. 3547-8-9.

RIDGEWOOD.—Elliott av, n s, 343 e Fresh Pond rd, ten 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families; cost, \$32,500; owners, Cotter Building Co., 312 Wyona av, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 3554.

BELLE HARBOR.—Beach Channel Drive between Dennison and Suffolk avs, 2-sty frame dwelling, 18x36, shingle roof, steam heat, 1 family; cost, \$3,000; owner, Mrs. A. Knoll, 10 Beach 97th st, Rockaway Beach; architect, A. Knoll, same address. Plan No. 3560.

CORONA.—Clinton av, w s, 100 s Forest av, 2½-sty frame dwelling, 20x50, shingle roof, 1 family; cost, \$4,000; owner, G. Lindstrom, 125 41st st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3566.

EVERGREEN.—Prospect st, ss, 135 w Park pl, 1-sty frame dwelling, 20x40, tin roof, 1 family; cost, \$1,400; owner, M. Mullins, Evergreen; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 3591.

RIDGEWOOD EAST.—Thompson av, w s, 665 s L. I. R. R., 2-sty frame dwelling, 20x55, tin roof, 2 families; cost, \$4,000; owner, Theo. Rappelt, 186 DeKalb av, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3594.

WOODHAVEN.—Shoe and Leather st, n s, 425 w 3d st, two 2-sty frame dwellings, 18x36, shingle roof, 2 families; cost, \$3,800; owner, R. Merollian, 3940 Eroadway, Woodhaven; architect, Anelegio Cehio, Woodhaven. Plan Nos. 3589-90.

FACTORIES AND WAREHOUSES.

L. I. CITY.—480 w West av, 280 n 8th st, 3-sty brick warehouse, 187x215, asphaltum roofing; cost, \$150,000; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 3571.

L. I. CITY.—Skillman av, s e cor Honeywell st, 1-sty brick factory, 217x129, slag roof; cost, \$7,500; owners, Akron Tire Co., 49th st and Broadway, N. Y. C.; architect, Albert H. Stines, Jr., 132 4th st, L. I. City. Plan No. 3563.

HOSPITALS AND ASYLUMS.

ELMHURST.—Johnson av, s s, 734 w Dry Harbor rd, 2-sty frame horse hospital, 60x79, tin roof; cost, \$2,600; owner, Max Feld, Juniper Swamp rd, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 3578.

ROCKAWAY POINT.—Washington av, s s Sea Side Park, 4½-sty brick hospital, 128x144, slate roof; cost, \$250,000; owners, City of New York, N. Y. C.; architect, McKim, Mead & White, 101 Park av, N. Y. C. Plan No. 3559.

HOTELS.

WOODSIDE.—Kelly av, s w cor Roosevelt st, 3-sty brick hotel, 25x49, gravel roof, steam heat; cost, \$6,000; owner, Wm. Heimann, Greenpoint av, Woodside; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 3574.

STABLES AND GARAGES.

ELMHURST.—Johnson av, s s, 2000 e Western av, 2-sty frame cow barn, 36x76, tar and gravel roof; cost, \$3,000; owner, Thia Schwartz, Johnson av, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 3535.

ELMHURST.—Johnson av, s s, 734 w Dry Harbor rd, 2-sty frame cow barn, 180x78, tin roof; cost, \$9,000; owner, Max Feld, Juniper Swamp rd, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 3576.

WOODHAVEN.—Right of way, w s, 400 s Old South rd, 2-sty frame cow barn, 75x78, tin roof; cost, \$4,000; owner, Mayer Emmer, Old South rd, Woodhaven; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 3574.

FLUSHING.—Central av, e s, 175 n Sandford av, 1-sty frame garage, 12x16, shingle roof; cost, \$100; owner, J. M. Burroughs, premises. Plan No. 3532.

JAMAICA.—Prospect st, s e cor South st, 1-sty frame garage, 10x14, shingle roof; cost, \$200; owner, M. Sockin, premises. Plan No. 3561.

UNION COURSE.—Eads av, n w cor Graves pl, 1-sty frame garage, 10x14, shingle roof; cost, \$100; owner, Ida Catapona, Essex and Liberty avs, Brooklyn. Plan No. 3562.

STORES AND DWELLINGS.

CORONA.—Jackson av, n s, 20 e Washington av, 3-sty brick dwelling and store, 20x54, tin roof, 2 families; cost, \$5,000; owner, Antonia Lamendola, 201 22d st, Brooklyn; architect, J. A. Dioguardi, 1 Bridge Plaza, L. I. City. Plan No. 3569.

CORONA.—Johnson av, n s, 80 w Cleveland st, two 3-sty brick stores and dwellings, 20x58, tin roof, 2 families; cost, \$8,000; owner, Thompson Bros., 46 East Jackson av, Corona; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3592-93.



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NOTICE TO CONTRACTORS.

Sealed proposals for coal and ash handling apparatus at Hudson River State Hospital, Poughkeepsie, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3:00 P. M., Dec. 29, 1913, when they will be opened and read publicly. Proposals shall be accompanied by certified check in the sum of 5 per cent. of amount of bid, and the contractor to whom the award is made will be required to furnish Surety Company bond in the sum of 50 per cent. of the amount of contract within thirty days after official notice of award of contract; and in accordance with the terms of Specification No. 1812. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Hudson River State Hospital, Poughkeepsie, N. Y., and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: Albany, N. Y., Dec. 2d, 1913.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

NOTICE TO CONTRACTORS.

Sealed proposals for Water Softening Plant at Buffalo State Hospital, Buffalo, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3:00 P. M., Monday, December 29th, 1913, when they will be opened and read publicly. Proposals shall be accompanied by certified check in the sum of five per cent. of the amount of bid, and the contractor to whom the award is made will be required to furnish Surety Company bond in the sum of 50 per cent. of the amount of contract within ten days after official notice of award of contract and in accordance with the terms of Specification No. 1768. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at Buffalo State Hospital, Buffalo, N. Y., and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: Albany, N. Y., Dec. 2d, 1913.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

NOTICE TO CONTRACTORS.

Sealed proposals for Fire Alarm System at Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until Monday, December 29th, at 3 P. M., when they will be opened and read publicly. Proposals shall be accompanied by a certified check in the sum of 5 per cent. of the amount of bid, and the contractor to whom the award is made will be required to furnish Surety Company bond in the sum of 50 per cent. of the amount of contract within ten days after official notice of award of contract and in accordance with terms of Specification No. 1799. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Manhattan State Hospital, Ward's Island, N. Y., at the office of the State Hospital Commission, No. 1 Madison Ave., New York City, and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: Albany, N. Y., Dec. 2d, 1913.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

NOTICE TO CONTRACTORS.

Sealed proposals for Water Softening Plant at St. Lawrence State Hospital, Ogdensburg, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until December 29, 1913, at 3:00 P. M., when they will be opened and read publicly. Proposals shall be accompanied by certified check in the sum of five per cent. of the amount of bid, and the contractor to whom the award is made will be required to furnish Surety Company bond in the sum of 50 per cent. of the amount of contract within ten days after official notice of award of contract and in accordance with the terms of Specification No. 1791. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at St. Lawrence State Hospital, Ogdensburg, N. Y., and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: Albany, N. Y., Dec. 2d, 1913.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

NOTICE TO CONTRACTORS.

Sealed proposals for Hot Water Circulation System from Power Plant through-out Institution and Air line to New Wells from Power Plant, at Kings Park State Hospital, Kings Park, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until Monday, December 29, at 3:00 P. M., when they will be opened and read publicly. Proposals shall be accompanied by certified check in the sum of five per cent. of the amount of bid, and the contractor to whom the award is made will be required to furnish Surety Company bond in the sum of 50 per cent. of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specification No. 1798. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at Kings Park State Hospital, Kings Park, N. Y., at the Office of the State Hospital Commission, No. 1 Madison Ave., New York City, and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated:

Albany, N. Y., Dec. 2d, 1913.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

Plans Filed, New Buildings, Queens (Cont.).

MISCELLANEOUS.

CORONA.—46th st, 255, 1-sty frame shed, 12x12, paper roof; cost, \$50; owner, Jos. Terraco, premises. Plan No. 3555.

CORONA.—Corona av, n s, 80 w Maspeth av, 1-sty frame shed, 17x9, paper roof; cost, \$70; owner, J. Donohy, premises. Plan No. 3567.

CORONA.—South av, s s, 260 w Furman av, 1-sty frame outhouse, 11x37, tin roof; cost, \$250; owner, Rosa Comulia, 1 South av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3565.

ELMHURST.—Johnson av, s s, 734 w Dry Harbor rd, 2-sty frame milk house, 40x17, tin roof; cost, \$900; owner, Max Feld, Juniper Swamp rd, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 3577.

WOODHAVEN.—Shoe and Leather st, s e cor 3d st, 1-sty brick bakery, 25x34, gravel roof; cost, \$800; owner, Rosa Avella, 13 Shoe and Leather st, Woodhaven; architect, Jos. Monda, 3938 Broadway, Woodhaven. Plan No. 3579.

FLUSHING.—17th st, 290 n Franconia av, 1-sty frame shed, 12x12, paper roof; cost, \$50; owner, Joseph Grazaino, 17th st, Flushing. Plan No. 3558.

MIDDLE VILLAGE.—Furman av, e s, 300 n Metropolitan av, 1-sty frame shed, 12x12, paper roof; cost, \$20; owner, John Bauer, 40 Furman av, Middle Village. Plan No. 3564.

Richmond.

DWELLINGS.

EARRETT BOULEVARD, n s, 60 w Havenwood rd, Tompkinsville, 2½-sty frame dwelling, 24x33; cost, \$3,000; owners and builders, Karlsson Bros., Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 839.

LORETTA ST, w s, 62 s Surf av, Tottenville, 2-sty frame dwelling, 24x39; cost, \$950; owner, John A. Burt, Tottenville; architect, N. Yuzza-lino, Tottenville; builder, John Burgess, Tottenville. Plan No. 826.

CLINTON AV, n s, 250 e Tompkins av, Rosebank, 3-sty brick dwelling, 22x36; cost, \$3,000; owner, John Rossi, Rosebank; architects and builders, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 830.

COLLEGE AV, s s, and N. Y PL, s w cor West New Brighton, 2-sty frame dwelling, 35x29; cost, \$5,500; owner, A. S. Prall, Port Richmond; architect, Jas. W. Whitford, New Brighton; builder, O. H. Lee, Port Richmond. Plan No. 827.

MADISON AV, e s, 400 s Palmer av, Port Richmond, 2-sty frame dwelling, 19x39; cost, \$3,000; owner, Frederick Folle, Port Richmond; architect and builder, O. H. Lee, Port Richmond. Plan No. 831.

MAPLE AV, s s, 40 w 4th st, New Dorp, 1-sty frame bungalow, 14x38; cost, \$360; owner, Mrs. C. Barnholt, New Dorp; architect and builder, A. W. Mortensen, New Dorp. Plan No. 838.

MAPLE AV, s s, 60 w 4th st, New Dorp, 1-sty frame bungalow, 12x38; cost, \$360; owner, Mrs. C. Barnholt, New Dorp; architect and builder, A. W. Mortensen, New Dorp. Plan No. 837.

PELTON AV, e s, 362 n Henderson av, West New Brighton, 2-sty frame dwelling, 27x27; cost, \$3,500; owner, —; architect, Jas. Whitford, New Brighton; builder, John P. From, Port Richmond. Plan No. 833.

SEQUINE AV, s s, 60 e Java st, Great Kills, 2-sty frame dwelling, 22x46; cost, \$2,000; owner and builder, David R. Van Brunt, Great Kills; architect, John Davies, Tompkinsville. Plan No. 829.

STANLEY AV, n s, 75 w Pine st, New Brighton, 2-sty frame dwelling, 22x36; cost, \$2,500; owner, Ada Aussack, New Brighton; architect, John Davies, Tompkinsville; builder, P. Hoffman, Tompkinsville. Plan No. 828.

FACTORIES AND WAREHOUSES.

CLOVE AV, n e cor and the railroad, Concord, 1-sty brick manufacturing, 100x50; cost, \$3,000; owner, C. D. Durkee & Co., Grasmere; architect and builder, W. S. H. Condit, Grasmere. Plan No. 832.

STABLES AND GARAGES.

AMBOY RD, s s, 100 w Beach st, Tottenville, 1-sty frame garage, 18x18; cost, \$50; owner, E. Perchard, Tottenville; builder, M. Burdins, Tottenville. Plan No. 836.

OAKLAND AV, e s, 230 n Forest av, West New Brighton, 1-sty frame garage, 12x18; cost, \$300; owner, J. A. Franklin, Port Richmond; builder, H. Hermansen, West New Brighton. Plan No. 834.

MISCELLANEOUS.

SOUTHFIELD BOULEVARD, e s, 200 s Jefferson av, Dongan Hills, 1-sty frame shed; cost, \$100; owner, Mrs. W. P. Murray, Dongan Hills; architect, Jas. Whitford, New Brighton; builder, W. Murray, Dongan Hills. Plan No. 835.

PLANS FILED FOR ALTERATIONS.

Manhattan.

CLIFF ST, 34, new front and stairs to 4-sty brick store and loft; cost, \$2,000; owner, A. M. Cooney, 39 Walker st; architect, Fred. P. Platt, 1123 Broadway. Plan No. 4118.

ESSEX ST, 29, new partitions to 5-sty brick tenement; cost, \$100; owner, Joseph Newman, 68 William st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 4095.

FULTON ST, 33A, new doors and stairway to 5-sty brick store and lofts; cost, \$100; owner, Chas. E. Osborn, Belle Port, L. I.; architect, Ernest G. W. Dietrich, 118 East 28th st. Plan No. 4076.

GREENWICH ST, 67, new plumbing and partitions to 4-sty brick store and tenement; cost, \$900; owners, Estate of W. C. Schermerhorn, 25 Liberty st; architect, Wm. J. Smith, 1571 3d av. Plan No. 4075.

HESTER ST, 33-47, new booth to 6-sty brick school No. 62; cost, \$700; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 4103.

LAIGHT ST, 13 & 15, wooden stair to 6-sty brick factory; cost, \$100; owner, Alexander P. Juillard, 70 Worth st; architect, Harry Zlot, 230 Grand st. Plan No. 4081.

LEROY ST, 13-13½, new partition and extension to 3-sty brick stable and dwelling; cost, \$5,500; owner, Maria De Barbier, 21 Grove st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 4079.

MADISON ST, 392-396, masonry and new windows to 6-sty brick factory; cost, \$150; owner, Morris Perlmutter, 392 Madison av; architect, Max Hirsch, 391 Fulton st. Plan No. 4131.

PINE ST, 66, alterations to 4-sty brick storage and dwelling; cost, \$1,000; owner, Francis V. C. Parsons, 21 Liberty st; architect, Robert E. Moss, 126 Liberty st. Plan No. 4109.

READE ST, 15-19, fireproofing to 5-sty brick lofts and offices; cost, \$10,000; owner, American News Co., Solomon W. Johnson, Pres., 9-11 Park pl; architect, Harry N. Paradies, 231 West 18th st. Plan No. 4105.

RUTGERS SLIP, 61-63, new stairs and doors to 5-sty brick lofts; cost, \$2,000; owner, Thos. D. Hurst, 395 Broadway; architect, Harold G. Dangler, 215 Montague st. Plan No. 4074.

WALKER ST, 25, alterations to 6-sty brick store and storage; cost, \$2,500; owner, Manhattan Real Estate Assn., 309 Broadway; architect, Richard Berger, 309 Broadway. Plan No. 4121.

4TH ST, 146 West, new store front to 4-sty brick store and dwelling; cost, \$800; owner, Clarence Realty & Constn Co., 414 West 145th st; architect, John J. Kouhn, 80 West 90th st. Plan No. 4094.

6TH ST, 805 East, extension to 3-sty brick dwelling, office and storage; cost, \$1,200; owner, Hanford S. Weed, 111 Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 4101.

18TH ST, 37 East, alterations to 6-sty brick store and lofts; cost, \$750; owners, W. & J. Sloane, 571 5th av; architect, Henry S. Lion, 38 West 32d st. Plan No. 4071.

19TH ST, 47 E, new windows and shutters to 6-sty brick store and lofts; cost, \$140; owner, Edward V. Z. Lane, 29 West 49th st; architect, Cornelius S. Morrell, 59 Ann st. Plan No. 4072.

19TH ST, 27 East, new partition to 8-sty brick store and lofts; cost, \$400; owner, Almy G. Gallatin, Hotel Plaza, N. Y.; architects, Jno. B. Snook's Sons, 261 Broadway. Plan No. 4080.

21ST ST, 30-32 East, dumbwaiter enclosure to 8-sty brick store and lofts; cost, \$306; owner, Estate of E. Fischer, 184 Franklin st; architect, Joseph Wolf, 103 Park av. Plan No. 4085.

22D ST, 132-134 West, masonry to 12-sty brick stores and lofts; cost, \$150; owner, Victoria Bldg. Co., 118 East 28th st; architect, Fred. C. Zobel, 35 West 39th st. Plan No. 4126.

27TH ST, 31-33 East, new partition and hand elevator to 8-sty brick loft, store and offices; cost, \$400; owner, Abraham Arndt, 31 East 27th st; architect, David Bleier, 545 East 139th st. Plan No. 4086.

27TH ST, 302-304 East, new partitions to 4-sty brick tenement; cost, \$1,200; owner, Bertha C. M. Johnson, Roselle Park, N. J.; architect, Max Muller, 115 Nassau st. Plan No. 4130.

41ST ST, 137 West, new door and entrance to 4-sty brick dwelling; cost, \$1,500; owners, Schuyler Realty Co., John Doyle, Pres., 112 West 42d st; architect, A. G. C. Fletcher, 103 Park av. Plan No. 4073.

41ST ST, 351 East, water tank to 5-sty brick tenement; cost, \$150; owner, Estate of Henry Decker, 351 East 41st st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 4123.

42D ST, 60-72 East, reset store front to 8-sty brick bank and lofts; cost, \$450; owners, Lincoln Safe Deposit Co., 72 East 42d st; architect, Jos. A. Reese, 249 West 18th st. Plan No. 4083.

44TH ST, 216-232 West, new flooring to 6-sty brick theatre; cost, \$500; owner, The 44th St. Realty Co., 216 West 44th st; architect, Henry B. Herts, 35 West 31st st. Plan No. 4084.

44TH ST, 416-18 East, reconstruct boiler-house to 3-sty brick boiler-house and coal storage; cost, \$18,000; owners and architects, United Dressed Beef Co., 780 1st av. Plan No. 4117.

45TH ST, 2-4 East, alterations to 12-sty brick stores and hotel; cost, \$400; owners, Estate of Mathew Byrnes, 55 Cedar st; architect, H. C. Severance, 4 West 37th st. Plan No. 4078.

45TH ST, 141-147 West, new partitions to 12-sty brick stores and offices; cost, \$500; owner, Wm. Crawford, 145 West 45th st; architect, Aaron H. Jacobson, 139 West 24th st. Plan No. 4125.

46TH ST, 19 West, new store fronts to 3-sty brick store and dwelling; cost, \$800; owner, Harriet C. Wilson, 42 Broadway; architect, Robert Skrivan, 103 East 125th st. Plan No. 4113.

48TH ST, 7 East, alterations to 6-sty brick store and lofts; cost, \$50; owner, Augusta Polifeme, 7 East 48th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 4098.

48TH ST, 215-217 West, alterations from garage to moving pictures and stores; cost, \$5,000; owner, Madison Grant, 11 Wall st; architect, Thos. W. Lamb, 644 8th av. Plan No. 4092.

54TH ST, 17 East, new toilet and stairs to 4-sty brick dwelling; cost, \$500; owner, Leon R. Gillson, 16 Exchange pl; architect, Donn Barber, 101 Park av. Plan No. 4115.

57TH ST, 503 West, new windows and plumbing to 5-sty brick tenement; cost, \$300; owner, Estate of Abram Bachrach, 18 East 60th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 4089.

57TH ST, 221-223 West, new window to 7-sty brick tenement; cost, \$50; owner, Henry Cleary, 221 West 57th st; architects, John B. Snook Sons, 261 Broadway. Plan No. 4112.

59TH ST, 312-318 West, rebuild stoop to 4-5-sty brick tenements; cost, \$1,000; owner, Wm. R. Hearst, 253 West 58th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 4102.

64TH ST, 209-213 East, new windows to 1 1/4-sty brick garage; cost, \$50; owner, Jane Saunders, 21 Liberty st; architect, Frank S. Howell, 1182 Broadway. Plan No. 4129.

91ST ST, 422-24 East, 2-sty addition to 3-sty brick garage and lofts; cost, \$4,000; owners, The 91st St. Realty Co., Fred. Lesser, president, 422 East 91st st; architect, George Malcolm, 421 West 121st st. Plan No. 4116.

102D ST, 324 East, alterations to 5-sty brick store and tenement; cost, \$1,800; owner, Michale Masucci, 324 East 102d st; architects, De Rose & Cavalieri, 357 East 116th st. Plan No. 4077.

195TH ST, 76-78 West, masonry to 2-4-sty brick dwellings; cost, \$100; owner, Margaret Marshall, 76 West 105th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 4108.

110TH ST, 334 East, new front to 2-sty brick store and dwelling; cost, \$350; owner, Luigia Lica, 334 East 110th st; architect, Angelo H. Martire, 16 West 31st st. Plan No. 4099.

111TH ST, 304-306 West, roof sign to 6-sty brick tenement; cost, \$100; owner, Lena Schiff, 355 West End av; architect, Wm. C. Cartwright, 1933 Broadway. Plan No. 4097.

125TH ST, 350 West, reset store front to 2-sty brick stores and offices; cost, \$1,100; owner, George L. Lawrence, 2228 Broadway; architect, John Hauser, 360 West 125th st. Plan No. 4088.

137TH ST, s s, 364 e Lenox av, 1-sty additional story to 4-sty brick dormitory and power house; cost, \$30,000; owner, City of New York, Bellevue & Allied Hospitals, foot of East 26th st; architect, J. H. Freedlander, 244 5th av. Plan No. 4069.

137TH ST, s s, 2861 e Lenox av, 1-sty addition to 4-sty brick dormitory; cost, \$15,000; owner, City of New York, Bellevue & Allied Hospitals, foot of East 26th st; architect, J. H. Freedlander, 244 5th av. Plan No. 4070.

AV A, 1663, new partitions, store fronts and flooring to 5-sty brick stores and tenement; cost, \$5,000; owner, Dora Jackel, 424 East 86th st; architect, Jacob Fisher, 25 Av A. Plan No. 4087.

AV B, 14-16, new store front to 6-sty brick stores and tenement; cost, \$200; owner, Fanny Dinkelspiel, 210 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 4122.

AMSTERDAM AV, 1722, remove partition to 5-sty brick tenement; cost, \$200; owner, Louis K. Ungrick, 1676 Amsterdam av; architect, M. J. Garvin, 3307 3d av. Plan No. 4082.

BOWERY, 144, alterations to 3-sty brick stores and loft; cost, \$300; owner, Michael J. Adrian Corp., 137 East 34th st; architect, Lee Samenfeld, 741 McDougal st, Erocklyn. Plan No. 4110.

BROADWAY, 661, alterations to 12-sty brick stores and lofts; cost, \$100; owner, Moses Saline, cor John and Nassau sts; architects Sommerfeld & Steckler, 31 Union sq. Plan No. 4111.

BROADWAY, 2726, metal sign to 1-sty brick stores; cost, \$800; owner, John McCormack, 270 Columbus av; architect, John E. Kleist, 515 7th av. Plan No. 4119.

BROADWAY, 62, mezzanine balcony to 8-sty brick stores and offices; cost, \$250; owner, Alfred T. Schermerhorn, 7 East 42d st; architect, Jacob Fisher, 25 Av A. Plan No. 4068.

BROADWAY, 1230-38, new marquisse to 12-sty brick stores and hotel; cost, \$200; owner, Josephine Brooks Estate, Frank C. Polk, trustee, 32 Nassau st; architect, Ernest A. Lynde, 663 East 163th st. Plan No. 4124.

CENTRAL PARK WEST, 468, new windows to 5-sty brick tenement; cost, \$500; owners, Heilner & Wolf, 135 Broadway; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 4096.

MADISON AV, 62, new partitions and store fronts to 11-sty brick hotel; cost, \$10,000; owner, Irving T. Smith, 62 Madison av; architects, Horenburger & Bards, 122 Broadway. Plan No. 4091.



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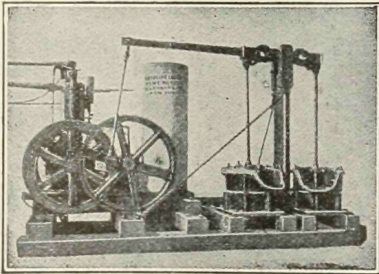
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Plans Filed, Alterations, Manhattan (Contd.)

POST AV, 125-127, new door to 5-sty brick tenements; cost, \$100; owner, Post Av. Constn. Co., 125 Post av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 4090.

1ST AV, 537, reset store front to 4-sty brick store and dwelling; cost, \$50; owner, Rosehill Realty Co., 35 Nassau st; architect, Chas. M. Straub, 147 4th av. Plan No. 4128.

3D AV, 380, new partitions to 5-sty brick tenement; cost, \$500; owner, Walter R. Benjamin, 154 West 88th st; architect, Max Muller, 115 Nassau st. Plan No. 4093.

3D AV, 1856, new store front and partition to 4-sty brick store and dwelling; cost, \$500; owner, Jno. J. Warden Estate, Jno. J. Mullivan, trustee, 135 Broadway. Plan No. 4104.

5TH AV, 59, new store front to 3-sty brick stores and dwelling; cost, \$1,800; owner, estate of Wm. Gebbard, C. H. Bachem, exr., 35 Nassau st; architect, Henry H. Holly, 39 West 27th st. Plan No. 4107.

6TH AV, 695, new store front to 4-sty brick store and loft; cost, \$500; owner, Wm. A. Quigley, 695 6th av; architect, Julius G. Kern, 424 East 92d st. Plan No. 4120.

7TH AV, 425-427, side extension to 4-sty brick restaurant and lofts; cost, \$10,000; owners, Agnes Brath and Annie C. Eieba, 45 West 90th st; architect, Jno. C. Westervelt, 36 West 34th st. Plan No. 4127.

8TH AV, 619-621, roof sign to 4-sty brick stores and tenement; cost, \$450; owner, Lee Kamioner, Broadway and Barclay st; architect, Walter H. J. Quest, 504 West 151st st. Plan No. 4106.

8TH AV, 142, new plumbing and stairs to 4-sty brick tenement; cost, \$500; owners, Estate of Edwin P. Smith, 266 West 23d st; architect, P. F. Brogan, 119 East 23d st. Plan No. 4114.

Bronx.

AUSTIN PL, n s, 72.8 e 144th st, 1-sty brick extension, 64.4x75, to 2-sty frame loft, stable and dwelling; cost, \$1,000; owner, Freeman St. Co., Inc., 173d st and Shakespeare av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 622.

EXTERIOR ST, n w cor 138th st, new brick wall, new floor, &c., to 2-sty brick loft, garage and stable; cost, \$800; owner, Trimmer Holding Co., on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 633.

TILDEN ST, n s, 300 e Barnes av, 1-sty frame extension, 30x37, to 1-sty frame barn; cost, \$1,000; owner, Lisette Reinheimer, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 621.

137TH ST, s e cor Rider av, new partitions, new bath room to 3-sty brick stable, garage and dwelling; cost, \$200; owner, Gustav Robitzek, Inc., 136th st and Rider av; architect, M. J. Garvin, 3307 3d av. Plan No. 626.

161ST ST, 780, 1-sty frame extension, 21.2x 15.2, to 2-sty frame dwelling; cost, \$600; owner, Jos. Bartoli, 781 East 161st st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 634.

