

REAL ESTATE **RECORD** AND **BUILDERS GUIDE.**

NEW YORK, DECEMBER 20, 1913

RESTRICTIONS CONSIDERED MODERATE

What Is Thought of the Report of the Heights of Buildings Commission—Very General Commendation—Public Hearings Awaited.

NOBODY has said that the restrictions on building construction that have been recommended by the Heights of Buildings Commission are too radical. On the contrary, the only criticism heard so far is that the regulations for the financial district are too moderate. The New York public has rarely received an official report with more approval, or with more signs of appreciation of intelligent investigation and decision on the part of the authors, than has been accorded to the report made by the Bassett commission. Admittedly interesting, the document is also described as having the merit of brevity, as well as clearness and precision.

Interviews with men representative of the interests which would be most affected financially by a limitation of this nature, as well as with authorities who have helped to form public opinion on the subject in the past, disclosed on the whole marked unanimity of opinion that the commission had made, first, a very thorough and independent investigation; second, that it had established the need and legality of limitations, and third, that it had formulated a precise and reasonable policy for the city to follow. It was said that the necessary laws and ordinances should be framed and put into effect as soon as possible, after public hearings have been held, in which much interest is likely to be taken.

Somewhat Disappointed.

William O. Ludlow, of Ludlow & Peabody, architects, who was one of the first advocates of restriction, while fundamentally in accord with the principles upon which the members of the Heights of Buildings Commission have based their findings, confessed that he was disappointed with that part of the report which proposes definite regulations drawn to apply to the conditions in lower Manhattan. The demand for the limitation of building heights followed largely, Mr. Ludlow said, from the conditions in this section of the city; but, applying the scheme to lower Broadway, for instance, where the skyscrapers are the tallest, he found that the recommendations permit buildings at least sixteen stories high and towers in addition. At the present time, however, the average heights of the buildings on Broadway from Battery Place to Park Place, including the Singer Tower and the Woolworth Tower, is twelve and one-half stories. If, therefore, the present conditions are considered bad—as to the lack of sunlight, the overcrowding of the streets, the congestion of traffic, the distribution of realty values and the danger from fire panic—why provide by law a limit which would seem to permit of conditions much worse?

The Fire Hazard.

Commissioner Johnson of the Fire Department said his approval of the regu-

lation of the heights of buildings would be largely upon aesthetic grounds. As far as life-saving work was concerned, even a building restricted in height to, say, twelve stories would be too high for fire ladders to reach from the outside. The department's extension ladders did not go beyond the seventh floor, and jumping into nets from above the sixth floor was generally fatal.

However, the modern, fireproof, unlimited skyscraper, with its own water-pumps and standpipes, offered no greater problem than any other building, after you leave the seventh and eighth floors, so far as fire-fighting was concerned.

Doubtful About the Zone System.

President E. B. Boynton, of the American Real Estate Company, a large investor, was found to be of the opinion that the plan for districting the city and specifying the height limit for each district is feasible.

"This is the so-called zone system," he explained. "New centers are growing up in our city and sometimes these new centers are in the older parts of the city and sometimes they develop in the newer sections.

"It seems to me the height of buildings should be governed by the width of the street. On streets sixty feet in width it would be much better if there were no buildings higher than eight stories. Tall buildings fronting on squares and open plazas might be permitted under certain restrictions without doing injury to real estate values or abutting property owners. Taller buildings might wisely be permitted in various sections of the city according to the business carried on in those sections. I think a reasonable height limit should be placed upon buildings on Fifth avenue, and certainly no more tall loft buildings should be built on sixty-foot streets."

Something Radical Necessary.

Robert E. Simon, president of the Henry Morgenthau Company, large operators in real estate, said that something radical was necessary in the way of building restrictions. No doubt the argument would be raised, he said, that the rights of the individual in ownership of his property would be infringed upon by such restriction, and it might also be urged that any such restrictions would be unconstitutional.

"Theoretically this may be so; but, I think, it is absolutely necessary to protect the rights of the individual against the actions of his neighbor," said Mr. Simon. "There is no doubt that these tall buildings on narrow streets are at present very bad for the interests of the adjoining owner and will eventually prove extremely bad for the city at large. The concentration of traffic in limited areas due to these high buildings is one of the main causes of our traffic and transportation problems and also is a

great source of expense to the city in its policing, health, fire, school and all other departments of municipal government. Whether it will be feasible to restrict in a practical and constructive manner is another question.

"The problem in this city is very different from most others. Manhattan Island has been the main centre, and, owing to its shape, the movement has been steadily northward. The bridges and new tunnels to the east and west may have a tendency to change this, but up to the present time it seems that the boroughs other than Manhattan will develop centers of their own which will be independent of the heretofore accepted main centers of Manhattan. The latter will in the course of time develop more and more with the transient business, which will constantly increase. I am fully in accord with the investigation made by the commission, and believe that the facts which have been gathered together will be valuable for a sane solution of the problem. The matter is of such importance, however, that we must necessarily make haste slowly."

The Constitutional Question.

Lawrence B. Elliman, of Pease & Elliman, large estates agents, said he considered that the Heights of Buildings Commission's report is a very fair one and should be gone into most carefully before any conclusion is reached. Had this action been taken fifteen or twenty years ago, before the present high level of buildings had been reached, especially in the Fifth avenue section, there was no question but that a restriction would have been of benefit to all parties concerned; but from a purely business standpoint it was now a serious question whether even through the police power the government had authority to deprive the owners of such investment properties of the right of doing with their properties as they saw fit.

"From a sanitary and equitable standpoint," continued Mr. Elliman, "and also from the standpoint of the city as a whole, so far as the Fire Department and street and special equipments of the city are concerned, there is no question but that a reasonable restriction is most essential, and in fairness to adjoining owners no person should be permitted to deprive an adjoining owner of light and air, which an abnormally tall building must do. But I am glad to see that the committee recommends a number of further public hearings; and I hope that everyone interested in the welfare of the city will make it a point to attend them and help the commission reach some fair conclusion."

A Difficult Task Well Done.

The Superintendent of Buildings for the Borough of Manhattan, Rudolph P. Miller, Esq., remarked that the committee certainly had a difficult task on its

hands, but he thought it had found a most satisfactory solution of the problem:

"Existing conditions made it impossible to carry out what should have been the conclusions in this matter. We have permitted our buildings to go so high that it would, of course, be unfair to now restrict those who did not take advantage of the past privileges. This trouble seems to be very well solved by the arrangement of 'zones.' Of course, the exact figures are always more or less a matter of judgment and discussion, but it seems to me that they have been fixed after very careful consideration and to the best interests of all. The limitations also fixed on the areas to be covered seem to me to be reasonable, in view of the existing conditions.

"If I have any one exception to make, it is the fixing of the width of courts in accordance with the number of stories. It seems to me that the width of the courts should be made a certain proportion of the height of the courts in feet, and not the height in stories, inasmuch as stories are apt to vary considerably in height."

Immediate Action Advised.

Superintendent P. J. Carlin of Brooklyn said: "Being an old builder myself, I would naturally not be interested, from that standpoint, in curtailing the height of any building in New York City or elsewhere; but as a citizen and a taxpayer I am opposed to the building of very tall structures.

"I think that the recommendations made by the commissioners for districting the city and specifying a height limit for each are well worth consideration and action should be taken upon them as soon as possible."

Opinions in Brooklyn.

William M. Greeve, second vice-president of the Realty Associates, Brooklyn, said that anything that would tend to depreciate values should not be tried at this time.

"From the viewpoint of one in the Borough of Brooklyn we believe a limit to the height of buildings is essential and will tend to make values more stable," said Mr. Greeve. "The report, in so far as Brooklyn is concerned, is entirely satisfactory. It is too bad that the city cannot be divided into sections and restricted as to character of development. On the whole, it would have been better to have delayed any action that in any way affects real estate until such time as the real estate market had considerably improved over present conditions."

Howard C. Pyle, of 201 Montague street, prominent agent, said: "I do not see that this will affect Brooklyn very materially anyway. I understand in a general way that the limit of the height is to be two hundred to three hundred feet. It seems to me that this rule should probably apply beneficially to all locations, possibly with the exception of lower Manhattan, where skyscrapers of unlimited heights seem to be almost a modern necessity."

Will Distribute Values.

J. Clarence Davies said:

"I am of the opinion that the necessities of the city of New York require some limit put on the height of buildings. Anybody who uses the downtown streets to-day between Wall and Fulton streets, or sees the condition of Fifth avenue between 14th and 23d streets, during certain hours of the day, and takes into consideration the condition of the streets between 34th and 59th streets, Broadway and Fifth avenue, must arrive at a conclusion that either there must be some restriction on the height of the buildings, or the present streets and avenues will have to be widened, or new avenues laid out.

"In my opinion a restriction in the height of the buildings taken in connection with the building of the new subways will help largely the value of real estate and spread values over large areas where high values are now restricted to certain centres, while the rest of the real estate in the city suffers in proportion."

Big Transactions Near Bryant Park.

It is evident from the sales reported this week that for property near 42d street and Bryant Park there is a strong undercurrent of demand. The purchase of the northeast corner of 41st street and Fifth avenue, by the Oceanic Investing Company, for leasing to Rogers, Peet & Co., from the Messrs. Burton, and the acquisition by Woodbury Langdon at 123 West 41st street, west of the park, foretell important building improvements, as in each case the parcel just purchased will be united to abutting premises under the same control.

The subsequent purchase by the Oceanic Investing Company from a syndicate, through Felix Isman, of the southeast corner of 42d street and Fifth avenue stirred public interest further, as this is one of the most valuable and prominent corners in Manhattan and has been held at \$2,500,000. There is a seven-

tion governing the use of wood in the construction of buildings (section 103, paragraph 4) has been practically restored to its original effect, as in the existing code, except that fireproof doors are required in all corridors.

The provision (section 56, paragraph 1) permitting the use of hollow building blocks for exterior walls to a height of 52 feet has not been changed since the hearing at which the brick men interposed their objections. Existing shingle roofs within the fire limits may be repaired but not entirely renewed, under the latest amendment.

The natural cement interests have not been successful in having their product put on a parity with Portland cement. For footings, Portland cement concrete only may be used. In every building hereafter erected (except dwellings, tenements and theatres) there must be two means of exit for every floor above the first, one of which may be a horizontal exit, and every building over one hundred feet in height one of the means of exit must be tower stairways.

Subway Work Under Construction.

According to the report of Alfred Craven, Chief Engineer of the Public Service Commission, construction work



This picture shows the block fronting on Fifth avenue, between 41st and 42d streets the scene of two notable sales this week. The Oceanic Investing Company purchased the premises on the two corners.

story building on the site, which has a frontage of 73.4 feet on Fifth avenue, extending back along 42d street 100 feet, to within 22 feet of the new structure to be erected by Rogers, Peet & Co., which will have its main frontage on Fifth avenue and 41st street with an "L" on 42d street. Details will be found in another column.

Building Code Introduced.

Something happened to induce another member of the Building Code Committee of the Board of Aldermen to sign the report on the Building Code, which made six signatures in all, or a majority of the committee, and accordingly an ordinance embodying an amended code was introduced in the board this week. It went over under the rules and will be put upon its final passage next week. The report is signed by Messrs. Herbst, Muhlbauer, Bolles, Mulligan, Shipley and Dujat.

Several changes have been made in the code since the last hearing. The sec-

under the Dual System rapid transit contracts is now under way on 26 sections under contracts aggregating \$86,371,000, and employing 6,649 men. This work covers parts of the new system in the boroughs of Manhattan, Brooklyn, the Bronx and Queens, and embraces the new Lexington avenue and Seventh avenue subways and also the Broadway subway and the Centre street loop subway in Manhattan; the Fourth avenue subway and its branches in Brooklyn; and the Jerome avenue, the White Plains road extension and the Southern Boulevard branches in the Bronx, as well as the Corona and Astoria roads in Queens. All told, these contracts cover 47 miles of new subway and elevated lines, of which 25 miles are on lines to be operated by the New York Municipal Railway Corporation and 22 miles on lines to be operated by the Interborough Rapid Transit Company. Of the total value of these contracts, namely, \$86,371,000, about \$46,000,000 is for work on New York municipal lines and about \$40,000,000 on Interborough lines.

COMPENSATION LAW'S SCOPE AND EFFECT

What Is Required of Employers and How They Can Protect Themselves—
Classification of Trades—Schedule of Disabilities—The Ultimate Burden Bearer.

THE Workmen's Compensation act which passed the Legislature on Friday, December 12, has been signed by Governor Glynn and is now a law. It requires that all employes in hazardous trades shall be insured by their employers. All the building trades are considered as hazardous, and nearly all the trades engaged in manufacturing building materials are enumerated among the forty-two groups of related industries into which the law divides or classifies the employments designated as hazardous. The classification of employments into groups was done with the object of facilitating the formation of associations for the prevention of accidents. Furthermore, this classification will make it easier for employers to insure in mutual companies.

Group No. 42.

The primary building trades are listed in Group No. 42, as follows: Stone cutting or dressing; marble works; manufacture of artificial stone; steel buildings and bridge construction; installation of elevators, fire-escapes, boilers, engines or heavy machinery; brick-laying, tile-laying, mason work, stone-setting, concrete work, plastering; the manufacture of concrete blocks; structural carpentry; painting, decorating or renovating; sheet metal work; roofing; construction, repair and demolition of buildings and bridges; plumbing, sanitary or heating engineering, installation and covering of pipes or boilers.

The kindred and allied trades, especially those engaged in the manufacture or production of materials used in building construction, are scattered among fifteen groups. Planing mills and sash and door factories are in Group 17; quarrying of sand, shale, clay, gravel, limestone and the manufacturing of brick, cement, tile, terra cotta, fireproofing and paving materials are specified in Group 19; the manufacture of glass and glass products, porcelain and pottery, in Group 20; foundries and rolling mills and manufacturing of structural iron or steel, castings, forgings, tubing, pipes, sheet-metal, wire, machinery, heavy engines, boilers, furnaces and stoves are enumerated in Group 21; the operation and repair of stationary engines, Group 22; the manufacture of hardware, nails, wire goods, water, gas and electric fixtures, sheet-metal products, light machines and small castings or forgings, Group 23; manufacturing of paints and varnishes, Group 26; dredging, piledriving and caisson construction are in Group 11; the construction and operation of electric light and power lines and appliances, Group 12; excavating, paving, sewer and subway construction, and tunneling, Group 13; lumbering is in Group 14; the manufacturing of interior wood-work is in Group 16.

Four Ways to Insure.

Employers may insure in any one of four ways, all of which are on a parity—self insurance, casualty company insurance, mutual company insurance, and insurance in a State fund. The provisions of the act will be administered by a State Board of five commissioners which will pass upon all claims. All payments under the act will be through the com-

mission itself, and will be made at periods corresponding as nearly as possible to those at which wages were paid the injured employe or his dependents. Lump sum payments are permitted only in connection with aliens residing outside of the country, in which case one-half of the aggregate compensation is payable.

Most Striking Provisions.

As the law comprises no less than 131 sections, it is too voluminous to be reproduced in its entirety here. Official copies will no doubt be issued by the State Board as soon as constituted. The law will take effect January 1, but the application of the chapter as between employer and employe, and the payment of compensation for injuries, will not take effect until July 1. Severe penalties are provided for violations. The employer who does not insure continues liable to negligence suits and to a fine of one dollar a day for each employe.

In practise the law will operate something like this: In the case of an accident in building construction, the employer will first be required to furnish medical and hospital attendance and then immediately to notify the State Commission. (The State Commission will have a branch office in New York City.) For fourteen days no payments of compensation will be made, but at the end of that time payments will begin according to a schedule specifically stated in the law. The local representative of the commission will receive from the employer, the insurance company or the State fund, as the case may be, the moneys to be paid out in compensation. Then after the commission has authorized payment he will pass it out week by week to the injured man or his dependents.

There are provisions preventing evasions of the law, and no injured employe can assign his claim. Lawyers' and doctors' fees are all subject to the absolute control of the commission. The law provides for medical attendance and hospital service for sixty days at the expense of the employer or his insurance carrier, but the employer has a right in the first instance to select the doctor.

Compensation for Disabilities.

In case of total disability adjudged to be permanent 66 2-3 per centum of the average weekly wages will be paid, during the continuance of such total disability. For a temporary total disability, the same rate will be paid during the continuance thereof, but not to exceed the sum of \$3,500. In case of disability partial in character but permanent in quality the compensation shall be at the same rate, but for definite periods, as: For the loss of a thumb sixty weeks; first finger, forty-six weeks; loss of hand two hundred and forty-four weeks; loss of a leg, two hundred and eighty-eight weeks.

If the injury causes death the compensation will be known as a death benefit, and shall (1) consist of the payment of reasonable funeral expenses, not exceeding one hundred dollars; (2) thirty per centum of wages to widow during her widowhood (or dependent widowhood);

(3) fifteen per cent. for each child under the age of eighteen until the child reaches the age of eighteen; (4) if the amount payable to widow and children is less than 66 2-3 per centum of the wages, than for the support of a dependent parent, brother or sister fifteen per cent. is to be provided, but in no case the total sum paid is to exceed 66 2-3 per cent. of the average weekly wage of the deceased.

How the Employer May Protect

Under the circumstances, the only course left for the employer to pursue is to protect himself by taking out a policy of insurance, and let the insurer take all the risks. (1) He can insure the payment of possible compensation in any stock company organized for the purpose and file a notice to that effect with the State commission; (2) he can insure in the State fund to be administered by the State; (3) or he can insure with any mutual benefit association authorized to transact the business of workmen's compensation insurance; (4) he can insure himself by depositing with the commission securities of the kind and in the amount to be determined hereafter.

The law specifies in detail how the State Insurance Fund is to be organized and managed. The State Treasurer is to be the custodian. Every employer must keep a record of all injuries received by his employes; and within ten days after an accident he must make a report to the commission on a blank furnished for the purpose.

Authorities disagree as to the probable success or fate of the law when it goes into full operation. Governor Glynn's answer to this is that his commissioners will be men of such rectitude and intelligence as to insure fair play. While the consequences to the employer appear on the surface to be grave and burdensome, in reality he will simply purchase an insurance policy in the best market and charge the cost up to insurance, along with his office rent and electric light and add the premiums to his bill for construction or to his bid for a contract, and the client pays it and, in turn, charges it up to our old friends, the ultimate consumers. In a word, the final result will be that building construction will cost a little more and that the people at large will pay the bill as always.

—Conspicuous as a feature of the Christmas season, which is growing stronger yearly, is the tendency of city families who own country homes within easy reach of the city to spend their Christmas holidays there. By so doing they hark back to the early Christmas spirit which originated in rural Holland. Old Saint Nick seems to have a cheerier smile in the country than he does in the city. At least he appears to have more snow sprinkled over his clothes and a greater zest for turkey and its concomitants. A country house decorated in conformity with the spirit of Christmas warms the social spirit and strengthens family ties by drawing members of a family together around one common fireplace. It does not exaggerate the Christmas spirit, but exemplifies its full meaning.

MEMORIES OF OLD NEW YORK.

Mr. W. S. Patten Recalls When Lots in West 47th Street Sold for Only \$400.

New York City develops so rapidly and alters its appearance so greatly in a brief period that one need not be very old, or very long a resident, to have seen many interesting changes in the real estate field. A personal knowledge of the course of events in the past is of great assistance to real estate investors in judging what is going to take place in the future.

In conversation with the writer Mr. William S. Patten, of 156 Broadway, recalled the time when East Broadway was one of the best residence streets, for during his childhood he lived there. Mr. Patten was born in City Hall place in 1836. His father and Alvah Spear lived in adjoining houses. They were together in the wholesale shoe business, Spear & Patten being the firm name.

"In the year 1842," said Mr. Patten, "we moved to 4th street, opposite Washington square. At this time the square was fenced in by a white picket fence. The street, like all the city streets, was paved with cobble stones, and hogs were running in the streets to devour the swill that was thrown to them. Many of the streets were so filthy that I had to hold my nose in walking out.

Wall Street Banks Moved Uptown.

"When the sewer was built in 4th street many bones of the cholera victims were exposed, the square having been used for a Potter's field for the cholera scourge of 1832. At that time the banks of Wall street moved to Bank street, hence it derived that name.

"I remember distinctly when Dey street was widened 35 feet. I visited the Broadway theatre when it was at the corner of Worth street. Later it was torn down, when the Tefft & Weller building was erected. That was the first building in the city to have a freight elevator.

\$400 For 47th Street Lots.

"In 1858, 47th street between Sixth and Seventh avenues, was built up, the lots costing \$400 each, and the 18.9 ft. houses on the south side were sold for as low as \$5,000.

"In 1851 I lived in 17th street by Stuyvesant square. A new three-story house was rented for \$800 or could have been purchased for \$8,500.

"I entered actively into real estate purchasing in about 1880, and invested chiefly in private houses in various parts of the city. In 1867 I made the first purchase in 47th street between Sixth and Seventh avenues, and at this time property was high. Houses there that had been sold nine years previous for \$5,000 now brought \$18,000 and \$19,000.

A Speculation in 12th Street.

"About 1887 I bought a full lot in 12th street west of Broadway, with a most perfectly built house, for \$27,000. I subsequently sold this house for \$45,000, but it is worth considerably less than that now.

"I had no faith in flats but preferred private houses. I am a great believer in Manhattan real estate."

An Architectural Contrast.

(Subject of Illustration.)

A photographic view of West 40th street between Broadway and Sixth avenue brings into juxtaposition what was once considered the best real estate development for this section, represented by the row of 2-story dwellings, and the best form of improvement at the present time, represented by the giant Lewisohn building on the north side of the street, and the World's tower on the opposite side. If the dwellings were originally

worth twice the value of the land they occupied, then West 40th street lots were valued at the time of their erection at scarcely more than \$1,000 each.

The tax department now sets no value at all upon them, but they bring in a considerable income nevertheless. A purchaser would of course take no account of the buildings, yet to some extent they serve the purpose of taxpayers.

Edw. H. Van Ingen of 160 Fifth avenue, the owner, does not know the history or age of the houses, but knows they were standing sixty years ago.

A Large Fortune from Real Estate.

A man who began to invest his savings in New York City real estate under the favorable conditions existing fifty or sixty years ago had simply to await the natural increment in values in order to accumulate large wealth, should his life be spared. So rapid was the growth of the city, so concentrated within a small territory were the effects of that growth upon real estate, so incredulous were the masses concerning any great future rise in values, that it was permitted to those who had faith and foresight to buy improved property at low valuation and sell it after awhile at a large profit. And it was possible to repeat the process over and over again, year after year. It was not required of an investor in real estate that he should either build or improve, or even repair; all he had to do was to collect his rents, watch out for new bargains, and let his neighbors' enterprise and the city's expansion add to the desirability and value of his property. There are hundreds of families of wealth today in the city and suburbs whose inheritance is in city real estate accumulated by this process.

The successful career of Charles E.

Appleby, who has just died at the age of eighty-nine, was exceptional only because he was able during a remarkably long life to accumulate a much larger fortune than most other investors. To the present generation Mr. Appleby was naturally not so well known as to its predecessors; his advanced age relieved him from public duties and justified the retirement and leisure in which the last thirty years of his life were spent. He was a lawyer by profession, had offices in the city, a town house, and an estate on the Sound. For fifty or sixty years he kept turning over property, beginning when the city was mostly below Madison Square, and following the speculative advance northward.