222D ST, n s, 73.76 E Carpenter av, new foundation to 2-sty frame dwelling; cost, \$1,-

500; owner, Jas. Di Benedetto, on premises; architect, Frank Sisti, 854 East 217th st. Plan No. 629.

MORRIS PARK AV, 662; new show windows, new partitions to 2-sty frame store and dwelling; cost, \$1,000; owner, Helen Kreinberg, on premises; architects, Horenburger & Bardes, 122 Bowers. Plan No. 624.

STEBBINS AV, Nos. 1344 and 1346, new girders, new partitions to 2-sty frame club house; cost, \$500; owners, Zion Hebrew Institute, 1370 Lyman pl; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 623.

UNIONPORT RD, w s, 25 n Mead st, move 2-sty frame store and dwelling; cost, \$1,000; owner, Eridget McCullough, 442 Throop st, Brooklyn; architect, T. J. Kelly, 643 Morris Park av. Plan No. 628.

VALENTINE AV, 2523, 1-sty brick extension, 6x14, and new dumbwaiter to 3-sty brick dwelling; cost, \$700; owner, Mrs. M. G. Lawrence, on premises; architect, Paul C. Hunter, 191 9th av. Plan No. 625.

VAN NEST AV, 806, 1-sty frame extension, 20 x8.10½ to 2-sty frame dwelling; cost, \$500; owner, Robt. Werk, on premises; architect, F. G. Seelmann, 848 Van Nest av. Plan No. 630.

WASHINGTON AV, s e cor 172d, new store front, new partition, to 4-sty brick store and tenement; cost, \$1,000; owner, Henry Lang, 4031 Park av; architect, Chas. S. Clark, 401 Tremont av. Plan No. 631.

3D AV, 3273, new store front to 3-sty brick store and dwelling; cost, \$500; owner, Mrs. Susie Piser, 762 Union av; architect, Isidor Kaplan, 575 Westchester av. Plan No. 632.

3D AV, 3458, new show windows, new stairs to 6-sty brick stores and tenement; cost, \$600; owner, Aaron Blume, 1572 Washington st; architect, Otto Reissmann, 30 1st st. Plan No. 627.

Brooklyn.

COLUMBIA ST, e s, 16 s Degraw st, interior alterations to store and dwelling; cost, \$800; owner, Edw. Smith, 154 Greenwich st; architect, F. P. Imperato, 356 Fulton st. Plan No. 6301.

COURT ST, n e cor Livingston st, plumbing to store and office; cost, \$200; owners, Polytechnic Institute, 89 Livingston st; architect, Edw. De Voe, 76 Court st. Plan No. 6330.

HANCOCK ST, s s, 120 w Central av, plumbing to dwelling; cost, \$150; owner, Mary Diek, 1146 Hancock st; architect, Geo. J. Kay, 1217 Gates-av. Plan No. 6513.

HENRY ST, 103, plumbing to 4-sty rooming house; cost, \$250; owner, Wm. Tumbidge, 51 Clark st; architect, W. A. Gorman, 974 Jefferson av. Plan No. 6528.

MOORE ST, n s, 200 e Graham av, exterior and interior alterations to store and tenement; cost, \$300; owner, Isidore Chaimonitz, 98 Moore st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 6601.

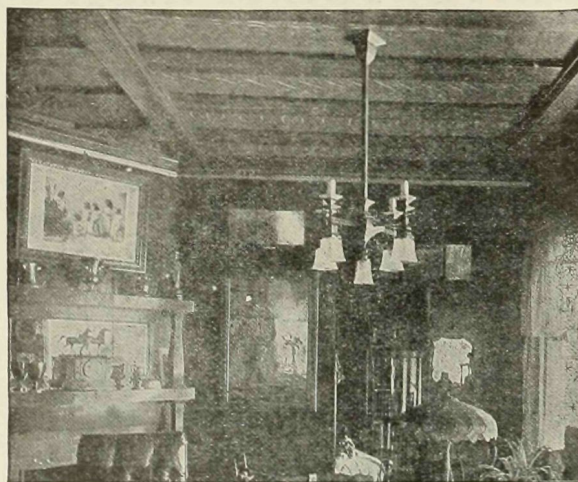
PACIFIC ST, n s, 60 e Clinton st, extension to 2-sty dwelling; cost, \$800; owner, T. K. Malow, 196 Clinton st; architect, W. H. Volckin, 116 Decatur st. Plan No. 6514.

QUINCY ST, n s, 68 e Stuyvesant av, interior alterations to stable; cost, \$1,000; owner, Eliz. Alden, 794 Gates av; architect, C. W. Dahl, 242 Chauncey st. Plan No. 6573.

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RICHARDS ST, n w cor Dikeman st, interior alterations to storeroom; cost, \$125; owner, Kate Dermody, 64 Dikeman st; architect, Jos. Harting, 548 2d st. Plan No. 6510.

ROCK ST, n s, 100 e Bogart st, extension to factory; cost, \$6,000; owner, Geo. Stehlin, 56 Jefferson st; architect, Louis Almendinger, 926 Broadway. Plan No. 6566.

SPENCER PL, s e cor Hancock st, exterior and interior alterations to dwelling; cost, \$7,000; owner, A. J. Killoch, 383 Jay st; architects, Slee & Bryson, 154 Montague st. Plan No. 6557.

STONE AV, e s, 89.11 s Eastern Parkway, extension to store and dwelling; cost, \$1,200; owner, Jos. Madolini, 189 Stone av; architect, John Burk, 22 Tompkins pl. Plan No. 6540.

TEN EYCK ST, n s, 225 w Lorimer st, exterior alterations to stable; cost, \$200; owner, D. Katze, 103 Keap st; architect, W. B. Willis, 181 Myrtle av. Plan No. 6511.

VAN BRUNT ST, s w cor Pioneer st, gas fitting to two tenements; cost, \$230; owner, M. Livingston, 17 State st, N. Y.; architect, E. J. Ohl, 176 Atlantic av. Plan No. 6516.

WARREN ST, n s, 320 w Smith st, exterior and interior alterations to 3-sty tenement; cost, \$100; owner, Margt. Wilson, 1158 Dean st; architect, D. A. Lucas, 98 3d st. Plan No. 6550.

2D ST, s s, 40 e Bond st, exterior and interior alterations to two tenements; cost, \$450; owner, Michael McNamee, 682 St. Johns pl; architect, E. H. Tatje, 106 Van Sielen av. Plan No. 6593.

5TH ST, n s, 160 e 5th av, interior alterations to dwelling; cost, \$200; owner, Jas. Maloney, 367 6th av; architect, E. O. Holmgren, 371 Fulton st. Plan No. 6521.

NORTH 9TH ST, n s, 46 w Withers st, exterior and interior alterations to storage; cost, \$1,500; owner, Joe Dieha, 261 North 9th st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 6509.

EAST 17TH ST, e s, 200 s Albemarle rd, extension to dwelling; cost, \$500; owner, Geo. Wolf, 331 Ocean parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6517.

WEST 25TH ST, e s, 384 s Surf av, interior alterations to bathing pavilion; cost, \$5,000; owner, John A. Cook, on premises; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 6561.

45TH ST, n s, 156 e 16th av, plumbing to dwelling; cost, \$150; owner, Jay McMahon, 1607 45th st; architects, Smith & Theis, 65 Laurence av. Plan No. 6548.

62D ST, s s, 140 w 11th av, move building; cost, \$300; owner, Wm. Zeitman, 1055 62d st; architect, H. J. Pringle, 306 East 59th st, N. Y. Plan No. 6518.

64TH ST, s s, 80 e 13th av, extension to dwelling; cost, \$200; owner, Theresa Di Man, on premises; architect, C. A. Olsen, 122 66th st. Plan No. 6559.

68TH ST, n s, 101 e Ridge boulevard, plumbing to dwelling; cost, \$300; owner, Harry Hopkins, 326 75th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6512.

BEDFORD AV, w s, 120 n Hancock st, exterior alterations to 3-sty tenement; cost, \$150; owner, Chas. Galenski, Intervale av, Bronx; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 6553.

EROADWAY, s s, 70 e Flushing av, exterior alteration to office and dwelling; cost, \$100; owner, Geo. J. Schuber, 718 Flushing av; architect, T. Goldstone, 49 Graham av. Plan No. 6555.

BUSHWICK AV, e s, 150 n Powers st, exterior and interior alterations to tenement; cost, \$200; owner, John G. Paul, 31 Bushwick av; architect, T. Goldstone, 49 Graham av. Plan No. 6556.

EASTERN PARKWAY, n w cor Nostrand av, exterior and interior alterations to office and tenement; cost, \$450; owner, P. M. Tiernan, 241 Rutland rd; architect, F. L. Hine, 189 Montague st. Plan No. 6497.

FLATBUS HAV, n e cor Bergen st, new marquette; cost, \$500; owner, John Miller, on premises; architect, Thos. Jones, 231 Hudson av. Plan No. 6583.

GATES AV, n s, 169.4 e Nostrand av, extension to store and dwelling; cost, \$600; owner, Clarence Westlake, 415 Gates av; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 6505.

GRAHAM AV, n e cor McKibbin st, extension to store; cost, \$600; owner, Bertha Caniney, 118 Graham av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6502.

GRAHAM AV, n e cor McKibbin st, exterior and interior alterations to store; cost, \$1,000; owner, Bertha Caniney, 118 Graham av; architects, Erock & Rosenberg, 350 Fulton st. Plan No. 6503.

SAME PROP, interior alterations to moving picture; cost, \$10,000; owner, E. Wagner, 146 West 25th st, N. Y.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6504.

KNICKERBOCKER AV, s e cor Harman st, extension to store and tenement; cost, \$1,500; owner, Alfred Puthor, 434 Knickerbocker av; architect, L. Almendinger, 926 Broadway. Plan No. 6568.

LEWIS AV, s w cor DeKalb av, interior alterations to storage; cost, \$3,000; owners, Borden Milk Co., on premises; architect, A. Ulrich, 371 Fulton st. Plan No. 6500.

MANHATTAN AV, n e cor Scholes st, exterior and interior alterations to moving pictures; cost, \$700; owner, Metropolitan Theatre Co., on premises; architect, W. B. Willis, 1181 Myrtle av. Plan No. 6507.

PITKIN AV, 1589, interior and exterior alterations to 3-sty store and tenement; cost, \$500; owner, Benj. E. Bloom, 1553 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6526.

SNEDIKER AV, w s, 283.9 n Dumont av, extension to dwelling; cost, \$600; owner, Cath. J. Driscoll, 358 Snediker av; architect, L. F. Schilinger, 167 Van Sielen av. Plan No. 6508.

SUTTER AV, n s, 60 e Saratoga av, exterior and interior alterations to five stores and dwellings; cost, \$1,750; owner, Dean Realty Co., Av F and Nostrand av; architect, R. F. Schaeffer, 1526 Flatbush av. Plan No. 6584.

Queens.

ARVERNE.—Jessica av, n w cor Story pl, interior alterations to dwelling; cost, \$90; owner, Mrs. Coutin, premises. Plan No. 2255.

COLLEGE POINT.—15th st, n e cor Louisa av, install gas in dwelling; cost, \$20; owner, Anna Buhl, premises. Plan No. 2258.

COLLEGE POINT.—2d av, s e cor 3d st, install gas in dwelling; cost, \$10; owner, American Hard Rubber Co., 3d st, College Point. Plan No. 2259.

CORONA.—40th st, 175, install new plumbing in dwelling; cost, \$150; owner, M. McMahon, 15 Franklin st, L. I. City. Plan No. 2256.

CORONA.—Central av, 2, repairs to stable; cost, \$20; owner, John Duro, 14 Moore st, Corona. Plan No. 2274.

CORONA.—Hayes av, s s, 122 w 48th st, 1-sty frame extension, 9x10, rear dwelling, tin roof; cost, \$150; owner, T. Gange, 120 Grant av, Corona. Plan No. 2279.

CORONA.—Radcliff av, n s, 85 e Corona av, new plumbing in dwelling; cost, \$150; owner, H. Kaplan, premises. Plan No. 2282.

FLUSHING.—Botanic pl, e s, 100 s Broadway, 2-sty frame extension, 17x24, side 2-sty dwelling, shingle roof; cost, \$500; owner, G. L. Steubner, 14 Botanic pl, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2254.

FLUSHING.—Prospect st, 28, install gas in dwelling; cost, \$20; owner, Chas. Kalbreyer, premises. Plan No. 2263.

FOREST HILLS.—Metropolitan av, n s, 80 s Stratford av, 1-sty frame extension, 25x22, on rear dwelling, interior alterations; cost, \$500; owner, Sage Foundation Homes Co., Forest Hills. Plan No. 2260.

JAMAICA.—Catherine st, s s, 180 e Church st, install new plumbing in dwelling; cost, \$50; owner, J. J. Bliss, Jamaica. Plan No. 2264.

L. I. CITY.—Walcott av, e s, 380 n Barclay st, 1-sty frame extension, 39x11, rear dwelling, tin roof, interior alterations; cost, \$1,500; owners, Astoria Light, Heat & Power Co., 124 East 15th st, N. Y. C.; architect, owner. Plan No. 2250.

L. I. CITY.—1st av, s s, 115 w Webster av, install new elevator in stable; cost, \$2,000; owner, T. McLaughlin, premises. Plan No. 2273.

L. I. CITY.—Wilson av, n e cor Bartow st, new plumbing in dwelling; cost, \$150; owner, M. J. Larkin, Wilson av, Flushing. Plan No. 2271.

L. I. CITY.—13th st, 29, install gas piping in dwelling; cost, \$25; owners, G. Piel Co., premises. Plan No. 2265.

L. I. CITY.—Jackson av, 90-92, install gas piping in tenement; cost, \$50; owner, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 2268.

L. I. CITY.—Honeywell st, e s, 221 s Jackson av, erect frame shed over platform; cost, \$3,000 (30x196); owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 2275.

L. I. CITY.—Cornelia st, s s, 125 w Sherman st, install gas piping in dwelling; cost, \$10; owner, L. Maas, premises. Plan No. 2293.

L. I. CITY.—Payntar av, s e cor Van Alst av, cut new windows in factory; cost, \$100; owners, Touroff & Karp, Sunswick st, L. I. City. Plan No. 2295.

RICHMOND HILL.—Jamaica av, n s, 25 e Lefferts av, install new plumbing in dwelling; cost, \$140; owners, Kew Gardens Estate, premises. Plan No. 2246-7-8 (3 houses).

RICHMOND HILL.—Stewart av, s s, 50 w Hamilton av, install new plumbing in dwelling; cost, \$65; owner, C. J. Davison, premises. Plan No. 2249.

RICHMOND HILL.—Hamilton st, e s, 140 n Kimball av, new plumbing in dwelling; cost, \$65; owner, W. Ludwig, premises. Plan No. 2288.

RICHMOND HILL.—Jamaica av, n s, 270 w Stothoff av, new plumbing in dwelling; cost, \$100; owners, Abel Bros., premises. Plan No. 2296.

RICHMOND HILL.—Greenwood av, 1248, 1-sty frame extension, 6x12, added to present extension on rear of dwelling; cost, \$150; owner, Annie A. Bythrow, premises. Plan No. 2297.

RICHMOND HILL.—Driggs av, w s, 440 s Rockaway pl, install new plumbing in dwelling; cost, \$225; owners, Wheeler & Co., 215 Montague st, Brooklyn. Plan No. 2251.

RIDGEWOOD.—Grove st, n e cor St Johns pl, interior alterations to store and dwelling; cost, \$650; owner, John Seuger, 1153 Myrtle av, Brooklyn; architect, L. Almendinger, 926 Broadway, Brooklyn. Plan No. 2253.

RIDGEWOOD.—Hill pl, 42, new plumbing in dwelling; cost, \$60; owners, Lembeck & Betz, Jersey City, N. J. Plan No. 2278.

ROCKAWAY BEACH.—Boulevard, s s, 52 w Pleasant av, erect steel electric sign on moving picture show; cost, \$250; owners, K. & K. Amusement Co., 246 East 51st st, N. Y. C. Plan No. 2276.

UNION COURSE.—Eads v, n w cor Graves pl, new plumbing in dwelling; cost, \$50; owner, Ida Catapalina, Essex and Liberty avs, Brooklyn. Plan No. 2294.

WINFIELD.—Hayes av, n s, 150 e Fisk av, erect new foundation under dwelling; cost, \$250; owner, Chas. Wenderoth, 45 19th st, Elmhurst. Plan No. 2285.

WINFIELD.—Meyer av, w s, 50 n Tompkins av, erect new foundations under two dwellings; cost, \$500; owner, Chas. Wenderoth, 45 19th st, Elmhurst. Plan No. 2283-84.

ROCKAWAY BEACH.—Boulevard, n s, 100 w Kneer av, 1-sty extension, 24x3, on front 1-sty store, slag roof; cost, \$150; owner, E. Lechtmann, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 2269.

ROCKAWAY BEACH.—Chase av, w s, 500 s Boulevard, install new plumbing in church; cost, \$80; owner, Rev. J. J. Bennett, Rockaway Beach. Plan No. 2261.

ROCKAWAY BEACH.—Washington av, n s, 100 e Undine av, erect new post foundation under dwelling; cost, \$25; owner, J. J. Egan, 90 Monroe st, Erocklyn. Plan No. 2252.

FAR ROCKAWAY.—Remsen av, 95, install gas piping in dwelling; cost, \$10; owner, A. Cappille, premises. Plan No. 2267.

WOODHAVEN.—Grafton av, s s, 50 e Park pl, 1-sty frame extension, 8x4, on rear 2-sty frame dwelling, tin roof; cost, \$50; owner, Jas. J. Bigoska, premises; architect, A. Cehio, Woodhaven. Plan No. 2262.

WILLIAM ST, 56, install gas in dwelling; cost, \$35; owner, Mrs. Stecky, premises. Plan No. 2257.

ELMHURST.—Whitney av, w s, 250 n Olive pl, 2-sty frame extension, 20x28, rear of coal pocket, gravel roof; cost, \$1,000; owner, Elmhurst Coal Co., premises. Plan No. 2266.

ELMHURST.—Queens Boulevard, s s, 200 n Hores Erock rd, 1-sty frame extension, 11x4, on rear 2-sty frame dwelling, tin roof; cost, \$200; owner, John H. Wernex, premises. Plan No. 2280.

JAMAICA.—Broadway, opp Ruby st, interior alterations to moving picture show; cost, not given; owner, Doretha Huleb, Jamaica. Plan No. 2286.

JAMAICA.—South Washington st, 22, electric sign on store; cost, \$150; owner, Chas. H. Hart, premises. Plan No. 2287.

JAMAICA.—Chichester av, 165, new plumbing in dwelling; cost, \$150; owner, Angelo Yaderni, premises. Plan No. 2289.

JAMAICA.—Prospect st, e s, 150 n State st, erect cesspool; cost, \$50; owner, Tom Boyce, premises. Plan No. 2290.

JAMAICA.—Johnson av, s s, nr Tally av, new foundation under dwelling; cost, \$350; owner, Pio Cardone, premises. Plan No. 2291.

JAMAICA.—Prospect st, s e cor South st, enclose porch and repair dwelling; cost, \$250; owner, Moses Sockin, premises. Plan No. 2292.

JAMAICA.—Fulton st, 372, erect metal awning on store; cost, \$185; owner, B. R. Smith, premises. Plan No. 2270.

JAMAICA.—New York av, w s, 85 n Cumberland st, new plumbing in dwelling; cost, \$100; owner, Alex. Peary, Jamaica. Plan No. 2272.

MASPETH.—Fisk av, e s, 150 s Linden st, 1-sty frame extension, 14x20, on rear of shed, tin roof; cost, \$60; owner, Fred. W. Raab, 92 Fisk av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2281.

MASPETH.—Grand st, n w cor Remsen pl, install new plumbing in store; cost, \$30; owner, Ida Waelfel, premises. Plan No. 2277.

Richmond.

GARDEN ST, 40 e Pine st, Stapleton, concrete floorings and masonry to frame dwelling; cost, \$150; owner, H. Schlueter, Stapleton; builder, A. Carilli, Rosebank. Plan No. 476.

MAIN ST, e s, 40 n Arents av, 173, Tottenville, retaining wall, one partition and new floor to frame office; cost, \$100; owner, B. Williams, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 478.

JEWITT AV & CHERRY LA, n w cor, New Brighton, 2-sty addition and yellow pine rafters to frame dwelling; cost, \$2,950; owner, C. W. Kennedy, New Brighton; builder, H. Hermansen, West New Brighton. Plan No. 477.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Dec. 6. The location is given, but not the owner's address:

JERSEY CITY.—Frederick Goldberg, w s Summit av, 50 ft. s of Paterson av, 4-sty brick \$20,000.

NEWARK.—James McManus, 830 Mt. Prospect av, 3-sty frame, \$5,000; John H. Dunn & Sons, 287-91-95 14th av, three 3-sty frame, \$45,000; Joseph Nicastro, 217 Berkeley av, 3-sty frame, alteration, \$800; Antonio Fauste, 21 Clifton av, 4-sty brick, alteration, \$100; Wolf Charnow, 480 South 13th st, 3-sty frame, \$8,000; Sperber & Horowitz, 129-131 Peshine av, two 3-sty frame, \$11,000; Brodtkin & Kantrowitz, 691-95 Summer av, two 3-sty frame, \$17,000; Woodland Realty Co., 71 Pacific st, 3-sty frame, alteration, \$2,500; Rittenband & Gittelman, 306-8 Peshine av, two 3-sty frame, \$11,000; Wolf Kuskin, 234 18th av, 3-sty frame, alteration, \$10,000.

OCEAN CITY.—Annie Bamberger, n s 7th st, near Atlantic av, 3-sty frame, \$5,000.

BLOOMFIELD.—Marino Picone, e s Edison st, 500 ft. s of Bloomfield av, a 2-sty brick, \$3,000.

EAST ORANGE.—Elmwood Realty Co., 193-95 Elmwood av, 4-sty brick, \$14,000.

ELIZABETH.—James Troiano, 573-75 2d av, 2-sty brick, \$4,000.

IRVINGTON.—William Ring, 235 22d st, 3-sty frame, \$5,000.

PASSAIC.—Isadore Hertz, 106 Sherman st, 3-sty brick, \$10,000.

APARTMENTS, FLATS AND TENEMENTS.
NEWARK, N. J.—Herman Metzger, 240 Market st, is preparing plans for a 4-sty brick and limestone flat, 50x81 ft., to be erected in the east side of Tyler st, near Warwick st, for Jacob Purchase, care of architect, owner. Cost about \$24,000.

New Jersey News (Continued).

DWELLINGS.

NEWARK, N. J.—Frederick Grobert, 25 Cambridge st., Newark, has purchased the dwelling at the northwest corner of 6th av and North 6th st. in the Roseville section, Newark. He will make extensive alterations, including steam heat installation, and will erect a garage on the premises. The plans will be drawn and the work will probably be done by Henry Grobert, contractor, 246 South Clinton st., East Orange, N. J.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The Belgian American Fur Cutting Co., Henri Picard, president, 419 Springfield st., will erect a 3-sty brick or reinforced concrete addition, 50x100 ft., to its factory at the corner of Magnolia and Highland sts., to cost about \$30,000, and will call for bids on general contract about May 15.

JERSEY CITY, N. J.—Francisco Jacobus, architect and engineer, 200 5th av., N. Y. C., has nearly completed plans for a 3-sty factory, 40x125x150 ft., and power house on Baldwin av for the Durham Duplex Razor Co., 200 5th av., Benjamin N. Duke, president. Bids will be received by the engineer on general contract about Dec. 26. to Jan. 1. Cost about \$40,000.

MUNICIPAL WORK.

IRVINGTON, N. J.—I. J. Casey, Jr., 1091 Clinton av., is preparing plans for a concrete storm water sewer system to be installed in the 2d and 3d wards for the Town Council of Irvington, N. J. M. Stockman, Town Hall, town clerk. Cost, about \$200,000.

MORRISTOWN, N. J.—George J. Ray, care of owner, Hoboken, chief engineer, is preparing plans for a concrete bridge at Normandy parkway for the Delaware, Lackawanna & Western R. R. Co., Division Office Building, owner, William H. Truesdale, president. Work will probably be started about February 15. Cost about \$100,000.

SCHOOLS AND COLLEGES.

ROSELLE, N. J.—Wilson Potter, 1 Union sq., N. Y. C., is preparing plans for a 2-sty brick addition to the high school here for the Board of Education of Roselle, owner, Geo. Vaughn, clerk. Cost about \$50,000. Bids will soon be called for.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

ONEIDA, N. Y.—David W. Griffith, Lenox av., Oneida, will erect a 3-sty brick veneer apartment house, 55x40 ft., on Lenox av., to cost about \$20,000. It is expected that work will go ahead next spring.

DWELLINGS.

CANANDAIGUA, N. Y.—The Canandaigua Methodist Church, Rev. D. S. Hooker, pastor, contemplates the erection of a parsonage in Main st to cost about \$5,000. Details are undecided.

ROCHESTER, N. Y.—Samuel Weller, 3 Circle st., contemplates the erection of a residence in the East av section, in the rear of the County Club. Work will probably go ahead in the spring.

HALLS AND CLUBS.

LITTLE FALLS, N. Y.—William Neil Smith, 101 Park av., N. Y. C., has been commissioned to prepare plans for a masonic temple to be erected at School and Prospect sts., for the Combined Lodges F. & A. M. Cost, about \$30,000.

HOSPITALS AND ASYLUMS.

ROCHESTER, N. Y.—The Iola Sanitarium, Dr. M. E. Leary, superintendent, at site, will erect a sanitarium at Cobbs Hill to cost between \$90,000 and \$100,000. Project will go ahead immediately.

PUBLIC BUILDINGS.

NIAGARA FALLS, N. Y.—Chas. Obenhack, Gluck Building, is preparing plans for a 3-sty city hall of granite and Indiana limestone, to be erected at Cedar av and Main st for the city of Niagara, William Laughlin, mayor, 2 Jewett Block. Cost about \$400,000. Preliminary estimates will be received by the architect about January 1.

WATERLOO, N. Y.—The Board of Supervisors of Seneca County contemplates the erection of a county house and jail of brick, stone and steel construction. Nothing definite has been decided.

STABLES AND GARAGES.

PULASKI, N. Y.—William H. Bradley, this place, contemplates the erection of a 1-sty concrete garage, 50x60 ft., in Jefferson st., to cost \$3,500.

SCHOOLS AND COLLEGES.

BINGHAMTON, N. Y.—St. Mary's R. C. Church, Rev. Father M. J. Hughes, pastor, Fayette st., near Court st., contemplates the erection of a brick and steel parochial school to cost about \$75,000. Details have not been decided.

STORES, OFFICES AND LOFTS.

CLEVELAND, O.—A syndicate, of which Frank H. Wiggins, Imperial Hotel, Broadway and 31st st., N. Y. C., is manager, contemplates the erection of a mercantile building here. Details have not yet been decided.

ONEIDA, N. Y.—Dr. A. P. Dodge, Drake Building, will erect a 3-sty brick and stone business block at the corner of Madison and Main sts., to cost about \$50,000. Details have not been decided.

REAL ESTATE NOTES.

(Continued from Page 1091)

AUCTIONEERS' ASSOCIATION.—Officers to serve during the ensuing year have been elected by the Real Estate Auctioneers' Association of New York, as follows: President, James L. Wells; vice-president and secretary, D. Phoenix Ingraham, and treasurer, William F. Redmond. The executive committee is composed of Bryan L. Kennelly, S. de Waltarss, Joseph P. Day, Samuel Goldsticker and Hugh D. Smyth.