The long list of his present holdings (see the Realty Records Company's Blue Book) gives an idea of how he followed the course of business expansion along the principal traffic arteries, particularly up Broadway, Church and Hudson streets, and Eleventh and Twelfth avenues. Of late years he seemed to have entertained marked confidence in the future of the far west side of the city—in the forties and fifties, where the shippers and warehouse men are congregating. He took mortgages in selling and paid cash when buying, and was conservative in all his dealings. As a business man he was like others trained in the same school and period, and because of this his later operations, conducted as an individual and affecting comparatively small units, presented an interesting contrast to the big operations of the incorporated investors and developers of our time.

Mr. Appleby was born not far from New York City, in Monmouth County, New Jersey, and came here to practise law sixty-six years ago. His fortune was estimated at twenty-five million.



A CONTRAST IN REAL ESTATE DEVELOPMENT.

View in West 40th street, between Broadway and Sixth avenue. The two-story dwellings belong to a type that was being erected in the uptown sections of the city about seventy-five years ago.

BOROUGH PRESIDENT MILLER HONORED

Dinner Tendered Him by Bronx Residents on His Retiring from Office—Story of How He Came To Be Elected—A Fine Record.

A SILVER service, valued at \$3,000, was given to Cyrus C. Miller, the retiring Borough President of the Bronx, at a dinner tendered him at the Bronx Opera House on Thursday of this week by residents of the borough who wished to make known their appreciation of his work on the rapid transit committee of the Board of Estimate "in providing additional transportation facilities for the people of New York." The money value of the silver service is a matter of record, but no appraisal of the good will that went with it was given out by the dinner committee.

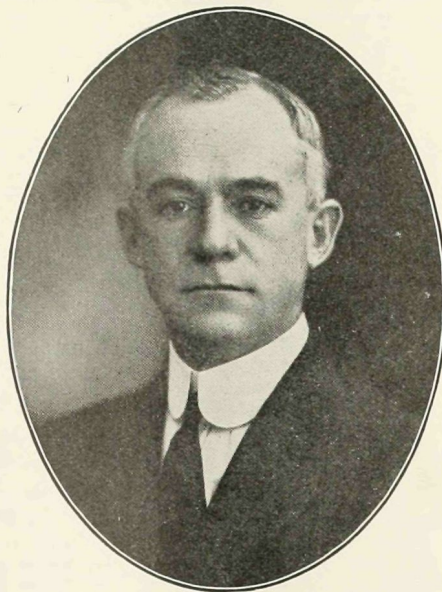
That it amounted to something, however, may be inferred from a passage in Mayor Kline's address. "He is one of the most genial men I have ever known, a true friend, an exceptionally fine executive officer, and a man of tremendous energy and capacity for work," said the Mayor; and the sentiment was restated in a variety of ways by other speakers, including John Purroy Mitchel, William A. Prendergast, George McAneny, Louis H. Pounds, Douglas Mathewson, William A. Wilcox, William A. Cokeley and William J. Flynn.

The story of how Mr. Miller came to be Borough President of the Bronx has possibly been told before, but it is suggestive enough of the caliber of the man to bear repetition.

One day in the summer of 1909, just before the Republican convention, Mr. Miller was called up on the phone in his law office at 55 Liberty street. The man at the other end of the wire was well known in politics—identified, however, with party politics rather than with machine politics; and he wanted to know if Mr. Miller would allow his name to be submitted to the convention for nomination as candidate for the Borough Presidency of the Bronx. Mr. Miller's practice was probably worth as much or more by the month as the salary of Borough President would amount to in a year, and as he had no ambition to occupy public office, he promptly declared himself to this effect.

But the man at the other end of the wire argued alluringly that Mr. Miller wouldn't have one chance in ten of being elected in Haffen's borough; that Mr. Miller's candidacy was wanted to strengthen the contemplated Fusion ticket as a whole, and that John P. Mitchel, the proposed Fusion candidate for president of the Board of Aldermen, whose law office adjoined Mr. Miller's and who had lately distinguished himself as a commissioner of accounts, would benefit by any Fusion strength that could be developed in the Bronx. Sundry other young gentlemen of merit were to be on the Fusion ticket, too, and several of them couldn't hope to be elected unless the Democratic vote in the Bronx was cut down materially.

Well, Mr. Miller took the Republican nomination, and, true to the telephonic forecast, the Fusion indorsement followed. Mr. Miller, when the time came to go on the stump, announced confidently to his partner: "You'll have to take care of the office while I'm away. I'll be back after election." His law partner has been taking care of the office now for four years, and rumor says he will have to do so another four years if



THE HON. CYRUS C. MILLER.

Mr. Mitchel has his way in the matter of filling the post of Corporation Counsel.

Achievements Recorded.

The achievements credited to Mr. Miller as Borough President and as a member of the Board of Estimate have been reported in the Record and Guide as they transpired, and a summary of them is available in a publication issued by the Bureau of Municipal Research, and a fuller record is contained in a pamphlet, entitled "Acts of the Administration of Cyrus C. Miller, President of the Borough of the Bronx," distributed at the dinner on Thursday. The qualities which stand out in Mr. Miller's work as a public official seem to be these—executive ability, power to coordinate large economic and social policies, and capacity to influence public opinion.

The borough administration of the Bronx has come to be a perfectly organized machine, adjusted to the exacting modern standard of efficiency; and no public official has ever made fuller legitimate use of publicity than the retiring Borough President of the Bronx, a publicity which, coupled with Mr. Miller's general constructive work, has helped greatly to raise that borough from the obscurity in which he found it.

Large Definite Purposes.

Mr. Miller leaves office with a notable record of work, accomplished in a short time, but all this work was in a manner preliminary to a larger definite purpose, the purpose, namely, of making the Bronx an independent industrial unit within the city. The industrial development of the borough is contingent upon good facilities for handling incoming and outgoing trade. Mr. Miller, in planning the physical work under his direction—streets, sewers and so on—looked forward to a time when the barges of the reconstructed Erie canal would bring stores of produce and of raw materials for manufacturers to the extensive waterfront of the borough, and when the Bronx would be a port of entry for the ships bringing raw materials from the Pacific through the Panama canal.

He had in mind a marginal industrial railroad to follow in general the line of

the southern and eastern shores of the borough and connecting railway terminals, freight yards and piers, with the factories bound to arise where rail and water transportation meet. "I have had plans prepared for an industrial railroad to be open to the cars of all roads bringing freight to the city," said Mr. Miller this week, when asked about his plans for the future.

Industrial Railway Plans.

"In conjunction with the Hell Gate Bridge now building, the new barge terminals and other improvements to the surrounding waterways, the industrial railway should do much to stimulate the commercial growth of the borough. I intend to make it my business to see that the plans which I have prepared for a great wholesale market and the belt line railroad just mentioned are presented to the new Board of Estimate. With proper shipping facilities, the Bronx should be a center for the large-scale distribution of food products and for the production of manufactured goods.

"We are on the mainland, we have deep-water inlets and our waterfront is situated at a point convenient to water transportation from the Great Lakes and to the coastwise New England shipping entering Long Island Sound. At the same time, our deep water is accessible to ocean going vessels. About fifty per cent. of our laboring population works in Manhattan; but many lines of industry are certain to leave Manhattan, and we must put ourselves in a position to furnish employment at home for our people."

Mr. Miller's training no doubt accounts for a good deal in his record as Borough President. Born at Claverack, Columbia County, New York, November 2, 1866, he finished his education at New York University and Columbia Law School. As a lawyer, he made a specialty of searching real estate titles and this work, in connection with other branches of his practice, had brought him in close contact with a great variety of city offices. Mr. Miller is senior member of the firm of Miller & Bretzfelder. His residence is at 2279 Andrews avenue, University Heights.

Through Trolley Service from Long Island City.

In the following letter received by the Chamber of Commerce of the Borough of Queens from Frederick W. Whitridge, president of the Third Avenue Railway Company, which purchased the 59th street crosstown line last spring, an important announcement is made of a new trolley service soon to be inaugurated between the boroughs of Manhattan and Queens, similar to the service of the Third avenue railway now operated between the Bridge Plaza, Long Island City and 42d street, Manhattan:

"I have yours of the 15th instant. It is our intention to operate a through trolley service from Long Island City across 59th street. The special work to put the line into operation was ordered months ago, but has not yet been delivered. My expectation is that within a couple of months at least we shall be able—if the weather holds—to lay it down, and that the proposed line will then be inaugurated."

REBUILDING BROOKLYN.

Detached Frame Dwellings Figure Less in Construction Operations.

One need pass only through the Flatbush, Bay Ridge, Fort Hamilton, Bath Beach, Bensonhurst and Borough Park sections to observe how thoroughly brick houses in rows have superseded detached frame houses in recent building operations in Brooklyn. One of the reasons for this is the extension of the fire limits so as to embrace the suburban parts of the borough, while other reasons are growth of population and demand for living space within the city's limits. Increased assessed valuations have also caused a contraction of suburban house building in what were a few years ago comparatively remote parts of the city.

When the subways through South Brooklyn to Coney Island and Fort Hamilton are in operation, it is probable that one of the notable results will be the encroachment of brick house construction on territory now covered with frame detached houses. Such encroachment is already evident in certain parts of Dyker Heights and Bay Ridge. Restrictions against rows of attached houses in detached dwelling neighborhoods have only a few more years to run, and in some of those parts of Brooklyn there never were any restrictions. Numerous vacant areas in the borough were originally improved with frame detached dwellings because they constituted the most salutary class of construction for the period in which they were built. But, within the city, growth feeds on growth; and what was suburban home territory in Brooklyn ten years ago is no longer attractive in that respect.

Brooklyn will continue to grow apace because of its new rapid transit system, but as a result of the influx of population the borough will gradually be rebuilt along urban structural lines purely.

Subway Developments in Brooklyn.

The form of contract for the first extension of the Brooklyn elevated railroads under the Dual System agreements has been approved by the Public Service Commission. This is the Liberty avenue extension of the Fulton street elevated railroad, which now terminates at the borough line between Brooklyn and Queens. The Fulton street road is to be third-tracked, and an extension built from the present terminus out Liberty avenue to Lefferts avenue, Queens Borough. The extension also will be a three-track line. It will be built and owned by the New York Municipal Railway Corporation, but the commission has directed that the company submit the contract to competitive public bidding and advertise for bids in the usual way. The bids are to be opened in public and later submitted for the consideration of the commission. The extension will be a little more than two miles long, and the contractor will be required to complete it within twelve months from the delivery of the contract.

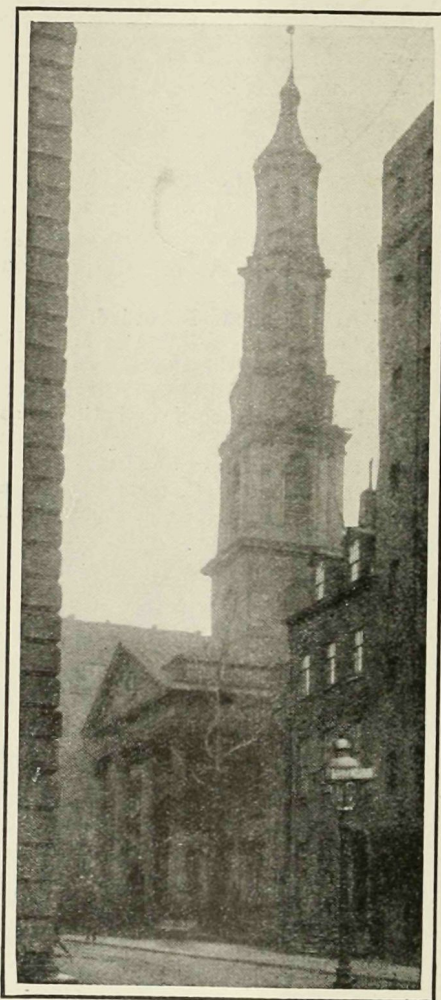
Consents of property owners sufficient to legalize the Flatbush Avenue-St. Felix Street-Fulton Street rapid transit route have been obtained by the Public Service Commission. This is the route which connects the Fourth avenue subway through St. Felix street and Flatbush avenue with the Brighton Beach line of the Brooklyn Rapid Transit system at Malbone street. Legalization of this route was delayed for some time by failure to get the consents of the Brooklyn Academy of Music and the Long Island Railroad Company. These two consents have now been obtained. The assessed valuation of the abutting property is \$5,724,900, and the value of the

property for which consents have been obtained is \$4,942,300.

Changes in the plans of the DeKalb avenue station on the Fourth avenue subway, in Brooklyn, have been ordered by the Public Service Commission so that this station will become practically an express station. The changes involve the construction of two cross-overs west of the station at a cost of about \$130,000. These cross-overs will permit trains from the Fourth avenue subway, as well as those from the St. Felix street and Flatbush avenue connection with the Brighton Beach line, to make stops at DeKalb avenue.

Trying to Save St. John's Chapel.

An effort is being made to save historic St. John's Church in Varick street from the demolition which must come with the widening of that thoroughfare. Borough President McAneny introduced a resolution on Thursday before the Board of Estimate wherein he outlined a plan prepared by his engineers for the retention of the famous portico of the church. Under the proposed arrangement the front of the church would pro-



OLD ST. JOHN'S CHAPEL.
Stands in the way of widening Varick street.

ject over the new building line but leave a passageway through the porch for the public.

The adoption of such a resolution permitting a structure to project over the building line, while adjoining properties are required to keep within that line, would create a precedent in this city. Mr. McAneny in urging its adoption, however, pointed out that the old church could be saved at small expense and that considerable interest was being shown by various societies and Trinity Church in the idea. He also pointed out that a similar situation had arisen in the case of the Old South Church in Boston and that the city authorities there had permitted that historic building to extend over the building line.

The Board of Estimate voted to lay the matter over for a week.

CANAL STREET WIDENING.

Question of the Distribution of the Cost a Hindrance.

The long-delayed report of the special committee of the Board of Estimate, consisting of Messrs. Esterbrook, Prendergast and Cromwell, which has been considering the question of the reapportionment of the cost of the proceeding for the widening of Canal street, was presented, on Thursday. The committee report, as presented, was signed by Messrs. Prendergast and Cromwell, with Mr. Esterbrook in opposition to their recommendations. While all the members agreed that some relief from the excessive assessment was imperative, there was a decided difference of opinion as to how the cost should be reapportioned. When the widening was laid out in 1909, it was suggested that a portion of the expense be placed upon a local area, the land being required partly to prevent congestion of traffic at the bridge entrance and partly for subway purposes.

Accordingly, provision was made for placing two-thirds of the cost upon the city and one-third upon the locality. This arrangement led to a general protest from property owners affected, who claimed that the assessments resulting were unusually heavy.

The majority of the committee believed, according to the report, that the present local assessments are out of proportion to the benefit, and that the actual benefit will extend to a considerable degree over the Borough of Manhattan and to a lesser degree over the Borough of Brooklyn. Their recommendation was that the expense be reapportioned by placing 55 per cent. on the city, 30 per cent. upon the Borough of Manhattan, 7½ per cent. upon the Borough of Brooklyn and 7½ per cent. upon the local area heretofore fixed. The property owners would thereby receive the benefit of the difference between 33½ per cent. and 7½ per cent. of the cost.

Mr. Esterbrook objected to the levy on Brooklyn and was supported by Borough President Pounds. Both of these members vigorously opposed the acceptance of that section of the committee's report. The President of the Board of Aldermen proposed an amendment whereby the city was to assume 62½ per cent. of the cost, the Borough of Manhattan 30 per cent. and the local owners 7½ per cent.

The committee report was accepted finally with that amendment, by a close vote. January 16 was set for a public hearing, when the new apportionment will be on the calendar of the Board of Estimate for consideration.

A large delegation of property owners appeared before the Board. Laurence M. D. McGuire, president of the Real Estate Board, and Michael J. Mulqueen were among those who spoke on the necessity of action.

—Colonel Williams of the Brooklyn Rapid Transit Company says Brooklyn must gain a million in population before the new subway assigned to his corporation can earn a dollar above its fixed charges. That is, Brooklyn must grow half again as large as it is now and add nearly \$1,000,000 to its real estate valuation.

—The Long Island Real Estate Exchange has had under advisement for a number of weeks a plan for the registration of real estate agents. A full report will be ready before the close of the year.

—The new buildings on Fourth avenue are reported to be fairly well rented as a whole.

BUILDING MANAGEMENT

THE PROFESSION OF OFFICE BUILDING SPECIALIST
— EXPERTS WHOM THE OWNER SHOULD CONSULT.

BY JOHN M. WALSH of Chicago.

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

LOST \$70,000.

SUPPOSE you saw this glaring headline in a newspaper, wouldn't you eagerly read the item? And suppose that item stated further that a man had lost this amount in a large office building and didn't know just where or how. Wouldn't you be interested? You bet you would. Yet this occurrence happens every few days and you never hear of it, because the sum was lost in the planning, construction and renting of the building. Your interest would cease immediately unless you were a present or prospective owner or a member of a corporation which owns such a building; then you would ask "How can this be possible?"

This amount of loss is not only possible but actually probable and in many cases it is much more. It is the consequence of not employing specialists in the planning, construction, renting and operation of modern office buildings.

It is conceded that either the prospective or present owners are considered as having good business acumen or it is improbable that they would be interested in such a project. In their business or profession they keep a careful record of sales and costs and require statements and audits regularly, but it seems that whenever they contemplate an office building they throw all sagacity to the winds and plunge in headlong, with little tangible evidence on which to base their calculations, and this mostly theory.

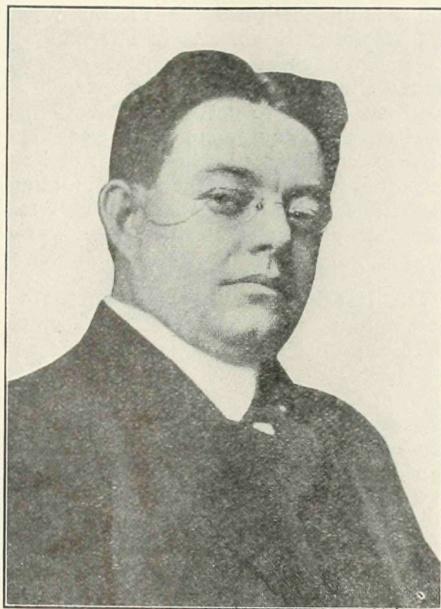
The idea of an office building is conceived and an architect is immediately called in to draw the plans. The architect measures the lot, and sometimes with very little study proceeds to work up a striking elevation with all the little artistic ebullitions and sense appealing features possible. The floor plan is usually a secondary consideration and of course can be easily fitted to this beautiful elevation—but alas and alack! you can't rent the elevation or derive any revenue from it, except perhaps as a future background for an electric sign.

Don't blame the architect; it isn't his fault. Custom has set him up as a sort of "demi-god" whose word is supposed to be law. The public expects a great deal more of the architect than his field should legitimately cover, and he in his endeavor to satisfy a client goes farther than he should.

Why It Is Not a Revenue Producer.

It is reasonable to suppose that a good business man would investigate the office building situation carefully before going into the game. Not the surface indications, but the actual figures. These expose the fact that a majority of our large office buildings are producing little or no net revenue, not because the building is not properly located, not because there isn't any demand for space, but wholly because the building was not properly designed for its location from a commercial point of view.

Now, who of all persons is best fitted to be called in consultation for office building planning and construction? Why, the high class, shrewd, diplomatic and practical building manager, of course; or better yet, the specialized or consulting building manager. He is in



JOHN M. WALSH.

Mr. Walshe was an electrical and mechanical engineer by profession until he took up the profession of managing buildings about eight years ago, at Texarkana, Ark.-Tex., where he had charge of the State National Bank Building. His marked success in this building brought him into the limelight of office building management. He went to Little Rock, Ark., from there, and had charge of the construction, renting and operation of the State National Bank Building; then to the Woodmen of the World Building at Omaha, Neb., where he took up the work of office building specialist, in which capacity he has handled several office buildings, among them the Davidson Building at Sioux City, and the John P. Starks Building at Louisville, Ky.

the game every minute and knows the what, where, and when of office building demands. He is the "guy" who is the first and most necessary of all specialists to be consulted.

He has gathered information and statistics from buildings everywhere. He has attended the conventions of the National Association of Building Owners and Managers and secured information not obtainable by the architect; therefore he should be employed first and given the opportunity to study the proposed site and analyze its possibilities; and when his figures and statements have been carefully compiled and checked, select the architect and arrange with him to employ competent engineers to assist him.

The Architect and His Fee.

It is false economy to select the architect because of his low "fee," for that is little enough as it is, when the American Institute schedule is followed. You should remember that it is ability and experience you are buying, and that the best is none too good; therefore, select him for his ability and experience and not for the "fee." A good architect won't cut his price because he knows that it will take a great deal of it to pay competent engineers and draftsmen to complete the job. These men should not be connected in any way with manufacturers, jobbers or agents, but should be

free to work with the building manager and architect to produce the desired results.

The building manager should be able to tell what kind of a layout the site demands, as from that the architect will make up the preliminary sketches of the floor plans only. After these have been carefully revised and checked the architect can draw around them a pleasing, artistic and correct elevation. This should again be carefully revised and checked by the building manager until all unnecessary artistic ebullition has been dispensed with. I don't mean cutting it down to a "dry goods" box; no, not by any means, but to a point where "art" and "commerce" may meet on equal footing. Then the actual planning commences and each step of the journey should be checked by the manager.

Selecting the Structural Engineers.

The next step in the work is to select the structural engineers to lay out the steelwork, if it is a steel building, or the reinforced concrete work, if it is a concrete building. The owner and building manager should carefully weigh the selection of the structural engineers and only do so after a conscientious investigation of their theoretical and practical experience. The combination of the two is necessary. This suggestion should be especially considered by the owners of a prospective bank or department store building, for the reason that many beautiful first-floor spaces have been spoiled by a lack of practical knowledge in the working out of the column arrangement for a building. The desirability of having large open spaces on the first floor is apparent to everybody, and the practical elimination or distribution of columns can be accomplished in a satisfactory manner by engineers who have had practical experience in office building work.

The use of reinforced concrete for buildings up to, say, twelve stories high, is increasing rapidly and the engineers for this work should not be selected at random, or just because they are engineers, but men should be selected who have had special training in the use and abuse of concrete. Reinforced concrete construction is yet too new to have had all the theories predated upon it reduced to practice; therefore it would behoove the owner of such a building to be extremely careful in the selection of engineers for this portion of the work. Almost everyone has read of buildings collapsing, but in almost all cases it was a case of lack of knowledge on the part of engineers employed, or the lack of engineers entirely, which caused the trouble.

The mechanical engineer is usually an employee of the architect and should lay out the power and heating arrangements of the building. He should consult with the building manager or specialist to learn the very latest and most practical equipment for office building work. This is especially so when the owner of the building installs his own electric lighting equipment. A good deal of study should be put on this portion of the work for this equipment is a constant source of expense to the building. I have in mind an electric light and power plant for an office building which was

laid out by an architect's engineer without the assistance of a building owner or manager, where it was found, after the building had been opened and was being operated that it was impossible to produce a kilowatt of electricity for less than six cents; while in another building, which had a power plant which had been laid out by the engineer with the assistance of a building specialist, current for power and lighting was produced and is figured as low as one cent per kilowatt hour. You will readily see what a great saving this must be to the latter office building.

The reason for these conditions is that in the latter building the office building specialist knew exactly what was needed for the building and he eliminated things unnecessary and useless, at the same time brought the equipment that was installed up to its very highest point of efficiency for the work to be done.

Planning the Heating Plant.

The question of the heating plant is one which should have the careful study of the engineer in association with the building manager. From the time the building is decided upon and the first reports are made public, the owner will be harassed by salesmen who have heating systems for sale. The use of the word "system" in some cases is an exaggeration, for the reason that such companies have only an accessory to be used in the heating equipment. As many accessories to the heating system can be eliminated, the advice of the office building specialist is especially desirable in connection with this part of the work, for he knows from experience what the results of the different equipment accessories have been. He knows the experience that other building managers have had in buildings all over the country, and especially so what has been the common experience with equipments equivalent to that which the new building is to contain.