JUDGE HOLI, in the U. S. District Court on Tuesday dismissed a motion for the present to foreclose a mortgage on one of the properties of the bankrupt N. Y. Real Estate Security Co. Edward A. Kerbs sought to foreclose a mortgage of \$103,000, due Dec. 1, on the apartment house at 449-453 West 123d st. The action was opposed by the receiver for the company, James N. Rosenberg, on the ground that such a move at this time would jeopardize the interests of the bondholders, who have formed a committee for reorganization of the company.

WOODSTOCK TAXPAYERS.—A committee of citizens has been organized with a view to promoting the best interests of that part of The Bronx known as the Woodstock section—between Westchester av on the south, Prospect av on the east 3d av on the west and 166th st on the north. A meeting was held at the office of Senator Anthony J. Griffin, 3208 3d av (near 161st st) on Friday evening, December 12, at 8 P. M. Constitution and by-laws were adopted and officers elected. Dr. Thomas D. Brown, chairman; Anthony Cuneo, treasurer; Arthur Rosenberg, secretary.

ALFRED E. SCHERMERHORN and J. Metcalfe Thomas have entered into an arrangement by which Mr. Schermerhorn has purchased Mr. Thomas's real estate business at Southampton and on the Shinnecock Hills, Long Island. Mr. Thomas will hereafter confine himself entirely to his New York City business at 19 Liberty street. Mr. Schermerhorn will continue the business at Southampton and the Shinnecock Hills and also his New York City business as heretofore at 7 East 42d street, where he will have associated with him Mr. S. Van B. Nichols.

A NEW MAGAZINE, to be published quarterly, in the interest of organized effort for civic betterment of Westchester County, has been launched by the Westchester County Chamber of Commerce. The first number contains articles on "County Planning," by C. W. Leavitt, Jr.; "Water Supply Problems," by Arthur W. Lawrence, president of the Chamber; "Transportation Matters" are discussed by Joseph S. Wood, and ex-Senator J. Mayhew Wainwright tells of "State Highways" in that county. The publication is edited and managed by Herbert E. Angell, secretary of the chamber.

THE WEST END ASSOCIATION has appointed a committee to procure through the public authorities the improvement of all filled-in land on the Riverside Park waterfront and its preservation for park purposes. The members of the committee are Robert E. Dowling, William J. Beaulieu, Max D. Brill, E. P. Duryea, Richard T. Greene, Henry Smith, John F. Yawger, Messrs. Geo. Clinton Batcheller, Lincoln Doty Brown, L. Barton Case, Elihu Cunyngnam Church, Charles L. Craig, John S. Durand, Olin Potter Geer, A. Walker, Otis and Charles H. Studin have been elected as the Executive Committee of the association for 1914.

THE QUEENS CHAMBER OF COMMERCE issued this week the first number of a four-page Bulletin that will be published monthly, giving a record not only of the activities of the chamber for the improvement of the transit facilities, highways, water frontage, and industrial and civic needs of the borough, but the latest facts and statistics of the growth of the Borough of Queens from a commercial, industrial, financial and residential standpoint. This bulletin will be sent to every member and to a mailing list that will include Boards of Trades and Chambers of Commerce of the principal cities of the United States and the world.

MEMBERS of the Stokes family through their attorneys have completed plans for a consolidation of the realty interests of the family, covering valuable properties in various parts of Manhattan, having a total value of about \$5,000,000. The new corporation, which is to be known as the Phelps Stokes Estates, Inc., will combine the Woodbridge Realty Company, Wyllys Company, the Hanes Company, Charter Realty Company and the Mid-City Corporation. These concerns are controlled by the four sons of the late Anson Phelps Stokes, who are to be directors of the new corporation with J. W. McCulloch. The following real estate will be affected by the change: 12 and 16-sty Woodbridge Building, No. 100 William st., between John and Platt sts., valued at \$2,500,000; the 12-sty office building at 92 William st., valued at \$600,000; the Madison av apartments and hotel, in Madison av., 25th and 26th sts., 10 and 12-sty structures, held to be worth \$1,200,000; the Willard Hotel in West 76th st., near West End av., a 10-sty structure, held at \$350,000, and other buildings in Park av., Broadway, Cliff st and Burling slip.

The Telephone Problem in Apartment Houses.

The Real Estate Board of New York has appointed a committee on telephone, consisting of Bert G. Faulhaber, chairman, James E. Taylor and Eugene S. Van Riper, with authority to represent the board at the future hearings before the Public Service Commission in the matter of excessive telephone rates for apartment houses. The board will present a formal complaint and vigorously oppose the present rental charge for switchboard, trunk lines, extension stations and cost per message, as it is a well-known fact to all apartment house owners that under the contracts at present obtainable from the New York Telephone Company it is an impossibility to provide telephone service to tenants except at a yearly loss to owners of from \$250 and upwards for each building, depending upon the number of apartments and without taking into consideration the cost of a telephone operator,

which means a still greater burden of \$360 per annum.

Many agents and owners are now agitating the question of charging ten cents per message from apartment house telephones in order to make up some of the loss they are now compelled to stand.

Subway Extension Celebration.

After nearly eight years, patient waiting on the part of taxpayers and citizens generally has been awarded by the announcement that the construction contract for the second section of the White Plains avenue route, from 207th street north to 241st street, has been given to Alfred Roth of 15 Broad street.

The new subway extension from 180th street at West Farms after crossing the Bronx River will parallel the tracks of the New York, Westchester & Boston Railroad, striking the easterly line of the Zoological Gardens, thence through private land acquired, and when it reaches Birchall avenue, will go straight up White Plains avenue as newly laid out and under construction to the parkway and there join White Plains avenue as now in use and improved.

Citizens of Williamsbridge and Wakefield, among whom are ex-Alderman John H. Behrman and William S. Germain, are arranging for a celebration on the occasion for beginning construction work.

Efforts to Conserve Realty Bonds.

Bondholders of the New York Real Estate Security Company have been asked by a committee formed to protect their interest, consisting of Charles H. Sabin, vice-president of the Guaranty Trust Company, chairman, Albert H. Wiggan, president of the Chase National Bank, George Leask, and H. B. Davis, to deposit their bonds with the Guaranty Trust Company.

An appeal has also been made by this committee to holders of liens against the company not to press their claims until a conference is had with the committee. Approximately \$1,000,000 worth of bonds have been given or promised to the committee, and other holders have shown an inclination to act in similar manner.

LONG ISLAND EXCHANGE.

Honors Borough Presidents Connolly and Pounds at Public Dinner.

Last Wednesday evening the Real Estate Exchange of Long Island gave a dinner in honor of Borough Presidents Maurice E. Connolly and Lewis H. Pounds. Both Mr. Connolly and Mr. Pounds are members of the Exchange, and have been quite active in the past. Mr. Pounds was at one time president of the organization.

The dinner was an informal affair, being in the nature of a reunion of the members to celebrate the splendid victories of their fellow members in the recent election. Mr. James Frank, president of the exchange, presided at the dinner and introduced the speakers.

Mr. Pounds was first introduced. He assured the exchange of his continued co-operation in behalf of the advancement of all legitimate realty interests in his borough. He ventured the opinion that no city officer should be without an intimate knowledge and interest in real estate conditions. He closed with a discussion of the Gerhardt Law, and the danger of increased taxation under its operation. "It is the duty," he said, "of the Borough President to keep down the tax rate to a reasonable figure, and this can only be accomplished at the price of eternal vigilance."

Mr. Connolly followed, beginning with the positive assertion that Queens Borough is the most promising borough in the Greater City. His reasons were: (1) Transit. The elevated lines of Queens ought to be constructed and in operation within three years at the outside. This is better than either the Bronx or Brooklyn can expect. Consequently Queens ought to be able to divert a great deal of traffic from Brooklyn, and particularly from the Bronx. (2) The costs of improvement are low in comparison with the Bronx, the Bronx being rocky and excavation expensive. (3) The owners of land in Queens are evidently satisfied to hold their lands. There are very few mortgage foreclosures, indicating a sound condition of the market. (4) Manufacturing is increasing in greater ratio than other boroughs. Long Island City and the Newtown Creek section are both showing wonderful development as factory sections. And the Jamaica to Flushing Bay Canal will add to their development.

There were about forty persons present at the dinner. Among the number were James Frank, president; D. Maujer McLaughlin, treasurer; Alfred H. Wagg, vice-president for Nassau; Stuard Hirschman, H. S. McKnight, J. W. Doolittle, A. L. Langdon, J. W. Paris, Charles H. Rickert, A. O. Eimer, E. A. McConnell, August Eimer, James L. Robinson, attorney; Wm. B. Landis, secretary.

Large Tract At Auction.

In accordance with instructions received from George C. Van Tuyl, Jr., Esq., Superintendent of the Banks of the State of New York, Joseph P. Day will sell at public auction to the highest bidder the thirty-eight acre tract at Forge Hill, Newark, N. J., belonging to the "failed" Excelsior Savings and Loan Society, whose assets are now in the hands of Mr. Van Tuyl, for liquidation.

The sale will be held next Saturday, December 20, at twelve o'clock noon, on the front steps of the Court House in the City of Newark, N. J. The property is located on Montclair and Verona avenues, and on Second, Third, Fourth and Fifth streets, just north of the beautiful Branch Brook Park. It is free and clear of mortgages and comprises over 400 building lots. In addition to this land, a blanket mortgage covering eight lots, upon which there is now due approximately \$4,200, will also be sold.

RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCII

No. 2387

New York, December 13, 1913

(24)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

Attorney st, 100.	West st, 495.	102d st, 66 E.	149th st, 542, 546 W.	Pleasant av, 293-5.
Baxter st, 125-7.	4th st, 241 W.	blk 1505-69.	152d st W (ns), 2099-	*Pleasant av, 301-5 (or
*Cathedral Pkway (nec	*13th st, 601 E (or Av	104th st, 25 E.	17.	116th st, 455-7 E).
Lenox av, 2-8), blk	B, 215).	*105th st, 248 W (see	153d st W (s s), 2099-	Riverside dr, 2, 146.
1594-2.	13th st, 603 E.	Broadway, 2733-7).	48.	Riverside dr, 604-7 (or
*Cathedral Pkway, 201	21st st, 510-14 W.	108th st, 11 E.	156th st, 521-3 W.	138th st, 644 W).
(or 7th av, 1800).	27th st, 141-3 W.	109th st, 62, 229 E.	159th st, 549 W.	St Nicholas av, 406-8.
Clinton st, 55-7.	*28th st (swc Mad av,	115th st, 357 W.	161st st, 558 W.	West End av, 664.
Elizabeth st, 49-51 (map	76-8), blk 857-65.	116th st, 451-3 E.	162d st, 520-2 W.	2d av, 1047, 1888-90.
47-51).	31st st, 416 W.	116th st, 454 E (Dir 452)	*168th st, 501 W (or	2d av, 1418 (or 74th, 300
*Goerck st, 123 (or	*32d st, 501-3 W (or	blk 1709-28½.	Amsterdam av, 2180-	E).
Stanton st, 320).	10th av, 383).	116th st, 455-7 E (or	2).	2d av, 1420 (or 74th st,
Greenwich st, 712.	32d st, 505-55 W.	Pleasant av, 301-5).	*176th st (s e c Audu-	301 E).
Hester st, 194-6.	33d st, 506-42 W.	117th st, 327, 338 E.	don av), blk 2132-7.	3d av, 2138 & 2148-50.
John st, 94.	34th st, 205 W.	122d st, 422 E.	*177th st (s e c Audu-	3d av, 2293-7 (or 125th
Lewis st, 84½.	37th st, 44-6 W.	124th st, 510 W (map No	bon av, 227-33), blk	st, 202-10 E).
*Manhattan (s s) or	44th st, 17 W.	510-16).	2132-18.	5th av (s e c 94th st),
126th st (n s), 1981-	50th st, 417 E.	*125th st, 202-10 E (or	186th st, 552-4 W.	1505-69.
22-23.	50th st, 365 W.	3d av, 2293-7).	Av A, 1537.	5th av (e s), 1505-70.
*Montgomery st (n w c	53d st, 235-7 W.	125th st, 212-18 E.	Av B, 215 (or 13th st,	6th av, 958 (or 54th st,
South), or South st,	54th st, 65-7 W.	126th st, 318 E.	215 E).	69 W).
296-303.	*54th st, 69 W (or 6th	126th st W (n s), or	Av B, 217.	6th av, 960-6.
Montgomery st, 67.	av, 958).	Manhattan st (ss),	Amsterdam av, 2180-2	7th av, 1800 (n w c Cath
Morton st, 5.	*56th st, 300-2 W (or	1981-22-23.	(or 168th st, 501 W).	Pkway, 201), blk 1826-
Rivington st, 232, 313.	9th av, 947).	127th st, 219-21 E.	Audubon av, 215 (s e c	30).
St Nicholas pl (e s),	59th st, 15-19 E.	*129th st, 132 E (or Lex	176th st).	8th av, 939-45, 2902-4.
2054-89 & 91.	63d st, 159 W.	av, 2134-44).	Audubon av, 227-33 (s e	9th av, 947 (or 56th st,
South st, 296-303 (nwc	69th st, 27 E.	131st st, 28-30, 103 W.	c 177th st), blk 2132-	300-2 W).
Montgomery to Water	*74th st, 300 E (or 2d	134th st, 72 W.	18.	9th av, 577-81 (or 42d
st, 585-95).	av, 1418).	135th st, 20-2 W (blk	Claremont av, 189.	st, 400-6 W).
Stanton st, 320 (or	*74th st, 301 E (see 2d	1732-48-49).	Columbus av, 763-5.	10th av, 383 (or 32d st,
Goerck st, 123.	av, 1420).	137th st, 9 W.	Lenox av, 2-8 (n e c	501-3 W).
*Washington st, 60-2 (or	75th st, 234 E.	*138th st, 644 W (or	Cath Pkway), blk	10th av, 385-7, 401-5,
West st, 34-40).	79th st, 423 E.	Riverside dr, 604-7)	1594-2.	409.
*Water st, 585-95 (or	87th st, 4 E.	139th st, 124-3 W.	Lexington av, 2134-44	WILLS.
South st, 296-303).	91st st, 65-7 E.	140th st, 161-9 W (Dir	(or 129th st, 132 E).	Great Jones st (s e c
Water st, 590.	92d st, 159-61 E.	No 163-9).	Madison av, 76-8 (s w c	Jones alley), 530-9.
West st, 34-40 (or Wash	92d st, 163 W.	140th st, 467 W.	28th), blk 857-65.	*Jones alley (s e c Great
st, 60-2).	*94th st (s e c 5th av),	147th st, 545 W.	Madison av, 260, 1069.	Jones st), 530-9.
		148th st, 412-20 W.	Nagle av (e s), 2171-10.	46th st, 205 E.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a

conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omittd—consideration omitted.
corp—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.

dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—from.

fr—frame.

ft—front.

individ—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

ls—lease.

mtg—mortgage.

mos—months.

Mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

(o)—office.

pr—prior.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

r—room.

rd—road.

re mtg—release mortgage.

ref—referee.

sal—saloon.

sobrn—subordination

sl—slip.

sq—square.

s—south.

s—side.

sty—story.

sub—subject.

strs—stores.

stn—stone.

st—street.

TS—Torrens System.

T & c—taxes, etc.

tnts—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction. Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

DEC. 5, 6, 8, 9, 10 & 11.

Attorney st, 100 (2:343-11), es, 100 s Rivington, 25x75, 5-sty bk tnt & str; Maksz Wiener to Maksz Wiener Realty Co, 1724 Mad av; B&S; AL; Dec5'13; A\$15,500-25,000. O C & 100

Baxter st, 125-7, see Hester, 194-6.
Cathedral Pkwy, 201, see 7 av, 1800.
Cathedral Pkwy, nec Lenox av, see Lenox av, 2-8.

Clinton st, 55-7 (2:349-24-25), ws, 200 s Stanton, 50.2x100, two 5-sty bk tnnts & str; Maksz Wiener to Maksz Wiener Realty Co, 1724 Mad av; B&S; AL; Dec5'13; A\$48,000-62,000. O C & 100

Elizabeth st, 49-51 (1:204-22), ws, 175 n Canal, 50x94.3, 6-sty bk loft & str bldg; Mary, wife Jacob Lazarowitz & Otto Lorence to Lorence Realty Co, Inc, a corp, 49 Elizabeth; AL; Nov26; Dec5'13; A\$38,000-72,000. nom

Goerck st, 123, see Stanton, 320.
Greenwich st, 712 (710) (2:631-19), ws, abt 60 s Charles, —x—, 6-sty bk storage & str bldg; Value Realty Co, a corp, to Gilbert G Newhouse, 170 W 74; AL; Dec5; Dec 6'13; A\$11,500-12,000. O C & 100

Hester st, 194-6 (1:206-7-9), see Baxter (Nos 125-7), runs s100xe75xn25wx25xn75 to Hester wx50 to beg, two 6-sty bk loft & str bldgs; Mary, wife Jacob Lazarowitz, & Otto Lorence to Lorence Realty Co, Inc, a corp, 49 Eliz; AL; Nov26; Dec5'13; A\$58,500-91,500. nom

John st, 94 (1:69-46), ss, 40.6 e Gold, 20.3x39.6x19.10x40.9, 4-sty bk loft & str bldg; A\$25,000-28,000; also 69TH ST, 27 E (5:1384-27), ns, 155 e Mad av, 23x100.5, 4-sty & b bk dwg; A\$60,000-70,000; also 135TH ST, 20-2 W (6:1732-48-49), ss, 285 w 5 av, 50x99.11, vacant; A\$24,000-24,000; Mary A Riker, widow, to Carrie L, wife A Schuyler Clark, 40 E 62; B&S; Dec4; Dec9'13. nom

John st, 94; also 69TH ST, 27 E; also 135TH ST W (6:1732); same prop; Carrie L, wife A Schuyler Clark, to Mary A Riker, 27 E 69, & Julia R Riker Harmon, 565 Park av, as joint tenants; B&S; Dec4; Dec9'13. nom

Lewis st, 84 1/2 (2:329-43), es, 165 s Stanton, 20x100, 3-sty fr bk ft tnt & st & 5-sty bk rear factory; Goldie Rosenberg to Rialto Realty Co [c/o L & M Blumberg], 98 Graham av, Bklyn; mtg \$11,000; Dec10; Dec11'13; A\$12,000-16,000. nom

Manhattan st (7:1981-22-23), sws, 207.3 se 127th, runs se50.10 to cl former Phineas xsw91 to ns 126th wx57.3xn117.5 to beg, vacant; Chas E Littlefield, ADMR Mary G Pinkney (decd), to N Y Public Library, Astor, Lenox & Tilden Foundations, a corp, 476 5 av; Dec2; Dec9'13; A\$35,000-35,000. 35,000

Montgomery st, 67 (1:259-57), es, 47.6 n Cherry, 21.10x58.7x20.5x57.5, 6-sty bk stable; A\$9,000-15,000; also WATER ST, 590 (1:245-44), ns, abt 70 w Montgomery, 22.7x abt 56.3, 2-sty bk tnt; A\$4,700-4,700; Isaac Lewenthal to Kauffman & Lewenthal Realty Co, a corp, 206 Division; AL; Dec9; Dec10'13. nom

Montgomery st, nwc South, see South, 296-303 on map 296-302.

Montgomery st, swe Water, see South, 296-303, on map 296-302.

Morton st, 5 (2:587-28), ns, 50 w Bleeker, 25x86x25x89, 5-sty stn tnt & str; Pauline Frost & ano EXRS, & c, Mary Simpson to Pauline Frost, 500 Monroe st, Bklyn; mtg \$10,000 & AL; Dec5'13; A\$13,000-20,000. nom

Rivington st, 232 (2:339-33), ns, 24.10 w Willett, 24.10x100, 5-sty bk tnt & str; Peppe Tuchfeld to Saml Tuchfeld, 3 Av B; 1/2 pt; AT; Mar20; Dec10'13; A\$21,000-38,000. O C & 100

Rivington st, 313 (2:328-51), ss, 75 e Lewis, 25x100, 5-sty bk tnt & str; Stone Av Realty Co to West Side Holding Co, a corp, 140 Nassau [r 1402]; mtg \$26,000; Dec1; Dec9'13; A\$16,500-24,000. nom

St Nicholas pl (7:2054-89-91), es, at cl 153d if extended, runs e100xs75xw100 to pl xn75 to beg, vacant; Oscar Willgerodt to Edw A Hannan, 334 E 17; mtg \$18,000; Dec2; Dec5'13; A\$39,000-39,000. O C & 100

St Nicholas pl (7:2054), same prop; Edw A Hannan to Dayton Realty Co, a corp, 132 Nassau; mtg \$18,000 & AL; Dec5'13. O C & 100

South st, 296 to 303, on map 296-302 (1:245-11), nwc Montgomery, 184.10x143 to ss Water (Nos 585-95), x185.10 to ws Montgomery x140 to beg, 9-sty bk storage & vacant; Abr Stern, ref to David Dows, 1140 Park av; FORECLOS Nov26; Dec4; Dec5'13; A\$125,000-150,000. 90,000

Stanton st, 320 (2:330-70), nwc Goerck (No 123), 25x75, 5-sty bk tnt & str; Dora Seidenwerg to Mark S Reardon, 3d, 170 Keap, Bklyn [63 Wall, NY]; mtg \$32,000; Dec10; Dec11'13; A\$21,000-34,000. nom

Washington st, 60-2, see West, 34-40 on map 40.

Water st, 585-95, see South, 296-303 on map 296-302.

Water st, 590, see Montgomery, 67.

West st, 34-40 on map 40 (1:17-10), es, 236.5 n Morris, 42.8x181.6 to ws Washington (Nos 60-2) x42.8x181.9, 5-sty bk loft & str bldg; Corkemaz Realty Co, a corp, to Cunard Realty Co, a corp, 412 W 148; mtg \$96,000; Dec1; Dec9'13; A\$90,000-128,000. O C & 100

West st, 495 (2:641-4), es, 70.5 s Jane, 22.5x80, 4-sty bk tnt & str, 1-sty ext; Thos Kelly to Marion W Malone, 19 W 75; B&S; AL; Sept15; Dec6'13; A\$14,500-17,000. nom

4TH st, 241 (85 W) (2:611-5), es, 80.3 n 10th, runs e101.7xn14.9xw25xn7.4xw76.7 to 4th xs21.10 to beg, 3-sty & b bk dwg; Wilber C Goodale to Antonio Bianculli, 48 Le Roy; mtg \$7,000; Dec8; Dec10'13; A\$10,500-11,500. O C & 100

13TH st, 601-3 E, see Av B, 215-7.

21ST st, 510 W (3:692-41), ss, 150 w 10 av, 25x92, 4-sty bk tnt; Jeannette C Jeffe to Frieda Hart, 59 W 119; Nov29; Dec10'13; A\$10,000-13,000. O C & 100

21ST st, 512 W (3:692-42), ss, 175 w 10 av, 25x92, 4-sty bk tnt; Jeannette C Jeffe to Frieda Hart, 59 W 119; Nov29; Dec10'13; A\$10,000-13,000. O C & 100

21ST st, 514 W (3:692-43), ss, 200 w 10 av, 25x92, 4-sty bk tnt; Jeannette C Jeffe to Frieda Hart, 59 W 119; Nov29; Dec10'13; A\$10,000-13,000. O C & 100

27TH st, 141-3 W (3:803-14-15), ns, 475 w 6 av, 50.2x98.9x51.10x98.9, 2-5-sty bk tnnts & str & 3-sty bk tnt & str; Phoenix Ingraham ref to Jno M Brunjes, 1551 45th, Bklyn; FORECLOS Nov6; Dec5; Dec6'13; A\$84,000-95,000. 17,000

28TH st E, swe Mad av, see Mad av, 76-8.

31ST st, 416 W (3:728-47), ss, 533.4 e 10 av, 16.8x77.1x16.8x78, 3-sty fr tnt & str & 3-sty bk rear tnt; Edgar Impt Co, a corp, to Isabella L Seacombe, 200 W 54; mtg \$4,000; Aug29; Dec11'13; A\$4,000-5,000. O C & 100

32D st W, ns, 100 w 10 av, see 10 av, 383.

32D st W, ns, 175 e 11 av, see 10 av, 383.

32D st W, ns, 200 w 10 av, see 10 av, 383.

32D st W, ns, 225 e 11 av, see 10 av, 383.

32D st W, ns, 300 e 11 av, see 10 av, 383.

32D st W, ns, 325 w 10 av, see 10 av, 383.

32D st, 501-3 W, see 10 av, 383.

33D st W, ss, 100 e 11 av, see 10 av, 383.

33D st W, ss, 125 w 10 av, see 10 av, 383.

33D st W, ss, 175 w 10 av, see 10 av, 383.

33D st W, ss, 225 & 425 w 10 av, see 10 av, 383.

33D st, ss, 225 e 11 av, see 10 av, 383.

33D st, 506 W, see 10 av, 383.

34TH st, 205 W (3:784-37), ns, 75 w 7 av, 17x98.9, 3-sty stn loft & str bldg; Sadie Ehrmann to Moses Esberg, 129 E 47; 1/4 pt, Leontine Kantrowitz, 791 Lex av, 1/2 pt, & Julius Myers, 59 E 93, 1/2 pt; AL; Nov25; Dec5'13; A\$50,000-53,000. O C & 100

37TH st, 44 W (3:838-74), ss, 310 e 6 av, 20x98.9, 4-sty & b stn dwg; Mary A & Jno H Henshaw individ & TRSTES Jno McKeon, decd, et al to 44-46 West 37th St, Inc, a corp, 135 Bway [r 1210]; B&S; mtg \$45,000 & AL; Nov27; Dec10'13; A\$71,000-73,000. 45,000

37TH st, 46 W (3:838-75), ss, 290 e 6 av, 20x98.9, 4-sty stn tnt & str; Frances T Perry to 44-46 West 37th St, Inc, a corp, 135 Bway [r 1210]; mtg \$45,000; Dec2; Dec 10'13; A\$70,500-74,500. nom

42D st, 400-6 W, see 9 av, 579-81.

44TH st, 17 W (5:1260-28), ns, 200 w 5 av, 50x100.5, 5 & 7-sty bk school; Viola M Flannery to 15 West 44th St Co, Inc, a corp, 68 William [150 Bway, r 25]; mtg \$160,000; Dec8; Dec9'13; A\$205,000-245,000. O C & 100

50TH st, 417 E (5:1362-7), ns, 155.7 e 1 av, 19.5x100.5, 3-sty & b stn dwg; Thos A Meaney to Anna Wallach, 357 E 50; mtg \$8,000; Dec9; Dec10'13; A\$6,500-9,500. O C & 100

50TH st, 365 W (4:1041-5), ns, 100 e 9 av, 25x100.5, 5-sty bk tnt & str; Henry Hahn to Geo Kaskel, 314 W 94; 1/2 pt; AT; mtg \$29,000; Dec11'13; A\$15,000-30,000. O C & 100

53D st, 235-7 W (4:1025-7), ns, 137.6 e 8 av, 37.6x100.5, 3 & 4-sty bk stable; Frank J Walsh & ano to Wm H Brooks, 316 W 53; mtg \$15,000 & AL; Dec1; Dec11'13; A\$26,000-30,000. nom

54TH st, 65-9 W, see 8 av, 939-47.

56TH st, 300-2 W, see 8 av, 939-47.

59TH st, 15-19 E (5:1374-11-13), ns, 250 e 5 av, 75x100.5, 3-4-sty stn tnnts & str; Chas S Williams to Colonial Bank, a corp, 441 Col av; mtg \$170,000; Nov10; Dec6'13; A\$216,000-240,000. nom

63D st, 159 W (4:1135-11), ns, 250 e Ams av, 20x100.5, 5-sty bk tnt; Thos Berkeley to Mary Irwin, 2 Macon st, Bklyn; mtg \$15,000 & AL; Nov20; Dec10'13; A\$11,000-18,000. O C & 100

63D st, 159 W; Mary Irwin to Julia W Porges, 404 W 115; mtg \$15,000 & AL; Dec 10'13. O C & 100

69TH st, 27 E, see John, 94.

74TH st, 300 E, see 2 av, 1418.

74TH st, 301 E, see 2 av, 1420.

75TH st, 234 E (5:1429-33), ss, 199.2 w 2 av, 20.1x102.2, 4-sty bk tnt & str; Rosario Lavanco to Giovanni Pantaleo, 1077 1 av; AT; QC; Dec5'13; A\$9,000-14,500. O C & 100

79TH st, 423 E (5:1559-15), ns, 330 e 1 av, 26x102.2, 4-sty stn tnt; Pauline Guth to Wm F Herbst, 2433 Valentine av, 1/2 pt; mtg \$11,000; Aug15; Dec5'13; A\$10,000-16,500. 2,100

87TH st, 4 E (5:1498-65), ss, 153.2 e 5 av, 76.5x100.8, 4-5 & 6-sty & b stn dwg; Jno S Phipps et al, TRSTES under deed of trust, to Jno R Toye, 78 Sedgwick av, Lincoln Park, Yonkers, NY; AL; Dec8; Dec 11'13; A\$155,000-305,000. 250,000

87TH st, 4 E; Jno R Toye to Helen, wife Bradley Martin at Westbury, LI [B Martin, 953 3 av]; AL; Dec9; Dec11'13. 250,000

91ST st E (5:1503), ns, 228.8 e Mad av, a strip, 0.1x100.8; Godfrey Goldmark, ref. to Philip Voss, 929 Park av; PARTITION Dec2; Dec5; Dec10'13. 5

91ST st, 65 E (5:1503-29), ns, 209.8 e Mad av, 19x100.8, 3-sty & b stn dwg; Geo M Stumpp to Mabel I Barnes, 164 E 64; mtg \$16,000; Dec10; Dec11'13; A\$16,500-25,000. O C & 100

91ST st, 67 E (5:1503-29 1/2), ns, 228.8 e Mad av, 19x100.8, 3-sty & b stn dwg; Philip Voss to Mabel I Barnes, 164 E 64; mtg \$9,000; Dec5; Dec10'13; A\$16,500-25,000. O C & 100

92D st, 159-61 E (5:1521-28), ns, 192.8 w 3 av, 42.8x100.8, 6-sty bk tnt & str; Jno Morrissey to Morris Cohen, 560 W 180; 1/2 pt; AL; Dec4; Dec6'13; A\$23,000-54,000. O C & 100

92D st, 163 W (4:1223-7 1/2), ns, 154 e Ams av, 17x100.8, 3-sty & b bk dwg; Juliet B Hagar & ano, EXRS Robt Morrison to Bertha M Gardner, 163 W 92 [161 W 92]; Dec4; Dec5'13; A\$11,000-17,500. 17,500

94TH st E, sec 5 av, see 5 av, sec 94th.

102D st, 66 E (6:1607-41), ss, 61 w Park av, 30x100.11, 5-sty bk tnt & str; Jacob Hansen to Henry S Hansen, 357 W 115; mtg \$26,500; Sept2; Dec5'13; A\$13,000-26,500. O C & 1,000

104TH st, 25 E (6:1610-11), ns, 250 e 5 av, 25x100.11, 5-sty bk tnt; Harry C Shaw to Arthur G Mulhler, 16 E 88; QC & correction deed; AL; Sept12; Dec8'13; A\$12,000-25,500. nom

105TH st, 248 W, see Bway, 2733-7.

108TH st, 11 E (6:1614-8), ns, 175 e 5 av, 17x100.9, 5-sty stn tnt; Alfred B Warwick to Chas Gronich, 162 E 107; AL; Dec 9; Dec11'13; A\$9,000-16,000. nom

109TH st, 62 E (6:1614-45), ss, 221 w Park av, 17x100.11, 4-sty stn tnt; Jacob Goldberg et al to Leopold Neuggas, 600 W 115; mtg \$7,000 & AL; Nov24; Dec8'13; A\$7,500-9,000. nom

109TH st, 229 E (6:1659-14), ns, 335 e 3 av, 18.7x100.10, 4-sty bk tnt; Donato M Cefola to Alema Realty Exchange Co, a corp, 1 W 34 [r 808]; mtg \$9,000; Dec9'13; A\$5,500-9,000. O C & 100

115TH st, 357 W (7:1849-27), ns, 80.8 e Morningside av, 50x100.11, 6-sty bk tnt; Jacob Hansen to Henry S Hansen, 357 W 115; mtg \$80,000; Sept2; Dec5'13; A\$31,000-85,000. O C & 1,000

116TH st, 451-3 E (6:1710-22), ns, 48 w Pleasant av, 46x86, 6-sty bk tnt & str; A \$15,500-42,000; also 116TH ST, 455-7 E (6:1710-24), nwc Pleasant av (Nos 301-5), 48 x86, 6-sty bk tnt & str; A\$25,000-60,000; Antonina Laurino to Michl J Bove, 247 E 116; AL; Dec1; Dec10'13. O C & 100

116TH st, 454 E (6:1709-28 1/2), ss, 69 w Pleasant av, 25x100.7, 3-sty & b fr dwg; A\$9,000-10,000; also PLEASANT AV, 293-5 (6:1709-25-26), ws, 50.7 s 116th, 50x69, 2 5-sty bk tnnts; Bernhardina Neus to Henry Neus, 454 E 116; mtg \$30,000; Dec10; Dec 11'13; \$15,000-26,000. O C & 100

116TH st, 455-7 E, see 116th, 451-3 E.

117TH st, 327 E (6:1689-14), ns, 325 e 2 av, 25x100.11, 5-sty bk tnt; Julia Voegtle to Single Realty Co, a corp, 35 Nassau [r 1201]; AL; Dec6; Dec8'13; A\$8,000-18,000. O C & 100

117TH st, 338 E (6:1688-34), ss, 150 w 1 av, 25x100.11, 5-sty bk tnt & str; Louis Alterisi to Carmine Napolitano, 42 West End av; mtg \$15,500; Dec1; Dec11'13; A\$8,000-17,000. O C & 100

122D st, 422 E (6:1809-39), ss, 308.4 w Pleasant av, 16.8x100.11, 3-sty & b stn dwg; U S Trust Co of N Y TRSTE Clothilde de Vaisse to Luigi Merola, 2248 2 av; AL; Nov29; Dec8'13; A\$3,800-6,000. 4,100

124TH st, 510 W (7:1978-41), ss, 200 w Ams av, 100x100.11, 7-sty bk tnt; 17th St Realty Co, a corp, to Meyer Simon, 120 Lex av, Passaic, NJ; mtg \$123,000 & AL; Dec6; Dec9'13; A\$60,000-180,000. nom

125TH st, 200-18 E, see 3 av, 2293-7.

126TH st, 318 E (6:1802-40), ss, 300 e 2 av, 25x99.11, 5-sty bk tnt; Henry M Stevenson, ref. to Valentine E Macy at Ossining, NY [68 Broad] & Walter G Ladd at Peapack & Gladstone, NJ [31 Nassau] as TRSTES Josiah Macy Jr, decd; FORECLOS Dec9; Dec10'13; A\$6,000-11,500. 10,000

126TH st W, ns, abt 200 w Ams av, see Manhattan, sws, 207.3 se 127th.

127TH st, 219-21 E (6:1792-9-10), ns, 205 e 3 av, 50x99.11, two 5-sty stn tnnts; Cath A McGuire to Edw T Mulligan, 1911 Arthur av; AL; Nov2; Dec5'13; A\$14,000-36,000. nom

129TH st, 132 E (6:1777-56), swe Lex av (Nos 2134-44), 25x99.11, 6-sty bk tnt & str; M M Realty Co to Hickory Realty Corp, 128 Bway [r 715]; mtg \$41,500 & AL; Dec5'13; A\$18,000-42,000. O C &

Mangin st, 10 (2:321); asn rents to extent of \$1,250; Julius Myer to Royal Co of N Y Bankers, 93 Nassau; Dec3; Dec5'13. 1,250

Manhattan st (7:1981), sws, at ss 127th, 47.10 on 127th x157.3 on Manhattan x100x—x59, being lots 31 to 38 blk 1168 Ward 12 tax map; re all RT&I to tax sale for flagging assessments of Manhattan st on Nov10'91; Union Trust Co of N Y, EXR &c Curtis B Pierce, to Chas E Littlefield, 250 W 91, as ADMR Mary G Pinkney; Dec 8; Dec9'13. nom

Stanton st, 320 (2:330-70), nwc Goerck (No 123), 25x75, 5-sty bk tnt & str; re from all liability under mtg; Real Estate Mortgage Co of N J to Philip Newman, 58 E 7; Dec10; Dec11'13; A\$21,000-34,000. nom

Water st, 542-S, see Cherry, 297-303.

3D st, 119 W, see 3 av, 1261-5.

10TH st W, nec Greenwich, see Greenwich, 697-701.

12TH st, 10-14 E (2:569), asn rents to secure mtgs; Guy Witthaus, 21 E 82d to Metropolitan Life Ins Co, a corp, 1 Mad av; Nov26; Dec5'13. O C & 100

23D st E, see Bway, see Bway, see 23d.

36TH st, 12 W (3:837); re covenant as to bldg restrictions; Wm M Walker to 12 West 36th St Corp [22 Exchange pl, r 1302]; Nov21; Dec6'13. nom

61ST st, 237 E & 61ST st, 115 E; power of atty (miscel); Sarah Schmittberger to Max F Schmittberger [Chief Police Inspector, 240 Centre]; June6'05; re-recorded from June10'05; Dec6'13.

73D st, 200 E, see 3 av, 1261-5.

76TH st, 207 W, see 77th, 206 W.

77TH st, 206 W (4:1168-38), ss, 115 w Ams av, 25x102.2, owned by party 1st pt; A\$23,000-30,000; also 76TH ST, 207 W (4:1168-27), ns, 115 w Ams av, 25x102.2, owned by party 2d pt; agmt as to encroachment in rear &c; W Dixon Ellis with Chas P Doelger; Nov8; Dec11'13; A\$25,000-30,000. nom

78TH st, 129 E (5:1413-14½), ns, abt 50 w Lex av, —x—, 4-sty stn dwg; re dowr, etc as to mtg recorded June25'13; Frances D, wife Henry B Montgomery, 167 E 78, to Rosalie M Gilbert, 4344 Rockhill rd, Kansas City, Mo; Nov19; Dec10'13; A\$16,000-28,000. nom

83D st, 326 W, see 3 av, 1261-5.

84TH st, 201 W, see 3 av, 1261-5.

87TH st, 108-10 E (5:1515); asn rents to extent of \$2,000; Otilie E Nagel et al to Max Borck, 1324 Mad av; Dec3; Dec5'13. 2,000

121ST st, 537 W (7:1976); asn rents to extent of \$11,090.09; Fanny L Chapman to F R Wood, W H Dolson Co, 2240 Bway; Dec8'13. 11,090.09

129TH st, 640 W, see Riverside dr, 564.

141ST st, 623 W (7:2088-80), ns, 250 w Bway, 100x99.11, 6-sty bk tnt; re mtg; Oaklawn Corp to B V Constn Co, a corp, 979 E 163; Dec10; Dec11'13; A\$—\$. 18,000

148TH st, 412 W (7:2062); satisfaction of asn rents for \$3,500 recorded July26'13; Jacob D Khodoff to Cunard Realty Co Inc; Dec1; Dec9'13.

175TH st, 526 W (8:2131-37), ss, 91 e Audubon av, 18x94.8, 2-sty bk dwg; re dowr; Louise S McKnight to Chauncey P McKnight, 60 W 128; AT; QC; Jan10; Dec 8'13; A\$5,800-9,100. nom

189TH st W, swe Ams av, see Ams av, s we 189.

Amsterdam av, 498 on map 500, see 3 av, 1261-5.

Amsterdam av (8:2159), swc 189th 99.11 x100, except part taken by City N Y; declaration of trust and that all hold equal interest in above, etc; Emil Stehn, 125 North st, Jersey City, NJ, to Edwin M Houghtaling, 61 [81] Van Reinen st, Jersey City, NJ; Jos H Rudiger [880] Summit av, Jersey City, NJ, & Geo C Smith, 659 Bergen av, Jersey City, NJ; mtg \$34,000; Dec6'12; Dec9'13. O C & 100

Bowery, 131 (2:423); consent to 3d track; Church Temperance Soc to Manhattan Railway Co; Oct22; Dec9'13.

Bowery, 346 (2:580); consent to 3d track; Wm B Hobby, TRSTE Beni Bailey, to Manhattan Railway Co; June18; Dec9'13.

Bowery, 346; consent to 3d track; Anna L Spaulding & Wm B Hobby to same; June 18; Dec9'13.

Bowery, 346; consent to 3d track; Arvilla P Keeler to same; Oct1; Dec9'13.

Bowery, 346; consent to 3d track; Zilpha L Winifred & Margt H Hull, to same; Sept18; Dec9'13.

Bowery, 346 (2:530); consent to 3d track; Mary A Banks et al to Manhattan Railway Co; July 3; Dec10'13.

Broadway (3:851), see 23d; consent to two stairways to 23d st station; Bartholdi Realty Co, lessee to City N Y; Dec2; Dec 5'13. nom

Riverside dr, 564; also 129TH ST, 640 W (7:1995); asn rents; London Constn Co to Israel Lewis, 26 Shanley av, Newark, NJ; Nov18; Dec11'13. nom

2D av, 1467-9 (5:1431); consent to 3d track; Kassel Oshinsky, of Brooklyn, to Manhattan Railway Co, a corp; mtg \$30,000; Nov13; Dec8'13. 528.33

2D av, 1467-9; consent by mortgagee to above; Michel Real Estate & Mtg Co to same; Nov29; Dec8'13. nom

3D av, 1261-5 (5:1427-45-47), sec 73d (No 200), 76.8x85, 3-4-sty stn tnts & str; A \$53,000-78,000; also AMSTERDAM AV, 498 on map 500 (4:1232-29), nwc 84th (No 201),

40x100, 6-sty bk tnt & str; A\$59,000-107,000; also 83D ST, 326 W (4:1245-39), ss, abt 140 e Riverside dr, 40x100, 6-sty bk tnt; A\$24,000-77,000; also MACDOUGAL ST, 125 (2:543-60), nwc 3d (No 119), 22x 80, 4-sty bk tnt & str; A\$16,500-21,500; trust agmt & appointment of party 2d pt as agent to manage above until full payment of blanket mtg for \$20,000 is made; Hughes Holding Corp, 141 Bway, to Chas Straus, 317 W 75, as TRSTE; AL; Dec8; Dec9'13. nom

Cancellation of power of atty (miscel); Margt R Thompson to Jos R Hall at Cranford, N J; Nov29; Dec5'13.

Interior lot (4:1090), begins 70 w 11 av & 80.5 n 42d, runs n20xw5x20xe5 to beg; re mtg; Edith L Gaines to Thos C Murray, 752 West End av; Hugh Murray, 251 W 98; Rose K Murray, 752 West End av, & Kath M Ford, 16 Warwick blvd, Jamaica, LI; Oct9; Dec11'13. nom

Power of atty (miscel); Fannie H Levy to Moses H Levy; June29'12; Dec9'13.

Power of atty (P A); Aristide De Torres to Nicola Bruno; Dec6; Dec8'13.

Power of atty (P A); Zafiro B Levy to Benj Levy, 11 Madison; Dec5; Dec8'13. nom

Power of atty (miscel); Mary A Hoyt to Stanley Wilson at East Orange, N J; Jan 25'11; Dec5'13.

Power of atty, substitute for above; Stanley Wilson to Wm J Wilson, 54 Benson, Glen Ridge, N J; Apr21; Dec5'13.

WILLS.

Borough of Manhattan.

Great Jones st, 3 (2:530-9), sec Jones alley, 26x100, 4-sty bk loft bldg & str, with 2-sty bk ext; Emma A Bronn Est, ½ int; Blanche B Cort, EXTRX, Manchester, Vt; atty, Levi S Tenney, 26 Liberty; A\$42,000-45,000. Will filed Dec7'13.

46TH st, 205 E (5:1320-5), ns, 95 e 3 av, 20x100.5, 3½-sty br stn dwg; Jno P Hoffman Est, Chas K Johansen, EXR, 4427 Jerome av; atty, Chas E Ogren, 149 Bway; A\$8,000-12,000. Will filed Dec4'13.

CONVEYANCES.

Borough of the Bronx.

Austin pl (10:2601), ss, 607.2 e 144th, 27x120.9x94.8x100, 1-sty fr shop; Augusta Tozzini to Giovannina Saccomano, 551 E 148; ½ pt; AT; AL; Dec9; Dec10'13. O C & 100

Bartholdi st, 736 (*); Williamsbridge; Francesco Lo Bue to Talie Jungman, 340 W 71; mtg \$5,250; Dec10; Dec11'13. O C & 100

Bronx Park E or Bronx blvd (*), es, 100 s Thwaites pl, runs s50xse49.11xe150xn 105.10xw136.5 to beg; Henry Doscher et al EXRS, &c Geo Reiss to Arthur W A Weyers & Emily, his wife, at Reiss pl & Bronx blvd, as tenants by entirety; AL; Dec1; Dec9'13. 11,250

Bronx Park E (*), es, 50 s Thwaites pl, runs s125xse49.11xe150xn100xw36.5xn50xw 96.3 to beg; also THWAITES PL (*), ss, 92.6 e Bronx Park E, 23.4x100.10x36.5x100; Wm Saier to Henry Doscher, J Homer, Hildreth & Herman Reiss, EXRS, &c Geo Reiss, all at 362 E 136; Dec8; Dec9'13. 3,500

Charlotte st (11:2966 & 2977), swc 170th, runs s24.11xw30.9xnw123.9 to 170th xe 200 to beg, except gore on 170th, ss, 100 e Wilkins av, runs s9.2xnw53.6 to 170th xe 52.6 to beg, vacant; Patk J Mitchell to Jno J Tully Co, a corp, 1603 Boston rd; mtg \$5,000; Apr16; Dec5'13. O C & 100

Devote ter, 2482 (11:3219), ses, 427 sw 190th, 25x90, 2-sty fr dwg; Oscar Backlund et al to Clara F O'Connor, 554 W 181; mtg \$6,500; Dec5; Dec6'13. O C & 100

Elsmere pl, swe Marmion av, see Marmion av, 1915.

Faile st (10:2764), es, 250 n Lafayette av, 87.6x100, vacant; W R Realty Co, Inc, a corp, to Harry B Davis, at Mt Vernon, NY; mtg \$8,500; Dec1; Dec10'13. O C & 100

Freeman st, 992-4 (11:2993), ss, 33.6 nw from ws Longfellow av, 47x90.4, 5-sty bk tnt; also LONGFELLOW AV, 1255 (11:2993), ws, 90.4 s Freeman, 41.4x109.5, 5-sty bk tnt; Louis J Finkelstein to Rosanna Rosenfeld, 177 E 93; AL; July15'12; Dec 10'13. nom

Hoffman st, 2360 (11:3065), es, 309.10 n 184th, 90x119.11, 1-sty fr dwg & 1 & 2-sty fr rear bldg; Chas M Villone to Angiolina Cannizzaro, 2363 Hoffman; mtg \$7,000 & AL; Dec8; Dec11'13. O C & 100

Hoffman st, 2360 (11:3065), ses, 309.10 ne 184th, 90x119.11, 1-sty fr dwg & 1 & 2-sty fr rear bldg; Brunswick Realty Co to Chas M Villone, 2326 Bathgate av; mtg \$7,000 & AL; Dec8; Dec9'13. O C & 100

Home st, 879 (1071) (10:2694), ns, 140.7 w from ss 169th, runs n60.2xw19.7xsw25xs e9.5xs49.3xe25 to beg, 3-sty fr tnt & str; Rose Lopard to Rosario Gianninoto, 879 Home; mtg \$6,600; Dec9; Dec10'13. O C & 100

Jennings st, 750, see Prospect av, 1398.

Lyman pl, 1346 (11:2970), es, \$5.8 n Stebbins av, runs e71.11 to ns Stebbins av xne 17.3xn20xw83.1 to pl xs33.4 to beg, 4-sty bk tnt; Henry A Foster, ref, to Wm L Condit & Robt McGill, both at Hoboken, NJ, & Sylvester Pope, 424 Central Park W, TRSTES Josephine L Peyton (decd); FORECLOS Dec9; Dec10; Dec11'13. 15,000

Lyman pl, 1350 (11:2970), es, 119.1 n Stebbins av, 33.6x83.1, 4-sty bk tnt; Henry A Foster, ref, to Wm L Condit & Robt

McGill, both at Hoboken, NJ, & Sylvester Pope, 424 Central Park W, TRSTES Josephine L Peyton (decd); FORECLOS Dec 9; Dec10; Dec11'13. 17,000

Madison st (*), es, 125 s Morris Park av, 25x100; Chas A Lewitzkat to Madeline Neuberger, 1732 Barnes av; mtg \$2,800; Dec8; Dec10'13. O C & 100

Madison st (*); same prop; Madeline Neuberger to Chas A Lewitzkat & Annie T, his wife, tenants by entirety, 1732 Barnes av; mtg \$2,800; Dec8; Dec10'13. O C & 100

Myrtle st, es, 100 n Watson av, see Sycaamore st, es, 300 n Syracuse av.

Myrtle st (*), nwc Syracuse av, 400x100; also WATSON AV, ns, from es Hazel to ws Myrtle, 200x500; also WATSON AV, see Sycamore, 100x400; also CORTLAND AV, nec Sycamore, 100x irreg x100x200; Lesley G Shearer individ & ano EXRS &c Wm L Shearer to Henry Shearer at Pottsville, Pa; Nov10; Dec11'13. nom

Sycamore st (*), ws, 300 n Syracuse av, 100x100; also SYRACUSE AV (*), ns, from es Myrtle to ws Sycamore, 200x300; also SYRACUSE AV (*), ns, from es Myrtle to ws Sycamore, 200x100; also SYRACUSE AV (*), swc Myrtle, 100x100; also SYCAMORE ST (*), ws, 100 s Syracuse av, 400 x100; also MYRTLE ST (*), es, 100 n Watson av, 200x100; also WATSON AV ss; CORTLAND AV, ns; MYRTLE ST, es, & SYCAMORE ST, ws, the block, each lot 100 ft sq; Lesley G Shearer individ & ano EXRS &c Wm L Shearer to Henry Shearer at Pottsville, Pa; Nov10; Dec11'13. nom

Teasdale pl (10:2621), ss, 425 w Trinity av, 100x100, vacant; Moe A Isaacs to Louis P Mendham, 581 W 161; B&S; AL; Nov28; Dec5'13. nom

Thwaites pl, ss, 92.6 e Bronx Park E, see Bronx Park E, es, 50 s Thwaites pl.

Tiffany st, 941 (10:2711), ws, 60 s 163d, 40x100.4, 5-sty bk tnt; York Constn Corp to Henry Heiman, 434 E 148; mtg \$34,000; Dec1; Dec5'13. nom

134TH st, 472 E (9:2278), ss, 117.5 w Brown pl, 17x100, 2-sty & b bk dwg; Walton L Oakley to Rosalie A Oakley at Woodbury, LI; Nov19'07; Dec6'13. 6,000

134TH st, 500-S E, see Brook av, swc 134.

139TH st, 413 E (9:2284), ns, 183.4 e Willis av, old line, 16.8x100, 2-sty & b fr dwg; T Louis A Britt to Jno J Donovan & Harriet F, his wife, 413 E 139, as point tenants; mtg \$5,500; Dec1; Dec11'13. O C & 100

141ST st, 339 E (9:2304), ns, 97.2 e Alex av, 17.2x100, 3-sty & b bk dwg; Ellen Drury to Martin J Drury, 339 E 141; AL; Dec9'13. O C & 100

141ST st, 339 E; Martin J Drury to Ellen & Eliz C Drury, both at 339 E 141, joint tenants; AL; Dec9'13. O C & 100

144TH st, 434 (692) E (9:2288), ss, 341.8 e Willis av, 16.8x100, 2-sty & b bk dwg; Josephine Friedman to Saml Newman, 434 E 144; Oct30; Dec10'13. nom

146TH st, 317 E, see College av, 477-81.

148TH st, 520 E, see Brook av, 520-2.

160TH st E (9:2382), ns, 300 w Elton av, runs w50xs1.2xe50xn1.2, being strip bet new n line of 160th & old n line of Findlav; Thos J Kelly to Mary E Peto, 409 E 160; B&S & Cg; Oct16; Dec6'13. nom

160TH st E (9:2382), same prop; Jno M McLoughlin to same; B&S & Cg; Oct14; Dec6'13. nom

160TH st, 409-11 E (9:2382), ns, 300 w Elton av, 50x100, with all title to strip bet ns old Findlav & new ns 160th, 2-sty bk & fr dwgs & 2-sty fr rear dwg; Harry T Peto & Cecilia A Jones to Mary E Peto, 409 E 160; mtg \$3,500; Dec5; Dec6'13. O C & 100

163D st, 750 E, see Forest av, 930.

163D st, 979 E (10:2712 & 2714), ns, 76.4 e Tiffany, 62.4x78, 5-sty bk tnt & str; B V Constn Co, a corp, to Max Suter, 324 Bryant st, W Savannah, Ga; mtg \$54,187.50; Dec8; Dec9'13. O C & 100

168TH st E, nec Gerard av, see Gerard av, nec 168th.

169TH st, 557 E (11:2925), ns, 93.11 w Fulton av, 43x98.6, 5-sty bk tnt & str; Eliz C Specht to Robt W Specht, 225 E 163; mtg \$39,600 & AL; Dec1; Dec5'13. O C & 600

170TH st E, swe Charlotte, see Charlotte swe 170.

172D st, 442 E, see Park av, see 172d.

175TH st, 489 E (11:2917), ns, 93.9 e Washington av, 17.6x102.11, 3-sty fr tnt; Louis Toch & ano, heirs &c Emma Toch, to Jacob B Toch, 489 E 175; mtg \$6,000; Nov29; Dec5'13. nom

177TH st E, nwc Walker av, see Walker av, nwc 177.

179TH st, 401-5 E, see Webster av., 2020-6.

182D st, 495 E, see Bassford av, nwc 182.

183D st, 53 W (11:3209), ns, 20 w Grand av, 20x100, 3-sty bk dwg; Napoleon Constn Co to Janpole & Werner Holding Co, a corp, 206 Bway; AL; Dec2; Dec5'13. nom

186TH st, 633 E (11:3074), nwc Belmont av (2371-3), 87.6x50, 5-sty bk tnt & str; Anna L Gunst to Agency Realty & Mtg Co, a corp, 31 Nassau; mtg \$35,000 & AL; Dec8; Dec9'13. nom

222D st E (*), new ns, 556.7 e Barnes av (4 st) old line, runs n88.10xe50.3xs67.2 xsw26.5 to st xw35; Andw J Connick Jr, ref, to Geo Hauser, 1472 St Lawrence av; mtg \$6,000 & AL; FORECLOS Nov11; Nov 24; Dec5'13. 2,000

226TH st E (*), ss, 132.11 w Laconia av, 25x109; Michl F Burns to Francesco Diorio 2414 Hughes av; AL; Dec5'13. 600

226TH st E (*), ss, 121.8 e Bronxwood av, 25x109; Vincenzo Di Benedetto to Jas Di Benedetto Constn Co, 630 E 222; Aug 23 '11; Dec10'13. O C & 100

226TH st E (*), same prop; Jas Di Benedetto Constn Co to Adolph Cianchetti, 679 E 223; Oct31; Dec10'13. O C & 100

229TH st W, nec Bailey av, see Bailey av, nec 229th.

231ST st E, nwc White Plains av, see White Plains av, nwc 231st.