The Electrical Engineer's Part.

In the smaller building and in the smaller architectural offices the electrical engineer's work is combined with that of the mechanical engineer, but in the larger building it is absolutely necessary to have a high-class, practical electrical engineer to lay out the lighting and electric power equipment for the building. The efficiency with which this portion of the work is executed is an important factor in the economic operation of the building after it is completed.

The electric elevators, if there be such, are part of this engineer's work, and as the elevators are the very heart and soul of the office building it should receive the greater proportion of his study; and every effort should be used by the electrical engineer and the building manager to secure for the building the most adequate practical service through its elevator installation. There is evidence all over the United States in buildings of unquestioned merit of the mistakes that have been made by architects and engineers in the lack of consideration and the proper equipment of the elevator service, all of which goes to show that a first-class, practical, electrical engineer is almost as necessary as the architect.

Thousands of dollars are lost in almost every building through a lack of knowledge of the exact requirement of the plumbing equipment for a modern office building. Experiments have been tried and mistakes been made time and time again from this condition. Therefore in large office buildings the question of the plumbing equipment should be turned over to a practical plumbing engineer who, with the assistance of the building manager, should be able to lay out an equipment that is exactly suited to the building's need. The building

manager should work in harmony with each department and check each set of plans carefully.

The Slavery of Precedent.

In an architect's office established precedent is a big factor, particularly in the specifications, and this tendency must be battled with. The usual practice, in such an office, is to select a set of specifications used for some previous building or a set borrowed from another office and revise them to meet the new conditions. Right here is where the value of a specialist is unquestioned, for it is this practice alone which installs in our modern office buildings so much antiquated and "ante-bellum" equipment. Hence it is up to some one to get in touch with the more modern equipment and investigate its practicability, and who should be better fitted to do this than the building specialist? Not the owner, surely, for he is rarely practical in this line of work.

The Renting Campaign.

The last but not the least person to be employed in the erection of an office building is the man who is to do the actual renting of space. In the smaller buildings, say of 100,000 rentable square feet or less, a special man for this work is unnecessary, as the building manager can usually take care of this amount; and where a building specialist is employed it is unnecessary to have a special man, because the building manager will have time to handle the renting and he is properly the one to take care of it. In the first instance this man should be selected particularly with a view to his ability as a salesman. His tact, diplomacy, conversation and method of handling convincing arguments should be factors entering into this consideration. He should report directly to the building manager and be under his direction.

The first step requires a complete renting campaign laid out systematically with all the accessories, such as files, card indexes, etc., of the very latest type, so that every facility to the handling of the renting campaign, together with the solicitation of tenants, can be availed of quickly and accurately. The building manager should take particular pains to train this man to the best of his ability so that the man can, when the building is completed and being operated, become his assistant manager, and thereby be of profitable assistance to the manager.

Managerial Experience Necessary.

The office building manager should be selected because of his previous experience in the management and maintenance of office buildings. It is preferable of course, that he has had experience in the construction of a building also. It is often the case that a practical building manager who has had experience in the construction and planning of an office building can not be had in the locality in which the building is to be erected. In this event it would be well to employ an office building specialist, one whose entire business is the planning, erection, construction, operation and maintenance of office buildings and one who is up to the minute in the latest devices for the efficient operation, maintenance and renting. Such a man in conjunction with the building manager will produce an excellent building. It does not necessarily follow that because a man has rented an office building that he is a successful office building manager. There is a great deal more to efficient office building management than the renting alone, and while a man may be an expert in the renting end of the game he would be an entire failure in producing the required net revenue from an office building. Consequently, the owner should be careful in selecting his

manager and building specialist and try to secure one who has had practical and successful experience in management and operation, as well as in renting.

It is true that the professions of office building manager and office building specialist has come into existence only in the last ten or twelve years and then only due to necessity. These men have usually passed through the school of experience and are the products of a demand for such a profession in this economic age. It is not necessary to hold the pioneers in such a work responsible for the many mistakes that have been made, but in the face of these errors it is right and correct to criticize the man or corporation who today plans and erects a skyscraper without first gathering around him the best specialists that can be employed.

WHAT KIND OF COAL TO USE.

Let the Engineer Keep a Daily Tally Sheet of Boiler-Room Conditions.

GEORGE H. BAYNE, who is known to many building managers in this city as an efficiency expert on coal consumption, recently conducted a comparative coal test in a well-known building to help the manager determine just what results he was getting from the coal he was using. The test was extended to include two other kinds of coal, and this is how the data upon which to base findings were obtained:

He provided the engineer with a ruled chart, upon which was typed the following items:

Number of the boiler used.....	.....
Name of fireman.....	.....
Kind of coal (anthracite or bituminous)....	.....
Supplied by.....	.....
Number of test.....	.....
Duration of test.....Hours.....	.....
Date of test.....	.....
State of weather.....	.....
Condition of Coal.....	.....
Size and condition (slack, run-of-mine or screened, well prepared or dirty).....	.....
Total weight of coal fired during test.....	.....
Percentage of moisture in coal by weight....	.....
Total ash and refuse.....From fire box.....	.....
.....From ash pit.....	.....
Nature of clinker.....	.....
Hard or soft.....Large or small.....	.....
Thickness of fire required.....	.....
Bar work necessary.....	.....
Method of firing (spreading, alternate or coking.....	.....
Character of Water.....	.....
Total weight of water fed boiler during test.....	.....
(If a meter is used this will be the difference between the initial and the final readings of the meter, corrected for the temperature of the feed water and should be calculated in pounds.)	.....
Pressures.....	.....
Barometer (if a barometer is not available, 14.7 pounds per square inch is correct for all practical purposes.....	.....
Steam pressure by gage per square inch....	.....
Draught at stack.....	.....
Draught in furnace.....Over fire.....	.....
Draught in ash pit (this is only necessary when forced draught is used).....	.....
Temperatures.....	.....
Temperature of feed-water entering boiler..	.....
Temperature of escaping gases (pyrometer)..	.....

A complete set of charts was kept for each kind of coal tested, with the result that an accurate basis was obtained for determining the actual evaporation, under the particular operating conditions, each different coal produced, which, after all, is more important than determining the heat contents of the same quantity of fuel.

—Real estate interests in Brooklyn are anxious to know where the new court house is to be. In all probability it will be on the present site with some adjoining land in addition. A decision to this effect is expected before the year ends.

—Depression in the steel trade is less acute, and idle woolen looms are beginning to restart now that they can better estimate the effect of the new tariff. Bankers say the outlook for money is for relatively easier rates, although such can hardly be anticipated before the middle of January, and some stringency may occur in connection with the closing of the year.

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.

Making Casements Burglar-Proof.

A POLICE CAPTAIN looking over the exterior of a building that had been robbed the night before made the remark that burglars laugh whenever they are confronted with a casement window. "They are easy of egress and so easy to get out in a hurry," he said. But the P. C. evidently did not know of the latest device that is being put on the market by the house of Russwin to help the police earn their money a little easier. It is known as a double turnbuckle or casement fastener.

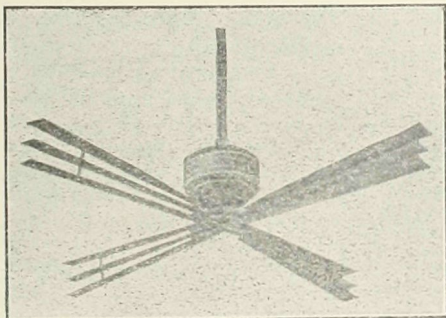


In the manufacture of this device a great deal of care has been given to the problem of putting into it material that will stand the heaviest strains and shocks without fracture. The device works with one movement, a push down or lift on a handle conveniently located near the bottom of the sash. Lugs fit into a graduated metal niche at the top and lower sides of the casement jamb and when the handle has been set it is not possible for the window to be jimmied. The weakest spot in most casement window fasteners is at the point where the Russwin people place a strong brace, thus preventing the connecting rod from buckling when the burglar applies the prying power of his jimmy. They remove the last objection to the casement window because they make them as secure as an ordinary locked window.

An English Fan of Novel Design.

GREATER efficiency is claimed for the fan whose blades are built like the wings of an aeroplane by Pitters Patents, Ltd., of London, England. It has been asserted that the ordinary solid fan blade is inefficient under certain circumstances when eddy air currents are set up at different angles which prevent the free movement of the air. In the type of the fan herewith shown each blade generates a different flow of air, with the result that all the air is agitated into constantly differing wave lines, thus doing away entirely with the return eddies that cause heavy consumption of power without giving in return an adequate agitation.

The air set in motion by this fan is said to take the form of a corkscrew.

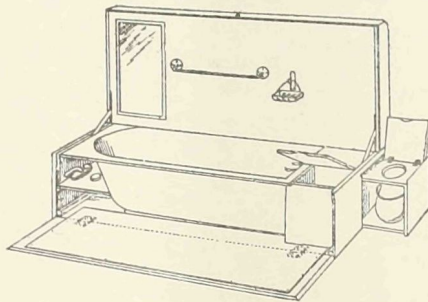


The blades, being closer together at the hub end than at the circumference, throw the air into motion at a greater distance from the fan than does the ordinary one-piece blade. In exhaust work, tests have shown that the amount

of air moved by the multi-blade fan was 35 to 40 per cent. greater than that moved by a box blade fan of the same diameter running at the same speed, while the current consumption was lower. A fan with blades 12 inches in diameter running 900 to 1,200 revolutions a minute gives, with open outlet and inlet approximately 850 to 1,200 cubic feet of air a minute, while a 60-inch fan, running at 100 to 200 revolutions a minute, will give approximately 25,200 to 46,200 cubic feet of air a minute with open inlet and outlet.

Combined Couch and Bathtub.

WHETHER the inventor of this device, Willard C. James, of Los Angeles, Cal., intended to go the composer of "Asleep in the Deep" one better by reducing poetry to material comfort is not revealed in the issue of the Patent Office Gazette reporting Patent No. 1,077,199, which describes the device illustrated herewith. At any rate, vis-

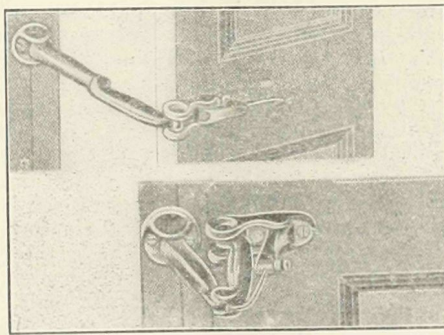


ions of the denizens of a crowded apartment house slumbering peacefully over their bath-tub when it was not otherwise engaged probably encouraged the inventor when he was perfecting the idea.

This device consists of a box enclosing a bathtub, the bottom of the box being adapted to rest flat upon the floor, the front part of the box being hinged to swing down flat upon the floor and form a protection for the floor, while the top of the box swings upward to permit the use of the tub for bathing purposes. On the other side of the tub cover was a mirror and a receptacle for toilet articles. There is a larger receptacle at the other end for commode purposes, and when the entire box is closed a mattress can be laid upon it and it can be used for sleeping purposes.

A Substitute for the Door Chain.

HAVE you ever called at a residence and, after awaiting a response to your ring, to hear someone fumbling over a clanking door chain within? It

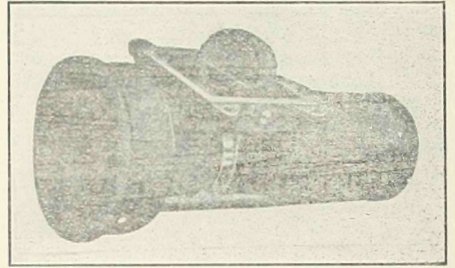


gives you the impression, perhaps, that the people who live there must be afraid of maulraiders or have lived in constant dread of something or somebody. J. A. Hoegger, of 41 Hutton street, Jersey City, sought to remove this objection to the front door fasteners when he patented and introduced the bolt lock shown in the illustration. He made it especially for use in apartment houses where the women, at home alone during the day, want positive security from intrusion, but it is also applicable to hotels and residences. A consultation with the cut will explain its operation.

Prevents Flow-Backs from Sewers.

HERE is shown the Pennie backwater and sewer gas valve manufactured by the Kennedy Valve Manufacturing, with a local distributing headquarters at 40 Beekman street.

There are a great many buildings in



New York that have their sewer outlets barely above the street sewer line, especially in the manufacturing districts on the East Side and along the North River. In times of extreme high tide or floods when the sewers are taxed to their capacity, cellar floods are frequent and entail considerable expense and a great deal of annoyance. If one or more of these valves be installed, not only the backwater from the sewers is stopped before it can reach the cellar, but the sewer gas is arrested and cannot get into the building.

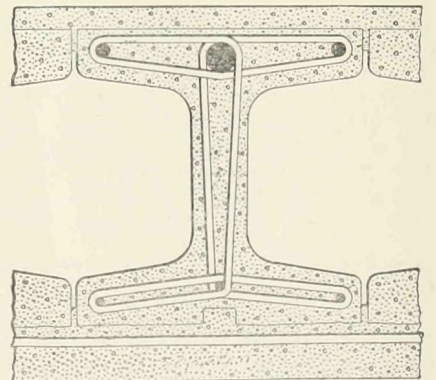
A Fireproof Plaster Partition.

G. H. GERAERDTS, of 1349 Boone avenue, the Bronx, has patented a new system of fireproof plaster partition construction.

Briefly described, the invention consists of a peculiar set of vertical and horizontal reinforcement bars of metal upon which the plaster boards of a special design not announced by the inventor for the present, are affixed in a manner made possible by the peculiar form of partition framing. It is claimed for this type of construction that it provides a greater heat resisting power than the old way of laying up plaster boards.

New Concrete Reinforcement.

A RADICAL departure from the familiar type of concrete reinforcement is being employed by the Concrete Flooring Company, of Cleveland, in the construction of a large store at Cleveland. Through the courtesy of the Engineering Record we present a cut showing the type of reinforcement employed. Reinforcement-concrete floor beams of I-shaped cross-section are molded and seasoned in a yard out of the city and are hauled to the building where they are placed in position like ordinary lumber joists. After the beams have been placed a 1/4-inch concrete cutting of 1:2:4 mixture is poured over the top to form the surface of the floor. The beams have longitudinal and transverse grooves, facilitating the bonding of the



surface coat with the beams. The floor is designed for a live load of 100-lb. per square foot, and has a clear span of 19 ft. It is claimed that such floors are soundproof.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as
second-class matter."

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Congressman Goulden has introduced a bill, H. R. 9828, calling for the cession to the State of New York of certain lands now in the bed of the Harlem Ship Canal, which is to be abandoned for the more direct channel.

The records of the money order department of the Post Office show that a larger sum is being sent abroad in the Christmas mail this year than was sent in 1912. Perhaps the average person is not so blue about the immediate future as he had a right to be a year ago.

A permanent health exhibit was opened this week on the fifth floor of the Department of Health building, 149 Centre street. The principal speaker was Dr. Stephen Smith, "Father of the New York Health Department," who was Health Commissioner from 1868 to 1875. He predicted that this city would soon be the healthiest in the world.

Mr. McAneny, in refusing to accept a higher salary as President of the Board of Aldermen than the one which the position offered when he stood for election, did not disappoint his friends, who always confidently expect him to do the right thing. But everyone must regret that the salary isn't what the Board of Estimate wished to make it.

That the city of New York sold a tax lien on a piece of Brooklyn property which belonged and still belongs to the city itself, though the city authorities did not know it, is charged in a complaint filed in the County Clerk's office last Thursday by the Tax Lien Company of New York in a suit against the municipality to recover the amount paid for the lien, with interest, and \$250 to cover the cost of the search and damages.

The Practicability of Districting the City

The Heights of Buildings Commission is undoubtedly right in asserting that any scientific and adequate regulation of the heights of buildings in New York City should differ for different localities. The needs of a neighborhood in which land values are very high and in which nothing but office buildings are erected are different from the needs of a district in which loft buildings or tenement houses are the dominant types. But it is also true that the task of laying out the different districts would be a difficult and dangerous one and might well result in some injustice. In a city like New York conditions vary almost from block to block, and a limitation which might be entirely proper on one street might be unnecessarily burdensome on an adjoining street. Moreover, conditions change very rapidly in a city like New York, and particularly in a borough like Manhattan.

Again and again the courts have consented to the modification or abrogation of private restrictions which had been rendered useless by a radical alteration in the character of the neighborhood; and yet, before the restrictions were broken, the improvement of a local area might have been delayed for a decade by the existence of the limitation. So it might well be with similar restrictions imposed by public authorities. Yet, if the work of regulating the height of buildings is to be made as effectual as it needs to be, different regulations should be applied to different neighborhoods—with the understanding that the boundaries would be changed as soon as the need of a change could be demonstrated.

The Colony Club's Location.

The decision of the Colony Club to move from its present location on Madison avenue in the thirties is a natural result of the changes of the past few years. Although the club has been in existence only seven or eight years, the neighborhood in which its clubhouse was built has already undergone a radical transformation. Madison avenue, south of 34th street, has not been as completely reconstructed as has Fourth avenue, south of 34th street; but a large number of loft buildings have been erected, and the number will be very much increased as soon as business conditions become more propitious. It is merely a question of time when Madison avenue, south of 34th street, will assume the same appearance as that of Fifth avenue, south of 23d street. A more unpleasant environment for a ladies' club could not be well imagined; and if the directors of the club had been well advised they would never have invested so much money in a neighborhood which was manifestly destined to undergo such a radical and such an early transformation.

It was as certain eight years ago as it is to-day that Madison avenue, south of 34th street, was destined to be reconstructed at an early date in the interest either of the retail or of the wholesale trade. It is the wholesale trade which has taken possession, and this means that the Colony Club will incur a certain amount of loss as a result of its mistake. The land on which the building is situated is worth more than when it was purchased by the club, but the increase in value has not been sufficient to make up for the necessary loss on the building. The existing edifice will be of absolutely no commercial value and, if sold for business purposes, will have to be scrapped. Neither under existing conditions is it likely to be sold in a hurry.

The amount of new mercantile building which will take place during the current year will probably be smaller than during any year since 1904. Not

until 1915 is any renewed demand for property in this vicinity likely to set in. When the Colony Club is able to move the selection of a new location will be an interesting indication of current real estate tendencies. It may be confidently predicted, however, that the directors of the club will have a great deal of difficulty in finding a sufficiently central location which will not be too expensive; and it is probable that in the end they will follow the example of the Yale Club and lease a location from the New York Central Railroad Co. There seems to be no tendency for clubs to find situations farther uptown than 46th street; and the lack of congestion on Park avenue as compared to Fifth avenue will give to a site on or near that thoroughfare certain advantages over a site farther west.

Future of Sixth Avenue.

The increasing number of vacancies in 23d street and the rumors which have recently been circulated respecting removals from Sixth avenue have again brought up for discussion the future of the retail trade on Sixth avenue, between 23d and 14th streets. So far the only loss which lower Sixth avenue has suffered is that of the Altman, the Macy and the Ehrich stores, and in two of these instances the vacancies were quickly filled. On the other hand, this whole region is at the present time very inaccessible for a large proportion of the population of Greater New York, and the department stores which are still situated in the neighborhood have scarcely held their own in competition with their better located rivals. Of course, they have not suffered to the same extent that the drygoods stores of a higher class in 23d street have suffered; but they have not been getting their full share of the increase in business.

During the next few years they will doubtless continue to suffer somewhat, because they will continue to remain comparatively inaccessible; but if they can hold out until the new subways are completed their position will be secure. Sixth avenue will not, of course, have the advantage of a subway at its door, but the Broadway subway will run only a block or a block and a half to the east and the Seventh avenue subway will run only a block to the west. These two subways will belong to different branches of the dual system, and together they will make lower Sixth avenue accessible from every part of New York. They will both have express stations at 14th street and they will both enable hundreds of thousands of families that have now no convenient means of reaching this section of New York to make their purchases in the department stores of lower Sixth avenue. In this and other cases the new subways, when they get into operation, may tend to confirm existing business centers rather than to create new ones.

Seventh Avenue's Advantages for a Retail Center.

If it ever is necessary to build up a new center for the more popular department stores the location of this new center will be a matter of the utmost difficulty. The owners of department stores could not afford to buy large enough sites on any available crosstown street south of the Park. Fifth avenue is, from their point of view, both undesirable and impossible. Upper Madison avenue is not sufficiently accessible, and the inconvenience resulting from the elevated road on upper Sixth avenue would be sufficient to condemn that street. People are not so willing to put up with drawbacks of that kind as they were twenty years ago. On the whole, probably the best choice which the own-

er of a big department store could make would be on Seventh avenue, between 34th and 42d streets. Those streets are still for the most part unimproved with modern buildings. Land on them is not held at prices which would drain all the profits of a department store.

Rapid transit facilities are almost perfect, because that particular street or territory will be served by four express stations on the new subway system, by the Belmont tunnel and by both the Pennsylvania, the Long Island and the New York Central terminals. In addition, Seventh avenue is a broad street, only one block from Broadway. Its extension south of 14th street will make of it a convenient avenue to reach with trucks from the lower wholesale district. In short, its advantages are very great and, taken altogether, are not to be duplicated by any other situation. It is probable that these advantages will be fully recognized sometime during the next few years. This avenue has been held back because of the somewhat squalid nature of its past; but the enterprising business man who dares to establish a large retail business on Seventh avenue near 42d street will be well rewarded for his hardihood.

Income Tax Law.

Editor of the RECORD AND GUIDE:

The following letter, received by us from the office of the Commissioner of Internal Revenue, in Washington, D. C., will doubtless be of interest to your readers. As you will see, the official interpretation of the Income Tax Law is that "real estate agents collecting rent from tenants are not required to withhold the tax from the landlord, even though the aggregate rent exceeds \$3,000." JAMES N. WELLS' SONS.

James N. Wells' Sons, 191 Ninth Avenue, New York: Gentlemen: This office is in receipt of your letter of December 8, in which you ask several questions relative to the income tax law, and in reply, you are advised as follows:

(1) Real estate agents collecting rent from tenants are not required to withhold the tax from the landlord. The debtor (tenant) is the withholding agent; however, when the normal tax has been deducted and withheld by the debtor, the agent when receiving such payments should file a certificate with the collector of internal revenue for his district showing that the normal tax has been withheld at the source. The form of this certificate is found on page 3 of the regulations issued October 31, 1913. A real estate agent is not required to withhold the tax in cases where collections are made from several tenants even though the aggregate rent exceeds \$3,000.

In reply to your inquiries Nos. 2, 3, 4, 5 and 6, in which you ask in substance if non-resident citizens can delegate another to present their annual return, you are advised that regulations are now in the course of preparation by this office covering this matter, and will be issued soon. On the issuance of the same a copy may be obtained from the collector of internal revenue in New York City.

(7) You state that you would like to arrange with a few tenants who pay over \$3,000 or \$4,000 per annum to allow you to pay the tax instead of their withholding it. In this connection you are advised that if these tenants appoint you as their duly authorized agent to make such deductions and payments, it will be proper for you to act in the capacity of a withholding agent.

(8) The blank forms on which the individual will be required to make his annual return will be available about the first of the year, and these may be ob-

tained from the collector of internal revenue for your district.

(9) The regulation covering the payment of the tax withheld by the source will be issued soon. Respectfully,

(Signed) L. F. SPEER.

Deputy Commissioner.

Washington, Dec. 16, 1913.

Brooklyn Eastern District Terminal.