232D st E (*), nes, 205 se Paulding av, 25x89.5, vacant, Wakefield; Mary N, wife of & Thos E Clark to Michl C Sullivan, 501 W 165; AL; July 22'09; Dec5'13. nom

236TH st, 330 E (12:3384), ss, 256.5 e Katonah av, 28.7x100, 2-sty bk dwg; Frank Drechsel to Chas A Charde, 76 Alex av, Yonkers, NY; mtg \$5,000; Nov28; Dec6'13. O C & 100

Alexander av, 311 (9:2315), ws, 75 s 141st, 25x100, strip bet old & new lines in front of lot 13 blk 7 map sec A & B of North N Y, &c, 4-sty bk tnt; Julius A Stursberg, individ et al, heirs &c Babette Stursberg, to Rachel C Blanchard, 486 Willis av; Dec4; Dec10'13. nom

Anthony av, 2061 (11:3156 & 3161), ws, 243.2 n Burnside av, 25x100, 2-sty fr dwg; Value Realty Co to Rachel Singer, 2540 Grand av; mtg \$5,500; Nov29; Dec10'13. O C & 100

Anthony av (12:3305), es, 245.10 s 199th, 25x195.1, except pt for Grand blvd & concourse; vacant; Mary E B Robinson to Wm Gully, 114 E 198; AL; Nov12; Dec5'13. 2,000

Bailey av (12:3260), nec 229th, 244.6x 101.3x100, 7x120.8, vacant; M M Realty Co to Hickory Realty Corp, 128 Bway; mtg \$19,000; Dec5'13. O C & 100

Barnes av (*), es, 175 n Brady av, 75x 100; Cath S Bosquett to Mary A, David T & Jas J Bosquett, 75 Laidow av, Jersey City, NJ, & Jno F Bosquett, 64 Laidow av, Jersey City, NJ; mtg \$1,470; Sept30; Dec 11'13. O C & 100

Bassford av (11:3050), ws, 95.6 n 182d, 56.8x(111x55.10x61.9), vacant; Harlem Savings Bank to Corgil Realty Co, Inc, a corp, 15 Old Bway; mtg \$3,700 & AL; Nov 25; Dec10'13. nom

Bassford av (11:3050), nwc 182d (No 495), 95.6x26.8x94x9.7, 2-sty fr dwg; Duo Co, a corp, to Mary Poldow, 4603 Park av; Dec10'13. nom

Beaumont av, 2332 (11:3103), es, 420.9 n 183d, 29.3x100x30.3x100, 2-sty fr dwg & 2-sty fr rear stable; Louise Heck to Louise A Kaufhold, 2449 Hoffman; mtg \$5,800; Mar2'11; Dec1'13. O C & 100

Beaumont av, 2414 (11:3105), es, 100 n 187th, 33.4x100, 4-sty bk tnt; Luigi Romano et al to Josephine I. Tully, 730 North Oak dr; QC; Dec3; Dec5'13. O C & 100

Belmont av, 2371-3, see 186th, 633 E.

Boyd av (*), es, 300 s Barnes av, 25x 97.6; Edw Cahill to Viola M O'Hare, 1531 Vyse av; mtg \$500; Dec9'13. O C & 100

Briggs av (*), ns, 400 e Paulding av, 25x210.0; Peter A Hatting, ref, to Bridget Williamson, of Stuyvesant, Columbia, NY; FORECLOS Nov6; Dec1; Dec8'13. 4,800

Bronxdale av (*), es, at junction ss Muliner av, runs ne along Bronxdale av 34.4x n21.3 along Muliner av x13.6x55xw129.9 to beg; Thos F Owens to Patk J Tracy, 1631 Pacific, Bklyn; mtg 2,200 & AL; Dec 10'13. O C & 100

Bronx & Pelham Pkway (*), ss, a strip 1 ft wide bet lands of Astor & Morris Park Estates & bounded e by lots 10 to 29 on map Morris Park Estates, s by line parallel with ns Lydig av if extended & 232.11 n therefrom & w by Astor Estate; Sarsfield Doyle et al, TRSTES in liquidation of the Fidelity Development Co to Richd D Morse at Florham Park, NJ; AL; Nov7; Dec9'13. O C & 100

Brook av (9:2261), swc 134th (Nos 500-8), 100x90, 5-sty bk factory; Geo Abendschein to Geo F Abendschein, 264 Montrose av, Rutherford, NJ & Sophie Bohne & Eliz Liss, Toronto, Can; B&S; Dec4; Dec 6'13. O C & 100

Brook av, 520-2 (9:2275), nec 148th (No 520), 50x100, 6-sty bk tnt & str; Ida Cohen to Jno Morrissey, 70 Lenox av, & Morris Cohen, 560 W 180; AL; Dec5; Dec 11'13. O C & 100

Cambridge av (13:3409), es, 122.2 n 235th, runs e100xn— to ns land Wm C Wetmore xw— to ss 236th xsw— to av xs — to beg, vacant; Augustus S & Wm E Hutchins to Waldo Hutchins, 544 S Main st, Geneva, NY; B&S; Dec5'13. nom

Carter av, 1835 (William st) (11:2892), ws, 410 s 176th, 124.4x198x130x196, except pt for Carter av, 2-sty fr dwg & vacant; Benenson Realty Co, a corp, to Ernst Keller Constn Co, 4400 Katonah av; mtg \$10,000 & AL; Dec5; Dec10'13. O C & 100

Cedar av (*), ns, 156.8 w Corsa av, 150x 100; Jno M Parker to Cuas E Watson, 1863 Bathgate av; B&S; Oct17; Dec5'13. 75

Cedar av (*), same prop; Chas E Watson to Arthur J Mace & Jas E Rice EXRS Ma-linda G Mace, decd, residing at office Ralph Hickox, 3830 White Plains av; B& S; Nov1; Dec5'13. 75

City Island av, es, 500 s Cross, see Min-nieford av, ws, 500 s Cross.

Clasons Pt rd (*), all that portion of said rd now or about to be discontinued or closed lying bet el of Beach av & cl of said rd & extending from sl lot 37 on map (984) McGraw Estate & nl lot 36 on same map, if said lines were prolonged w to Beach av, being 50 ft wide n & s & 12 ft ss & 5 ft ns; Wm W Astor, London,

Eng, to Board of Managers of the Dio-cesan Missionary and Church Extension Soc of the Protestant Episcopal Church in the Diocese of N Y, a corp, 416 Lafayette; B&S; June30; Dec9'13. nom

Clasons Point rd (*), nes, 85.3 sw 152d, 28.5x61x25.11x67.9; Jno F Elsenbass to Wm Fish on Bolton av, Clasons Point, NY; Dec 10; Dec11'13. O C & 100

Clinton av, 1798 (11:2948), es, 57 s 175th, 27x84, 2-sty bk dwg; Burnett-Weil Constn Co to May Reich, 748 E 175; mtg \$7,500 & AL; Dec4; Dec5'13. O C & 100

College av, 477-81 (9:2329), nwc 146th (No 317), 110x37.6, with easement for light & air over strip 110x1.4, bet old & new lines of av, 6-sty bk tnt & str; Harris Weinstein to Wm Oppenheim, 1018 E 163; AL; June16'11; Dec10'13. O C & 100

Corsa av (*), ns, at cl Laconia av, runs se along av — to land Jno Givan x — to cl Gunther av xw — to cl Crawford av xsw — to cl Tieman av xnw — to cl Schief-felin av xw — to cl Laconia av xs — to beg, contains 43 928-1,000 acres; Lesley G Sheaffer, individ & ano, EXRS &c Wm L Sheaffer, to Henry Sheaffer, at Pottsville, Pa; Nov10; Dec11'13. nom

Creston av, 2163 (11:3170), nws, 149.2 ne 181st, 26.3x114.9 to es Av A x25x106.9, with all title to land in old Morris av or Av A in rear of above, 2-sty fr dwg; Margt B McRickard to Antonina Valentine, 23 W 106, & Giovanna Comforti, 310 E 114; mtg \$5,500; Nov29; Dec11'13. nom

Davidson av (11:2861 & 2867), ws, 200 n 174th, 50x100, vacant; Moss Estate, Inc to Aug H W & Fredk J Kirchhoff, 18 Dresden, Bklyn; Nov25; Dec1'13; (corrects error in last issue when appeared as 125 n Featherbed la, 25x100). O C & 100

Edison av (*), es, 520.7 n Liberty, runs n49.11xne76.3xw57.8 to beg; Saml Cohen to Bronx Pkway Realty Co, a corp, 557 Bway; B&S; Nov26; Dec10'13. nom

Forest av, 782 (10:2655), es, 66.8 s 158th, 16.8x75, 2-sty & b fr dwg; Harry Cahn to Louis & Molly Janoff, tenants by the entirety, 1/2 pt, & Rachel Goldreyer, tenant by the entirety, 1/2 pt, all at 782 Forest av; mtg \$4,000; Dec8; Dec11'13. O C & 100

Forest av, 930 (10:2658), sec 163d (No 750), 17.9x95, 3-sty fr tnt & str; Lena Bertschi, widow, to Wm Sudbrink, 2280 Bathgate av; Nov26; Dec5'13. nom

Forest av, 1169 (10:2652), ws, 185 n Home, 16.11x87.7, 3-sty fr tnt; Gordon B Archer and ano to Constance Mulligan, 34 Madison, Bklyn; mtg \$4,000; Dec8; Dec11'13. nom

Ft Schuyler rd (*), sec La Salle av, 50x 122.6x49.11x124.4; Chas L Cohen, ref, to Alex F Walsh, 2339 Quimby av; mtg \$7,500; FORECLOS Oct30; Dec5; Dec8'13. 4,950 over mtg

Gerard av (9:2481), nec 168th, runs n 136.9xw still along av 27.11x158.8x84.9 xw22.2xsl11.9 to ns 168th xw125 to beg, vacant; Lesley G Sheaffer, individ, & ano, EXRS &c Wm L Sheaffer, to Henry Sheaf-er, at Pottsville, Pa; Nov10; Dec11'13. nom

Grace av, es, 628.5 s Boston rd, see Walker av, nwc 177.

Grace av (*), es, 353.5 s Boston rd; Robt Menzel to Vera Hillquit, 246 W 139; Dec5; Dec6'13. 1,210

Grand av (11:2865), ses, 229.3 ne Ma-combs rd, 50x100, vacant; Moss Estate Inc to Alberto E Pingree, 8 Front st, Taft-ville, Conn; Nov25; Dec10'13. O C & 100

Grand blvd & concourse, es, 245.10 s 199th, see Anthony av, es, 245.10 s 199th.

Hoe av (11:2980), ws, 475 s Jennings, 50x100, vacant; Louisa K Kuntz to Louis F Kuntz, sec 192d & Grand blvd & con-course; Nov24'13; Dec10'13. nom

Hornaday av, 873 (West st) (11:3124), n es, 220.8 nw 1st; also — w Honeywell av, 50x100, 11-sty fr dwg & vacant; Anna Jourdan to Jennie E Broiles, 911 Av St John; Dec5; Dec11'13. nom

Hughes av (11:3087), ses, 175 ne 183d, 25x100, vacant; Thos J Phelan to Nicola Tedeschi, 3308 Hughes av; Dec3; Dec9'13. O C & 100

Intervale av, 907 (10:2699), ws, 293.10 n Westchester av, 50x100, vacant; Ernst Keller to Leah Nevins, 66 Ft Washington av; mtg \$10,900; Dec1; Dec11'13. nom

Jerome av (11:2861), ws, 855 n Feather-bed la, 75x100, vacant; Arco Realty Co, a corp, to Mayer S Auerbach, 151 Central Park W; mtg \$6,982; Dec9'13. O C & 100

Laconia av cl at ns Corsa av, see Corsa av, ns, at cl Laconia av.

Lafayette av (10:2765), ss, 310 e Whit-lier, 50x92x50x93, vacant; Robt H Wal-dron to Hannah wife Herman A Frankel, 215 E 118; Oct25; Dec10'13. 8,000

La Salle av, see Ft Schuyler rd, see Ft Schuyler rd, sec La Salle av.

Longfellow av, 1255, see Freeman, 992-4.

Lurting av (*), ws, 125 n Morris Park av, 25x100; Richd D Morse to Ida Rich-man, 112 Grafton st, Bklyn; AL; Dec4; Dec 10'13. nom

Lurting av (*), being land lying in bed of st in front of lot 50 map J J Gleason; J Warren Clark to City N Y; B&S; July12; Dec11'13. nom

Marmion av, 1915 (11:2955), swc Elsm-ere pl, 100x25, 5-sty bk tnt; Value Realty Co, a corp, to Rachel Singer, 2540 Grand av; mtg \$29,000; Nov29; Dec10'13. O C & 100

Matthews av (*), es, 168.3 n Neil av, 100x100, vacant; Francis A O'Neill, ref, in liquidation under Geo C Van Tuyl Jr, as Supt of Banks in State NY, 60 Bway; FORE-CLOS June6; June30; Dec8'13. 100

Minnieford av (*), ws, 500 s Cross, 425 x200 to Main st or City Island av, except pt for Main st, City Island; Guy Van Am-linge, ref, to Norma A Durvea, — Belden la, City Island; mtg \$4,900 & AL; FORE-CLOS July16; July24; Dec6'13. 5,000

Morris av, 1910 on map 1912 (11:2806), es, 100 n 177th, 40.7x110x38.9x110, 4-sty bk tnt; Edw J McGeane, ref, to Erminie M Carruthers, 137 W 79; mtg \$22,000 & AL; FORECLOS Nov7; Nov24; Dec10'13. 8,000

Morris av, 2025 (11:2829 & 2807), ws, 268.1 n 179th, 21.3x100, 3-sty bk dwg; Louis Lubitz to Marie Lubitz, his wife, 2023 Morris av; mtg \$7,000; Nov28; Dec10'13. nom

Morris av, 2306 (11:3172), es, 115.9 n 183d, 18.9x117.6, 3-sty bk dwg; Hugo Hel-burn to River Realty Co, a corp, 1007 E 180; AL; Dec5; Dec6'13. nom

Moshulu Pkway S, 212 (12:3309), ws, 26 n 203d, 64.7x34x49x76, 3-sty bk dwg; Elise Levy to Alex R Munro, 458 W 143; mtg \$10,500; Sept2; Dec8'13. O C & 100

Muliner av, ss, at es Bronxdale av, see Bronxdale av, es, at ss Muliner av.

Park av (11:2904), sec 172d (No 442), 34.9x95x34.7x95; 5-sty bk tnt; also PARK AV, 3890 (11:2904), es, 72.2 s 172d, 37.6x 100, 5-sty bk tnt; Ernst Keller Constn Co to Benenson Realty Co, 407 E 153; mtg \$61,000; Dec9; Dec11'13. O C & 100

Park av, 3890, see Park av, sec 172d.

Prospect av, 1398 (11:2971), sec Jen-nings (No 780), runs s19.8xe24.4 & 41.5xn 25.10x58.11 to beg, 3-sty fr tnt & str; Wm P Schoen, ref, to Arpad G Gerster, 34 E 75; FORECLOS Mar3; Apr1; Dec8'13. 12,500

Prospect av (*), ns, 579.1 e Throggs Neck rd, 50x125.7x50x124.3; Michl J Cooney to Sophia Price, 1651 Zerega av; AL; Dec 11'13. O C & 100

Road from Westchester to Zerega's Pt (Old Ferry Pt (*), es, plot 19, Elijah Fer-ris, &c, at Throggs Neck, at nwc of tract hereby conveyed & land in deed from Ferris to Haviland, Apr8'41, runs along division line on a circular line se 3 chains & 94 links to a ditch xse in cl of ditch to land Elijah Ferris, now of Anna Ferris xw — to rd xn — to beg, Westchester; Jos F Dillon to Camac Street Co, Inc, a corp, 12 W Fordham rd; mtg \$3,500; Nov17; Dec 8'13. O C & 100

Riverdale av (13:3409), ws, 123.6 n 235th, runs n — to ns lands Wm C Wetmore & w — to pt 100 e Cambridge av xs—xe100 to beg, vacant; Waldo Hutchins to Augustus S & Wm E Hutchins, 253 W 101; B&S; Dec2; Dec5'13. nom

St Anns av, 200 (10:2549), es, 45 n 136th, 30x100, 4-sty bk tnt & str; Chas B Twigg to Chas P Twigg, 200 St Anns av; mtg \$9,000; Oct14; Dec5'13. nom

St Pauls av (*), es, 278.6 s Bronx & Pel-ham Pkway, 25x119.4x25x118.8; Chas J Weber to Ellen Curtin, 497 E 166; mtg \$3,000 & AL; Dec5; Dec6'13. O C & 100

Stebbins av, ns, abt 85 e Lyman pl, see Lyman pl, 1346.

Syracuse av, ss, from Myrtle to Sya-more, see Sycamore, ws, 300 n Syracuse av.

Tinton av, 625-9 (10:2653), ws, 175 s 152d, 75x100, 2-5-sty bk tnts; First Preferred Realty Corp to Philip Simon at Danbury, Conn; mtg \$62,000 & AL; Dec4; Dec6'13. nom

Valentine av, 2017 (11:3144), ws, 568.8 s 180th, 16.8x97.4x16.8x97.7, 2-sty fr dwg; Frank A Ladouceur & Anna J, his wife, to Katrine Mittenzwei, 2250 Bassford av; mtg \$3,300; Dec10; Dec11'13. O C & 100

Valentine av, 2017; Katrine Mittenzwei to Anna J Ladouceur, 2017 Valentine av; mtg \$3,300; Dec10; Dec11'13. O C & 100

Walker av (*), nwc 177th, 106.1x155 x100x50.11; also GRACE AV (*), es, 628.5 s Boston rd, 75x95; Edw McConville to Tulloch Impt Co, Inc, a corp, Beach av near Lacombe av; B&S; AL; Sept5; Dec5'13. O C & 100

Wallace av (*), es, 895 n Morris Park av, runs n25xe55x25xw5 to beg, being land in bed of av; Mamie Cohn to City N Y; Feb24; Dec11'13. nom

Wallace av (*), es, 895 n Morris Park av, runs n25xn25xw30xs25xe25 to beg, land in bed of st in front of above; Henry J McIntyre to City N Y; B&S; Feb28; Dec 11'13. nom

Wallace av (*), es, 895 n Morris Park av, runs n25xe55x25xw5 to beg, being land in bed of av; Eleonora Bash to City NY; Oct14; Dec11'13. nom

Wallace av (*), es, 920 n Morris Park av, runs n50xw25x55xe25 to beg, being land in bed of st in front of above; Reg-ent Realty Co to Henry Brennfleck, 1910 Wallace av; QC; Feb28; Dec11'13. O C & 100

Wallace av (*), es, 895 n Morris Park av, runs n25xw25x55xe25 to beg, being land in bed of st in front of above; Reg-ent Realty Co to Henry J McIntyre, 1908 Wallace av; QC; Feb28; Dec11'13. nom

Wallace av (*), es, 920 n Morris Park av, runs e5xn50xw30xs50xe25 to beg, land in bed of st in front of above; Henry Brennfleck to City NY; B&S; Feb28; Dec 11'13. nom

Webster av, 2020-6 (11:3029), nec 179th (Nos 401-5), runs n100xe100xs50xe21xs34.1 to ns 179th xw105.9 to beg, 2 1-sty bk str, 2-sty fr dwg & str; Franklin T Burrows to Olive P Burrows, 1128 Lind av; 1/2 pt; mtg \$39,600 & AL; May25'12; Dec9'13. O C & 100

Weston av, ss, Cortland av to Myrtle, see Sycamore st, ws, 300 n Syracuse av.

Western av (*), es, 475 n Westchester av, being 26 & 26A, blk 32, map Pelham Park, now called on tax book 25 1/2; Maria

Urbansky to Aloysius J Bigley, 204 W 82; mtg \$800; July 11; Dec 11/13.

Western av (*), es, 475 n Westchester av, being 26 & 26A, blk 32, map Peinam Park, now called on tax book 2 1/2; Aloysius J Bigley to Edw Crab, 419 Lewis st, Town of Union, Hudson Co, NJ; mtg \$800 & AL; Dec 5; Dec 11/13.

White Plains av (*), nwc 231st, 114x80; Lesley G Shearer, individ, & ano, EXRS & Wm L Sneafer, to Henry Shearer, of Pottsville, Pa; Nov 10; Dec 11/13.

Wilkins av, 1454 (11:2966), es, 75 n 170th, 37.6x100, 5-sty bk tint; Morris Silberman to Jacob Silberman, 69 E 90; 1/2 pt; mtg \$24,000; June 15/11; Dec 10/13. O C & 100

Zerega av (*), nes, 200.10 nw Maclay av, 75x428x75x458; Rosa Nathan et al, EXRS Marcus Nathan, to Herman Spero, 596 Riverside dr; mtg \$12,500; Nov 25; Dec 8/13. 14,500

Zerega av (*), nes, 100.10 nw Maclay av, 100x458; Phyllis Posner to Herman Spero, 596 Riverside dr; mtg \$12,500; Nov 18; Dec 8/13. O C & 100

Zerega av (*), nes, 275 nw Maclay av, 36x428; Martha Roman to Herman Spero, 596 Riverside dr; mtg \$12,500; Nov 18; Dec 8/13. O C & 100

Lots 11 to 28 (*) blk 73 map Morris Park; also STRIP lying bet w line of above & el of land party 2d pt & bet an ext w of n line lot 28 & an ext w of sl lot 11; also BARNES AV (*), ws, 134.7 s Lydig av, runs sw159.6xnw130.9xne29.9 to beg; Richd D Morse to Wm V Astor, at Rhinecliff, NY; AL; Dec 5; Dec 9/13. nom

Plot (10:2609), begins at line bet lots 129 & 130, distant 121.5 w Fulton av, runs w25.3xse.9xpe25.3xn6.9 to beg, being part lot 130, map Morrisania; Philip Jaeger to Frank B Hill, 2387 Walton av; Dec 9; Dec 9/13. O C & 100

Mill Brook (9:2294), nws at el land conveyed to Annuccio Santini by deed recorded June 30/05, being el of lot 41, map East Ward of Melrose, runs s6.6 to cl Mill Brook xsw117.5xsw6.6 to nws Mill Brook xnell.9 to beg, Jno A Foley, ASSIGNEE in bankruptcy of Francis J Barretto to Annuccio Santini, 438 Concord av; AT; QC; Dec 10; Dec 11/13. 5.30

Mill Brook (9:2294), same prop; Henry L Morris et al EXRS, & Arthur R Morris, decd, & et al to same; AT; QC; Nov 22; Dec 11/13. 185.45

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Bronx Park E or Bronx Blvd (*), es, 100 s Thwaites pl, runs s50xse49.11xel150xn 105.10xw136.5 to beg, Bronxwood Manor; re dower; Anna Reiss to Henry Doscher, J Homer Hildreth & Herman Reiss, EXRS, & Geo Reiss, all at 362 E 136; QC; Dec 1; Dec 10/13. 250

Bronx Park E (*), es, 100 s Thwaites pl, runs s50xse49.11xel150xn105.10xw136.5 to beg; Wm Grosspeter to Henry Doscher, J Homer Hildreth & Herman Reiss, EXRS, & Geo Reiss, 362 E 136; Dec 1; Dec 9/13. 2,000

Faile st (10:2746), ws, 155 s Aldus, 50x 100, vacant; mtg \$40,000; CONTRACT to exchange for EAGLE AV (10:2627), es, 100 n 161st, 100x130, vacant; Lillian B Rogers, 317 W 121, with Jno Oehler, 1369 Franklin av; Nov 13; Dec 9/13. exch

Fox st, 956 (10:2724), es, 180.6 n 163d, 40x110.5x40x110.11, 5-sty bk tint; re mtg; City Mtg Co, a corpn, to Podgry Realty Co, a corpn, 1029 E 163; Dec 9; Dec 10/13. nom

Fox st, 956; re mtg; N Y Trust Co, a corpn, to same; Dec 9; Dec 10/13. nom

Herschell st (*), being land in bed of st in front of above, lots 13, 14 & 15 map Cebria Park; re mtg; Title Guar & Trust Co to City NY; QC; Nov 6; Dec 11/13. nom

138TH st E, sec Brook av, see Brook av, sec 138th.

152D st E (*), sec Beech, runs w37.3x 49.7xse59.5xw73 to 152d xnw100 to beg; re mtg; Jno J Brady to Jno F Elsenbast, 702 St Anns av; Dec 9; Dec 11/13. 400

174TH st, 941 E, see Hoe av, 1760.

226TH st E (*), ss, 132.11 w Laconia av, 25x109; asn contract recorded May 4/10; Gandioso Satriale to Francesco Diorio, 2414 Hughes av; AT; Dec 5/13. nom

Arthur av (11:3065), nws, at sws 187th, —x—, owned by party 2d pt; also ARTHUR AV, nws, adj above, owned by party 1st pt; party wall agmt; Pietro Cinelli, 2396 Arthur av with Russo-Indice Realty Co; Dec 3; Dec 6/13. nom

Brook av (9:2265), sec 138th; consent to station stairway; Elkan Kahn to City NY; Dec 4; Dec 5/13. nom

Eagle av, es, 100 n 161st, see Faile, ws, 155 s Aldus.

Hoe av, 1760 (11:2990 & 2991), nec 174th (941), 37.6x100, 5-sty bk tint & str; re mtg; Christina Wiehe to Trask Bldg Co, a corpn, 1662 Boston rd; Dec 2; Dec 9/13. nom

Lurting av (*), land in bed of st in front of lot 50 map J J Gleason; re mtg; Mary C C Clark to J Warren Clark, 2516 Maclay av; July 12; Dec 11/13. nom

Teller av (9:2429 & 2434), ws, 40 s 167th, 38.4x100.1; re from agmt affecting mtgs; City Mtg Co, a corpn, 15 Wall, & O J Schwarzier Co, a corpn, 1150 Brook av, with N Y Trust Co, a corpn, 26 Broad; Nov 26; Dec 8/13. nom

Wallace av (*), es, 920 n Morris Park av, runs es5xn25xw5xs25 to beg, being land in bed of av; re mtg; Kilian Klauer to City NY; Feb 28; Dec 11/13. nom

Wallace av (*), es, 945 n Morris Park av, runs es5xn25xw5xs25 to beg, being land in bed of av; re mtg; Rosa Nathan to City NY; Feb 24; Dec 11/13. nom

Interior strip (10:2725), begins 104 e Simpson & 81.11 s Westchester av, runs w 4xs22-100xe4xn06-100 to beg; re mtg; Jas C Meyers to American Real Estate Co, a corpn, 527 5 av; Dec 2; Dec 8/13. nom

Plot (10:2609), begins at line bet lots 129 & 130, distant 121.5 w Fulton av, runs w25.3xse.9xpe25.3xn6.9 to beg, being part lot 130, map Morrisania; re mtg; Bertha Cyka to Philip Jaeger, 1342 Chisholm; Nov 18; Dec 9/13. nom

Plot (10:2609), same prop; re mtg; Cecilia M Steinert to same; Nov 12; Dec 9/13. nom

LEASES.

Borough of Manhattan.

DEC. 5, 6, 8, 9, 10 & 11.

1 Academy st, sec Vermilyea av, see Vermilyea av, 51.

1 Allen st, 51 (1:307), str & b; Rosa Levy to Hayman Finkelstein, 112 Eldridge; from May 12 to Jan 11/16; Dec 5/13. 900

1 Allen st, 152 (2:416); asn Ls & chattels; Mayer Angstreich to Chas Gross, 150 2 av; mtg \$800; Dec 8; Dec 10/13. nom

1 Barclay st 7 (1:123); consent to asn Ls to Broadway Park Pl Co of 233 Bway; Rector, Church Wardens & Vestrymen of St James Church in City NY to Conrad K Reichert of Milwaukee, Wis; Dec 5; Dec 10/13. nom

1 Broome st, 212; also NORFOLK ST, 69 (2:352), str; asn Ls; Esther Khasan to Jacob Khasan, 47 Norfolk; Nov 13; Dec 11/13. nom

1 Cannon st, 66 (2:328), es, 100 s Rivington, 25x100, all; Nathan Bitzick to Max Rosenwald, 66 Cannon; 3yf Dec 1; Dec 5/13. 2,700

1 Chambers st, 101 (1:145), all; Almy G Gallatin to Karl Kreutzer, 447 Logan, Bklyn; from Dec 13 to Feb 1/24; Dec 5/13. excess taxes & c & 11,004

1 Houston st, 26-32 E (2:522), basement; Chas Rosa to Jacob Bass & ano, firm E & J Bass; 1 2-12yf Dec 1; Dec 8/13. 600

1 Houston st, 267 E (2:355), swe Suffolk (No 175), 25x80; all; Hugh C Murray, TRSTE Wolf Kronenthal, to Max Marcus, 55 E 76; 5yf Dec 1; Dec 9/13. 5,000

1 Ludlow st, 78 (2:408), str fl; Meyer Blumenfeld & ano to Harry Goldfarb, on premises; 3 5-12yf Dec 1; Dec 8/13. 600

1 Macdougall st, 125 (2:543), nwc 3d, 20x 65.9 & other properties; sobrn of Ls; also mtg for \$888.77 to mtg for \$20,000; Rocco Paterno, 5 & 7 Hancock, with Leopold Stern, 27 W 87; Dec 3; Dec 8/13. nom

1 Manhattan st (7:1981), ss, 14 w 126th, runs w413.3 to 127th xw47.10xse59.5x—, being lots 29-38 incl, blk 1168, ward 12, tax map, exp 1864, for grading Manhattan st; re tax Ls sold Nov 18/64; Grace W Thomas et al, heirs & C Thomas Watt, to Chas E Littlefield, 250 W 91, ADMR Mary G Pinkney (dec'd); Nov 28; Dec 8/13. 25

1 New Chambers st, 54 (1:115), str & pt b; John A Weekes & ano to Leonardo D'Arecca, 77 Roosevelt & ano; 5yf Dec 1; Dec 10/13. 720

1 Norfolk st, 69, see Broome, 212.

1 Oak st, 8 (1:115), str; John A Weekes & ano to Leonardo D'Arecca, 77 Roosevelt, & ano; 5yf Dec 1; Dec 10/13. 240

1 Perry st, 33 (2:613), stable; Louis M Pearsall et al to Ward Trucking Co, a corpn, 33 Perry; 5 7-12yf Nov 12; Dec 5/13. 2,300 & 2,400

1 South st, 270 (1:247), Plymouth Hotel, Diederich Knabe to Henry Engelbrecht, 77 Washington st, Hoboken, NJ; 5 4-12yf Dec 1; 5y ren; Dec 9/13. 2,200

1 Suffolk st, 175, see Houston, 267 E.

1 Sullivan st, 222 (2:540), double str; Premia Real Estate Co to Rosina & Ignazio Catalano, 220 Sullivan; 3yf Dec 1; Dec 8/13. 456

1 Union sq (3:842), swe 15th, 77.5x166.5x 77.5x166.10; asn Ls; Fredk Hildebrandt to Tiffany & Co, a corpn, 397 5 av; AT; June 26; Dec 10/13. nom

1 Washington st, 433 (1:223), all; David H Knott to Jas M Bell Co, a corpn, 433 Washington; 10yf Dec 1; Dec 9/13. 3,300

1 3D st W, nwc Macdougall, see Macdougall, 125.

1 15TH st E, swe Union sq, see Union sq, swe 15.

1 21ST st W, nwc 10 av, see 10 av, 185.

1 22D st, 103 W (3:798), ns, 65 w 6 av, 20 x98.9, all; Theo L Harding indiv & as EXR Josephine A Harding et al to Sixth Ave Twenty-Third Street Corpn, at 6 av & 23d; 10 2-12yf Dec 1; Dec 8/13. taxes, &c, & 4,400

1 22D st, 103-7 W, see 6 av, 361-71.

1 22D st, 107 W, see 23d st, 112-4 W.

1 23D st, 110-4 W, see 6 av, 361-71.

1 23D st, 112-4 W; also 22D ST, 107 W (3:798); cancellation of Ls; Abbie L Whiteman to Julius S or Jules S Ehrlich, 1 W 72; Nov 8; Dec 8/13. nom

1 23D st, 171 W, see 7 av, 225.

1 24TH st, 442 W (3:721), sws, 340 se 10 av, 20x80, the land; Mary M Sherman to Wm K Farrer, 591 9 av; 15 5-12yf Dec 1, option of ren; Dec 5/13. taxes, &c, & 480

1 30TH st, 145-9 W (3:806), str & b; Karnack Realty Co to H Mueller Mfg Co, a corpn, 254 Canal; 14 9-12yf May 1/14; Dec 8/13. 5,750 & 6,000

1 30TH st, 145-9 W (3:806); agmt amending Ls; Karnack Realty Co with H Mueller Mfg Co, 254 Canal; Nov 22; Dec 9/13. nom

1 33D st, 42 W (3:834); asn Ls; Geo E Koehler to Geo Reichert, 307 W 126, & ano; Nov 28; Dec 5/13. O C & 100

1 34TH st, 403-5 E (3:966); asn Ls; Jos Sheppard to Daniel J McCauley, 492 Greene av, Bklyn, & Geo Heisemann, 2127 Boston rd; Dec 3; Dec 5/13. nom

1 37TH st, 44-6 W (3:838), east str; 44-46 West 37th St Inc at 135 Bway, to Jas Moore, 49 W 38; 5 1-12yf Jan 1/14; Dec 8/13. 1,000

1 39TH st, 110-2 W (3:814), ss, 125 w 6 av, 50x98.9, all, with chattels, &c; Dora S Wolf to Cafe Regence, Inc, a corpn, 110 W 39; 8 5-12yf Nov 1; Dec 11/13. 16,500 to 19,500

1 42D st, 241 E, see 2 av, 785.

1 45TH st, 445 W (4:1055), all; Mary E Kelaher to Glassberg & Gartner, a corpn, 445 W 45; 5yf Dec 1; Dec 5/13. 1,500

1 47TH st W, nwc 11 av, see 11 av, nwc 47.

1 48TH st, 12 E (3:1283), 4th fl rear; Jno L Tonnele to Rebecca Shanfield, 302 W 79; 4 4-12yf Jan 1/14; Dec 11/13. 1,000

1 48TH st, 61 W (5:1264); consent to asn Ls to Everett A Levy, 2 Marble Hill av; Trustees Columbia University in City NY to Geo E Brown, 16 E 64; Oct 17; Dec 8/13. nom

1 48TH st, 113 W (4:1001), all Societe Cultinaire Philanthropique to Jos Holroyd, 113 W 48; 21yf Feb 1/14; Dec 9/13. 2,100 & 2,500

1 49TH st, 28 W (5:1264), ss, 390 w 5 av, 20x100.5, the land; TRSTES Columbia College in City N Y to Lucy M Rice, widow, 28 W 49, & Charlotte R Lowrey, of Essex Essex Co, NY; 21yf July 1/07, with ren; Dec 11/13. taxes, &c & 2,390

1 50TH st, 74 W (5:1265); sur Ls; August Sturz & ano to Herman H Kahrs, 885 6 av; June 30; Dec 6/13. nom

1 50TH st, 74 W, see 6 av, 886.

1 50TH st W, sec 6 av, see 6 av, 886.

1 59TH st, 355-61 W (4:1112); asn Ls recorded Aug 3/94; Gustav T von Glahn to Herman Waje, 355 W 59; Dec 2; Dec 5/13. nom

1 59TH st, 355-61 W; asn Ls recorded Apr 26/12; same to same; 1/2 pt; Dec 2; Dec 5/13. nom

1 59TH st, 355-61 W; asn Ls recorded Apr 26/12; same to same; 1/2 pt; Dec 2; Dec 5/13. nom

1 63D st W, nec West End av, see West End av, nec 63d.

1 64TH st W, sec West End av, see West End av, nec 63d.

1 65TH st E, swe 2 av, see 2 av, 1239.

1 73D st E, sec 3 av, see 3 av, 1261-5.

1 74TH st, 502 E (5:1485-48), all; Andw Marnet & ano to Yorkville Marble Co, a corpn, 502 E 74; 2yf Dec 1; Dec 10/13. 1,200

1 77TH st, 44 W (4:1129), 10th fl e; asn Ls; Lucius Pitkin to Fredk Snare (no address given); Dec 5/13. 10,000

1 77TH st, 44 W (4:1129), ss, 150 e Col av, 100x102.2; apartment on 10th fl e; Manhattan Square Apartment Assn, a corpn, to Lucius Pitkin; 99yf Nov 1/09; Nov 1/09; Dec 5/13. 1,680

1 91ST st E, nwc Av A, see Av A, 1749.

1 111TH st, 134 W (7:1820), all; Florian Krug, TRSTE Wm H Crossman to Bernhard Feldman, 134 W 111; 3yf Dec 1; Dec 9/13. 840

1 112TH st W, swe 8 av, see 8 av, 2063.

1 135TH st, 34 W (6:1732), all; Saml Rouse to Jas W Rose, 100 W 139; 10yf Jan 1/14; Dec 10/13. 3,000

1 159TH st, 504-6 W (8:2117), all; John S Howell to Ludwig & Max Levitt, 1042 Washington av; 5yf Nov 1; Dec 10/13. 4,000

1 171ST st, 568 W (8:2127), all; Mary O'Shea to Meriden Realty Co Inc, a corpn, 1126 St Nicholas av; 10yf Sept 15; Dec 8/13. 1,756

1 182D st W, sec Audubon av, see Audubon av, 331.

1 Av A, 1749 (5:1571), nwc 91st, str & pt b; Saml D Wohlfel to Patk Murphy, 220 E 95; 4 1/2yf Nov 1; Dec 10/13. 900

1 Audubon av, 331 (8:2155), sec 182d, str & pt b; Rose C Newman to Francis Spinelle, 514 W 176; 3y & 10 1/2 mos f Dec 15; Dec 5/13. 420 & 480

1 Broadway, 2698 (7:1874), 4th str & b in bldg at nec 103d; Mayfield Constn Co to Chas F Hogan, 56 Manhattan av; 5 4-12yf Jan 1/14; Dec 10/13. 2,600

1 Broadway, 3220-2 (7:1984); asn Ls & bill of sale of sal fix &c; Jos Cohen, auctioneer, to Chas H Abbott, at Hartsdale, NY; Dec 3; Dec 9/13. 2,000

1 Broadway, 3220-2; asn Ls & bill of sale of sal fix, &c; Chas H Abbott to Jas Bonner, 3220 Bway; AT; Dec 3; Dec 9/13. O C & 100

1 Columbus av, 786 (7:1853); asn Ls; Jos Goldgraben to Simon Greenberg, 786 Col av; Dec 8; Dec 9/13. nom

1 Madison av, 415 (5:1284); sobrn Ls & mtg to another mtg for \$6,000; Isabella M & Martha E Pettus owners, & Arthur J & Gilbert T Reeder, lessees, & Josephine Reeder, mortgagee, with Amy A C Montague, 152 E 37; Nov 28; Dec 9/13. nom

1 Sherman av, 166 (8:2221), str; Jno J Laue to Abr Neiman & Dora Feinberg, 48 E 105; 5yf Oct 1; Dec 8/13. 660 to 900

1 Vermilyea av, 51 (8:2224), sec Academy, str & b; Warren F Johnston to Jas Polis, 131 W 100; 10yf Jan 1/14; Dec 5/13. 780 & 1,200

West Broadway, 12 (misc), leasehold; power of atty: Wm H Cowl, of San Francisco, Cal, to Clarkson Cowl, of Great Neck, LI, his son; Oct30'12; Dec6'13.

West End av (4:1155), nec 63d, 200 to ss 64th x125; all; Archibald D Russell to International Motor Co, a corpn, 1770 Bway; 21yf Aug1; Dec5'13. taxes & 40,000

West End av, sec 64th, see West End av, nec 63d.

1ST av, 537 (3:937); asn Ls; Jno Behrendt to Geo De Boos, 316 E 66; Nov21; Dec5'13. O C & 100

1ST av, 995 (5:1347), str; Geo Ohan to Sophie Koesting, 995 1 av; 3yf July3'12; Dec11'13. 288

1ST av, 2354 (6:1808), all; Lillian B Koepke to Chas Trangone, 322 E 126; 5yf Dec1; 5yren; Dec10'13. 1,200

1ST av, 745 (3:920); asn Ls; Thos Fitzgerald to Patk O'Shea, 233 E 26; AT; Nov 3; Dec10'13. nom

2D av, 745 (3:920), str & pt b; Patk Purcell to Thos Fitzgerald, 223 E 39, & ano; 3yf Junel; Dec10'13. 1,700

2D av, 785 (5:1316), nwc 42d (No 241 E), cor str with two small rear stores & cellars; Wilson Marshall to John Gallagher, 235 E 57; 5yf May1'14; Dec10'13. 2,700 & 3,000

2D av, 1239 (5:1419), swe 65th, str & b; Arpad Wellish to Nathan Kisselstein, 525 E 149 & ano; 5yf Nov1; Dec10'13. 1,000

3D av, 385-7 (3:908), es, 49.4 s 28th, 49.4 x90; all; Lloyd S Bryce & Eliz S C Potter to Ausonia Amusement Co, Inc, a corpn, 189 8 av; 21yf Jan1'14, 21y ren; Dec9'13. taxes & 2,500

3D av, 1192 (5:1404), str fl; Rachel Victorius to Henry Oberlein, 1192 3 av; 5yf May1'14; Dec6'13. 900

3D av, 1261-5 (5:1427), sec 73d, 76.7x85, & other properties; sobr'n of Ls to mtg for \$20,000; Wm Elvers, 760 St Ann's av, with Leopold Stern, 27 W 87; Dec3; Dec5'13. nom

5TH av, 427 (3:868), str & b; Emma S Siebrecht to Landay Bros, Inc, 653 5 av; from Jan5'14 to July 31'24; Dec6'13. 16,000 to 20,000

5TH av, 427 (3:868), str & b; cancellation of Ls; Emma S Siebrecht with Henry A & Henry A Siebrecht Jr, all at New Rochelle, NY; Dec4; Dec6'13. nom

6TH av, 361-71; also 22D ST, 103-7 W; also 23D ST, 110-4 W (3:798); agmt as to sur & cancellation of 6 leases & two agmts; Jacob L Kesner, 4756 Grand Blvd, Chicago, Ill, & the J L Kesner Co, a corpn, 365 6 av, with Julius or Jules S Ehrlich, 1 W 72; AT; AL; Nov1; Dec8'13. nom

6TH av, 450-2 (3:829-3), str & b; Max Radt to Rosoff Lunch Co, Inc, a corpn, 450-2 6 av; from Nov1 to Feb1'15; 5yren at \$6,000 & 6,500; Dec10'13. 5,000

6TH av, 886 (5:1265), sec 50th, all; also 50TH ST, 74 W (5:1265), all; Jno F Maxwell et al to Alfred W Kramer, 144 E 52; 10yf May1'16; Dec9'13. 6,000 & 6,250

7TH av, 225 (3:799), nec 23d (No 171), 21.9x60, all; Louise Wernert to Jno Bergin, 171 W 23; 10yf May1; Dec11'13. 6,000

8TH av, 324 (3:776), all; Albt C Hencken et al, EXRS & Sophia Heneken, to Gottlieb Kufus, 324 8 av; 4yf May1'14; Dec9'13. 2,000

8TH av, 975 (4:1048), str fl & pt b; Zinwill Co to Anton Panka, 933 8 av; 3yf May 1'12; Dec6'13. 3,250

8TH av, 2063 (7:1846), swe 112th, str & pt b; Jacob Willey to Peter Burgholzer, 2094 8 av; 3yf Junel; Dec10'13. 2,700

8TH av, 2223 (7:1946), cor str & small str adj & pt b; asn Ls; Lillie E Caffrey to Thos Kelly, 1174 Park av; Nov22; Dec10'13. nom

8TH av, 2223 (7:1946), cor str & small str adj & part b; Jacob Baumann & ano TRSTES Albt Baumann to Thos Kelly, 1174 Park av; 2yf May1'16; Dec10'13. 3,000

10TH av, 185 (3:693), nwc 21st, 24.8x 74, all; Jacob Appell to Jno Ciesla & ano, 18 Greenwich; 5 2-12yf Dec1; Dec11'13. 3,000 to 5,000

10TH av, 185 (3:693), nwc 21st; asn Ls; Jno Ciesla or Ciesla & ano to Wm Zoll, 564 W 149; Dec10; Dec11'13. nom

10TH av, 185 (3:693); agmt as to asn of Ls to secure chattel mtg for \$4,500; Jno Ciesla & Bronislaw Zglobicki to Louis Stecher; Dec5'13. nom

11TH av (4:1095), nwc 47th, 100.5x125; sobr'n of Ls to mtg for \$100,000; Model Fireproof Tenement Co, a corpn, 109 Broad, owner, & The Marfields Co, a corpn, 19 E 33, lessee, with Seamen's Bank for Savings in City NY, a corpn, 76 Wall; Dec 9; Dec10'13. nom

Boston rd (11:3134), ws, 70.7 s 181st, Booth Theatre, & Land Realty Co to Booth Amusement Co, a corpn, 309 Bway; 5yf Feb1'14, 5y ren; Dec11'13. 2,500 to 3,000

Bryant av (11:3138), es, 111.2 s 181st, runs e12xs6xw36, 6x85x1xw84.6 to av xn37 to beg, vacant plot; Richard Tietjen to Booth Amusement Co, Inc, a corpn, 309 Bway; 5yf May1'14, 5y ren; Dec11'13. 400 to 500

Courtlandt av, 694 (9:2401), nwc 154th, asn Ls; Andw Raab to Wm Ronner, 814 Courtlandt av; Nov3; Dec9'13. nom

Tremont av, 1646 E (11:3021), front pt of str, 11.5x25; Bronx County Realty Co, a corpn, to Paul Kaia & ano, 919 Freeman; 5yf Jan1'14; Dec6'13. 480 to 500

Webster av (12:3278), ws, 51.1 n 197th, 47x119.3x66x126.3; agmt modifying Ls recorded reb14'13; Evelyne Building Co, a corpn, 1199 Boston rd, with F & G Amusement Co, a corpn, 2765 Webster av; May1; Dec11'13. nom

Westchester av, 1481 (*), str; Pew Realty Co to Dominick Campanella, 1481 Westchester av; 5yf May1'14, 1y ren; Dec9'13. 360 to 540

3D av, 2669 (9:2323), nwc 142d, 25x100, all; Josephine S & Jas H Gibney EXRS & Maria E Gibney to Bernard Brannigan, 235 E 45; 5 3-12yf Dec1; Dec10'13. 2,400 & 2,700

3D av, 3754-6 (11:2927); asn Ls; David Blank & ano to Edw M & Beckie Sharran, 28 Bay 22, Bklyn; Dec6; Dec8'13. 4,200

MORTGAGES.
Borough of Manhattan.
DEC. 5, 6, 8, 9, 10 & 11.

Barelay st, 75-9, see West Bway, 21-35.

Broome st, 296 (2:419); ext of \$28,000 mtg to Dec9'18 at 5 1/2%; Nov25; Dec13; Lawyers mort Co with Chas Eigenmacht. nom

Cathedral Pkway, nec Lenox av, see Lenox av, 2-8.

Chambers st, 96 (1:135), ss, 75.2 e Church, 25.2x74.7x25.1x74.10; pr mtg \$68,500; Nov25; Dec5'13; 3y6%; Alex Keiman to Isaac N Spiegelsberg, 1017 Mad av, 3,000

Chambers st, 101 (1:145); leasehold; Dec 3; Dec5'13; instalts, 6%; Cnas or Karl Kreuzer to Fred Hollender & Co, 123 Lafayette. 10,000

Chambers st, 101; pr mtg \$10,000; Dec3; Dec5'13; instalts, 6%; same to Fredk Hoilender, 123 Lafayette. 5,000

Cherry st, 297-303 (1:246), ss, 96x— to ns water (Nos 342-8); ext of \$35,000 mtg to Dec2'18 at 5%; Dec2; Dec5'13; Poughkeepsie Savings Bank at Poughkeepsie, N Y, with Cherry Street Realty Co Inc, 90 Clinton. nom

Cherry st, 346 (1:258), nwc Montgomery (Nos 64-6), 46.8x97.1x46.8x96.8; agmt as to share ownership in mtg; Dec1; Dec3'13; Saml M Nast with Baron De Hirsch Fund, a corpn, 80 Maiden la. nom

Essex st, 120 (2:393), es, 105 s Rivington, 20x100; pr mtg \$—; Dec8'13; due Oct16'14, 6%; Bertna Oppenheim, widow, to Lewin Johnston, 52 W 88. 850

Henry st, 96 (1:275); ext of \$20,000 mtg to Dec6'16 at 5%; Dec8; Dec11'13; Annie Veloskey or Wojarzky with Jno W Minturn, Syosset, LI. nom

Ludlow st, 78 (2:408); ext of \$13,000 mtg to Dec2'18 at 5%; Dec2; Dec10'13; Lawyers Mtg Co with Meyer Blumenfeld & Saml Steinik. nom

Macdougall st, 125, see Ams av, 500.

Macdougall st, 125 (2:543), nwc 3d (No 119), 20x65.9; ext of \$15,000 mtg to Apr 1 '16 at 5%; Dec1; Dec9'13; Margt E Hugnes, Freeport, LI, with Lucius H Beers, West Hampton Beach, LI. nom

Madison st, 25, see New Bowery, 27-9.

Montgomery st, 64-6, see Cherry, 346.

Mulberry st, 196-204 (2:480), es, 111.5 s Spring, runs e8.1xs21xe80.1xs99.1xw78.7 to ns Delancey st extension xnw21.1 to es Mulberry xn119.1 to beg; ext of mtg for \$50,000 to Nov1'16, 5 1/2%; Nov24; Dec10'13; N Y Produce Exch, a corpn, 2 to 8 Bway, with Rosa H, wife Henry Susswein, N Y, & Oscar Herrmann, & Lalla R, his wife, 65 Central Park W. nom

New Chambers st, 54 & Oak st, 8 (1:115) sal Ls; Dec5; Dec10'13; demand; 6%; Leonard D'Arecca & Francesco Labriola to Lion Brewery. 3,518.08

New Bowery, 27-9 (1:117), ses, at ns Madison (No 25), runs e45.7xn42.10 to New Bowery xsw61 to beg; ext of \$15,900 mtg to Jan5'19 at 5%; Dec6; Dec11'13; Chas M Cannon trste Jno W Quincy with Antonio G Giovanni & Liugi Casazza, 27 New Bowery. nom

Oak st, 8, see New Chambers, 54.

Park pl, 78-80, see West Bway, 21-35.

Park st, 280 (1:95), ss, abt 60 w BEEKMAN, 19.8x89.7x20x87.10; pr mtg \$13,000; Dec8; Dec9'13; demand, 6%; Fannie H Levy to A E Haskins, 252 Mad, Bklyn. 4,000

Rivington st, 147, see Suffolk, 122.

Rutgers pl, 17 (1:270); ext of \$34,000 mtg to Sept15'16 at 5%; Nov25; Dec5'13; Morris Singer, 515 W 110 with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France. nom

St Nicholas pl (7:2054), es, at cl 153d if extended, runs s75xe100xn75xw100 to beg; agmt that mtg for \$18,000 covers above & same is extended to Mar1'17, 5%; Sep1 '11; Dec5'13; Oscar Willigerodt with Eleonora Wallach, 235 W 103. nom

St Nicholas pl (7:2054), es, 50 s of e l 153d, if extended, 25x100; ext of \$7,000 mtg to Mar1'16 at 5%; Mar20; Dec5'13; Eleonora Wallach with Oscar Willigerodt, 2295 University av. nom

St Nicholas pl (7:2054), es, at cl of 153d, if extended, runs e200 to ws Edgcombe av xs25xw100xs25xw100 to pl xn50 to beg; ext of \$11,000 mtg to Mar1'16 at 5%; Mar 20; Dec3'13; Eleonora Wallach to Oscar Willigerodt, 2295 University av. nom

St Nicholas pl (7:2054), es, 50 s of cl 153d, if extended, 25x100; also ST NICHOLAS PL (7:2054), es, at cl 153d, if extended, runs e200 to ws Edgcombe av xs 25xw100xs25xw100 to es or pl xn50 to beg; agmt as to prepayment of \$29,000 any time before due date; Nov4; Dec5'13; Eleonora Wallach with Oscar Willigerodt, 2295 University av. nom

South st, 270 (1:247); asn Ls by way of mtg as collateral security for payment of \$2,500; Nov17; Dec9'13; Henry Engelbrecht to Consumers Brewing Co, Ltd, 1011 Av A. nom

Spring st, 18 (2:479); sal ls; Sept16; Dec 5'15; demand, 6%; Guglielmo Curd to Jacob Ruppert, a corpn, 1639 3 av. 2,349.40

Spring st, 321-3 (2:596); ext of \$8,000 mtg to Nov1'18 at 5%; Nov21; Dec3'13; Lawyers Title Ins & Trust Co with Clarence J Luce. nom

Suffolk st, 116 (2:348); ext of \$5,000 mtg to Nov15'16 at 6%; Nov29; Dec11'13; Martin Marks with Edw A & Clara Hillebrand & Augusta Pfugneber, all at 740 Jackson av. nov

Suffolk st, 122 (2:348), sec Rivington (No 147), 52x18.10; ext of \$25,000 mtg to Oct28'16 at 5%; Sept26; Dec11'13; Phillips Phoenix with Adolf Mandel. nom

Van Corlear pl, 25 (13:3402), ss, 125 w 22d (tn, 33.5x100x33.4x100; Dec5; Dec8'13; 3y 5 1/2%; Eliz M & Kath E Tierney, 25 Van Corlear pl, devisees Bridget Tierney to Teachers' Building & Loan Assn of N Y City, 156 5 av. 3,000

Vesey st, 44 (1:86); ext of \$40,000 mtg to Nov23'16 at 5%; Dec5; Dec11'13; Caroline Stiner with Jno A Brown Jr, Newtown Township, Delaware Co, Pa. nom

Washington st, 60-2, see West, 34-40 on map 40.

Washington pl, 121-3 (2:592); ext of \$24,000 mtg to Dec2'16 at 5%; Nov12; Dec 9'13; Jno H Halloran with Clara S Taylor, of Richmond, NY. nom

Water st, 542-8, see Cherry, 297-303.

West st, 15 (1:15); sal Ls; Nov24; Dec9 '13; demand, 6%; Minnie Bernad to A Hupfel's Sons, a corpn. 2,054.14

West st, 34-40 on map 40 (1:17), es, 236.5 n Morris, 42.8x181.6 to Washington (Nos 60-2), x42.8x181.9; pr mtg \$96,000; Dec1; Dec5'13; due July20'15, 6%; Cunard Realty Co, 412 W 148, to Stephen Corkemaz, 190 4th, Troy, NY. 10,600

West st, 34-40 on map 40; also WASHINGTON ST, 60-2; certf as to above mtg; Dec8; Dec9'13; same to same.