Editor of the RECORD AND GUIDE:

In your issue of December 13 you have an article on Modernized Brooklyn Terminals, in which after pointing out the effect of these efficient freight handling facilities upon the recent growth of manufacturing in that borough, you say: "The Brooklyn 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 a big building for Austin Nichols & Co., Inc., on its main terminal opposite 14th street." It may interest you to know the reason why this one company has not erected any model loft building to be occupied by a number of tenants, although it is to build one for a single tenant.

The main terminal of the Brooklyn Eastern District Terminal is in an old established industrial section, surrounded by factories, which bring their freight to the terminal. The company maintains a fast freight schedule, and serves a great many shippers. According to published figures, the main terminal was handling 1,500,000 tons of freight about a year ago on a piece of waterfront comprising 738,000 square feet. If any part of this area is to be set aside for a building, the tenantry of the building must produce traffic enough to equal the amount which the site would earn as part of the general freight terminal development.

Austin Nichols & Co., with their great volume of shipping, meet this requirement, but the miscellaneous tenantry of the ordinary loft building would not do so on this particular terminal, which is surrounded by factories, many of them big shippers.

When Austin Nichols & Co., in seeking for a solution of the cartage problem, finally decided that this solution was not to be found in Manhattan, they investigated almost every piece of available waterfront in Brooklyn before deciding to locate at the Brooklyn Eastern District Terminal. The reason their decision was made to locate at this point was on account of the fast freight service there.

The competitive nature of the grocery business is such that the house which is able to make the quickest deliveries of its goods is able to command, other things being equal, the largest proportion of the trade. For this reason Austin Nichols & Co. were afraid to leave Manhattan, where they knew that service could be obtained, though at the cost of large sums of money spent for cartage.

A thorough investigation of the services afforded by the Brooklyn Eastern District Terminal was made with the result that they demonstrated to their entire satisfaction that their shipments would be handled with the same speed and would make the same time from the Brooklyn Eastern District Terminal as is made by shipments delivered to the individual freight stations of the various lines in Manhattan.

The Brooklyn Eastern District Terminal has made a specialty of schedule service, and is now maintaining a freight movement that is unequalled, and which has never before been attempted on a like scale by any similar company. Float

schedules are made daily with each of its rail connections, and with such regularity that a failure to arrive at the schedule time is an extremely rare occurrence. Similar schedules are maintained by lighter with each of its steamship connections, connecting with every sailing of each of these lines. In addition to this service, through cars to large trade centres are loaded and forwarded daily in order to afford the greatest possible speed in freight movement.

M. A.

Brooklyn, Dec. 15.

Plumbing Work in Separate Contracts.

Editor of the RECORD AND GUIDE:

It has been suggested to me by President Kohn of the New York Chapter of the American Institute of Architects that it would be well to forward to you a copy of a resolution adopted at the last annual convention of the Institute. The resolution is as follows:

Resolved, That the American Institute of Architects in convention assembled recommends to the members of our profession the adoption of the practice of direct letting of contracts for mechanical equipment, such as heating apparatus, plumbing and electrical equipment. This recommendation is based on the conviction that direct letting of contracts as compared with subletting through general contractors affords the architect more certain selection of competent contractors and more efficient control of execution of work and thereby insures a higher standard of work, and, at the same time, serves more equitably the financial interests of both owner and contractor.

You may possibly consider it of interest to print with this resolution some comment on the fact that for some years there has been a strong movement on the part of the members of the National Association of Master Plumbers and the National Association of Master Steam and Hot-Water Fitters to secure the letting of their contracts by owners and architects instead of general contractors. They have petitioned the Institute to take under serious consideration the evils of the general contract system so far as it affects the mechanical equipment of buildings. They presented the matter in the most temperate and reasonable way, maintaining that the system of including plumbing and heating in general contracts causes an economic waste and works injury to the legitimate interests of all concerned. They mentioned that some general contractors, after securing contracts on the basis of bids of competent plumbing and heating contractors, proceed to farm out their work to lower-grade contractors, and by putting in their own pockets the difference in price between cheap and good work lower the quality of work to no advantage except their own.

You might like to mention the fact that it is the custom of many offices to let contracts for mechanical equipment separate from the general contracts and that there seems to be a tendency in this direction on the part of architects in general. It is interesting to note in this connection that laws have been passed in New York and Pennsylvania requiring exclusion from general contracts and the direct letting of plumbing and heating apparatus for state and municipal work, and that in perhaps a dozen other states legislation along similar lines has already been undertaken.

There is strong feeling in employers' associations aroused by the treatment accorded them by general contractors, and made intense by the lowering of standards of work to which the best men are committed, and there is little doubt that they might, if they would adopt union methods, make a concerted effort to boycott general contractors in their bidding. It is evident, however, that the best men in their associations are totally opposed to the adoption of such tactics and that they prefer to appeal in a legitimate way to the architectural profession. The prominent mem-

bers of our profession have already to a large extent made it a practice to let directly contracts for mechanical equipment work which is most sure to suffer and most difficult for the architect to protect where there is a tendency to lower the quality of construction.
D. EVERETT WAID.

Competition for a Fountain.

Acting under authority granted by the Common Council of the city of Detroit, Michigan, by resolutions of November 25, 1913, the Detroit City Plan and Improvement Commission announces that it will institute a competition for the selection of an architect to design and supervise the construction of a fountain to be erected in Belle Isle Park, city of Detroit, to be known as The James Scott Fountain. The sum available for the work amounts to \$350,000. The competition will be conducted in accordance with the regulations of the American Institute of Architects. It will be in two stages. The first stage will be open to all architects resident in the United States who from their experience and training are, in the opinion of the committee, capable of carrying out this important work. The second stage of the competition will be limited to not more than ten competitors, at least six of whom will be chosen by a jury from those competing in the first stage. The competitors in the second stage competition will receive compensation. The commission has employed as professional adviser Professor E. J. A. Duquesne, of Harvard University (architect of the French Government), and will be assisted by him in the conduct of the competition and choice of competitors. The commission invites architects who desire to compete to send their names, addresses and qualifications as to experience and training to Professor E. J. A. Duquesne, Robinson Hall, Harvard University, Cambridge, Mass., before noon, February 1, 1914. Charles Moore is president of the Detroit City Plan and Improvement Commission and T. Glenn Phillips is secretary.

The Court House Plans.

New York may never see Guy Lowell's round court house in stone and mortar. The judges of the Supreme Court continue to be opposed to the circular plan, and have also disapproved of a modification thereof which Mr. Lowell submitted through the Court House Board. The result is that the two controlling bodies are in a position analogous to a deadlock. Negotiations are proceeding at the deliberate rate characteristic of judicial bodies, but neither side is ready to make a statement or to give publicity to recent correspondence.

For the judges it is said that they are still unanimously opposed to a round court house, for various reasons, but primarily because it can permit light to enter court-rooms from one side only, whereas the judges insist that light should enter from three sides, as in the most approved recent designs for such buildings, notably in the new London courts.

From present indications the negotiations are likely to be protracted unless the Mayor or the Board of Estimate intervenes, which neither is expected to do at this juncture, as the longer the acceptance of plans is put off the more the new city policy of economy will be served, except that the Board of Estimate, having taken title to the site, is under financial obligations on that account. Sometime, however, all the players will be called upon to lay their cards on the table.

REAL ESTATE STATISTICS OF THE WEEK

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

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

MANHATTAN.		
Conveyances.		
	1913	1912
	Dec. 12 to 18	Dec. 13 to 19
Total No.	145	157
Assessed value	\$9,362,800	\$8,071,500
No. with consideration	14	17
Consideration	\$380,700	\$1,637,065
Assessed value	\$368,500	\$1,128,500
Jan. 1 to Dec. 18		
Total No.	7,438	8,434
Assessed value	\$471,423,761	\$627,176,393
No. with consideration	984	905
Consideration	\$40,067,699	\$53,815,807
Assessed value	\$43,433,262	\$51,166,300
Mortgages.		
	Dec. 12 to 18	Dec. 13 to 19
Total No.	86	93
Amount	\$2,699,118	\$3,783,575
To Banks & Ins. Cos.	21	22
Amount	\$1,762,000	\$1,845,200
No. at 6%	40	43
Amount	\$923,026	\$1,002,875
No. at 5½%	2	1
Amount	\$145,000	\$18,000
No. at 5%	18	20
Amount	\$393,000	\$1,110,000
No. at 4½%	1	5
Amount	\$25,000	\$220,000
No. at 4%	.....	1
Amount	.....	\$21,000
Unusual rates	.....	4
Amount	.....	\$1,125,000
Interest not given	25	19
Amount	\$1,213,082	\$286,700
Jan. 1 to Dec. 18		
Total No.	4,695	5,816
Amount	\$165,620,093	\$274,508,030
To Banks & Ins. Cos.	1,076	1,239
Amount	\$92,979,599	\$165,730,912
Mortgage Extensions.		
	Dec. 12 to 18	Dec. 13 to 19
Total No.	54	47
Amount	\$4,459,140	\$1,600,875
To Banks & Ins. Cos.	19	20
Amount	\$3,694,000	\$929,500
Jan. 1 to Dec. 18		
Total No.	1,850	2,098
Amount	\$84,507,562	\$76,666,640
To Banks & Ins. Cos.	597	690
Amount	\$51,855,550	\$45,899,051
Building Permits.		
	Dec. 13 to 19	Dec. 14 to 29
New buildings	9	14
Cost	\$1,030,000	\$1,565,650
Alterations	\$86,415	\$375,935
Jan. 1 to Dec. 19		
New buildings	544	545
Cost	\$56,845,435	\$104,763,040
Alterations	\$11,341,152	\$10,931,195
BRONX.		
Conveyances.		
	Dec. 12 to 18	Dec. 13 to 19
Total No.	125	292
No. with consideration	17	11
Consideration	\$146,050	\$364,400

New Brooklyn Terminal Plans Undecided

General Howard Carroll states that his corporation has no settled plans as yet for the development of the property acquired in Brooklyn through the deal put through last week for the purchase of the West Street Building by the American Sugar Refining Company. The refinery company gave in part payment two large pieces of waterfront property and a large interior plot. Several plans have been suggested for the development of the property, which adjoins the Palmer stores, but none has been determined upon as final. General Carroll consequently would not confirm a report that his company will build four large terminal warehouses, saying he did not know what might be done in a year or so from now.

—The signs of recession are quite as pronounced abroad as in the United States. As a matter of fact economic conditions in the United States are sounder and more encouraging than those prevailing elsewhere.

—December is always a month of slow-down.

MANHATTAN.		
Mortgages.		
	Jan. 1 to Dec. 18	Jan. 1 to Dec. 19
Total No.	7,336	7,479
No. with consideration	723	1,081
Consideration	\$6,279,674	\$9,685,368
Mortgages.		
	Dec. 12 to 18	Dec. 13 to 19
Total No.	65	202
Amount	\$380,667	\$1,165,556
To Banks & Ins. Cos.	4	8
Amount	\$87,500	\$43,000
No. at 6%	37	49
Amount	\$153,996	\$497,325
No. at 5½%	4	9
Amount	\$28,750	\$29,700
No. at 5%	5	59
Amount	\$15,040	\$332,851
Unusual rates	1	61
Amount	\$666	\$142,345
Interest not given	18	24
Amount	\$182,215	\$163,335
Jan. 1 to Dec. 19		
Total No.	5,439	5,721
Amount	\$38,132,785	\$50,215,883
To Banks & Ins. Cos.	360	529
Amount	\$6,512,841	\$9,894,918
Mortgage Extensions.		
	Dec. 12 to 18	Dec. 13 to 19
Total No.	24	19
Amount	\$438,000	\$448,750
To Banks & Ins. Cos.	2	6
Amount	\$68,000	\$205,000
Jan. 1 to Dec. 18		
Total No.	611	687
Amount	\$13,097,210	\$11,489,621
To Banks & Ins. Cos.	119	146
Amount	\$3,331,150	\$4,140,390
Building Permits.		
	Dec. 12 to 18	Dec. 14 to 20
New buildings	20	35
Cost	\$295,873	\$1,030,950
Alterations	\$33,900	\$18,265
Jan. 1 to Dec. 18		
New buildings	809	1,268
Cost	\$19,786,989	\$34,093,485
Alterations	\$1,238,418	\$1,142,080
BROOKLYN.		
Conveyances.		
	1913	1912
	Dec. 11 to 17	Dec. 12 to 18
Total No.	438	434
No. with consideration	59	28
Consideration	\$247,091	\$229,016
Jan. 1 to Dec. 17		
Total No.	22,921	23,979
No. with consideration	2,231	1,497
Consideration	\$12,784,166	\$13,081,418
Mortgages.		
	Dec. 11 to 17	Dec. 12 to 18
Total No.	280	308
Amount	\$1,025,160	\$1,304,480
To Banks & Ins. Cos.	85	66
Amount	\$541,450	\$384,220
No. at 6%	152	170
Amount	\$338,126	\$538,184
No. at 5½%	63	43
Amount	\$288,450	\$164,900
No. at 5%	48	86
Amount	\$347,850	\$582,050
Unusual rates	2	.....
Amount	\$4,830	.....
Interest not given	15	9
Amount	\$45,904	\$19,346
Jan. 1 to Dec. 17		
Total No.	16,422	18,946
Amount	\$65,168,835	\$76,463,964
To Banks & Ins. Cos.	3,593	4,843
Amount	\$24,125,106	\$43,449,000
Building Permits.		
	Dec. 12 to 18	Dec. 13 to 19
New buildings	76	50
Cost	\$909,000	\$511,080
Alterations	\$42,740	\$61,087
Jan. 1 to Dec. 18		
New buildings	3,579	5,251
Cost	\$30,635,871	\$38,158,729
Alterations	\$3,991,237	\$4,203,929
QUEENS.		
Building Permits.		
	Dec. 12 to 18	Dec. 13 to 19
New buildings	60	83
Cost	\$167,125	\$355,850
Alterations	\$26,955	\$8,615
Jan. 1 to Dec. 18		
New buildings	4,456	4,509
Cost	\$16,537,948	\$17,776,961
Alterations	\$1,269,799	\$1,026,370
RICHMOND.		
Building Permits.		
	Dec. 5 to 17	Dec. 13 to 19
New buildings	24	32
Cost	\$82,150	\$78,550
Alterations	\$2,435	\$9,225
Jan. 1 to Dec. 17		
New buildings	923	942
Cost	\$2,166,459	\$2,731,788
Alterations	\$294,263	\$298,385

BUILDING MATERIALS AND SUPPLIES

PASSAGE OF THE CURRENCY BILL IN THE NATIONAL LEGISLATURE GIVES MORE ENCOURAGEMENT TO PROSPECTIVE BUILDERS.

Mighty Forces Struggle to Stifle or Stimulate Code Revision Action.

ADVICES from Washington this week tended to encourage prospective building operators to look with more optimism upon the financial future. The fact that the Administration still has the whip hand in both houses was demonstrated when the most powerful financial men of the country failed to swerve the majority of the committees from their prescribed policy.

So completely has Wall Street been overridden in the consideration of the bill that, taken with the lean times from which the Stock Exchange has suffered, many local building projectors are coming to the conclusion that in figuring immediate future construction, much more consideration should be given to the flow of deposits into savings banks than to the small flow of funds into stocks and bonds of railroads.

It is not difficult to follow the financial barometer of the Metropolitan district as the year draws to a close. Money is being withdrawn from railroad securities and turned into real estate mortgages. Immediately preceding the passing of the New Haven dividend, for instance, the total recorded conveyances, mortgages and assigned mortgages and miscellaneous papers involving real estate investments was only 61 on December 6. When rumors of the possible passing of the dividend and the subsequent action corroborating the rumors was taken, the number of real estate investment papers filed jumped to 107 on the eighth, 155 on the ninth, and 169 on the tenth. Then came a period of partial railroad recovery when realty filings fell to 157 on the eleventh, 155 on the twelfth and then to 118 on the thirteenth. But the week opened with a jump to 178.

In times of depression all signs may fail, but there is a definite movement toward industrial expansion. Dividends are not as rich as they have been in other years, but it is because money is being taken from the stockholders to increase mill outputs to meet the new conditions of trade. For years the greatest mill expansion has been concentrated among so-called big business. Under the new method of dealing with trusts the smaller manufacturers are going to have greater opportunities and will meet them. They must expand their capacities while the trust mills and factories are restricting outputs until they know where they stand. This accounts in no small degree for the tightness of money. The stockholders have not so much money to pour into Wall Street because their dividends have been clipped, but the savings banks and insurance companies are still taking deposits which are finding their way into bonds and mortgages secured by real estate.

If this condition continues to obtain in the financial readjustment that must ensue following the passage of the currency bill, there doubtless will be a good demand for rough building material early next year, and to this end it is apparent that distributors are ensuring late winter deliveries rather than stacking heavily on an uncertain prospective demand. By the same token prices are being kept as low as possible to encourage buyers to come into the market.

SAND AND CRUSHED STONE ACTIVE. Pits Will Operate All Winter, But Quarries Are Shipping to Stack.

THE requirements of the subway for sand and crushed stone are largely responsible for the activity of these two departments of the building material market. Prices for the former are still fifty cents a cubic yard, wholesale, and 95 cents to \$1.10 for crushed stone.

In the case of sand, deliveries are more of a factor in negotiations than price, and it now seems probable that with any kind of general mild weather the pits will continue to operate all winter. In the crushed stone department, however, quarries are loading what probably will be the last barges before navigation closes and there is a wild scramble on the part of contractors to stack up sufficiently to take care of the subway and municipal work, not to mention the heavy requirements of some of the large buildings like the Equitable. It is said to be practically impossible to contract for winter deliveries for crushed stone at 95 cents.

MINERAL LUBRICANTS EASY. Prices Firm on Light Call—Linseed Also Firm.

BUILDING managers in the market for mineral lubricating oils and linseed oil for floor dressing will find prices firm in practically all lines. Linseed oil is being quoted at 52 to 53 cents for city raw, American seed and 53 and 54 cents for boiled. The following quotations are current for mineral lubricants: Black, refined summer, 35 & 30.....13 @13½ Elack, reduced 27 gravity cold test.....13½ @14 Black reduced, 30 gravity, 15 cold test.....14½ @15 Cylinder, light filtered.....21½ @23 Cylinder, dark, steam, refined.....15½ @25

CLAY PRODUCTS. Hollow Tile Holds to Quotations Despite Building Slump.

CONTRACTORS and architects who have had occasion to gauge the market for hollow tile partition and fireproofing material, have been surprised to note the firmness of quotations despite the drop in the volume of building in this district. While other departments have shown steady prices at lower levels than prevailed at this time last year, the National Fireproofing Company and others have kept their prices firm, practically at summer levels. The reason assigned for this favorable position in the hollow tile market was that there are a number of large operations going ahead in this city and vicinity and that hollow tile is figuring to a larger extent than usual in prospective industrial plant extensions throughout the eastern part of New Jersey.

The sewer pipe department shows steady prices, but there is considerable competition. Subway construction has opened up an active market for this type of clay product, especially in drain tile. Conduits are active for the same reason, but flue lining is not in active demand and prices are being shaded.

THE STEEL MARKET. Small Business Continues to Predominate With Competition Keen.

WHAT little business is being taken in structural steel in this market is won only by meeting severe competition, showing that the mills are extremely anxious to get new business even at the cost of considerable profit. The American Steel & Wire Company, however, is busy. One of the large interests refused to take business under 1.55c base, and other lines are showing signs of meeting that position.

About fifty thousand tons of structural steel is expected to come out of the subway requirements before the close of the year, and the Equitable Building will soon be a factor for this kind of material, although it probably will be late in the summer before deliveries will be made. The Hell Gate Bridge will also be an important steel factor before long.

For the benefit of architects having clients in the south the rumor that the American Steel & Wire Company plans to establish a new selling base at Birmingham will be of interest. It will put prices about \$3 above the Pittsburgh base price. This will largely benefit the southern territory and delivered prices will be from \$2 to \$3 a ton under the present delivered prices of southern plants. This mill probably will be in operation by February. Deliveries may be figured on in March, but it is better to leave a little leeway to allow for newness of machinery, etc.

CUTTING SPRUCE PRICES. Manufacturers Making Sacrifices to Work Off Stocks That May Prove Cumbersome.

AFURTHER indication that producers of building material are more than ordinarily desirous of keeping their stocks low was found this week in reports from West Virginia, where it was stated that spruce manufacturers are actually cutting spruce prices from \$2 to \$3 according to stock on hand, in order to bring their supply down to what they consider a safer working basis in anticipation of a more uniform demand early in the Spring. Eastern spruce,

which is not so plentiful at the mills, is holding up fairly well. The same is true of short spruce, but dealers and consumers may expect an upward shift with the close of the boating season. This will probably be effective in another week or so.

Some grades of Douglas fir flooring is off \$1 to \$2. Red cedar shows no change, but shingles are off from two to ten cents. Yellow pine continues to be in better inquiry, with a result that prices are quoted closer to list. The lower grades of yellow pine flooring are off 50 cents to \$1.

Oak is not so plentiful. Buyers generally are confining their wants to actual needs. Stocks in the hands of local buyers are way below normal, but the demand in consuming channels is light, which in turn require but very little attention on the part of buyers to supply. Certain grades of oak flooring show an advance of \$1. Maple flooring is weaker. Gum prices depend upon the desire of mill men for business and supplies on hand. Prices run from \$23 for 1s and 2s sap gum and \$35 on plain red gum, and No. 1 common at \$26.

BRICK SALES STIMULATED. Greater Distribution Marks Shading By Independent Manufacturer's Sales.

QUOTATIONS for Hudson common brick in this market are being shaded by manufacturers who, forced by slow collections and scarcity of barges, have been compelled to go into the market independently and sell their brick at prices considerably below the quotations of \$6.00 to \$6.25 heretofore ruling. The result is that actual selling prices in the market today are on a \$5.75 to \$6.25 basis with fairly good brick sapping the strength of even the lower level. Newark dealers are facing keen competition for the little business coming out, but prices hold firm.

There are several causes for this condition of affairs. The dealers have not stacked as liberally as they have done in previous years. Barges are being held here when they should be up the river being loaded for the last winter trip before navigation closes. In consequence, manufacturers are embarrassed for money. In order to get it, they are coming into the market and are shading prices to make sales. In this respect the brick manufacturers are following out the program of the steel interests to the letter. Prices have been cut to stimulate business, but with only moderate success.

A very good quality of North River brick is available in this market now at prices which would warrant liberal purchasing. Unless some of this brick can be sold before the river closes, there will be an oversupply instead of a shortage in the spring.

Raritan brick is steadier as to price than the Hudson product, but the demand is not heavy. In Newark the inquiry is said to be quickening, but actual buying is sluggish despite the fine building weather that has prevailed up to the present time.

Official transactions for Hudson common brick covering this week ending Thursday, Dec. 18, 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:

Left over Dec. 12—57.			
	Arrived.	Sold.	Covered.
Friday, Dec. 12.....	6	4	3
Saturday, Dec. 13.....	15	3	0
Monday, Dec. 15.....	8	4	0
Tuesday, Dec. 16.....	3	5	0
Wednesday, Dec. 17.....	5	8	0
Thursday, Dec. 18.....	7	10	0
Total	44	34	3

Reported enroute, Friday A. M., Dec. 19—5. Condition of market, dull. Prices: Hudsons, \$5.75 to \$6.25; covered, — to \$6.75; Raritans, — 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. 19—64. Total No. covered barges, 10. Covered barges sold, 2.