West st, 34-40 on map 40; also WASHINGTON ST, 60-2; pr mtg \$106,000; Dec1; Dec9'13; due & c as per bond; same to Julius Stein, 345 Convent av. 2,500

Worth st, 199 (1:161); asn Ls by way of mtg as collateral security for payment of \$1,500; Dec3; Dec10'13; Nicola Solomone to Eastern Bwg Co, Bushwick av & Meserole, Bklyn. nom

2D st, 218-20 E (2:385), ns, 134.9 e Av E, 60x105.11x54.9x irreg; ext of \$6,000 mtg to June25'16 at 6%; Jan24; Dec9'13; Ike Isler with Augusta Schneider. nom

2D st, 218-20 E (2:385), ns, 144.9 e Av B, runs e60xn105.11xw54.9xw5.11xw5.3xsl11.10 to beg; pr mtg \$—; Dec8; Dec9'13; demand, 6%; Ike Isler to Welf & Zerweck, a corpn, at Myrtle & Wyckoff avs, Bklyn. 10,000

2D st, 218-20 E; sobr'n agmt; Dec8; Dec 9'13; same & Davis Eisler with same. nom

3D st, 119 W, see Ams av, 500.

3D st, 119 W, see Macdougall, 125.

4TH st, 241 W (2:611), es, 80.3 n 10th, runs e101.7xn14.9xw25xn7.4xw7.7 to st xs 21.10 to beg; PM; pr mtg \$—; Dec10'13; 3y6%; Antonio Bianculli, 48 Le Roy to Wilber C Goodale, 511 W 112. 3,000

4TH st, 241 W (2:611), es, 80.3 n 10th, 21.10x76.7x irreg x14.9x101.7; ext of \$7,000 mtg to Jan9'16 at 5%; Jan9; Dec10'13; Wm & Augusta Knoepke with Wilbur C Goodale, 511 W 112. nom

6TH st, 401-3 E, see 1 av, 100.

12TH st, 13 E (2:570), ns, 275 e 5 av, 25x 126.9; Dec10'13; 5y5%; Eliz Hardenbergh, Washington, DC to Genevieve D Turner gdn Cornelia D Turner, New Rochelle, NY. 7,000

13TH st, 210 E (2:468); certf to payment of \$2,000 on a/c of mtg; Dec11'13; Emma E Stein to Danl Brubacher. —

14TH st, 304-12 W (2:629), ss, 100 w 8 av, 100x98x102x77.4; Dec5; Dec6'13; demand, 6%; Chas I Weinstein Realty Co to Jacob Kottek, 17 W 70. 5,000

18TH st, 347-9 E (3:924), ns, 100 w 1 av, 40x92; Dec11'13; 5y5%; Cath E McKenna, 123 E 72, to Emigrant Indust Savgs Bank. 14,000

26TH st, 322 E (3:931), ss, 300 w 1 av, 25x98.9; pr mtg \$17,500; Nov14; Dec9'13; 3y6%; Michl Josephsohn to Jacob Fladen, 230 E 10. 2,000

27TH st, 141-3 W (3:803), ext of \$75,000 mtg to Dec1'16 at 5 1/2%; Dec5; Dec6'13; Phillips Phoenix with Jno M Brunjes. nom

27TH st, 151-9 W (3:803), ns, 106 e 7 av, runs n96.9xe97.6xs—xw—xs— to ns 27th xw— to beg; Dec1; Dec11'13; 1y6%; Twenty-Eighth St & Seventh Av Realty Co to Rudolph A Rodel, 225 W 106. 5,000

31ST st, 416 W (3:728), ss, 550 e 10 av, 16.8x78x16.8x77.1; PM; Dec9; Dec11'13; due Apr29'15, 6%; Isabelle L Seacombe, 200 W 54, to Edgar Impt Co, 1562 Myrtle av, Bklyn. 4,500

32D st, 17-21 W (3:834), ss, 275 w 5 av, 73.9x98.9; certf that party 1st pt holds an interest of \$20,000 in mtg for \$74,000; Dec 5; Dec11'13; Sophie M Whistler to Whom It May Concern. —

33D st, 42 W (3:834); sal ls; Dec1; Dec 5'13; demand 6%; Geo Reichert to Jacob Ruppert, a corp, 1639 3 av. 1,409.92

35TH st, 351 W (3:759), ns, 266.8 e 9 av, 16.8x98.9; Dec10'13; 5y5%; Leon T Stowe to Emigrant Industrial Savgs Bank. 6,000

39TH st, 104-6 W (3:814); leasehold; Apr22; Dec11'13; due &c as per notes; Wm McDonald to Jno McKeefrey, 123 Claremont av, Bklyn. notes 30,000

40TH st, 328 W (3:763), ss, 425 w 8 av, 25x98.9; ext of \$19,000 mtg to Oct31'16 at 5%; Nov17; Dec5'13; Y Everit Macy & ano trstes Caroline L Macy with Isidor H Kempner, 343 W 87. nom

41ST st, 142 E (5:1295), ss, 175 w 3 av, 25x97.10; Dec8; Dec9'13; due &c as per bond; Mary B Faulkner, Kate E, James M, Edw S, Geo A, Wm H & Mabel A Boyles-ton to Title Guar & Trust Co. 15,000

44TH st, 17 W (5:1260), ns, 200 w 5 av, 50x100.5; PM; pr mtg \$100,000; Dec8; Dec 9'13; due Nov15'15, 6%; 15 West 44th St Co Inc, a corp, to Viola M Flannery, 45 E 50. 115,000

44TH st, 514 W (4:1072), ss, 225 w 10 av, 25x100.5; pr mtg \$9,000; Dec5; Dec6'13; 3y6%; Emil & Carrie Herbert, 514 W 44, to Chas A Bondy, 405 E 19. 3,000

45TH st, 127 W (4:998), ns, 326.8 w 6 av, 19.2x82; pr mtg \$13,000; Dec1; Dec5'13; 1 y5%; Frances L, wife Thos Killilea to Equitable Life Assur Society of U S. 3,000

45TH st, 420 W (4:1054), ss, 275 w 9 av, 25x100.5; pr mtg \$7,500; Dec10; Dec 11'13; 1y6%; Nellie F Johnston, Neponsit, NY, to Wm C Heinkel, 238 Union, Jersey City, NJ. 2,250

45TH st, 548 W (4:1073); sal ls; Nov21; Dec5'13; demand, 6%; Vito Ruggieri to Jacob Ruppert, a corp, 1639 3 av. 1,000

46TH st, 455 W (4:1056), ext of \$14,000 mtg to Nov2'18 at 5 1/2%; Nov26; Dec6'13; Lawyers Mort Co with Louis & Saml Greenberg. nom

47TH st, 601-3 W, see 11 av, 645-51.

48TH st, 31 E (6:1799), ns, 100 e Mad av, 16.8x100.5; ext of \$31,000 mtg to Dec 2'18 at 5%; Dec8'13; Geo Lowther Jr & ano trstes Christopher Meyer, with Gussie Raynes, 16 E 105, & Yetta Herskowitz, 394 E 8. nom

51ST st, 525-7 W (4:1080); ext of two mtgs for \$15,000 each to Dec5'16 at 5 1/2%; Dec5; Dec8'13; Title Guar & Trust Co with Marks Levy, 73 W 113. nom

52D st, 106 E (5:1306), ss, 76.8 e Park av, 19.2x100.5; also 52D ST, 108 E (5:1306), ss, 95.10 e Park av, 19.2x100.5; AT; pr mtg \$105,000; Dec1; Dec5'13; 10y5%; Realty Co of Women's University Club to Wm H Hays, 969 Park av, trste. 10,000

52D st, 106 E; also 52D ST, 108 E; certf as to above mtg; Dec1; Dec5'13; same to same.

52d st, 108 E, see 52d st, 106 E.

53D st, 235-7 W (4:1025), ns, 137.6 e 8 av, 37.6x100.5; PM; pr mtg \$15,000; Dec1; Dec11'13; 6y5%; Wm H Brooks to Frank J Walsh, 230 Summit av, Mt Vernon, NY, & ano. 10,000

53D st, 235-7 W; pr mtg \$25,000; Dec1; Dec11'13; 6y6%; same to same. 14,500

59TH st, 38 W (5:1274), ss, 245 e 6 av, 25x100.5; pr mtg \$175,000; Dec2; Dec9'13; due Mar2'14, 6%; Thirty-Eight West Fifty-Ninth St Co, 99 Nassau, to Robet McGile, Hoboken, NJ. 7,500

59TH st, 38 W; certf as to above mtg; Dec2; Dec9'13; same to same.

59TH st, 349 W (4:1112), ns, 100 e Col av, 25x100.5; Dec9'13; due &c as per bond; Nicholas Henry to Adrian L Henry, 537 Manhattan av. 17,000

59TH st, 355-61 W (4:1112); Asn ls by way of mtg as collateral security for payment of \$10,000; Dec4; Dec5'13; Herman Waje to Consumers' Brewing Co of N Y, Ltd, 1011 Av A. nom

60TH st, 36-8 W (4:1112), ss, 100 e Col av, 50x100.5; Dec9'13; due &c as per bond; Nicholas Henry to Matilda Roos, 112 W 87. 17,000

60TH st, 36-8 W; Dec9'13; due &c as per bond; same to Eugenie M Guyon, 537 Manhattan av. 16,000

61ST st, 237 E (5:1416), ns, 215 w 2 av, 20x100.5; ext of \$10,000 mtg to Dec1'16 at 5%; Dec6'13; Archibald H Maclay trste for Susa C Snyder will Moses B Maclay et al with Maximilian F Schmittberger et al. nom

62D st, 249 E (5:1417), ns, 87.6 w 2 av, 17.6x50.5; Mar26; Dec9'13; 1y6%; Ellen Flood, 203 E 62, to Jno J Dietz, 159 E 90. 1,000

63D st, 322 E (5:1437), ss, 275 e 2 av, 25x 100.5; ext of \$3,500 mtg to Nov15'16 at 6%; Dec3; Dec9'13; Eric B Oberg & Gottlieb F Saving, 2726 Creston av with Nathan Schwenk, 50 Stuyvesant. nom

65TH st, 42 W (4:1117); ext of \$16,000 mtg to Dec9'14 at 5%; Dec9; Dec11'13; Emigrant Indust Savgs Bank with Andw J & Geo A Lalor, 44 E 79. nom

65TH st, 42 W (4:1117), ss, 350 e Col av, 25x100.5; pr mtg \$16,000; Dec9'13; 1y5%; Andw J & Geo A Lalor to Emigrant Indust Savgs Bank. 1,500

73D st, 200 E, see Ams av, 500.

74TH st, 15 E (5:1389), ns, 240 e 5 av, 20x102.2; pr mtg \$48,000; Dec11'13; due Apr19'16, 5%; Wolcott G Lane, 15 E 74, to Mary M K, wife Franklan S Henry, 5106 Franklin av, Cleveland, O. 7,000

79TH st, 89 E, see Park av, nwc 79th.

79TH st, 153 W (4:1210), ns, 393 w Col av, 19x102.2; pr mtg \$13,000; Dec4; Dec5 '13; 1y6%; Ermie M Carruthers at White Plains, N Y to Irene E Storm, 840 West End av. 2,750

83D st, 326 W, see Ams av, 500.

84TH st, 201 W, see Ams av, 500.

88TH st, 175 W (4:1219), ns, 166.8 e Ams av, 16.8x100.5; pr mtg \$14,900; Oct16; Dec 9'13; 1y6%; Franklin D Vought, New Rochelle, NY, to Wm B Fickenger, 904 Crescent st, Astoria, LI. 900

89TH st, 330 W (4:1250), ss, 365 w West End av, 20x100.8; ext of \$20,000 mtg to Dec1'16 at 5%; Dec1; Dec5'13; Nordanfeld Schools, a corp, with Leontine & Wm Platky & Edw Laska trstes Adolph Platky. nom

91ST st, 67 E (5:1503), ns, 228.8 e Mad av 19x100.8; PM; Dec5; Dec10'13; 3y4 1/2%; Mabel I Barnes to Philip Voss, 929 Park av. 11,000

92D st, 163 W (4:1223), ns, 154 e Ams av, 17x100.8; PM; Dec4; Dec5'13; 3y6%; Bertha M Gardner, 163 W 92d to North River Savgs Bank, 31 W 34. 12,000

92D st, 163 W; pr mtg \$12,000; Dec4; Dec 5'13; 1y6%; same to Max Sloman, 47 W 114. 1,000

98TH st, 224 E (6:1647), ext of \$16,500 mtg to Jan7'19 at 5%; Nov20; Dec6'13; Lawyers Mort Co with Sarah Wodiska. nom

104TH st, 27-31 W (7:1840), ns, 140 e Manhattan av, 50x100.11; Dec9; Dec10'13; 3y6%; Chas I Weins, a Realty Co to Kataleen Stevenson, at Caigary, Alberta, Can, et al exrs, &c, Lily A G Coddington. 64,000

104TH st, 27-31 W; certf as to above mtg; Dec9; Dec10'13; same to same.

104TH st, 27-31 W; sobrn agmt; Dec9; Dec10'13; same & Saml Levy with same. nom

106TH st, 402 E (6:1699); ext of \$18,000 mtg to Dec1'16 at 5%; Nov15; Dec6'13; Emma Hanne as life tenant under will Julius Hanne with Antonia Gandoro, 402 E 106. nom

109TH st, 62 E (6:1614); ext of \$7,000 mtg to Jan13'18 at 5%; Mar4; Dec8'13; Bennett J King with Jacob Goldberg, 603 E 9, & Henry Levy, 75 Av B. nom

111TH st, 300 W, see 8 av, swc 111.

111TH st, 540 W, see Bway, 2848-54.

112TH st W, swc 8 av, see 8 av, 2063.

112TH st, 55 W (6:1596), ns, 100 e Lenox av, 25x100.11; Dec5; Dec11'13; 5y5%; Martha Rosenbluth, Jennie Hirsch, Aaron H Schwarz to trstes of the N Y Soc Library, 109 University pl. 20,000

116TH st, 455-7 E, see Pleasant av, 301-5.

117TH st, 21 E (6:1623), ns, 85 w Mad av, 25x100.11; pr mtg \$18,000; Dec10; Dec 11'13; due, &c as per bond; Rebecca Isear & David Lihand to Harris Mandelbaum, 12 W 87. 3,000

120TH st, 400 E, see 1 av, 2336.

121ST st, 537 W, see Bway, 3060-72.

122D st, 422 E (6:1809), ns, 308.4 w Pleasant av, 16.8x100.11; PM; Dec6; Dec8'13; 5y 5%; Luigi Merola to U S Trust Co, 45 Wall, trste Clotilde de Vaisse. 3,000

123D st E, ss, 50 w cl Old Post rd, see 123d, 170-2 E.

123D st, 170-2 E (6:1771), ss, 211.4 w 3 av, runs s71.10xse20.1xe33.4xS24.2xw33.4x sw38.9xN35.9xN65.1xN41.1 to ss 125d xe43.8 to beg; also 123D ST E (6:1771), ss, 50 w cl Old Post rd, runs sxxe-xxn-9 to 123d xw2e to beg; pr mtg \$21,000; Dec8; Dec 9'13; 1y6%; Christian Dages, 174 E 123, to Henry Roes, 317 E 123. 2,000

123D st, 139 W (7:1908), ns, 420.11 w Lenox av, 20x100.11; pr mtg \$6,500; Dec8; Dec10'13; demand, 6%; Fannie Levy to U S Fidelity & Guaranty Co, 49 Cedar. 6,000

131ST st, 103 W (7:1916), ns, 75 w Lenox av, 18.9x99.11; PM; Dec9'13; due Jan1'19, 5%; Francis S Grant to North American Mtg Co, 100 Bway. 5,800

131ST st, 103 W; PM; pr mtg \$5,800; Dec 9'13; installs, 6%; same to same. 2,000

133D st, 102-4 W, see Lenox av, 453-63.

134TH st, 72 W (6:1731), ss, 185 e Lenox av, 20x99.11; P M; pr mtg \$15,000; Dec1; Dec10'13; due Nov15'15, 6%; W R Realty Co, Inc, to Harry B Davis, Mt Vernon, NY. 1,500

134TH st, 72 W; certf as to above mtg; Dec1; Dec10'13; same to same.

140TH st W, ns, 251.6 e 7 av, see 140th st, 161-9 W.

140TH st, 161-9 W (7:2009), ns, 137.6 e 7 av, 14x99.11; also 140TH ST W (7:2009), ns, 251.6 e 7 av, 12.6x99.11; PM; Dec1; Dec 6'13; 6y5%; Isaac Charick, Newark, NJ, to Metropolitan Lite Ins Co, 1 Mad av. 170,000

140TH st, 467 W (7:2057), ns, 112 e Ams av, 18x99.11; PM; Dec10'13; 5y5%; Model Fireproof Tenement Co to Seamen's Bank for Savings, 76 Wall. 10,000

141ST st, 545 W (7:2073), ns, 225 e Bway, 18.6x99.11; Dec5'13; due, &c, as per bond; Harry B Kyie to N Y Savings Bank, 81 8 av. 9,000

145TH st, 508 W (7:2076), ext of \$30,000 mtg to Nov30'18 at 5 1/2%; Nov25; Dec6'13; Lawyers Mort Co with Belle Lawson & Wm G Christie. nom

147TH st, 545 W (7:2079), ns, 225 e Bway, 17x99.11; PM; Dec9'13; due &c as per bond; Agnes Herzog to Edw P Mowton, 70 Hill Crest av, Park Hill, Yonkers, NY. 6,000

153D st W, cl at es St Nicholas pl, see St Nicholas pl, es, at cl 153 if extended.

153D st W, cl at es St Nicholas pl, see St Nicholas pl, es, at cl 153d, if extended.

160TH st W, nec Ft Washington av, see Ft Washington av, nec 160.

162D st, 506 W (8:2120); ext of \$12,000 mtg to Mar1'19 at 5%; Nov12; Dec10'13; Chas Munienfels with Hierman Scumacher, 174 West End av. nom

172D st W (8:2142), ss, 100.1 w Bway, 46x98; PM; pr mtg \$48,000; Dec13; 3y6%; Asabel H Barney to Barney Estate Co, 135 Bway; corrects error in last issue when 1st line was omitted. 22,000

175TH st, 526 W (8:2131), ss, 91 e Audubon av, 18x94.8; Dec6; Dec8'13; 3y5%; Chauncey P McKnight to Henry G Vogel, 329 West End av. 7,000

184TH st W, nec Ams av, see Ams av, 2501-11.

207TH st W, nws, 477.1 sw Prescott av, see Plot, begins at line bet Plot 10 & land I Dyckman, etc.

Amsterdam av, 500 (4:1232), nwc 84th (No 204), 40x100; also 3D AV, 1261-5 (3:1427), due 13d (No 200), 76.7x85; also 83D ST, 326 W (8:1245), ss, 300 w West End av, 40x100.2; also MACDOUGAL ST, 125 (2:543), nwc 3d (No 119), 20x88.9; pr mtg \$—; Dec8'13; due June's 18, 6%; Hugnes Holding Corp, 141 Bway, to Leopold Stern, 27 W 87. 20,000

Amsterdam av, 500; also 3D AV, 1261-5; also 83D ST, 326 W; also MACDOUGAL ST, 125, same prop; certf as to above mtg; Dec8'13; same to same.

Amsterdam av, 685 (4:1224), es, 41.8 n 93d, runs e68xN24xW4XN—xw8 to av xs25 to beg; pr mtg \$—; Dec4; Dec8'13; 3y6%; Mary McFarland, Bklyn, to Meivina G Honeyman, New Providence, NJ. 2,000

Amsterdam av, 224-6 (8:2127), ext of \$50,000 mtg to Dec8'16, at 5 1/2%; Nov21; Dec10'13; Lawyers Mort Co with Holyoing Realty Co. nom

Amsterdam av, 2501-11 (8:2149), nec 184th, 99.11x200; ext of \$32,000 mtg to Aug 5'19, at 5 1/2%; Aug15; Dec6'13; Columbia-Knickerbocker Trust Co with Barney Estate Co, 135 Bway. nom

Broadway, 2848-54 (7:1882), sec 111th (No 549), 100.11x100; Dec8; Dec9'13; due &c as per bond; Henry C Copeland to Sidney W Hugnes, 54 W 40. 73,000

Broadway, 3060-72 (7:1976), nec 121st (No 531), 99.10x100, "Reed House"; pr mtg \$210,000; Dec8'13; due, &c, as per notes; Fanny L & David B R Cnapman to F R Wood, W H Doison Co, a corp, 2240 Bway. 11,090.09

Broadway, 3220-2 (7:1984); sal Ls; Dec 8; Dec9'13; demand, 6%; Jas Bonner & Wm F Leavey to Beadleston & Woerz, 291 W 10. 7,520.27

Columbus av, 763-5 (7:1833), es, 26.5 n 97th, 50x100; Dec11'13; 3y5%; Lina Weil to Stelia Abrahamson, 42 E 69. 60,000

Columbus av, 786 (7:1853), sal Ls; Dec8; Dec9'13; demand, 6%; Simon Greenberg to Lion Brewery, 104 W 108. 3,000

Columbus av, 145-7 (4:1119); ext of \$200,000 mtg to Dec3'16 at 5%; Dec3; Dec 5'13; Marie E Bateau & ano trstes Natnaniel Niles for Marie E Bateau, &c, with Thos Healy, 119 W 69. nom

Edgecombe av, ws at cl 153d if extended, see St Nicholas pl, es, at cl 153d if extended.

Ft Washington av (8:2137), nec 160th, 102.2x124.5x99.11x102.8; ext of \$170,000 mtg to Dec1'18 at 5 1/2%; Dec4; Dec9'13; Montrose Realty Co, 135 Bway, with Saranac Constr Co, 3785 Bway. nom

Ft Washington av (8:2137), same prop; sobrn agmt; Dec4; Dec9'13; Nanan waxberg with Middletown Savings Bank, at Middletown, NY. nom

Ft Washington av (8:2137), same prop; sobrn agt; Dec4; Dec9'13; Robt L McGenee & Middletown Savings Bank with Saranac Constr Co, 3785 Bway. nom

Laurel Hill av, nwc 184th, see Ams av, 2501-11.

Lenox av, 2-8 (6:1594), nec Cathedral Pkway, 100x250; PM; pr mtg \$151,900; Dec 9'13; due as per bond, 6%; Wins-on Holding Co, 1200 Mad av, to Jno A Sonntag, 2 Lenox av. 25,000

Lenox av, 453-63 (7:1917), swc 133d (Nos 102-4), 99.11x100; Dec11'13; 5y5%; N Y City Soc of the Methodist Episcopal Church to Franklin Savgs Bank, 656 8 av. 60,000

Lexington av, 329 (3:894); ext of \$21,000 mtg to Dec6'16 at 5%; Nov28; Dec6'13; Lawyers Mort Co with Alfred V Wittmeyer & Theophile Kack. nom

Madison av, 415 (5:1284); sobrn of Ls & mtg to another mtg for \$6,000; Nov28; Dec9'13; Isabelle M & Martha E Pettus, owners, & Gilbert T Reeder, lessees, & Josephine Reeder, mortgagee, with Amy A C Montague, 152 E 37. nom

Manhattan av, 509 (7:1948); ext of \$6,000 mtg to Nov20'18 at 5%; Dec2; Dec10 '13; Lawyers Mort Co with Belle B W Davidge. nom

Park av (5:1491), nwc 79th (No 89), 82.2 x22; pr mtg \$50,000; Dec9'13; 1y6%; Helen D White Haight to Amy A C Montague, 152 E 37. 12,500

Park av, 1199 (5:1523), es, 17.8 n 94th, 16x66; Dec8'13; due, &c, as per bond; Jennie M Ferris to Title Guar & Trust Co. 10,000

Pleasant av. 301-5 (6:1710), nwc 116th (Nos 455-7), 86x48; PM; Dec10'13; 10 y6%; Michl J Bove to Antonina Laurino, 4133 Park av. 17,000

West Broadway, 21-35 (1:125), es, ex-tends from Barclay (Nos 75-9) to Park pl (Nos 78-80), —x56.11x—x57.6; ext of \$100,000 mtg to Jan1'17 at 6%; Nov29; Dec10'13; American Lithographic Co with Antoinette K Milliken, 555 Park av. nom

1ST av. 100 (2:434), nec 6th (Nos 401-3); also 2D AV, 54 (2:445), nec 3d (No 43), leasehold; all title; Dec6; Dec10'13; demand, 6%; Saml & Henry Wohlstadt to Jas Everard's Breweries, 12 E 133. 2,500

1ST av. 158 (2:437), es, 48.1 s 10th, 19.3x 90; Dec9'13; 5x5%; Saml Mann to N Y Title Ins Co, 135 Bway. 15,000

1ST av. 537 (3:937); sal ls; Nov21; Dec5 '13; demand, 6%; Geo De Boos to Jacob Ruppert, a corpn, 1639 3 av. 1,380

1ST av. 2336; also 120TH ST, 400 E (6:1807); ext of \$22,500 mtg to May9'17 at 5%; Dec9; Dec11'13; Saml Davis, 168 Lenox av, with Helen Adams, Lawrence, LI, nom

1ST av. 2354 (6:1808); s=1 Ls; Nov22; Dec 10'13; demand, 6%; Chas Trngane to Lion Brewery of N Y City, 104 W 108. 2,700

2D av. 745 (3:920); sal Ls; Nov3; Dec10 '13; demand, 6%; Patk O'Shea to Lion Brewery, 104 W 108. 5,732.29

2D av. 1033 (5:1328); sal Ls; Nov25; Dec 5'13; demand, 6%; Frank Krotz to Jacob Ruppert, a corpn, 1639 3 av. 560

2D av. 2085 (6:1657), ws, 101.7 s 108th, 25x73; Dec5'13; 5x5%; Michele Giacini to Emigrant Indus Savgs Bank. 10,000

2D av. 2085; sobrn agmt; Dec2; Dec5'13; same & Emily Simon with same. nom

3D av. 336 (3:880); ext of \$14,000 mtg to Dec10'16 at 5 1/2%; Dec1; Dec8'13; Mary A Lewis with Claus Bohling, 286 Convent av. nom

3D av. 957 (5:1331), es, 50 n 57th, 25x 90; ext of mtg for \$22,500 to Nov1'16, 5%; Nov11; Dec8'13; Mary L Fraser, 103 Gates av, Bklyn, with Stevenson Towle, 17 W 90. nom

3D av. 1261-5, see Ams av, 500.

5TH av. 159 (2:607); ext of \$10,000 mtg to Jan20'16 at 5 1/2%; Dec8; Dec10'13; Mary D Young with Anna Pleus, 159 6 av, nom

5TH av. 463-9 (5:1275), es, 26.7 n 40th, 66x95; nr mtg \$305,000; Nov15; Dec6'13; 3 v6%; Elwood O & Theodora H Roessle, Irvington on Hudson, NY, to Rosalie C Bodine, 4 W 93. 5,000

6TH av. 886 (5:1265); asn Ls by way of mtg as collateral security for payment of \$7,800; Dec4; Dec9'13; Alfred W Kramer to Consumers' Brewing Co of N Y, Ltd, 1011 Av A. nom

8TH av. 7 (7:1846), swc 111th (No 300), 25 x irreg x100x71; ext of \$50,000 mtg to Nov 1'18 at 5%; Dec2; Dec11'13; Dora Schiffer with Saml A Singerman, 364 Manhattan av. nom

8TH av. 2063 (7:1846), swc 112th; sal Ls; Dec5; Dec10'13; demand; 6%; Peter G Burchalzer to Lion Brewery of NY City, 104 W 108. 5,500

8TH av. 2233 (7:1946), sal Ls; Nov24; Dec10'13; demand, 6%; Thos Kelly to Lion Brewery, 104 W 108. 7,000

11TH av. 645-51 (4:1095), nwc 47th (Nos 601-3), 100.5x125; Dec10'13; 5x5%; Model Fireproof Tenement Co to Seamen's Bank for Savings, 76 Wall. 100,000

11TH av. 645-51; consent to above mtg; Dec4; Dec10'13; same to same. —

11TH av. 645-51; certf as to above mtg; Dec4; Dec10'13; same to same. —

11TH av. 645-51; consent to above mtg; Dec4; Dec10'13; same to same. —

11TH av. 645-51; certf as to above mtg; Dec4; Dec10'13; same to same. —

11TH av. 645-51; certf as to above mtg; Dec4; Dec10'13; same to same. —

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11TH av. 645-51; certf as to above mtg; Dec4; Dec10'13; same to same. —

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11TH av. 645-51; certf as to above mtg; Dec4; Dec10'13; same to same. —

11TH av. 645-51; certf as to above mtg; Dec4; Dec10'13; same to same. —

11TH av. 645-51; certf as to above mtg; Dec4; Dec10'13; same to same. —

11TH av. 645-51; certf as to above mtg; Dec4; Dec10'13; same to same. —

11TH av. 645-51; certf as to above mtg; Dec4; Dec10'13; same to same. —

Land at Lynbrook, LI (misc); certf as to mtg for \$4,000; Dec4; Dec8'13; Bonner Development Co to Title Guar & Trust Co. nom

Stockholders (misc) consent to chattel mtg for \$4,792.93; Dec4; Dec6'13; Bayer Piano Co to Emilie Wendel. —

MORTGAGES.