HUDSON BRICK UNLOADED. (Current and last week compared.)			
Dec. 5.....	1,079,500	Dec. 12.....	808,000
Dec. 6.....	607,000	Dec. 13.....	403,000
Dec. 8.....	628,500	Dec. 15.....	1,152,000
Dec. 9.....	843,500	Dec. 16.....	1,147,500
Dec. 10.....	780,500	Dec. 17.....	1,219,500
Dec. 11.....	796,500	Dec. 18.....	795,000
Total	4,735,500	Total	5,525,500

1912.			
Left over, Friday A. M., Dec. 12—88.			
	Arrived.	Sold.	Covered.
Friday, Dec. 13.....	7	5	0
Saturday, Dec. 14.....	5	4	0
Monday, Dec. 16.....	34	11	1
Tuesday, Dec. 17.....	4	3	10
Wednesday, Dec. 18.....	2	12	0
Thursday, Dec. 19.....	12	4	1
Total	64	39	12

Condition of market, dull. Prices: Hudsons, — to \$7.00; covered, \$7.25 to \$7.50; Raritans, \$6.75 to \$7.00. Left over, Friday A. M., Dec. 12, 113. Total No. covered barges, 27.

OFFICIAL SUMMARY.	
Left over, Jan. 1, 1913.....	113
Total No. barge loads arrived, including left over barge loads, Jan. 1 to Dec. 19, 1913	1,902
Total No. barge loads sold Jan. 1 to Dec. 19, 1913	1,837
Total No. barge loads left over, Friday A. M., Dec. 19, 1913.....	64
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. 20, 1913	2,281
Total No. barge loads sold Jan. 1 to Friday A. M., Dec. 20, 1912.....	2,168
Total No. barge loads left over, Friday, A. M., Dec. 20, 1912	113

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THE WEEK'S REAL ESTATE NEWS

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

Fifth Avenue Held the Center of Interest.

Fifth avenue came to the fore in the week's business through two big deals involving costly corners at 41st and 42d streets. The Rogers-Peet Co. figured in one of the transactions as lessee. Another large deal affected the Morse & Rogers Building and property in William street. Woodbury G. Langdon added to his holdings in 41st street, incidentally rounding out a big plot, after years of effort. Other prominent transactions of the week involved the Cambria apartment house in West 55th street a Long Island City block front, and a Central Park West apartment house. The Bronx and Brooklyn markets were moderately active.

The total number of sales in Manhattan this week was 30, against 31 for last week and 32 a year ago.

The number of sales south of 59th street was 14, against 8 last week and 14 a year ago.

The sales north of 59th street aggregated 16, compared with 23 last week and 18 a year ago.

From the Bronx 10 sales at private contract were reported, against 14 last week and 24 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$887,311, compared with \$587,909 last week, making a total since January 1 of \$48,766,107. The figure for the corresponding week last year was \$743,914, making the total since January 1, 1912, of \$47,333,689.

PRIVATE REALTY SALES.

\$2,000,000 Fifth Avenue Deal.

FIFTH AV came prominently to the front in the realty market with the sale of the valuable 42d st plot on the southeast corner of those thoroughfares for a price reported to be \$2,000,000. The property is the corner formerly occupied by the American Safe Deposit Company and the Columbia Bank, and was acquired by Felix Isman in 1906. About two years ago he sold it to a syndicate headed by Edwin Wolf, of Philadelphia, and the present 7-story building was erected. The buyer of this choice corner is the Oceanic Investing Company, composed of Albert E. Thorne, George I. Nichols and Albert G. Milbank, and they have leased the property for 15 years to a syndicate composed of some of the former owners. The plot has a frontage on the avenue of 73.4 ft and 100 on 42d st. If the deal was closed for \$2,000,000, the average rate per square foot would be over \$270, which comes close to a record, if not actually the high mark, for Fifth av property. The deal was negotiated by the firm of Felix Isman. Earlier in the week the Oceanic Investing Co. acquired the building at the northeast corner of Fifth av and 41st st, described in greater detail below.

Another Fifth Avenue Operation.

The Rogers Peet Co. on Tuesday added another well located lot to the site on which it will erect a fine store building on Fifth av between 41st and 42d sts. Through Horace S. Ely & Co. it leased the northeast corner of 5th av and 41st st for a long term of years, thereby rounding out a plot of approximately 17,000 sq. ft. The site of the new store will now include from 479 to 485 5th av, 1 to 7 East 41st st and 14 and 16 East 42d st, with frontages of 73 ft. on 5th av at the northeast corner of 41st st, 166 ft on 41st st, running through the block to 42d st, where the frontage is 44 ft. A 10-story building is planned for the combined site.

The leasing of the corner property was preceded by a sale of the fee of it by Horace S. Ely & Co. for Frank V. and J. H. Burton to the Oceanic Investing Company, consisting of A. E. Thorne, G. L. Nichols and Albert G. Milbank, who are said to represent a group of British investors. The Burtons asked \$700,000 for their lot, which measures 23x100 ft., and at anything like that price shows them a good profit, for they bought it some years ago for \$375,000. The leasing of the corner property to the Rogers Peet Company was made possible through the courtesy of John Hoge, of Zanesville, Ohio, owner of the adjoining lot, who voluntarily released a right of way easement he had over the corner lot. Mr. Hoge's lot also will be a part of the store plot.

Sale of Greenwich Church.

The Old Charles Street United Presbyterian Church, which has stood for over 70 years at 39 and 41 Charles st, on a plot 65x95, on the north side of the street between Waverly pl and West 4th st, has been sold to a client of William H. Matthews & Co., who plans to improve the site. The church will either consolidate with another church in the old Greenwich section or else select a new location further uptown.

Woodbury Langdon Adds to Holdings.

By the purchase of No. 123 West 41st st from Charles A. A. Doring, through William Cruikshank's Sons, Woodbury Langdon has rounded out his important holdings at this point and extending through to 42d st, the plottage held by Mr. Langdon now including 119 to 127 West 41st st and 116 to 124 West 42d st, occupied in part by a 2-sty taxpayer and the 9-sty New York Edison Company building.

This plot is abutted by the 7-sty McCreery Realty Corporation Building. The Langdon plot is diagonally opposite the 22-sty Lewisohn Building, which stands on the site of the old Mendelssohn Hall, and within a few hundred feet of Stern Bros.' new department store.

Greenwich Village Deal.

An interesting Greenwich Village deal involving a corner which has not been affected by modern improvements in many years was closed this week by the St. John's Park Realty Company (James H. Cruikshank and William D. Kilpatrick) which sold the recently completed 6-sty loft on the southwest corner of Commerce and Barrow sts. It occupies a plot 20.4x80.6x irregular. The buyer is Helen L. Moore Major and she gave in part payment the 4-sty dwelling at 309 West 88th st, on lot 19x100.8, near West End av. The Commerce st corner was acquired by the sellers, who have been active operators in the section, over a year ago from Trinity Church. The building has been leased on a long term to the drug firm of E. Fougères & Co. The brokers in the transaction were the Douglas Robinson, Charles S. Brown Co.

Central Park Apartment Sale.

The Owners Building Company, Samuel A. Herzog, president, has sold to Henry Sidenberg 271 Central Park West, northwest corner 85th street. This is a 13-story apartment house, on plot 75.6x100, having two apartments on a floor, with rentals ranging from \$2,200 to \$4,250. The land was purchased by the sellers in August, 1912, and the building was completed about September 15 of this year. All the apartments in the building were rented prior to the building's completion, for terms averaging over three years. In part payment Mr. Sidenberg gives Nos. 9, 11 and 13 East 59th street, a 5-story store and office building, on plot 75x100, 175 feet east of 5th avenue.

Mr. Sidenberg was represented by Messrs. Lachman & Goldsmith, and the Owners Building Company by Messrs. Neuman & Newgass. Varick D. Martin was the broker in the transaction.

Hudson Street Property in Trade.

William D. Bloodgood & Co. has sold for Sonn Bros. to Stanley L. Cohen and the Cohen Estate, the 12-sty "Morse & Rogers Building," covering a plot of 9,000 sq ft, at the southwest corner of Hudson and Duane sts, with frontages of 44.8 on Duane st and 121.8 on Hudson st. The building is modern in every particular, and was erected for the tenants subject to a twenty-one years' lease at an aggregate net rental of about \$1,000,000. In part payment, Sonn Bros. took Nos. 130-134 William st, a plot 50x160 (8,000 sq ft) located between John and Fulton sts and ready for immediate improvement. The trade represented aggregate values of about \$1,100,000.

Charles F. Noyes advised Messrs. Sonn Bros. in reference to their William st purchase, and the William st property has been placed exclusively in the hands of the Charles F. Noyes Co. for resale or improvement. The William st property figured in the exchange at \$325,000. Mr. Noyes states that the property will either be sold at an early date or improved with a building for insurance purposes. It is well located for such improvement, being directly opposite the "Underwriters' Building," in which is housed the New York Fire Insurance Exchange, the New York Board of Fire Underwriters, etc. The plot will also be located between the two subway stations on the William st route, one of which is to be at Fulton st and one at John st. One of these William st houses was the home of the grandfather of Mr. Cohen. Goldsmith, Cole, Cohen & Weiss represented the Cohn Estate and Eugene Tredwell represented Mr. Stanley L. Cohen.

Manhattan—South of 59th Street.

17TH ST, 114-118 West, new 6-sty loft building, on plot 75x92, near 6th av, sold for William Leeds to an investor, by the Charles F. Noyes Co. The building is leased for \$21,000 per year and fully rented. The property was held at \$225,000.

35TH ST, 60 West, 3-sty and basement dwelling, on lot 21x98.9, sold for Mary A. C. Riley to Oppenheim, Collins & Co. by Clark T. Chambers. Mrs. Riley bought the dwelling in December, 1895, when there was little indication that business would ever claim that part of the town. Her house and the two to the east, 56 and 58, which Oppenheim, Collins & Co. bought last Friday through Mr. Chambers, gives the firm a plot 62x98.9 for the new annex.

55TH ST, 347-355 West, 8-sty apartment house, on plot 100x100.5, sold for the Brentmore Realty Co. (Bing & Bing) to Leo H. Hirsch, by the J. Romaine Brown Co. The house was built in 1910, when the cost of construction was estimated at \$150,000. The buyer gave in exchange the northeast corner of Madison av and 128th st, a 6-sty apartment house with stores, on plot 50x72.6; 302 and 304 East 108th st, a 6-sty tenement, on plot 39.3x125; 83 Spring st, a 5-sty loft building, near Broadway, on lot 25x118, and 123 Prince st, a 6-sty loft building, on lot 25x95.

15T AV, 1026-1030, three 4-sty tenements, on lot 60x94, at the northeast corner of 56th st, sold by Samuel Wacht to F. C. Bauman.

2D AV, 31-33, two 3-sty buildings, on plot 59.6x90, south of 2d st, sold by Albert E. Kelly to Bernard Lefkowitz, who proposes to improve the site with a 12-sty business building. The plot adjoins on the north the entrance to the theatre erected by George F. Johnson, the main portion of which is in 1st st and Extra pl, abutting. On the south there is a group of old 4-sty buildings, so that a tall structure on the site just sold would have good light facilities.

Manhattan—North of 59th Street.

79TH ST, 135-139, three 3 and 4-sty dwellings, on plot 62x102.2, sold for Amelia G. Harman, Herbert M. McClintock and Ermine M. Caruthers, to Bing & Bing, by William P. Mangam. The property, which is situated at the crest of the hill between the two avenues, will be improved in the near future with a high class 12-sty apartment house.

84TH ST, 442 East, 5-sty double flat, on lot 25x100, sold by Mrs. M. Taferna to M. Renken.

93D ST, 159 East, 3-sty dwelling, on lot 14x 61.5, sold by Ennis & Sinnott to Joseph Cohen.

94TH ST, 29 West, 3-sty and basement dwelling, on lot 16x100.8, between Central Park West and Columbus av, sold by Edward Mitchell. The property has not changed hands for 15 years.

94TH ST, 78 West, 5-sty apartment house, "Philbert," on plot 50x80, resold for Caroline Smith to a client, by the 5th Av. Bond & Mortgage Co. Miss Smith acquired the property early in the month from Hannah Bass, after the property had previously been bid in for \$54,000 at an auction sale by Bryan L. Kennelly.

122D ST, 111 West, 3-sty dwelling, on lot 19x 100.11, reported sold by C. R. Davis to Christian Gaul, who gave other property in part payment.

139TH ST, 603 and 607 West, two 5-sty flats, each on plot 62.6x99.11, adjoining the "Palisade Court," at the northwest corner of Broadway, reported sold by William Laue.

BROADWAY, s e cor 212th st, plot 118.7x111.1x 99.11x175, opposite the new Isham Park, sold for the Alliance Realty Co. to Gustavus L. Lawrence, by Warren F. Johnston. This is the third plot which Mr. Lawrence has purchased in the Dyckman section within the past month.

MADISON AV, 1974, 4-sty private dwelling, on lot 19x85, at the northwest corner of 126th st, sold by the Realty & Brokerage Co. to an investor, who will rebuild the structure and add stores. The property has been held at \$30,000.

8TH AV, 2055, 5-sty tenement on lot 25.6x100, near 111th st, reported sold by John H. Feldscher, who acquired it at auction on Tuesday, as second mortgagee.

Bronx.

137TH ST, n s, 225 ft. east of 3d av, plot 75x 100, sold for Anthony Schwoerer to a client, by Shaw & Co. It is understood that a large fireproof storage warehouse is to be erected on the property. This is the second time Shaw & Co. have sold this plot, having sold it for James Pringle of the Hygea Ice Co. in July of this year.

167TH ST, s w c Clay av, plot 162x110, sold for the Hensol-Powell Realty Co. to the A. J. Schwarzler Co., by W. E. & W. I. Brown, for cash. Mr. Schwarzler intends to improve the plot with large apartments and stores. The property is very advantageously located, in the centre of the Schwarzler Company building activities, near the half-a-million dollar school that the city has just completed, and adjacent to the 167th st trolley line, which runs through the Bronx into Manhattan.

176TH ST, 109 East, one-family private dwelling sold for a client to Edward Straus, by Clement H. Smith. The buyer gave in part payment 714 Fairmount pl, a 4-sty flat.

193D ST, 55 East, 3-sty dwelling, on lot 20x 80, sold for Max Hirsch to a client, by Alexander Selkin and David Mintz.

BOSTON RD, 1233, 5-sty flat, on plot 43x167, between 168th and 169th sts, sold by Robert Adelman to Henrietta Stern, who gave in part payment 247 East 117th st, a 3-sty and basement dwelling, on lot 17.6x75.

PARK AV, n w cor 184th st, plot 217x90, sold for the Ellison Realty Co. to a client, by Kurz & Uren.

TREMONT AV, 318, 5-sty flat, sold for William H. Birkmire to a Mrs. Foody, by Clement H. Smith. The buyer gave in part payment, three lots on Morris av and three lots on Walton av, between 183d and 184th sts.

WASHINGTON AV, 1421-1425, three 2-sty frame dwellings, on plot 50x140, sold for the Rheinlander Estate to the City of New York, by W. E. and W. I. Brown. This is part of the plot for the contemplated school building there.

Brooklyn.

HERKIMER ST, ETC.—Clarence B. Smith reports the following recent sales: 381 Herkimer st, 2-sty and basement brick dwelling, value \$5,500, for Rachel V. Annin to Anthony

and Lizzie McSweeney; Cypress av, corner Sea Gate av, Sea Gate, plot 60x100, with a 3-sty detached dwelling, value \$8,500, for Harry James to Chas. T. Jaeger; Alice Court, northwest corner of Atlantic av, 3-sty and basement brick dwelling, for Chas. T. Jaeger to Harry James, value \$9,500; East 37th st, east side, 100 ft south Church av, plot 100x100, for Estate of James Gray to William Herod, value \$2,500; 381 Herkimer st, 2-sty and basement brick dwelling, for Louisa Meyer to Rachel V. Annin, value \$9,000; 1468 Fuiton st, 4-sty stone building, store and flats, for Geo. A. Hailcock to George Ryder, value \$8,250; 110 Chaucery st, 4-sty stone double apartment house, for S. E. Kellar to George Hall, value \$14,500; 1446 President st, 2-sty stone, private dwelling, for Henry W. van Alen to a client, value \$12,500.

MORTON ST, ETC.—Arthur T. Weygandt has sold 88 Morton st, a 3-sty and basement dwelling, for Mrs. Curtis of Rochester, N. Y.; 130 Rutledge st, a 3-sty and basement dwelling, for G. Gerard, and 184 Berkeley pl, a 3-sty and basement dwelling, for Mrs. A. Stevens.

SOUTH 2D ST, ETC.—The Realty Associates report the following sales: 359 to 363 South 2d st, plot 55x95, to M. Katlowitz, who will erect on same a 6-sty modern tenement for thirty families; southeast corner Grand st, extension, and Rodney st, to J. Henry Small, who will build a 6-sty modern tenement having stores on first floor; 106 to 164 Adephi st, plot 103x100, to S. Hauben, who will erect two 5-sty modern apartments, having all improvements; and the southwest corner 4th av and 41st st, plot 60x 100, on corner, together with plot 40x100 adjoining on 41st st, to Morris Fine, who will erect modern apartments having all improvements.

46TH ST, 535, 2-sty and cellar brick, 2-family dwelling, on lot 20x100, sold for Catherine Heinzerling to an investor, by Tutino & Cerny.

48TH ST, 7459, etc., Thomas Kilcoyne has sold for Gus Wieden 1459 48th st, a cottage, on plot 40x100, to M. L. Rosenthal; also sold for M. Heath the northeast corner of 48th st and 16th av, to D. Weissman.

66TH ST, n s, 180 ft west of 11th av, plot 85x 100, sold for H. E. Wilson to an investor, by Frank A. Seaver & Co..

76TH ST, 470, 15-room cottage, on plot 40x100, sold for the Fort Greene Co-operative Building & Loan Assn. to a Mrs. Clarke, by Samuel Galitzka.

BAY RIDGE.—Rudolph F. Schortemeier has sold at Crescent Hill two high residences, on 82d st, near Narrows av, each on plot 75x100 ft, for \$46,500. They were erected for the Crescent Hill Improvement Co., whose property is opposite the Crescent Athletic Club on the Shore Drive.

ATLANTIC AV, s s, west of Classon av, plot 80x200, sold for Wm. Mosscroft to a client, by the Bulkeley & Horton Co.

BLAKE AV, s w cor Hendricks st, five 3-sty store and flat buildings, sold for Jessie O'Connor, of White Mills, Pa., to a client, by Fred M. Smith.

BROADWAY, 995, Etc.—The estate of Timothy G. Sellow sold the 4-sty business building 995 Broadway, northeast corner of Ditmars st, Brooklyn, occupied by the Mutual Furniture Co.; also 1087 Broadway, a 3-sty building occupied by J. M. Israel, and the 4-sty store and apartments, 1730 to 1744 Broadway, near Rockaway av. The properties were all purchased by clients of Charles C. Lockwood, attorney, through Nathan Stern, Fenwick B. Small and Clarence B. Smith, brokers. The properties were held at about \$200,000.

EVERGREEN AV, 513, 1-sty frame building, on plot 25x100, sold for the Connors Estate to a client for occupancy, by Henry P. Cain.

PARKSIDE AV.—The Westwood Realty Co. has sold to E. H. Bishop & Son a plot fronting 200 ft on the north side of Parkside av, between Flatbush and Bedford avs. Bishop & Son will erect one-family houses at once. The Westwood Company also sold two of Bishop's two-family houses on President st to M. A. Clarkson.

5TH ST, 351, 2-sty and basement brownstone dwelling, sold for Mrs. Mary A. O'Leary to James F. Moloney for occupancy, by F. C. Sauter.

Queens.

EDGEEMERE.—The Lewis H. May Co. sold for M. H. Hauser, of Zimmermann & Forshay, his summer residence at Sea Cliff, L. I., to Mrs. Sarah Friedman, who gave in exchange 3 cottages in Grand View av and Beach st, Edgemere, L. I.

JAMAICA.—Charles Koehler bought from the estate of John Distler a plot, with building, in Fulton, near Church st, in the heart of the business section, at about \$700 a front foot, as reported.

LONG ISLAND CITY.—James B. Thomas has sold to a client for investment, for the Stock Construction Co., the row of store and apartment dwellings in course of construction at the northeast corner of Broadway and 13th av. They occupy a plot 100 ft on Broadway and 80 ft on 13th av. The buildings will be ready for occupancy about March and when completed the block will consist of eight stores and ten apartments. It is the largest transaction in Broadway business property in Long Island City for many years. Within the last year, ten similar store and apartment dwellings have been erected in the block on Broadway, between 13th and 14th avs, and all have been sold. The same broker recently sold to clients 3 two-family brick dwellings, each on plots 20x100 on 2d av, 90 ft north of Cushing pl, Astoria, located a short distance from the Hoyt av express station of the 2d Av Elevated Railroad now in the course of construction.

Richmond.

RICHMOND HILL.—L. Covert sold for Mrs. Louise M. Andrews a detached cottage at 38 Hamilton av to Mrs. Philip Henry Schimmer, who gave in part payment a 113-acre farm, with large house, at Catskill, N. Y.

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DIVIDEND NOTICEFULTON TRUST CO. OF NEW YORK,
149 Broadway, New York City,
December 18, 1913.43D CONSECUTIVE SEMI-ANNUAL
DIVIDEND.By resolution of the Board of Trustees a Semi-Annual Dividend of FIVE PER CENT. and an Extra Dividend of TWO PER CENT. is payable on January 2, 1914, to stockholders of record at the close of business December 22, 1913.
CHARLES M. VAN KLEECK, Sec.**Rural and Suburban.**

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold to G. DeFevre a plot 60x100, and to W. A. Gannon, J. Pollak and N. J. Russo each a plot 40x100 on Homak Boulevard; to D. Flangan and H. E. Rankin each a plot 40x100 on Henry st.; to M. Moriarty a plot 20x95 on Milburn av. The same company sold at Rockville Centre to B. Beckmann a plot 40x100 on Columbia av.; to C. Tiedemann a plot 40x100 on Cornell av.; to M. M. Linnemeyer a plot 64x127x157 on Long Beach rd, Vincent st and Montauk av.; to V. Reda a plot 40x125 on Southern Boulevard; to A. and E. Nebendahl a plot 60x100 on Jackson st. and Washington av.; at East Rockaway to M. J. Walker a plot 80x100 on Cooks st West, and at Oceanside, to A. Wirth a plot 60x100 on Perkins av.; to F. and M. Stange a plot 40x100, and to A. Folkers a plot 60x100 on Oceanside Parkway.

KATONAH, N. Y.—Carpenter & Pelton sold 3 farms near Katonah, N. Y., 2 of which the Stephen Holly Miller and Alvah Miller farms, were purchased by Dr. Lewis A. Conner, of New York City, and the other, owned by Edward Percy Barrett, by Edward L. Coster, of Irvington-on-Hudson. Others who have purchased farms recently in the same section are Dr. J. Ramsay Hunt and Gordon Knox Bell. Both tracts command fine views, including the beautiful Cross River reservoir.

LAKEWOOD, N. J.—Taendler & Scholz sold a country place near Lakewood, N. J., consisting of 16 acres with buildings and stock for Stanley J. Bell to E. Brown, who gave in part payment the 2 two-family houses at 3843 and 3849 Shoe and Leather st, Woodhaven, L. I.

MADISON, N. J.—Brookdale Farm, one of the larger of the numerous fine estates between Summit and Morristown, on the Lackawanna Railroad, the country seat of the late Dr. Leslie Ward, has been sold to a St. Louisian for about a third of its original cost. The property lies partly in Madison, N. J., and part in Florham Park, and comprises a tract of 617 acres, containing a massive stone residence, barns and outbuildings, erected by the late Dr. Ward, who was one of the vice-presidents of the Prudential Life Insurance Co. Dr. Ward is said to have spent approximately \$1,000,000 in bringing this property to a high state of development. The buyer, whose name was not divulged, according to report, acquired the estate for a sum under \$300,000.

MAPLEWOOD, N. J.—Edward P. Hamilton & Co. have sold for A. L. Decker his residence and grounds on Hickory drive.

MT. VERNON, N. Y.—The Anderson Realty Co. has sold the residence at 237 Rich av for Mrs. Clare B. Watson to J. F. Butler.

MT. VERNON, N. Y.—The Cowan property, 55 South 3d av, has been sold to William F. Hayes. The premises are 50x105 ft and the brokers were Atwell & Guess.

NEW ROCHELLE, N. Y.—J. Howell Price & Son sold 28 Brookside pl, Halcyon Park, for Alice I. Burrill; also for James S. Haviland the corner of Centre av and Relyea pl, a plot 100x125, to a client who will build a stable and storehouse.

NEW ROCHELLE, N. Y.—The Westman Realty Co. sold lot No. 36, in Sutton Manor, to C. G. Adams, who intends building; sold at New Rochelle Heights the Sundberg house to C. R. Phillips, and the William Small house, at Rochelle Park, to Walter Geib.

OSSINING, N. Y.—The Ayles Real Estate Exchange sold 10 acres of the Clarence Smith farm, one mile from the Ossining station, to L. M. Outhouse.

RAMSEY, N. J.—Fernleigh Towers, a massive stone dwelling surrounded by 200 acres of land in the Ramapo Mountains, near the estate of H. O. Havemeyer, has been sold to a Western investor by the owner, Arthur Freeman. Mr. Freeman recently purchased the Nathaniel Hale apartment house at 181st st and Fort Washington av.

LEASES.**Manhattan.**

DANIEL BIRDSALL & CO. leased the 7th loft in 561 and 563 Broadway to the N. B. Sales Co., now at 387 4th av.

BLAKE BROS. & CO., bankers, of 25 Broad st, have taken a lease of the 2d floor in the Bank of America Building at 44 and 46 Wall st.

CARSTEIN & LINNEKIN leased the 6th loft in 17 West 17th st to Earnstein & Rosenbaum; also the 1st loft to Henry Bierman; also the 4th loft in 465 Broome st to Neuman & Smit of 465 Broome st; the 3d floor in 4 West 29th st to Eugene R. Smidt of 3 West 29th st; space in 221 4th av to John Clendenning & Co. of 221 4th av, and Albrecht & Meister Co. of 221 4th av; in 114 East 28th st to S. G. Holbrook of 1416 Broadway; in the Candler Building to the Auto Mercury Pub. Co.; the 6th loft in 133 5th av to the Lace Selling Co. of 32 Union sq; for M. & M. Hess the 9th loft in 12 West 32d st to M. Weisenfeld; and space in 456 4th av to George Baker and The Erstling Bros. Knitting Co. of 460 4th av.

CORN & CO. leased for Philip Lewisohn 10,000 sq ft in 119 and 121 West 23d st to Henry Ettelson Co. of 95 Prince st; for 25th Construction Co. 4,000 sq ft in 108 and 110 West 25th st to Plotkin Bros. of 48 West 15th st; for Martin & Martin, 4th loft in 331 5th av to a manufacturing furrier; and for Mauray Co. 5,000 sq ft in 145 and 147 West 28th st to G. & B. Seid & Co. of 28 West 15th st.

LEROY COVENTRY rented to the Graduates' Club of 200 5th av, quarters in the Sherman Square Hotel, 71st st and Broadway.

THE CROSS & BROWN CO. leased for the New York Trust Co., to the Carlton Motion Picture Laboratories of 537 Riverdale av, the 4th floor in 29 Union sq, and for Arthur Frankenstein the 6th floor in 22 and 24 West 38th st to Henry Kahn.

THE CROSS & BROWN CO. leased the east store in 44 and 46 West 37th st to James Moore and the north store in 615 5th av to A. M. Eatson and E. E. Niles.

THE CROSS & BROWN CO. leased the 5th floor in 22 and 24 West 38th st to N. M. Rosen Co., Inc., of 630 Broadway; the 9th floor in 245 to 249 West 55th st to Herz & Co., and space in 126 and 128 5th av to Siegel, Rothchild & Co., of 396 Broadway.

THE CROSS & BROWN CO., in conjunction with John N. Golding, leased for C. A. Ripley the entire building at 123 West 52d st to J. Kent Warden Co., Inc., of 536 West 49th st, for a term of years.

WILLIAM CRUIKSHANK'S SONS leased for a term of years the 10th floor in 33 and 35 East 21st st to the Eabewear Manufacturing Co. of 27 East 21st st.

THE DUFF & BROWN CO. leased for G. D. Sherman the 2 and 3-sty stables at 413 and 415 West 150th st to J. J. Doyle; also leased for Harriet C. Bailey the store and basement in 1848 Amsterdam av to Cohn & Garinkel for a term of 5 years.

THE DUROSS CO. leased for the United States Trust Co., as trustees, the 1st floor, containing about 3,000 sq ft, at 164 5th av, to the Weimtraub Brass Manufacturing Co., Inc., of 27 Bleecker st.

DOUGLAS L. ELLIMAN & CO. leased an apartment in the "Renaissance," at 512 5th av, to Mrs. Lewis Hancock; an apartment in 875 Park av, to Frederick A. Libby; also an apartment in the "Carlton Chambers," at Madison av and 47th st, to Mrs. Arnold Becker; and an apartment in 68 East 86th st, for Joseph E. Gilder, to Mrs. Nicoll Floyd; also in conjunction with Payson McL. Merrill & Co., an apartment consisting of 10 rooms and 2 baths, comprising an entire floor in 784 5th av, for Bertrand L. Taylor, to D. D. Johnson.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 12 rooms and 4 baths in 929 Park av to Roger W. Straus, in conjunction with J. C. Einstein; also an apartment in 19 East 57th st to W. T. Starr, of Raymond, Starr & Co., bankers; and a large studio apartment in 24 West 59th st, for Pease & Elliman, agents, to A. B. G. Tamborini.

THE FIFTH AVENUE BOND & MORTGAGE CO. leased the 3d loft in 11 East 22d st for Ames & Co. to the Rodgers Co. of 506 Broadway, importers of gold and silver trimmings; also the 10th loft in 6 and 8 West 18th st to Louis Horowitz, manufacturers of cloaks and suits of 458 7th av; and an apartment in 206 West 99th st to Miss A. Neilson.

B. FLANAGAN & SON leased for Charles L. Wiley the 4-sty dwelling at 151 West 97th st to Mrs. Jane McGarr for 3 years.

FORMAN & CO. leased for Philip Goerlitz 7,500 sq. ft. of space on the 8th floor in 36 to 44 West 24th st to a Mr. Rosenfeld; for F. R. Wood, W. H. Dolson Co., the 1st loft in 683 and 685 Broadway to Bullock & Gross, for a term of 5 years; for M. & L. Hess the store and basement containing about 20,000 sq. ft. of space in 22 to 28 West 21st st to Robinson & Golluber, of 14 West 17th st; for the Fabian Construction Co. the 10th loft in 31 and 33 East 28th st to H. & I. Ostenstein; for M. & L. Hess space in 49 to 53 East 21st st to Finestone & Co.; for Gross & Engel the 11th floor in 119 West 27th st to Samuel Isenberg; for Philip Goerlitz the 7th floor containing about 7,500 sq. ft. in 36 to 44 West 24th st to Henry Cohen & Co.; and for M. & L. Hess the 3d floor in 151 to 155 West 19th st to H. I. Schaeffer Co.

FREDERICK FOX & CO. leased for L. Gross & Son, the store, basement and sub-basement, containing about 30,000 sq ft of space, in 627 and 629 Broadway, for a term of years, to Sol. Ducker & Co. of 215 Greene st. The same brokers also leased for Gross, Engel & Co. the store and basement in 113 West 27th st, for a long term of years, to Solomon Schrier.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. leased for Samuel Floersheimer, to Nonas & Osrow, 5,000 sq ft of space in 18 and 20 West 21st st.

GOODWIN & GOODWIN rented for a term of years, for Lesser & Weinberger, lessees, to D. Estrin, the store and basements at the northeast corner of Lenox av and 126th st.

M. M. HAYWARD & CO. leased to a client for a long term of years the two buildings at the northeast corner of 190th st and Broadway, known as 2640 and 2642 Broadway, for Leopold L. Barzaghi, owner of Maresi. The aggregate rental is \$250,000 and the lessee intends to alter the street building into stores.

M. & L. HESS leased the 3d loft in 39 to 47 West 19th st to Titus, Blatter & Co. of 890 Broadway; also the front half of the 9th loft in 49 to 53 East 21st st to Slote & Schaffer of 45 Lispenard st, and space on the 5th floor to Samuel Held of 725 Broadway.

M. & L. HESS leased for the Forty-fifth St. Realty Co., to William Scheer, manufacturing jeweler of 542 4th av, the 16th floor in 7 to 11 West 45th st. The lease is for a term of 10 years at an aggregate rental of \$50,000.

M. & L. HESS leased the 11th loft in 12 and 14 West 32d st to Fritaschi & Jackson; the 7th loft in 133 and 135 West 19th st to Seitelman & Steinlauf, of 139 West 19th st, and the 5th loft in 8 and 10 West 13th st to the American Neckwear Co., of 137 Grand st.

THE HOME BUREAU MEDICAL HOUSE renewed a lease for ten years of the 5-sty building at 52 West 39th st, on a lot 20x98.9 ft. The rental will be \$7,000 a year, showing an increase of 70 per cent. over the previous lease. Edwin W. Glasco and Margaret M. Herbert are the owners of the property. Moore & Wyckoff negotiated the renewal.

THE McVICKAR, GAILLARD REALTY CO. leased for Miss May Irwin the building at 156 West 45th st to Marius Fabre for a term of years at a rental of \$5,500 per annum.

EDGAR A. MANNING leased the parlor floor store in 30 West 46th st for the T. F. Baldwin Co. to Caroline J. Guilmette of 58 East 34th st.

JOHN MILLER rented the 3-sty dwelling at 144 East 62d st for Rosalie Joel to Carl Schedling.

THE MUTUAL LIFE INSURANCE CO. leased space in 36 Nassau st to the United States Corporation Co., of 34 Nassau st, and grade floor banking offices in 59 Cedar st to Handy & Harman, of 22 Pine st.

THE NEW YORK TELEPHONE CO. leased from the Lincoln Safe Deposit Co. the store and basement in 72 East 42d st for 5 years and 5 months from December 1 at an annual rental of \$14,000.

O'CONNOR & ELLISON and Frederick Fox & Co. leased the 3d floor in 53 and 55 5th av to Reuben Isaacs & Co., manufacturing tailors.

S. OSGOOD PELL & CO. leased the west parlor floor in 2 East 46th st to A. Verstondeg of 28 East 46th st

PEASE & ELLIMAN leased for the Martin Estate the 5-sty American basement residence of the late W. R. H. Martin. The house is 25 ft. by one-half the block and is one of the finest dwellings on Murray Hill, its location being at 118 East 36th st. The new tenant is Lucius K. Wilmerding, of Wilmerding & Bisset. The same brokers also leased the 3-sty stable on lot 25x100, at 17 West 55th st to Ralph A. Cavalieri for Geo. Backer and Arnstein & Levy.

PEASE & ELLIMAN leased for George A. Freeman the 4-sty dwelling at 135 East 71st st, 17 feet wide, to Preston Davie; also leased at 375 Park av an apartment of 9 rooms and 3 baths to August Vatable; also leased an apartment in 24 West 59th st to Miss Margaret Broderick; one in 875 Park av to Mrs. William Wright, and one in 24 West 59th st to James V. Converse; also leased offices in Aeolian Hall to Von Voorhies and Schiffer, and to Charlotte Brown; also leased for Mrs. Von Lennep to A. J. Outerbridge her apartment in 128 West 59th st; apartments in 56 West 11th st to Joseph Collins; in 130 West 57th st to Mrs. C. Candee; in 24 West 59th st, in conjunction with Douglas L. Elliman & Co., to A. B. G. Tamborini; and in 103 East 75th st to Mrs. H. H. Mossman; also leased space in 56 West 45th st for the George Backer Construction Co. to Frank Hayden; also leased an apartment in 981 Park av to Mrs. John Foley; one in 24 West 59th st to Walter Blum; and one in 29 East 62d st to Mrs. Rachel Dilling; also leased apartments as follows: in 24 West 59th st to Katherine M. Rhodes, Frederick Juillard, and Alfred R. Risse; in the "Prasada," 50 Central Park West, to A. Veith; and in 116 East 58th st to William R. Kirtland.

GEO. R. READ & CO. leased for E. Crystal & Son the store in 50 West st to the Duplex Motion Picture Co.; for Wm. A. White & Sons, the 5th floor in 536 to 540 Broome st to Wm. Liptfert, of 162 Leonard st, for a long term of years; for Fastenau & Von Glahn the 2d floor in 116 Liberty st to the Murphy Hardware Co., and for the Bank of New York the corner basement space in 48 Wall st to S. Hammond & Co., of 72 Wall st.

LOUIS SCHLIEP leased the 6-sty garage at 214 and 216 West 65th st to John Cogan.

SCHINDLER & LIEBLER leased for Ernst N. Adler the top floor in 350 East 51st st to a client for a term of years.

LOUIS SCHRAG leased for Charles Connor the 5th loft in 120 West 20th st to Kaplan & Itzkowitz; for Elmer A. Darling, the 1st loft in 137 West 23d st, to the Hyman Mfg. Co.; and for Security Mortgage Co., the 10th loft in 148 and 150 West 24th st, to H. & J. Alpern.

JAMES A. SHEERAN leased for Charles C. Bull to Ellen L. Rooney the 4-sty dwelling at 1333 Lexington av for a term of years.

SLAWSON & HOBBS rented for Mrs. Mary A. Finney 269 West 70th st to R. E. Jones; for Percy W. Lansburgh 40 West 85th st to E. Saybrook; for Dr. A. C. Quinn 223 West 78th st to M. R. Hayes; for Mrs. E. A. Choate 255 West 73d st to W. C. Strong; for Dr. Louis Heitzman 112 West 78th st to E. Y. Moore; for W. E. D. Stokes 545 West End av to E. P. Jacobs; for Edmund H. Chatillon 217 West 78th st to Mrs. E. Barry; for Clifford L. Miller 62 West 89th st to A. J. Rooney; for W. E. D. Stokes 268 West 72d st to F. J. Flynn.

SPEAR & CO. rented the 2d loft in 133 to 141 West 21st st to Leibman & Hurwitz of 145 Spring st; to Louis Shepetin of 55 Walker st the top loft in 103 and 105 Greene st; this completes the renting of both buildings.

MORRIS E. STERNE, INC., leased to Fischowitz & Newfield, furniture dealers, for many years located at 45 West 14th st, from James J. Coogan the building formerly occupied by J. J. Little & Co., at the southwest corner of 15th st and 6th av, for a term of 9 years.

DAVID STEWART leased for Dr. Robert S. Stedman to the Shenk Realty Co. the four 6-sty apartment houses at 239 to 253 West 145th st. for 5 years from Dec. 15, at an annual rental of \$22,000. The houses occupy a plot 205x99.11, and were acquired in a trade by Dr. Stedman last spring through the same broker.

TUCKER, SPEYERS & CO. leased for T. J. Oakley Rhinelander and Philip Rhinelander the east parlor store in 66 West 38th st to Arthur R. Womrath, Inc., of 72 Madison av.

E. A. TURNER leased for the Graphic Arts Realty Co., H. L. Gantz, president, the house at 205 West 25th st to Gustave Cimminette.

STEPHEN H. TYNG, JR., & CO. have leased the 14th floor in the Farragut Building, 19 Madison av, to the Louis Walther Mfg. Co. of 29 West 21st st, for a term of years; for William W. Astor, the 5th floor at 323-7 5th av, to P. F. Vollard & Co., art publishers of 17 Madison av, for a term of years; for Ethan Allen, sub-leased the 4th floor at 126 5th av to the Kabo Constn. Co. of 100 5th av; also leased in the Emmet Building, southeast corner of Madison av and 29th st, the entire 5th floor, to J. C. Dowd & Co., toilet articles, of 524 Broadway, for a term of years; for the Echo Investing Co., portion of the 14th floor, in the building at the corner of Broadway, 5th av and 26th st, to the Acorn Silk Co. of 111 5th av, for a term of years; and also at 13 East 17th st, the 5th floor to the S. W. S. Cloak & Suit Co. of 29 East 10th st, for a term of years.

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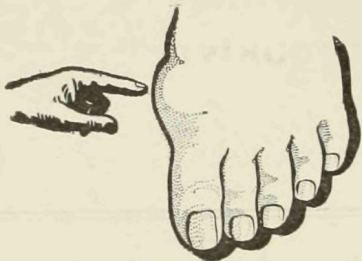
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Leases—Manhattan (Continued).

J. G. WHITE & CO. leased for the Tremont Amusement Co. the store in 215 West 42d st. to Hanover Lunch at an aggregated rental of \$20,000; also space in 146 to 156 Duane st. to the Thirty-five Per Cent Automobile Supplies Co., of 97 Chambers st. and the 3d loft in 71 and 73 West Broadway to Fleck & Mills.

WM. H. WHITING & CO. leased to the American News Co. of 11 Park pl. for a term of years, the entire store, basement and part of the sub-basement in the Scott & Eowne Building at the corner of Pearl and Rose sts.; also leased, in conjunction with the Chas. F. Noyes Co., the entire building at 34 Cliff st. to the Estey Wire Works Co. of 59 Fulton st.

WORTHINGTON WHITEHOUSE in conjunction with Harris & Vaughan leased for R. A. Chesebrough his 5-sty American basement dwelling at the southwest corner of 71st st and Madison av. to Ralph Pulitzer.

WORTHINGTON WHITEHOUSE leased for Theodore Frelinghuysen his 5-sty American basement residence at 15 West 47th st, furnished, to John Sanford.

WORTHINGTON WHITEHOUSE leased for the Lowell Realty Co. the 4-sty dwelling at 31 West 52d st, for a term of years, to John A. McVickar.

WORTHINGTON WHITEHOUSE has leased for the Lowell Realty Co. a 4-sty dwelling at 31 West 52d st for a term of years to John A. McVickar.

Bronx.

FRANK BREUNIG leased the northeast corner of 167th st and Clay av for Albert T. Schwarzler to Joseph Hess, for cafe purposes.

ALEXANDER RANKIN leased to F. G. Weir and B. W. Taylor the building at 1072 Grant av.

Brooklyn.

JOHN E. HIGGS leased the upper half of the brick factory situated at 661, 663, 665, 667 Morgan av, owned by John C. Miller, to Tritsch & Schoenberg of Manhattan, for a term of years. The firm will take possession of the premises at once, and start installing machinery and fitting up the plant. They expect to be in full operation about the latter part of January. A large number of skilled hands will be employed. This concern, Mr. Higgs said, in commenting on the lease, decided upon locating in Greenpoint on account of the splendid labor market and the excellent shipping facilities in the section, as the goods to be manufactured by the company will be sent to all parts of the country.

THE BUSH TERMINAL CO made leases in the model loft buildings in South Brooklyn to William Gluckin & Co., manufacturers of wire forms on East Houston st; Oliver M. Burton Co. of Chicago, Ill., manufacturers of cotton felt; Chandler Oil Cloth and Buckram Co. of East Taunton, Mass., and Isaac Goldberg, wines and liquors of East Broadway.

Queens.

LEOPOLD & PAULINE STERN, executors and trustees have obtained permission from Supreme Court Justice Cohalan to lease part of the residuary estate at Rockaway Beach which is held in trust during the life of Mrs. Pauline Stern, widow, to Max J. Kramer for 21 years. The property is bounded by Beach 70th st, Carlton st, Rockaway Boulevard and the ocean, and now brings a low rental. Kramer intends to build 32 one-family houses and a building with stores and bachelor apartments on the property. He agrees to pay \$5,000 a year until 1919, and in the final years of the lease \$6,500. The estate intends to aid in the erection of the buildings.

EMILY H. ROCKFORD leased to Mollie E. Jacobs, the Nautilus Hotel fronting on the boardwalk between Straiton and Storm avs, Arverne, for 5 years at \$9,500 per year, a total of \$47,500.

WHITNEY HOTEL, INC., leased to the Lane Amusement Co. its hotel on the east side of Fresh Pond rd, 125 ft north of Hughes st, Ridgewood, with furniture and fixtures, for 9 years, at \$6,500 for the first year, \$7,000 for the second, third and fourth years; \$7,500 for the fifth, \$8,000 for the sixth, \$8,500 for the seventh, \$9,000 for the eighth and \$9,500 for the ninth. A total of \$77,500.

Suburban.

THE WHITE PLAINS THEATRE CORPORATION leased the plot, 100x100, known as the Berges property, fronting in Wall st and Railroad av, White Plains, for twenty years. A modern theatre is projected jointly by owners and lessees.

REAL ESTATE NOTES.

ROBERT S. KAMINSKI, formerly with Ames & Co., has joined the firm of Jesse T. Meeker.

SAMUEL H. MARTIN has been appointed agent of the six buildings at the premises 27, 29, 31, 33, 35 and 37 West 60th st.

WILLIAM J. MOCK, formerly with Taylor-Sherman Co., is now the manager of the office of Ames & Co.

WEBSTER B. MABIE & CO. have been appointed agents for the store and studio building at 22 East 33d st.

M. M. HAYWARD & CO. have been appointed agents for 523 West 124th st, 220 and 222 West 64th st and 79 West 101st st.

HENRY P. CAIN, real estate broker, for many years located at 838 Gates av, Brooklyn, has moved to 138 Reid av, recently vacated by James H. Wood.

THE DIRECTORS of the First Mortgage Guarantee Co. have declared a quarterly dividend of 1½% payable Jan. 2 to stockholders of record on Dec. 2.

OGDEN & CLARKSON have been appointed agents for the Mercantile Building, 657 to 663 5th av, northeast corner of 52d st, and will move their offices there about January 1.

SPEAR & COMPANY have been appointed agents by the Estate of John H. Taylor for the 16-sty building at 20-26 West 22d st, and also for the Young Building, 605 Broadway.

WILLIS M. FOLLMER is the buyer of the dwelling at 256 West 93d st, reported sold recently by Slawson & Hobbs for Mrs. Nellie D. Marshall.

M. FORMAN & CO. has moved to larger quarters in the Townsend Building, 1123 Broadway. The company has been appointed agent for the 12-sty loft building at 43-47 West 24th st.

DANIEL DREYER is the buyer of the 6-sty stable at 343 and 345 West 36th st, sold last month by Henry Weill for the trustees of the estate of P. A. Geoghegan.

THE NEW YORK MORTGAGE & SECURITY CO. have declared the regular quarterly dividend of 3 per cent, payable January 2d, 1914, to stockholders of record of December 23d, 1913.

JAMES M. FAUST, who was connected with Frank D. Veiller for several years, has formed a partnership with Preston S. Faust to conduct a general real estate business under the firm name of Faust Brothers, at 56 West 45th st.

G. MIFFLIN WHARTON of Brooklyn announces that he has become associated with the real estate firm of S. Osgood Pell & Co., and will be located at the 5th av office of the concern.

JAMES E. BARRY & CO. have been appointed agents of the apartment houses known as the Woodstock and Wallingford at 535-541 West 163d st. Mr. Barry has been elected a member of the Real Estate Board.

THE HAVEN CONSTRUCTION CO. has obtained from the Germania Life Insurance Co. a building loan of \$270,000 for the erection of 5-sty apartment houses on the block front west side of Northern av, between 179th and 180th st.