Borough of the Bronx.

Augusta pl (*), ws, 449.5 n Eastern blvd, 50x99.1x59.1x100; Dec3; Dec5'13; in-stalls; 6%; Arthur H Decker to Mendel Marcus, 2905 5th, Bklyn. 400

Bronx Park E (*), es, 100 s Thwaites pl, runs s50xse49.11xe150xn105.10xw136.5 to beg; pr mtg \$6,000; Dec1; Dec9'13; 3y6%; Arthur W A Weyers to Kate O Reiss, 1822 Morris av. 6,000

Bronx Park E (*), es, 100 s Thwaites pl, 75x151.3x75.6x136.5; PM; Dec1; Dec9'13; due & as per bond; Arthur W A Weyers to Rose Jennewein, St Nicholas av, nwc 146. 6,000

Bronx Park S, swc Honeywell av, see Honeywell av, 2147.

Charlotte st, see 170th, see 170th E, see Charlotte.

Fox st. 956: agmt as to share ownership in mtg; Dec10'13; Max Stern with Lawyers Title Ins & Trust Co. nom

Fox st. 956: certf as to above mtg; Dec 9; Dec10'13; same to same. —

Fox st. 956: sobrn agmt; Dec10'13; American Real Estate Co with same, nom

Fox st. 956 (10:2724), es, 180.6 n 163d, 40x110.5x40x110.11; bldg loan; Dec9; Dec 10'13; demand, 6%; Podgur Realty Co to N Y Trust Co, 26 Broad. 34,000

Fox st. 956 (10:2724), es, 180.6 n 163d, 40x110.11x40x110.5, ns; ext of \$34,000 mtg to Dec10'18 at 5 1/2%; Dec10'13; Lawyers Title Ins & Trust Co with Podgur Realty Co. nom

Fox st (10:2724), es, 100.6 n 163d, 80x 110.11x81.8x111.9; bldg loan; Dec9; Dec10 '13; demand, 6%; Podgur Realty Co to City Mort Co, 15 Wall. 4,000

Fox st (10:2724), same prop; certf as to above mtg; Dec9; Dec10'13; same to same. —

Fox st (10:2724), same prop; sobrn agmt; Dec10'13; Amercian Real Estate Co with same. nom

Hoffman st (11:3065), es, 309.10 n 184th, 90x119.1; PM; pr mtg \$7,000; Dec8; Dec 11'13; due & as per bond; Angiolina Cannizzaro to Chas M Villone, 2326 Bathgate av. 1,000

Hoffman st. 2360 (11:3065), es, 309.10 n e 184th, 90x119.1; PM; pr mtg \$ —; Dec 8; Dec9'13; due June8'16, 6%; Chas M Villone to Brunswick Realty Co, 35 W 39. 2,000

Home st. 879 (10:2694), ns, 140.7 w 169th, runs n60.2xw19.7xsw25xse9.5x49.3 to st xe 25 to beg; PM; pr mtg \$6,600; Dec9; Dec 10'13; installs, 5%; Rosario Giannino to Rose Lopard, 883 Trinity av. 1,600

Jennings st, sec Boone av, see Jennings, swc West Farms rd.

Jennings st (11:3007), swc West Farms rd, 160.8 to es Boone av x49.8x137.11 to rd x109.8; ext of \$5,000 mtg to Dec6'16 at 6%; Dec6; Dec9'13; Title Guar & Trust Co with Charlotte Blumenthal, 12 E 119, nom

Kelly st. 909 (10:2703), ws, 266.6 s 163d, runs w101xw22.1 to ws Intervale av xs 147.5 to Kelly xw129.9 to beg, equal ben with mtg for \$65,000; Dec10; Dec11'13; due & as enr bond; Fair Deal Realty Co to Dry Dock Savgs Instn, 341 Bowery, 10,000

Kelly st. 909: certf as to above mtg; Dec10; Dec11'13; same to same. nom

Kelly st. 909: sobrn agmt; Dec10; Dec 11'13; same & Henry Morgenthau Co with same. nom

Kelly st. 909: sobrn agmt; Dec10; Dec 11'13; Abr J Dworsky with same. nom

Kelly st. 909: sobrn agmt; Dec10; Dec 11'13; Fair Deal Realty Co & Abr J Dworsky with Henry Morgenthau Co, 30 E 42. nom

Kelly st (10:2704), ws, 100.5 s 165th, 25x 100; PM; Sept7; Nov24'13; due April'14; 6%; Keilbert Constn Co, Inc, a corpn, to Jacob Mendelsohn, 38 Ft Washington av & ano. 19,000

Kelly st (10:2704), same prop; sobrn agmt; Nov17; Nov24'13; same & Jas C Meyers with same; (corrects error in issue Nov29'13 when read s 156th st). nom

Prospect ter, swc 227th, see 227th E, s wc Prospect ter.

Simpson st, sec Westchester av, see Westchester av, sec Simpson.

Simpson st (10:2725-2723), nec 163d, 100 x110x103.11x110; pr mtg \$120,000; Dec4; Dec5'13; 1y6%; Podgur Realty Co to Canal Realty Co, 41 Canal. 12,000

Simpson st (10:2725-2723), same prop; certf as to above mtg; Dec4; Dec5'13; same to same. —

Simpson st (10:2725-2723), same prop; sobrn agmt; Dec4; Dec5'13; American Real Estate Co with same. nom

Tiffany st. 941 (10:2711), ws, 60 s 163d, 40x100.4; PM; pr mtg \$ —; Dec1; Dec5'13; 3y6%; Henry Heiman to York Constn Corpn, 233 Bway. 3,500

Weiber ct. 15 (9:2369), ss, 234.4 e Wash av, runs s22xe48.11xn25 to ct xw16.9x83xw 22.4 to beg; Mar15; Dec11'13; 2y5 1/2%; Henry A Stahl to Edmund Hurley, 409 W 145. 4,000

142D st E, nwc 3 av, see 3 av, nwc 142.

142D st E (10:2575), ns, 50 e Wales av, 75x72.11x88.3x111.6; Dec10; Dec11'13; due & as per bond; Mary E Bradbury Frank, 404 Rugby rd, Bklyn, to Jno Becker, 5 Blvd, New Rochelle, NY. 3,000

151ST st E (9:2397), ss, 100 e Cortland av, 50x118.5; Dec8; Dec9'13; due, & c, as per bond; Benenson Realty Co, 407 E 153, to Frank G Wild, 421 Clinton av, Bklyn, & ano as exrs Geo H Coufts. 37,000

151ST st E (9:2397), same prop; certf as to above mtg; Dec8; Dec9'13; same to same. —

157TH st E (9:2379), nes, 300 nw Elton av, 25x100; Jan19'10; Dec8'13; demand, 6%; Pauline L Fajans of Bronx, to Kate Fajans of Bklyn. 1,000

157TH st E (9:2417), ns, 250 w Courtland av, 25x100; ext of \$3,000 mtg to Feb 7'16, at 5%; Feb7; Dec8'13; Edw G Clifton with Simon Blatt, 811 Cauldwell av, nom

157TH st E (9:2417), same prop; ext of \$1,000 mtg to Feb7'16 at 5%; Feb7; Dec8 '13; Edw G Clifton with Louise Winter, 83 E 108. nom

160TH st. 409-11 E (9:2382), ns, 300 w Elton av, 50x100; Dec5; Dec6'13; due & c as per bond; Mary E Peto to Title Guar & Trust Co. 5,000

162D st E, see Grand blvd & concourse, see Grand blvd & concourse, sec 162d.

162D st E (9:2421), ss, 210.8 w Teller av, two lots each 41.8x115; two mtgs each \$27,000; Dec6; Dec8'13; due, & c, as per bond; Louis F Haffen to Dry Dock Savings Instn, 341 Bowery. 54,000

162D st E (9:2421), ss, 169 w Teller av, 41.8x115; Dec5; Dec8'13; 3y5 1/2%; Louis F Haffen to U S Savings Bank, a corpn, 606 Mad av. 8,000

163D st, 750 E, see Forest av, 930.

163D st E, nec Simpson, see Simpson, nec 163d.

166TH st E, nec Tinton av, see Tinton av, nec 166.

168TH st E, nec Brook av, see Brook av, nec 168th.

170TH st E (11:2966-2977), see Charlotte, 101.7x100; Dec5'13; 3y5 1/2%; Jno J Tully Co to Julius J Frank, trste, 138 W 78. 29,000

170TH st E (11:2966-2977), same prop; certf as to above mtg; Dec5'13; same to same. —

174TH st E, nec Hoe av, see Hoe av, nec 174.

174TH st E (*), ns, 10.5 w rd to West Farms Station, 25x100; Dec6; Dec8'13; 5y 5 1/2%; Jas B Cullen to Julius Grossmann, 1526 St Lawrence av. 4,000

182D st, 495 E, see Bassford av, nwc 182.

182D st E, swc 3 av, see 3 av, swc 182.

182D st E (11:3048), ss, 49.11 w 3 av, 53x80; Dec9; Dec10'13; due, & c, as per bond; Corgil Realty Co Inc, a corpn, to Harlem Savings Bank, 124 E 125. 26,000

182D st E (11:3048), same prop; certf as to above mtg; Nov25; Dec10'13; same to same. —

182D st E, see Hughes av, see Hughes av, see 189.

189TH st E, swc Belmont av, see Hughes av, see 189.

197TH st E (12:3301), ss, 92.2 w Briggs av, 25x90; Dec8'13; due, & c, as per bond; Jacob Blaesser, 234 E 197, to Otto W Heck, 786 E 149. 2,500

201ST st E, nec Valentine av, see Valentine av, nec 201st.

202TH st E (*), ss, 132.11 w Laconia av, 25x100; PM; Dec5'13; due & c as per bond; Francesco Diorio to Michl F Burns, 16 E 63. 300

227TH st E (*), swc Prospect ter, 100x 25; Dec8; Dec10'13; 2y6%; Domenico Masciole & Paola M wife Vincenzo Ungaro to Mendel Marcus, 358 E 5, Bklyn. 610

230TH st E (*), ns, abt 115 e Paulding av, 100x114; June15; Dec5'13; 3y6%; Michl C Sullivan, 501 W 165 to Mary N Clark, 833 S Grand av, Los Angeles, Cal. 235.80

236TH st. 320 E (12:3384), ext of \$5,000 mte to July20'15 at 5%; July19; Dec6'13; Title Guar & Trust Co with German Real Estate Co, 391 E 149. nom

Amundson av (*), es, 125 s Nelson av, 25x100; nr mte \$3,750; Dec11'13; installs, 6%; Erik G Neman to N Y & Suburban Co-op Bldg & Loan Assn, 147 E 125. 1,000

Anthony av. 1794 (11:2892); ext of \$2,000 mte to Feb14'19 at 5 1/2%; Dec8; Dec11'13; Wm H Ogle with Geo G Dewsnan. nom

Barnes av. 1671 (*); ext of \$2,500 mtg to June'16 at 5 1/2%; Oct14; Dec8'13; Grace L Hoffman with Maria Dominich as committee Herman Dominich. nom

Bassford av (11:3050), ws, 95.6 ne 182d, 56.8x71.11x55.10x61.9; PM; Nov25; Dec10'13; due, & c, as per bond; Corgil Realty Co, Inc, to Harlem Savings Bank, 124 E 125. 3,700

Bassford av (11:3050), nwc 182d (No 495) or Fletcher, 95.6x26.8x94x9.7; PM; Dec10'13; 10y6%; Mary wife Jos Poldow to German American Bldg & Loan Assn, 1 & 3 3 av. 3,000

Bassford av (11:3050), same prop; PM; pr mtg \$3,000; Dec10'13; 10y6%; same to same. 2,000

Bathgate av. 1776 (11:3022), es, 278.4 s 175th, 21.8x100.10x21.8x100.1; ext of \$5,000 mte to Mar27'17 at 5 1/2%; Dec4; Dec5'13; Isidora Strauss & Morris Silver with Juliette A Messemmer. nom

Bear Swamp rd (*), ws, adj land John Hitchcock, runs s along rd — to ss Bronx Park pl, runs w91.6x200 to ns Reiss nl x w150xn — to es Bronx blvd xn — to land of Hitchcock xel47.9 to beg, Bronxdale Man-

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf (misc) to mtg for \$110,000; Dec 10; Dec11'13; Beaumiere Realty Co to Title Guar & Trust Co. —

Certf (misc) as to chattel mtg for \$150 on chattels at 71 Centre; Dec5'13; Star Fixture Co to Cassel Rosenberg. —

Certf (misc) as to mtg for \$1,106.70; Dec8; Dec11'13; Damascus Tobacco Co, Inc, to Commercial Tobacco Co, 5 Essex. —

Land in Queens Co (misc): certf as to mtg for \$13,000; Nov19; Dec11'13; Reliable Bldg Co to Virginia Littauer. —

or; ext of \$10,000 mtg to Dec1'16 at 6%; Dec8; Dec9'13; J Homer Hildreth et al exrs Geo Reiss with Wm Saier. nom

Belmont av, swc 189th, see Hughes av, sec 189.

Boone av, sec Jennings, see Jennings, swc West Farms rd.

Boston rd, 1390 (11:2962); leasehold; Dec 9; Dec10'13; demand, 6%; Max & David Moskovitz to Chas Mayer, 1385 Crotona av. 3,500

Bronx blvd (*), ses, 200 nw 241st, 50x 100, except part for Bronx blvd; Dec8; Dec 9'13; 3y6%; Henry E Bliss, 1664 Lex av, to Bklyn, & Louis E Bliss, 1664 Lex av, to Edgar A Reynolds, Scarsdale, NY. 2,500

Brook av (9:2395), nec 168th, 96.7x45; ext of \$39,000 mtg to Nov1'18 at 5½%; Oct16; Dec10'13; Henry J Semke & August F Schwarzler with Lucius H Beers, at Westhampton Beach, LI, trstes for Jno C Lord, will of Susan Lord et al. nom

Brook av, 1528 (11:2895), es, 275 n 171st, 25x100.11 to N Y & Harlem R R; Sept30; Dec9'13; 1y6%; Harris Goldstein, 1528 Brook av, to Hyman Goldstein, 249 E 7. 1,500

College av, 477-S1 (9:2329); ext of \$35,000 mtg to Sept1'16 at 5½%; Dec2; Dec10 '13; Lawyers Mort Co with Wm Oppenheim. nom

Crotona av (11:3083), ws, 67.3 n 181st, 44.11x170.11x44x162.3; ext of \$1,150 mtg to Dec1'18 at 5%; Dec4; Dec6'13; Henry Hess with Annie MacDonald, 953 Forest av. nom

Crotona av (11:3103), ws, 425 n 183d, 75 x80; pr mtg \$6,000; Dec6; Dec8'13; due Mar8'14, 6%; Moses F Goldstein to Jos Herbst, 205 W 121. 2,500

Fieldston rd (13:3415), ws, 180 s 250th, runs nw123.5xsw74.3xse110.4 to rd xn80 to beg; Dec10; Dec11'13; due & as per bond; Delafield Estate, a corpn, to Title Guar & Trust Co. 11,000

Fieldston rd (13:3415); certf as to above mtg; Dec10; Dec11'13; same to same.

Forest av, 930 (10:2658), sec 163d (No 750), 17.9x95; PM; Nov26; Dec5'13; 5y5%; Wm Sudbrink to Lena Bertschi, 3140 Decatur av. 9,000

Fort Schuyler rd (*), sec La Salle av, 50x122.6x49.11x124.4; PM; pr mtg \$7,500; Dec5; Dec8'13; installs, \$100.00 monthly, 6%; Alex F Walsh & Augusta F, his wife, to Annie M Harrison, 31 Woodland av, New Rochelle, NY. 8,000

Fort Schuyler rd (*), same prop; PM; pr mtg \$15,500; Dec5; Dec8'13; due Dec1 '16, 6%; same to Jno E Walsh, 2930 Has- kin. 800

Grand blvd & concourse (9:2460), sec 162d, 118.6x99.11x117.4x100; Dec11'13; 3y 5%; Wm B Nesbitt to Susan McV Hemenway, trst Jno H Hinton, Windsor, Vt. 11,000

Grand blvd & concourse (9:2460), same prop; sobrn agmt; Dec9; Dec11'13; Frank C Buckhout with same.

Hoe av (10:2752), es, 79.1 s Home, 25x 100; Dec5'13; 5y5½%; Colaizzi Realty Co, Inc, to Lawyers Mtg Co, 59 Liberty. 3,000

Hoe av (10:2752), same prop; certf as to above mtg; Dec4; Dec5'13; same to same.

Hoe av (11:2980), ws, 475 s Jennings, 50x 100; Dec9; Dec10'13; due & as per bond; Louis F Kuntz to Clara P Meech, 290 E 163, & ano. 2,500

Hoe av (11:2990 & 2991), es, 37.6 n 174th, 42.6x100; ext of \$30,000 mtg to Dec1'17 at 5%; Dec9; Dec10'13; Dollar Savgs Bank with Trask Bldg Co, 1662 Boston rd. nom

Hoe av (11:2990-2991), es, 37.6 n 174th, 42.6x100; sobrn agmt; Dec2; Dec9'13; Trask Bldg Co & Christina Wiehe, 1332 Wash av, with City Mort Co, 15 Wall. nom

Hoe av (11:2990 & 2991), nec 174th, 37.6 x100; ext of \$33,000 mtg to Dec1'17 at 5%; Dec9; Dec10'13; Dollar Savings Bank with Trask Bldg Co, 1662 Boston rd. nom

Honeywell av, 2147 (11:3124), swc Bronx Park S or 182d, 100x78.10x100x64.7; pr mtg \$50,000; Dec9; Dec10'13; 3y6%; Jacob Cohen Constn Co, 141 Bway, to Saml Goldstein, 300 W 143. 8,000

Honeywell av, 2147; certf as to above mtg; Dec9; Dec10'13; same to same.

Hughes av (11:3076), sec 189th, 100x175 to ws Belmont av; ext of \$40,000 mtg to Nov25'16 at % as per bond; Nov25; Dec5 '13; Edw A Ridley, Fanwood, NJ to Durbar Realty Co, Inc. nom

Hughes av (11:3087), ses, 175 ne 183d, 25x100; Dec8; Dec9'13; 5y5½%; Nicola Tedeschi to Frank Fallotico, 310 E 105. 4,750

Hughes av (11:3087), same prop; PM; pr mtg \$4,750; Dec8; Dec9'13; due, &c, as per bond; same to Thos J Phelan, 456 Genesee, Trenton, NJ. 2,500

Intervale av, es, at ws Kelly, see Kelly, 909.

Intervale av (11:2965), ws, 185.4 s Jennings, 85x110; pr mtg \$—; Dec9; Dec11 '13; demand, 6%; Jacob Streifer Co to Prospect Investing Co, at Purchase, NY. 2,500

Intervale av (11:2965); same prop; certf as to above mtg; Dec9; Dec11'13; same to same.

Intervale av (11:2965); same prop; sobrn agmt; Dec10; Dec11'13; same & Jno Robertson & Wm Gammie with same. nom

La Salle av, sec Ft Schuyler rd, see Ft Schuyler rd, sec La Salle av.

Lind av (9:2530), ws, 124.3 n 168th, 25x 139.1x25.6x133.11; Dec10'13; 3y5%; Lambert Constn Co, 1369 Lyman pl, to Gertrude E Kasebier, 120 E 30. 15,500

Lind av (9:2530), same prop; certf as to above mtg; Dec10'13; same to same.

Lind av (9:2533), nws, 373.2 ne 169th, 50 x96.3x50.2x92.2; Dec10; Dec11'13; demand, 6%; Ernst Keller Constn Co to Arthur C Hearle, Scarsdale, NY. 14,000

Lind av (9:2533), same prop; certf as to above mtg; Dec10; Dec11'13; same to same.

Livingston av (13:3415) ws, 508.1 s 246th, 81x175; bldg loan; Nov29; Dec5'13; 3y6%; Florence B Pegram to Violetta W Delafield, near W 246th & Half Moon pl, at Fieldston, NY. 17,000

Longfellow av (10:2754), ws, 307.3 n 167th, 25x100; Dec8; Dec10'13; 1y6%; Frank Fischer to Bronx Security & Brokerage Co, 258 E 138. 700

Lurling av (*), ws, 125 n Morris Park av, 25x100; PM; Dec4; Dec10'13; due July 22'16, 5%; Ida Richman, Bklyn, to Morris Park Estates, 25 Broad. 595

Macombs rd (11:2865 & 2866), es, at nws Grand av, runs n57.9xe24xse24.10xsw57.9 to beg, gore; PM; Nov25; Nov28'13; 3y5%; Jas J & Nicholas J Botsacos to Moss Estate, Inc (corrects error in last issue, appeared as nes Grand av). 1,450

Morris Park av, 542 (*), sal Ls; Dec3; Dec5'13; demand, 6%; Chas P A Meyer & Martin Wacker to Jacob Ruppert, a corpn, 1639 3 av. 3,467.04

Morris Park av (*), ns, 189.6 w Unionport rd, 25.1x185.4x28.5x202, except pt for av; Dec6; Dec8'13; due Dec1'18, 5½%; Rachel Juster to Julius Grossmann, 1526 St Lawrence av. 5,000

Pierce av (*), ns, 75 w Haight av, 25x 100.2; pr mtg \$—; Nov19; Dec8'13; due, Jan1'17, 5½%; Jakob Grob to Herrmann F Bauerle, 636 E 219. 3,500

Prospect av (11:3110), ses, 627 ne 180th, 33x150; ext of \$5,500 mtg to Nov1'16 at 5½%; Oct27; Dec11'13; Caroline Ridgley with Andw J & Eliz A Kelly. nom

Teller av (9:2429 & 2434), ws, 40 s 167th, 38.4x100; ext of \$21,000 mtg to Nov28'18 at 5%; Nov28; Dec8'13; U S Savings Bank with O J Schwarzler Co, 1100 Brook av. nom

Tinton av, 983 (10:2659), nws, abt 350 n 163d, runs nw150xne7xnw19xne9.6xse169 to av xsw16.6 to beg; Dec4; Dec5'13; 5y5%; Katharina or Catherine Geib to Chas L Neff, 714 Courtlandt av. 5,000

Tinton av (10:2671), nec 166th, 52x99; pr mtg \$—; Dec10'13; 3y6%; Adolphus Realty Corpn to Leonard Denner, 778 9 av. 6,000

Tinton av (10:2671), same prop; certf as to above mtg; Dec10'13; same to same.

Tinton av (10:2671), same prop; agmt changing interest days; Dec10'13; same with German Savings Bank, 157 4 av.

Valentine av (12:3307), nec 201st, 100x 50; Dec10; Dec11'13; 3y or sooner, int as per bond; Annita Realty Co, a corpn, 341 E 146, to Jno Welply, 699 Union av. 8,500

Valentine av (12:3307); same prop; Dec 10; Dec11'13; same to same.

Washington av (9:2387), ws, 217.8 s 166th, 25x200, except pt for av; ext of \$24,000 mtg to June1'15 at 5½%; May21; Dec11'13; Dollar Savgs Bank with Marcellin Rene Delac, 2144 Bway. nom

Westchester av, nec Zerega av, see Zerega av, nec Westchester av.

Westchester av (10:2725), sec Simpson, runs s81.11xe100xn64.8xnw68.4 to av xw75 to beg; Dec9'13; 5y5½%; American Real Estate Co to Lawyers Mort Co, 59 Liberty. 120,000

Westchester av (10:2725), same prop; certf as to above mtg; Dec9'13; same to same.

West Farms rd, swc Jennings, see Jennings, swc West Farms rd.

West Farms rd (11:3021), ss, 172 w of a lane, being lots 18 & 19, map Wm Crowther, runs s20.3xse80xne65xnw80xnw20.3 to West Farms rd xsw67 to beg, except pt for West Farms rd & Tremont av, leasehold; pr mtg \$15,000; Nov1; Dec8'13; due, &c, as per bond; Bronx County Realty Co, Inc, a corpn, to Julius Ewoldt, 714 High st, West Hoboken, NJ. 10,000

West Farms rd (11:3021), same prop; certf as to above mtg; Nov1; Dec8'13; same to same.

Zerega av (*), nec Westchester av, 29.9x 100x30.8x100; Dec5; Dec6'13; due &c as per bond; Royal Bronx Realty Co, Inc, 1126 Walker av, to Fredk A Southworth, 410 Riverside dr trste Jno Southworth. 8,000

Zerega av (*); same prop; certf as to above mtg; Dec4; Dec6'13; same to same.

3D av (9:2372), ws, 49.4 n 167th, 23.3x 86.5x23.9x83.1; pr mtg \$3,600; Dec6; Dec10 '13; 3y5%; Henry J Salzmann to Jno C Heintz, 2201 Bway. 400

3D av (9:2323), nwc 142d; sal Ls; Dec4; Dec10'13; demand, 6%; Bernard Brannigan to Lion Brewery, 104 W 108. 9,371

3D av (11:3048), swc 182d, 80x49.11; Dec 9; Dec10'13; due, &c, as per bond; Corgil Realty Co, Inc, a corpn, to Harlem Sav- ings Bank, 124 E 125. 34,000

3D av (11:3048), same prop; certf as to above mtg; Nov25; Dec10'13; same to same

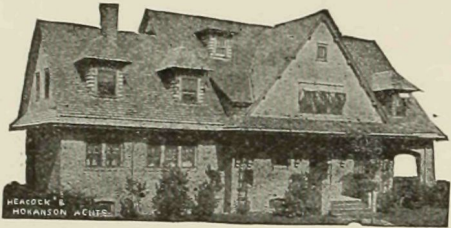
3D av (11:3048), swc 182d, 80x102.11; pr mte \$60,000; Dec9; Dec10'13; 3y6%; Corgil Realty Co, Inc, a corpn, 15 Old Bway, to Chas O Stanlev, 181 E 111. 7,500

3D av (11:3048), same prop; certf as to above mtg; Dec9; Dec10'13; same to same.

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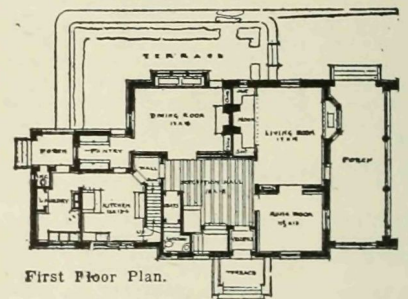
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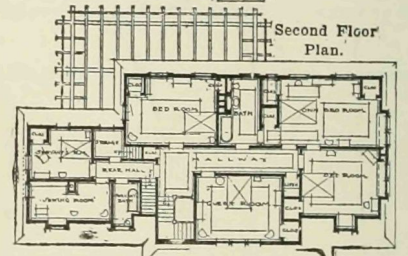
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