ADMISSION of Brooklyn associations to membership in the United Real Estate Owners' Associations will be discussed at a meeting called by Henry Bloch, president, for Tuesday evening next, in the Grand Union Hotel.

THE MIDWEST REALTY CO., Henry Hellman, president, has passed title in the new 16-sty loft building, 22 to 26 West 32d st, to Lucius T. Sheffield and another. Sheffield originally sold one of the lots to the Midwest Company.

J. EDGAR LEAYCRAFT & CO. have been appointed agents of the following properties for the estate of B. C. Wandell and for the estate of Townsend Wandell, 1470 to 1478 3d av, 151 and 155 East 83d st, 163 to 171 East 83d st and 239 Av A.

THE FIRM of H. D. Winans & May will cease to exist under that name after January 1. Mr. May is organizing a new firm to be called William B. May & Co., with Charles F. Burrill as a member. Mr. Winans will retire after an active career in the real estate business for the past 36 years.

RECOMMENDED FOR TAX BOARD.—Extensive and influential support is being given to a movement recommending Oscar L. Foley of the real estate firm of John R. & Oscar L. Foley to Mayor-elect John Purroy Mitchel for appointment as one of the tax commissioners for Manhattan.

WILLIAM H. BROOKS has sold to St. Mark's Methodist Episcopal Church the stable property at 235 and 237 West 53d st, adjoining the church. The church at present occupies a plot 75x100.5 and with the plot just acquired controls a frontage of 112 ft 6 ins just east of 8th av.

AS A CHRISTMAS GIFT Herbert C. Pell, of Tuxedo, New York, has given to his son Clarence C. Pell, 189 East 64th st, a 3-sty and basement dwelling, on a lot 16x100 ft., located between 3d and Lexington avs. C. C. Pell has occupied the property for the past two years. It is assessed by the City of New York at \$24,000.

THE PAN-AMERICAN STATES' ASSOCIATION has made no further move toward the purchase of a site for their 901-foot building. According to Robert Lee Dunn, managing director, the building plans are to be revised. While the board of directors has practically agreed that the vicinity of Columbus Circle is a desirable location, a contract for the purchase of any specific site there have not yet been made.

CHARLES P. L. HUSTON CO., Inc. (formerly Huston & Spraker Co.) announces that the interest of John Starin Spraker in the business has ceased. The affairs of the new company will be continued at 15 East 40th st, as heretofore. The officers are Charles P. L. Huston, president; Mortimer P. Arnold, vice-president; J. Stuart Eaken, treasurer; Edward A. Wilson, secretary; and John Burlington, asst. secretary.

THE CITY CLUE of Brooklyn has changed its place for dining to the Imperial, Fulton st and Red Hook la. This is because of the rapid increase in the membership of the club which has new outgrown its old quarters in the Crescent apartments. Luncheon, a la carte or club, will be served every business day from 12 to 2. Controller Prendergast spoke at 1.30 o'clock Wednesday afternoon on "The Future of the Budget."

THE MICHAEL E. PATERNO REALTY CO., Joseph Paterno, Treasurer, has secured a loan of \$500,000 on the new 12-sty Mentone Apartment house at the southwest corner of West End av and 104th st, finished last fall. The loan was furnished by the Metropolitan Life Insurance Co., and bears interest at the rate of 5½ per cent. per annum. It matures in March, 1919. Slawson & Hobbs negotiated the loan.

TRANSFER will shortly be made of 31 and 33 Pine st, from the estate of Henry S. Redmond to Redmond & Co., bankers, who occupy the structure. Mr. Redmond bought the property in 1905 from the Downtown Realty Co., which had paid \$607,500 for it in 1901. The site measures 56.2x94.8 ft, and is east of Nassau st. In the same year Mr. Redmond erected the present building at a cost of \$150,000. The property is assessed at \$800,000.

NEGOTIATIONS are being completed for the leasing of the property in the south side of 53d st, running from Broadway to 7th av. The property, which is owned by the Eno family, is now improved with the old Metropolitan Skating Rink and 10 old dwellings. The site has a frontage of 195.2 ft in 53d st, 205.8 ft in Broadway and 125.5 ft in 7th av. The prospective lessees are connected with the theatrical profession and will probably improve the site with an amusement structure.

THERE WILL BE no course in real estate this season at the Young Men's Christian Association, but a book on "Practical Real Estate Methods," just issued, is designed to take the place of the usual lectures and covers every phase of New York and suburban real estate. Joseph P. Day, Albert B. Ashforth, Ransom E. Wilcox, Edward H. Gilbert, of J. Edgar Leaycraft & Company; Robert E. Simon, J. Clarence Davies, Robert E. Dowling, Walter Stabler, Lawson Purdy, and other real estate experts are the joint authors.

JOHN A. STEINMETZ sold for James Green and Alfred F. Eertin, 993 Union av, a 5-sty apartment house. The sellers took in part payment a block of lots on the north side of Morris Park av, between Barnes and Wallace avs, and cash, from Michael Driscoll and D. Israel. The same broker resold the block of lots in conjunction with Charles Schano, to a client, who is going to improve same. He also sold for Hugo Helburn, 2306 Morris av, a 3-sty 2-family brick house on lot 18½x117, to the River Realty Co.

THE HOUSE AND REAL ESTATE OWNERS' Association of the 12th and 19th Wards elected the following officers for the ensuing year: Frank Eberhart, president; Henry Bloch, first vice-president; John Volz, second vice-president; G. H. Heddeshimer, treasurer; Charles H. Schnelle, financial secretary; Arthur G. Muhler, recording secretary. Members of the executive committee are Adolph Bloch, Michael Carew, Charles W. Eidt, Edward Engel, Henry Hersh, Louis Moeschen, Charles Sayer, H. F. Schadt and B. H. Strauss; financial committee, Jacob Heil, John Lucker and A. P. Pratt.

THE CABINET LAND CO., in which are interested a number of men formerly active in politics in Queens Borough, conveyed to William Willet, Jr., 71 lots with a frontage on Jackson av and extending to Broadway. The same company transferred to Smith Prague and former Assemblyman G. Wilbur Doughty 27 lots in the same district, between Oakley and Cabinet sts. The amount involved was more than \$100,000. The property will be improved with 4 and 5-sty flats.

HARDMAN, PECK & CO. have taken title to the property at 524 to 544 West 52d st and 531 West 51st st. This is a double factory building of 7 and 4 stories, where the firm's piano manufacturing plant is housed. It was taken under lease by the buyers about 3 years ago for a period of 21 years with the privilege of purchase. The former owners are the Dordan & Butler Realty Co., who passed title to Hardman, Peck & Co. for a nominal consideration over a mortgage for \$210,000. The sellers took back a second mortgage for \$60,000.

UNDER INSTRUCTIONS from George C. Van Tuyl, Jr., Superintendent of the Banks, Joseph Day will sell at public auction at noon today the 38 acre tract at Forest Hill, Newark, N. J., belonging to the defunct Excelsior Savings and Loan Society, whose assets are now in the hands of Mr. Van Tuyl for liquidation. The property is located on Montclair and Verona avs, 2d, 3d, 4th and 5th sts, just north of the Branch Brook Park. It is free and clear of mortgages and comprises 400 building lots. The sale will be held on the steps of the Court House in Newark.

SIG. CEDERSTROM, the Brooklyn broker who has been appointed real estate expert to the Public Service Commission, has received many congratulatory letters on his appointment. Besides being secretary of the Brooklyn Board of Brokers, Mr. Cederstrom is a member of the Real Estate Board of New York. For the past ten years he has served as an expert appraiser for various title companies, and during the past month served as appraiser for the city in a confidential capacity. He is a Democrat in politics, and was a member of the McCall campaign committee. He started his career as a "copy boy" in The Eagle office when the paper was published in lower Fulton st.

THE UNITED STATES GOVERNMENT, having decided to erect a new post office at Newark, is about to sell the present building and site, which was improved in 1897. The Treasury Department will turn over the property to the bidder who offers the highest price up to January 15, 1914. The government places an upset price of \$1,800,000 on the property of which \$800,000 must be paid in cash on July 15, 1914. Every bid to be valid must be accompanied by a certified check for \$36,000 as a guarantee of good faith. The remainder of the purchase price can be paid in ten equal quarterly installments, or in one payment on January 15, 1917. The property is in the dry goods centre of Newark, in Broad st, where growth has been seen recently in many large improvements.

HARRY MALLABY-DEELEY, Unionist member of Parliament for Harrow, has bought the whole of the Duke of Bedford's Covent Garden estate, in London, extending over nineteen acres. It includes such well-known premises as the Drury Lane Theatre, the Convent Garden Opera House, the Waldorf Hotel, the Aldwych Theatre, the Strand Theatre, the Bow Street Police Court, the National Sporting Club, and the Covent Garden Market. The property, which is freehold, extends over 26 streets, containing approximately 750 buildings. It has been in the possession of the Duke's family for hundreds of years. The purchase price has not been divulged. Estimates vary between \$25,000,000 and \$50,000,000. The price is probably somewhere between these figures. It is said to be the largest private land sale on record.

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and

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THE BROOKLYN CLUB unanimously confirmed the tentative arrangements made by the club's governing body with the Brooklyn Trust Company, for the sale of the club's property at 136 Pierrepont st, to the financial institution. The Brooklyn Trust Company is to pay \$115,000 for the club's property which runs from Montague st to Pierrepont st, 50x200x59 ft, and is to erect a building covering this entire plot and to lease to the club the top floor, with a roof kitchen, on terms agreed upon. If the trust company does not build in two years the club remains as a tenant on a basis of five per cent.

THE ASSOCIATED PROPERTIES, a realty company with a capital of \$1,000,000, has been incorporated at Albany. The directors are George T. Van Valkenburg, Isaac X. A. Levy, and Walter Laier, all connected with the law firm of Hoadley, Lauterbach & Johnson.

REAL ESTATE APPRAISALS.

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

ESTATE OF CATHERINE SUHRER—premises 16 Cannon st, 2-sty frame building, 20x50, valued at \$7,800.

MARGARET E. ROTH—341 East 62d st, 3-sty brick dwelling, 17x100.5, \$6,500.

THOMAS F. BYRNE—105 East 78th st, 3-sty dwelling, 18.9x102.2, \$35,000; and 353 East 78th st, 4-sty brick factory, irreg., \$26,000.

JACOB FREUND—796 Lexington av, 4-sty dwelling, 18.9x75, \$22,000.

JOHN H. HACK—316 East 162d st, 2-sty frame dwelling, 75x116, \$18,000.

OBITUARY

THOMAS E. GILLESPIE, real estate operator, died at his home, 460 55th st, Brooklyn, on Wednesday, December 10, aged 65 years.

TERENCE J. DEVINE, Tax Assessor for Orange, N. J., died Monday night in St. Mary's Hospital in that town. He was 40 years old and left a widow and five children. Mr. Devine was one of the largest operators in real estate in the Oranges.

WANTS AND OFFERS

WANTED—A good live, energetic, experienced front brick salesman for Greater New York. One with up-state acquaintance preferred. Address MADISON SQUARE, Post Office Box 447.

MORTGAGE records on cards giving full details; no reasonable offer refused. Box 222, Record and Guide.

Builders and Contractors Attention.

I am a contractor, 35 years old, not busy at present; will associate with good contractor; salary basis; investment after fair trial. Box 226, Record and Guide.

Rental Men and Salesmen Wanted

Former partner in a 20-year established engineering and general contracting concern, wishes to connect with a responsible concern to act as estimator, engineer and draftsman, business getter, architect and client representative, legal advisor. Has been employed by large architects for ten years as representative and draftsman and knows percentage of architects personally; age 35, married. Box 224, Record and Guide.

BUILDERS AND BUILDING TRADES—

Former partner in a 20-year established engineering and general contracting concern, wishes to connect with a responsible concern to act as estimator, engineer and draftsman, business getter, architect and client representative, legal advisor. Has been employed by large architects for ten years as representative and draftsman and knows percentage of architects personally; age 35, married. Box 224, Record and Guide.

FOR SALE—Record and Guide, August, 1895, to May, 1896; April, 1897, to May, 1902. Make offer. Box 218, Record and Guide.

EXPERIENCED young broker, now employed, wants position with active firm. Small salary and commission. J. B., Box 208, Record and Guide.

WE ARE entirely out of 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 23, 1913. Record and Guide Company, 119 West 40th St.

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THE AUCTION MARKET.

Dickinson Estate Tract Bought In by Plaintiff.

The 110 lots in the Bronx known as the Dickinson estate were offered at auction on Monday in the Bronx salesroom, by Bryan L. Kennelly, and sold to the plaintiff for \$170,000. The sale was the result of foreclosure proceedings held under the direction of William Klein, referee, in the action brought by Elbert H. Dickinson against the Meyer-Gatling Investing Company. The property was sold in separate parcels and then in bulk. First action was sold for \$54,600 to outsiders, but in bulk \$55,000 to the plaintiff. Action No. 2 was sold for \$48,325 to outsiders, but in bulk \$50,000 to the plaintiff. Action No. 3 sold for \$26,500 to outsiders, but in bulk \$28,000 to the plaintiff. Action No. 4 was sold for \$37,000 to the plaintiff, making the net sale of 110 lots to Mr. Dickinson for \$170,000.

The first lot offered by Mr. Kennelly was Lot No. 1, a triangular plot, 110x55x62, with an 8-ft. projection on the west, at the northwest corner of Mosholu Parkway and Jerome avenue. It went to the plaintiff for \$5,000. The same buyer also bought in the adjoining lots on Jerome avenue at \$2,200 apiece. The plaintiff kept buying in, accumulating 7 lots on Jerome avenue between Mosholu Parkway and Van Cortlandt Park South at \$2,300 per lot, and a string of lots on Knox place at \$900 per lot. The first lot to be obtained by an outsider was No. 71, on Mosholu Parkway which went for \$1,800. The same buyer took adjoining lot No. 72 for the same price. The choice corner lot, No. 146, at the northwest corner of Van Cortlandt Park South and Gates, brought \$2,150. The lots offered singly, 34 in all, in Action 1, among which were the above mentioned, were sold for \$54,600. The property was then offered as a whole and went to the plaintiff for \$55,000.

According to the terms of sale the referee reserved the right of determining which method of sale produced the better results. Since the plaintiffs bid for the whole exceeded the aggregate amount of the bids for the single lot offerings, the property went to the plaintiff and all the previous individual sales were invalidated. The sale was well attended, with a number of women interested onlookers in the crowd. The general sentiment in the salesroom seemed to be that the lots were being disposed of at bargain prices.

Most of the business transacted in the Exchange Salesrooms concerned parties in interest. Counting the Dickinson tract as one parcel, there were 28 offerings during the past week, as advertised legal sales and 6 at voluntary sale. Out of the 34, 28 went to parties in interest, 4 were adjourned or withdrawn, and only 2 went to outside bidders.

For the coming week, loft buildings figure conspicuously among the scheduled offerings. Joseph P. Day will sell the 6-sty structure at 547-549 Greenwich st and a similar building at 260 Grand st. Bryan L. Kennelly will offer two 5-sty loft buildings at 144-156 Church st, taking in 34 Warren st, as a result of an action brought by the Albany County Savings Bank against the Church & Warren Co.

Marshal William Henkel will sell next Friday in the General Post Office Building, all the right, title and interest which the late Timothy D. Sullivan had on July 18, 1913, or since, in the Dewey Theatre Building at 126-130 East 14th st.

Barge Canal Opening Six Years Off.

Contending that there is no need yet a while to consider building canal boats of a larger type than at present in use Edward S. Walsh, chairman of the Canal Committee of the Maritime Association of the Port of New York, and a canal shipper, in an interview voiced his doubts that the State Barge Canal will be ready in 1916.

"Nothing definite can be determined at present as to the exact date of the opening of the new canal. We are told, in a rather indefinite way by the State authorities having charge of the construction of the new canal, that it will open about 1916 or 1917, but in the minds of those who have traveled over the entire course of the Barge Canal it is quite evident that this appears to be a physical impossibility. A large percentage of the contemplated work has not yet been started. It is confidently considered that some of the completed work will have to be done over again, which will require considerable time. The terminals that have been provided for by an appropriation of about nineteen millions of dollars have not yet been started at any point in the State. Therefore, in consideration of these facts, it is only fair to assume that the Barge Canal will not actually be opened in its entirety and its terminals completed for a period of at least six years."

ATTACHMENTS.

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

Manhattan and Bronx.

DEC. 11 & 12.

No Attachments filed these days.

DEC. 13.

Mexican Northern Power Co; P W Sothman; \$6,680.80; Goldman, Heidenheimer & Unger. J A Long & Co; Harvey Martin; \$2,351.90; D McCurdy.

Plunkett, Philip M & Richd J Derham, adm; W W Berrien; \$12,000; Mitchell & Mitchell.

DEC. 14.

No Attachments filed this day.

DEC. 16.

Moisant, Alfd & Ed Maurer; Royal Bank of Canada; \$19,318.65; Zabriskie, Murray, Sage & Kerr.

Union Webbing Co; Edw R Isaacs; \$2,933; Goldman, Heidenheimer & Unger.

DEC. 17.

No Attachments filed this day.

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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. 19, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

- *Spring st, 118 (*), ss, 77.8 e Greene, 22.4 x 52.4, 7-sty bk loft & str bldg; partition; Maria T Jetter. 21,000
- *6TH st, 221 E (*), ns, 145.4 e Hall pl, 23.5x90.10, 5-sty bk tnt & str; due, \$6,375.09; T&c, \$595.49; sub to a first mtg of \$20,000; Philip Tenzer. 25,336
- *22D st, 423 E (*), ns, 323 e 1 av, 31.7x 98.9, 4-sty bk tnt & str; due, \$2,794.31; T&c, \$1,517; sub to pr mtgs \$16,000; Margt Hall. 19,500
- *25TH st, 235 W (*), ns, 375 w 7 av, 80x 98.9, 1-sty & b stn church; due, \$29,664.29; T&c, \$—; Hugo E Distelhurst. 22,150
- *47TH st, 41 W (*), ns, 595 w 5 av, 25x 100.5, 4-sty & b stn dwg; due, \$64,460.77; T&c, \$3,999.23; Trstes Columbia University, in the City NY. 60,000
- *76TH st, 324 W (*), ss, 300 w West End av, 22x102.2, 4-sty & b bk dwg; due, \$5,208.48; T&c, \$705.90; sub to first mtg \$31,000; Abr Leipzig. 34,000
- *116TH st, 217 E, ns, 202.9 e 3 av, 17.3x 100.11, 3-sty & b stn dwg (exr); Chas Karg party in int. 12,000
- *122D st, 411 E, ns, 171.4 e 1 av, 16.8x 80.11, 3-sty & b bk dwg (vol); bid in at \$6,000.
- *127TH st, 159 W (*), ns, 100 e 7 av, 50x 99.11, 1 & 2-sty bk garage; due, \$32,110.16; T&c, \$790.81; Geo D Elghmie. 25,000
- *146TH st W (*), ss, 350 w Lenox av, 150x99.11, vacant; due, \$31,333.33; T&c, \$1,035.90; Mutual Life Ins Co of N Y. 30,000
- *168TH st, 620 E (*), ss, 100.5 w Boston rd, 61.5x101.2, 5-sty bk tnt; due, \$58,335.92; T&c, \$1,268; Michl Piel. 60,000
- *172D st, 1002 E (*), ss, 25 e Longfellow av, 25x100, 2-sty fr dwg; action 1; due, \$6,103.84; T&c, \$—; Jas H Brewster, trste. 500

- *217TH st, 1021-3 E (*), ns, 200 e Paulding av, 50x114.4, Wakefield; due, \$5,157.98; T&c, \$382.34; N Y Co-operative Bldg & Loan Assn. 4,000
- *Audubon av, 392, ws, 54 s 185th, 18x50, 2-sty bk dwg; withdrawn.
- *Bronx Blvd, 4632, es, 200 s Baychester av, 50x100, 2-sty fr dwg (vol); Thos McLoughlin. 3,000
- *Courtlandt av, S36, es, 73 s 160th, 25.3x 92, 3-sty fr tnt & str (vol); bid in at \$8,900.
- *3D av, 2756, sec 146th (No 360), 28x84.8x 25x72, 4-sty bk tnt & str (vol partition); bid in at \$31,500.
- *3D av, 3890, es, 420.5 n Claremont Pkway, 27x125x—, 4-sty bk tnt & str (vol); bid in at \$22,000.
- *8TH av, 2055, ws, 75.7 n 111th, 25.6x100, 5-sty bk tnt & str; due, \$30,653; T&c, \$2,035.78; Jno H Feldscher party in int. 40,000

BRYAN L. KENNELLY.

- *Gates pl, ws, 285.2 n Mosholu Pkway N, see Jerome av, nwc Mosholu Pkway N.
- *Gates pl, ws, 135.2 n Mosholu Pkway N, see Knox pl, ws, 114.7 s Gun Hill rd.
- *Gates pl, nec Mosholu Pkway N, see Knox pl, ws, 114.7 s Gun Hill rd.
- *Gates pl, es, 388.6 n Mosholu Pkway N, see Jarome av, ws, 230.11 n Mosholu Pkway N.
- *Knox pl (*), ws, 114.7 s Gun Hill rd, 25x 100; also KNOX PL, es, 123.7 s Gun Hill rd, 150x100; also JEROME AV, ws, abt 173.6 s Gun Hill rd, 50x100; also KNOX PL, ws, 333.1 n Mosholu Pkway N, 100x100; also GATES PL, ws, 135.2 n Mosholu Pkway N, 150x100; also GATES PL, nec Mosholu Pkway N, 88.6x100x135.9x110.7; also MOSHOLU PKWAY N, ns, 378.7 e Jerome av, 25x100, vacant; due, \$25,843.48; T&c, \$10,277.88; Geo W Dickinson et al, trstes. 37,000
- *Knox pl (*), es, 436.4 n Mosholu Pkway N, 150x100; also KNOX PL, see Gun Hill rd, runs s123.7xe100xn138.8xw50.7xsl106.2xw 25xn102.4xw25.3 to beg; also KNOX PL, nwc Mosholu Pkway N, 108x100x60.9x110.7; also KNOX PL, ws, 158 n Mosholu Pkway N, 25x100; also MOSHOLU PKWAY N, ns, 312.2 e Gun Hill rd, 56.5x285.7 to Gun Hill rd x54.1x239.11 to beg; also MOSHOLU PKWAY N, ns, 403.8 e Jerome av, 25x100, vacant; due, \$20,153.44; T&c, \$7,581; Chas Dickinson. 28,000
- *Knox pl, ws, 333.1 n Mosholu Pkway N, see Knox pl, ws, 114.7 s Gun Hill rd.
- *Knox pl, sec Gun Hill rd, see Knox pl, es, 436.4 n Mosholu Pkway N.

- *Knox pl, ws, 433.1 n Mosholu Pkway N, see Jerome av, ws, 230.11 n Mosholu Pkway N.
- *Knox pl, es, — n Mosholu Pkway N, see Jerome av, nwc Mosholu Pkway N.
- *Knox pl, ws, 608 n Mosholu Pkway N, see Jerome av, nwc Mosholu Pkway N.
- *Knox pl, nwc Mosholu Pkway N, see Knox pl, es, 436.4 n Mosholu Pkway N.
- *Knox pl, ws, 158 n Mosholu Pkway N, see Knox pl, es, 436.4 n Mosholu Pkway N.
- *Knox pl, es, 123.7 s Gun Hill rd, see Knox pl, ws, 114.7 s Gun Hill rd.
- *Knox pl, nec Mosholu Pkway N, see Jerome av, nwc Mosholu Pkway N.
- *Knox pl, es, 111.4 n Mosholu Pkway N, see Jerome av, nwc Mosholu Pkway N.
- *Kossuth pl, nec 210th, see Jerome av, ws, 230.11 n Mosholu Pkway N.
- *102D st, 109-11 W (*), ns, 150 w Col av, 45.10x100.11, 6-sty bk tnt; due, \$2,208.22; T&c, \$588.25; sub to two pr mtgs aggregating \$61,000; G P Sherwood & Co. 57,500
- *122D st, 111 W, ns, 156 w Lenox av, 19x 100.11, 3-sty & b stn dwg; due, \$14,930.50; T&c, \$237.30; withdrawn.
- *210TH st E, nec Kossuth pl, see Jerome av, ws, 230.11 n Mosholu Pkway N.
- *212TH st, 720 E (*), ws, 25 n Logan, 25x100.10, Wakefield; due, \$5,224.10; T&c, \$1,015.42; Bronx Savgs Bank. 5,800
- *Central Park W, 478-81 (*), nwc 108th (No 1), 100x100, two 1-sty bk tnsts; due, \$16,006.90; T&c, \$2,353; sub to 1st mtg \$200,000; Hess Realty Co. 227,450
- *De Kalb av, ws, 100 n 208th, see Jerome av, nwc Mosholu Pkway N.
- *Gun Hill rd, sec Knox pl, see Knox pl, es, 436.4 n Mosholu Pkway N.
- *Gun Hill rd, ss, at intersec ns Mosholu Pkway N, see Jerome av, ws, 230.11 n Mosholu Pkway N.
- *Jerome av (*), nwc Mosholu Pkway N, runs n105.10xw100xn75xw100 to Knox pl xs 86.5 to Mosholu Pkway N xe221.3 to beg; also KNOX PL, es, 111.4 n Mosholu Pkway N, 25x100; also JEROME AV, ws, 380.11 n Mosholu Pkway N, 150x200 to Knox pl; also GATES PL, ws, 285.2 n Mosholu Pkway N, runs n161.10xsw160.6xs285.7xse 27xsw—xn238.10xe100 to beg; also KNOX PL, ws, 608 n Mosholu Pkway N, 25x100, also DE KALB AV, ws, 100 n 208th, 150x 100, vacant; due, \$43,476.62; T&c, \$13,258.86; Elbert H Dickinson et al, trstes. 55,000
- *Jerome av (*), ws, 230.11 n Mosholu Pkway N, 150x200 to Knox pl; also KNOX PL, ws, 433.1 n Mosholu Pkway N, 25x 100; also GATES PL, es, 388.6 n Mosholu Pkway N, 25x100; also MOSHOLU PKWAY N, ns, 55.4 w Gates pl, 55.4x87.11x50x111.6;

9TH ANNUAL REAL ESTATE NUMBER

OF

The Evening Post

will be issued on Wednesday, December 31, 1913, and will be devoted exclusively to the
REAL ESTATE MARKET

including a summary of the year 1913 and the outlook for 1914

Comprehensive articles on all branches of real estate business will be contributed by prominent men whose opinions are sought and highly valued.

This section will contain valuable information of interest to owners, prospective buyers, brokers, operators and builders.

Suburban sections and the various Boroughs of the City will be treated under separate captions.

This special section will accompany the regular edition of THE EVENING POST on

Wednesday, December 31, 1913, in connection with the

ANNUAL FINANCIAL SUMMARY

This feature of the paper alone insures its reaching more than 100,000 bankers, brokers, directors of banking and insurance institutions and other concerns which are directly interested in Real Estate.

As this supplement is kept for reference and frequently resorted to, your advertisement would therefore have more than one reading.

The Evening Post

20 Vesey Street

New York

Auction Sales of the Week, Manhattan & Bronx Continued.

also GUN HILL RD, ss, intersec ns Mosholu Pkway N, 236.9x239.11x312.2; also JEROME AV, es, 98.4 s Gun Hill rd, 50x100; also 210TH ST, nec Kossuth pl, 25x100; vacant; due, \$39,032.19; T&c, \$11,384.10; Geo M Thompson, trste. 50,000

*Jerome av, ws, abt 173.6 s Gun Hill rd, see Knox pl, ws, 114.7 s Gun Hill rd.

*Jerome av, ws, 380.11 n Mosholu Pkway N, see Jerome av, nwc Mosholu Pkway N.

*Jerome av, es, 98.4 s Gun Hill rd, see Jerome av, ws, 230.11 n Mosholu Pkway N.

*Mosholu Pkway N, ns, at intersec ss Gun Hill rd, see Jerome av, ws, 230.11 n Mosholu Pkway N.

*Mosholu Pkway N, ns, 55.4 w Gates pl, see Jerome av, ws, 230.11 n Mosholu Pkway N.

*Mosholu Pkway N, nec Knox pl, see Jerome av, nwc Mosholu Pkway N.

*Mosholu Pkway N, nwc Jerome av, see Jerome av, nwc Mosholu Pkway N.

*Mosholu Pkway N, nwc Knox pl, see Knox pl, es, 436.4 n Mosholu Pkway N.

*Mosholu Pkway N, ns, 312.2 e Gun Hill rd, see Knox pl, es, 436.4 n Mosholu Pkway N.

*Mosholu Pkway N, ns, 403.8 e Jerome av, see Knox pl, es, 436.4 n Mosholu Pkway N.

*Mosholu Pkway N, nec Gates pl, see Knox pl, ws, 114.7 s Gun Hill rd.

*Mosholu Pkway N, ns, 378.7 e Jerome av, see Knox pl, ws, 114.7 s Gun Hill rd.

*Prospect av, 601, ws, 255 n 150th, 20x100, 4-sty bk tnt; adj Jan8.

HENRY BRADY.

*Grand st, 258-60, ns, 100 w Forsyth, 49.8 x75, two 6-sty bk lofts & str bldgs; also 2D AV, 174, nec 11th (No 299), 25.9x100, 4-sty stn office bldg & 5-sty bk tnt & str; all right, title & int; due, \$3,781.98; T&c, \$1,184.50; sub to two pr mtgs aggregating \$103,000; Jos Weinstein et al, def. 4,075

*11TH st, 299 E, see Grand, 258-60.

*228TH st E, ns, 155 w Paulding av, 25x114, Wakefield; withdrawn.

Manhattan av, 386 (), es, 27.11 n 116th, 36.3x82, 5-sty bk tnt; due, \$31,787.46; T&c, \$128.97; Cornelia G Chapin. 30,000

*2D av, 174, see Grand, 258-60.

L. J. PHILLIPS & CO.

*147TH st, 308-10 W, see Bradhurst av, sec 147th.

*172D st, 1000 E, see Longfellow av, sec 172d.

Longfellow av (), sec 172d (No 1000), 100x25, 3-sty fr tnt & str; action 2; due, \$7,731.59; T&c, \$—; Jas H Brewster, trste. 500

Monaghan av (), es, 375 n Jefferson av, 25x100, Eastchester; due, \$3,654.28; T&c, \$190.15; Jno S Wilson. 3,000

HERBERT A. SHERMAN.

*Vyse av, 1141, ws, 200 n 167th, 20x100; 3-sty bk dwg; action 1; due, \$8,907.13; T&c, \$234; Jas King. 2,500

*Vyse av, 1143, ws, 220 n 167th, 20x100, 3-sty bk dwg; action 2; due, \$8,907.73; T&c, \$234; Jas King. 2,500

SAMUEL GOLDSTICKER.

*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; due, \$12,640.38; Tc, \$—; sub pr mtg aggregating \$29,000; Geo Muller. 42,500

J. H. MAYERS.

*Ridge st, 139-43, see Stanton, 200.

Stanton st, 200 (), nwc Ridge (Nos 139-43), 25x80, 6-sty bk tnt & str; due, \$14,959.81; T&c, \$507.75; sub to pr mtgs aggregating \$74,071; Louis Simon. 61,160

Table with 2 columns: Description and Amount. Total \$887,311; Corresponding week 1912... 743,914; Jan. 1, 1913, to date... 48,766,107; Corresponding period 1912... 47,333,689

Borough of Brooklyn.

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

WILLIAM H. SMITH.

DIAMOND ST (*), ns, 2,030.6 e Flatbush av, 50x200; Wm Braun et al. 5,000

FULTON ST, swc Elm pl, 20x72.7; also FULTON ST, sws, 100 nw Elm pl, 25x73.11; adj Jan 7, 1914.

ROBINSON ST, ss, 76.3 w Nostrand av, 280x122; adj Jan 13, 1914.

W 7TH ST, ws, 370 n Av R, 30x82.6; Jno F Church. 4,300

22D ST (*), ss, 100 w 5 av, 50x100; J Herbert Watson. 11,550

39TH ST (*), nes, 600 se 10 av, 20x95.2; Arthur C Salmon et al. 5,000

39TH ST (*), nes, 620 se 10 av, 20x95.2; same; Action 2. 5,000

72D ST, ss, 100 w Narrows av, 60x169.6; withdrawn.

BROADWAY (*), ss, 135.8 w Brooklyn & Jamaica Plank rd, 121.8x78.2xirreg; Brenton H Collins. 3,820

CHURCH AV, ss, 80 w E 40th, 20x86.8; Thos E Saddington. 4,300

FRANKLIN AV, es, 80 n DeKalb av, 28x120; Jack Katz. 11,200

LIBERTY AV (*), sec Alabama av, 25x100; Theo Heurich et al. 500

MERMAID AV, ns, 50.9 w Stillwell av, 25x100; Anna Coppola. 3,450

ST MARKS AV, ns, 220 w Bedford av, 19.6x128.6; withdrawn.

ST MARKS AV, ss, 100 e Nostrand av, 33.4x150.7; withdrawn.

11TH AV (*), ws, 20.2 s 46th, 20.2x90; Mary E Bowles. 5,250

JAS. L. BRUMLEY.

GARFIELD PL, ss, 100 w 5 av, 20x100; Antonio Gallo. 4,000

GARFIELD PL, sws, 330 se 4 av, 20x140.11; Vito Simonelli. 2,050

LINCOLN PL (*), ss, 424 e Schenectady av, 18x90; Josephine Kulka. 5,195

NEWELL ST, ws, 195 n Calyer, 111.4x105.5; Jno J Cashman. 5,650

ST JOHNS PL (*), sec Howard av, 59.8x70.9; Sarah McChroan. 3,400

W 30TH ST, ws, 100 n Mermaid av, 100x118.10; Wm P Rae. 2,125

W 30TH ST, ws, 200 n Mermaid av, 80x118.10; Edw L Somerville. 1,600

W 30TH ST, ws, 280 n Mermaid av, 80x118.10; Wm Canning. 1,650

W 31ST ST, es, 100 n Mermaid av, 80x100; Edw L Somerville. 2,300

68TH ST, ns, adj land Geo Kidney et al, 50x146.9xirreg; W W Pellet. 2,500

86TH ST, swc 10 av, 96.7x—x79.5x72.5; also 10TH AV, sec 86th, 63.1x—x85, ¼ pt (vol); Jennie L Church. 1,350

BAY RIDGE AV, nes, intersec nws 1 av, 226.7x—; also BAY RIDGE AV, nes, intersec ses 1 av, 8.4x—; W W Pellet. 17,550

LOTT AV (*), swc Rockaway av, 100x25; Wm V Burroughs Brick Co. 8,000

METROPOLITAN AV, 423, ns, 54.5 e N 5th, 20x78.3x31.8x53.8, 3-sty fr tnt & str (extr); withdrawn.

NEPTUNE AV (*), sws W 30th, runs w237.7 to W 31st xs570xe118.10xn180xe118.10 to W 30th xn 390 to beg; Anna C Tolman. 13,625

PUBLIC ROAD (*) leading to Canarsie Landing, nes, 100 nw Av E, 40x167x40x166; Mary Davies. 4,000

STH AV, 64, ws, 71 n Union, 19x100 (vol); Jennie L Church. 14,500

WM. P. RAE.

DICKINSON ST (*), cl if extended 56.8 e cl Vandervoort av, runs e73.3xn55xw91.9xsw— to beg; Edgar J Seaman. 400

FULTON ST (*), ss, 360 e Brooklyn av, 20x100; East New York Savgs & Loan Ass'n. 7,500

QUINCY ST (*), sec Reid av, 77x22; Welz & Zerwick. 9,000

E 2D ST, es, 335 s Av I, 26x100; A B Roberts. 2,500

W 7TH ST, ws, 280 n Av R, 30x82.6; D M Balsam. 4,350

S 8TH ST (*), ns, 69 e Berry, 23x—; Kings County Savgs Institution. 3,500

BAY 32D ST, ss, 108.6 e Cropsey av, 120x96.8; A B Roberts. 700

FT HAMILTON AV (*), ses, 61 sw 75th, 20.4x101.4; Bernard Rentrop. 2,500

THROOP AV (*), es, 61.7 s Hancock, 21.8x81; Gertrude R Ditmas. 7,500

LOTS 467 & 468, block 4412, Sec 14; Domenico Comesso. 734

CHAS. SHONGOOD.

CONGRESS ST, ss, 80 e Henry, 20x72.6; adj Dec 31.

DIAMOND ST, ss, 1,298.4 e main rd in Village of Flatbush, 25x168.4; adj Jan 21, 1914.

TROUTMAN ST, nws, 350 sw Irving av, 25x100; City Real Estate Co. 8,500

UNION ST, ss, 25 e Hicks, 23.3x91.2; B Corrado. 6,500

E 4TH ST, es, 125.5 n Church av, 45.5x103.9xirreg; also E 4TH ST, es, 155.5 n Church av, 30x100; Action 1 & 5; Geo. Gothelf. 10,200

BEDFORD AV (*), ws, 110 n Av F, 50x100; Emily J Garland. 9,500

GRAVESEND AV, ws, 40 s Av P, 20x80; also GRAVESEND AV, ws, 20 s Av P, 20x80; also GRAVESEND AV, ws, 80 s Av P, 10x80; Actions 2, 3 & 4; Geo Gothelf. 11,100

NEW LOTS AV, sec Malta, 100x98.11; also NEW LOTS AV, ss, 20 w Alabama av, 40x74.6; withdrawn.

ST MARKS AV, ns, 100 e Hopkinson av, 40x100.2; Mamie Colish. 14,400

BRYAN L. KENNELLY.

BROADWAY, ss, 141 e Wythe av, 24x100; Elizabeth Estates Co. 5,000

Total. \$252,049

Corresponding week 1912. 205,688

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ADVERTISED LEGAL SALES.

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

Manhattan and Bronx.

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

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); due, \$3,337.12; T&c, \$—; Henry Brady.

DEC. 23.

CHARLTON ST, 112, see Greenwich, 547-9.
GREENWICH ST, 547-9, see Charlton (No 112), 50x75, 6-sty bk loft & str bldg; Wolcott G Lane et al exrs—Charlton Greenwich Co et al; Miller, King, Lane & Trafford (A), 80 Bway; Henry M Stevenson (R); due, \$59,123.97; T&c, \$682.53; mtg recorded June 7'11; Joseph P Day.
18TH ST, 217 W, ns, 225 w 7 av, 25x92, 4-sty bk tnt & 2-sty bk rear stable; N Y Savings Bank—Robt Ackerman et al; Webber & Webber (A), 7 Beekman; Stewart A Farrell (R); due, \$7,954.59; T&c, \$593.70; Joseph P Day.
133D ST W, ns, 325 e 12 av, 125x99.11, vacant; O'Donohue Estates—Dorothy Realty Co et al; Harold Swain (A), 176 Bway; Saml Strasbourger (R); due, \$40,156.52; T&c, \$900; Saml Goldsticker.

134TH ST, 318 W, s s, 250 w 8 av, 25x99.11, 5-sty bk tnt; Jas K Holly, trste—Rudolph Newman et al; Gay & Goddard (A), 52 Wall; Paul C Wolf (R); due, \$21,369.73; T&c, \$1,407.92; Joseph P Day.
167TH ST E, ss, 94.2 w Tiffany, 50x100, vacant; Cath A Burton—Chas C Odell et al; P A Hatting (A), 5 Beekman; Monroe Goldwater (R); due, \$5,475.87; T&c, \$1,562.38; Chas A Berrian.

176TH ST, 507 E, on map 509 E, ns, 97.6 w 3 av, 20x72, 2-sty frame dwelling; Simeon M Barber—Matilda Leuchtenburg et al; Harold Swain (A), 176 Bway; Geo E Weller (R); due, \$1,812.21; T&c, \$421.11; Henry Brady.
BELMONT AV, ws, 299.3 s 179th, see Hughes av, 1978.

DELAVELLE AV, ws, 150 n Hollers av, 25x100; sheriff's sale of all right, title, &c, which Giovanni Platania et al, had; Menken Bros (A), 87 Nassau; Julius Harburger, sheriff; Henry Brady.

HUGHES AV, 1978, es, 299.3 s 179th, 26x95, to Belmont av, x26x95, 2-sty fr dwg; Beatrice O'Connor—Anthony H Werneke et al; Eugene L Brisach (A), 391 E 149th; Geo B Hayes (R); due, \$3,158.05; T&c, \$23.83; Bryan L Kennelly.

1ST AV, 2113-15, ws, 50.10 s 109th, 50x17.5x 66.8x62.10, 1-sty fr shop; Clemento F Lener—Michele Lasco et al; Morris Eder (A), 302 Bway; Francis S McAvoy (R); partition; Joseph P Day.

DEC. 24.

CHAMBERS ST, 102, see Church, 143-7.
CHURCH ST, 143-7, nec Warren (No 32), 175.10 to Chambers (No 102) x24.8x175.10 x25, 5-sty stn loft & str bldg; Albany County Savings Bank—Church & Warren Co et al; Seybel & French (A), 41 Park Row; Jno Z Lowe (R); due, \$197,146.08; T&c, \$3,810.90; Bryan L Kennelly.

WARREN ST, 32, see Church, 143-7.
BRADHURST AV, see 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.

6TH AV, 476, es, 43.5 s 29th, 20x75, 4-sty bk tnt & str, 2-sty ext; Jane E Britton—Geo J Humphrys et al; Ferriss & Storck (A), 165 Bway; Townsend Morgan (R); due, \$79,333.03; T&c, \$2,842.35; Joseph P Day.

7TH AV, 2304-6, ws, 49.11 n 135th, 50x100, 5-sty bk tnt & str; Saranac Constn Co—Jos Davis et al; H B Davis (A), 52 Bway; Dawson C Glover (R); due, \$5,608.29; T&c, \$1,050.68; sub to two 1st mtgs aggregating \$54,000; Joseph P Day.

DEC. 26.

BANK ST, 40, ss, 145.2 e 4th, 20x90.1x19.5x 90.3, 3-sty & b bk dwg; N Y County Natl Bank—Henry W Guernsey et al; Frank B Colton (A), 52 Wall; Chas A O'Neil (R); due, \$4,387.88; T&c, \$223.16; sub to pr mtg \$10,000; Joseph P Day.

13TH ST, 123-7 E, see 14th, 126-30 E.
14TH ST, 126-30 E, ss, 262.6 w 3 av, 62.6x 206.6 to 13th (Nos 123-7), 1 & 3-sty bk theatre & 2-3-sty bk dwgs in 13th; United States Marshall's sale of all right, title, &c, which Timothy D Sullivan et al had on July 18, 1913, or since; Stuart G Gibboney (A), 30 Broad; Wm Henkel, Marshall; Wm Henkel at 12 o'clock noon, Room 56, 3d floor, General Post Office Building.

54TH ST, 327 E, ns, 326.6 w 1 av, 24.2x100.5, 5-sty bk tnt & str; Peter Otten—Markus Weil et al; Hovell, McChesney & Clarkson (A), 177 Montague, Bklyn; Melvin G Palliser (R); due, \$4,827.14; T&c, \$162.90; Joseph P Day.

156TH ST E, ss, 90.1 e Eagle av, 37.6x100, vacant; Sarah Sibbald—Patk H Clune et al; Walter B Safford (A), 32 Nassau; Matthew P Breen, Jr., (R); due, \$3,182.52; T&c, \$523.76; mtg recorded Aug 30'07; Joseph P Day.

MADISON AV, 1877, es, 37 s 122d, 18x100, 3-sty & b stn dwg; Mary Kahn—Stanislaus A Fischer et al; Bandler & Haas (A), 42 Bway; Jno Z Lowe, Jr (R); due, \$15,164.31; T&c, \$720.59; Joseph P Day.

ST LAWRENCE AV, 1239, ws, 143.4 s Westchester av, 25x100; Jacob Cooper et al, trste—Herman F Petring et al; Leonard Klaber (A), 20 Vesey; Louis M Ogden (R); due, \$4,344.60; T&c, \$180; Joseph P Day.

DEC. 27.

No Legal Sales advertised for this day.

DEC. 29.

GRAND ST, 260, ns, 100 w Forsyth, 49.8x75, 6-sty bk loft & str bldg; Rhoda Rieser et al—Morris Weinstein et al; Winthrop & Stimson (A), 32 Liberty; Townsend Morgan (R); due, \$23,473.50; T&c, \$730.50; sub to pr mtg of \$60,000; Joseph P Day.

120TH ST, 23 W, ns, 100 e Lenox av, 20x100.11, 3-sty & b bk dwg; Jno Moller et al, trstes—Solomon Simon et al; Bowers & Sands (A), 46 Cedar; Jno W Ingram (R); due, \$18,050.66; T&c, \$253.90; Joseph P Day.

127TH ST, 72 E, ss, 140 w Park av, 25x99.11, 3-sty fr dwg & 1-sty fr rear garage; N Y Trust Co—Jas E Garner et al; Bowers & Sands (A), 46 Cedar; Jno Z Lowe, Jr (R); due, \$10,713.97; T&c, \$109; Joseph P Day.

FULTON AV, 1717, ws, 54.11 s 174th, 18x85.5 x18.1x86.2, 2-sty bk dwg; Anna J Weiss—Rebecca Gruber et al; Strasbourger, Eschwege & Schallek (A), 74 Bway; Manton M Wyvell (R); due, \$2,197.50; T&c, \$126.22; sub to mtg of \$4,500; Geo Price.

Brooklyn.

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

DEC. 20.

No Legal Sales advertised for this day.

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.

ELDERT ST, ses, 150 sw Hamburg av, 25x100 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.

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.

DEC. 23.

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

HOPKINSON AV, ws, 290 n Pitkin av, 25x100; American Church Building Fund Commission—Knights of Pythias Temple Ass'n et al; Harry L Thompson (A), 175 Remsen; Edw B Thompson (R); Wm H Smith.

LIBERTY AV, nec Van Sieklen av, 20x100; Beni T Hock—Carpenters Realty Co et al; Beni T Hock (A), 26 Court; David F Price (R); Chas Shogood.

LINDEN AV, ns, 271 e Flatbush av, 26.3x 93.2; Aug Kuhnia—Jos A Peterman et al; Sackett & Lang (A), 99 Nassau, Manhattan; Algeron I Nova (R); Chas Shogood.

MERMAID AV, swc W 36th, 117.7x100; Jno J Ryan et al—Ralph Abbondanza et al; Somerville & Somerville (A), 192 Montague; Reuben L Haskell (R); Jere Johnson, Jr, Co.

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

NOSTRAND AV, ws, 196.3 s Butler, 100x100.1; V Everett Macy et al—Jno W McMenamy et al; Davison & Underhill (A), 26 Court; Llewellyn A Wray (R); Wm H Smith.

THROOP AV, ws, 75 s Hopkins, 25x80; Saul Heinitz—Bernard Cohen et al; Jos A Whitehorn (A), 791 Bway; Henry Hetkin (R); Chas Shogood.

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 Shogood.

DEC. 24.

CHESTER ST, es, 50 s Bway, 50x100; Herman Richter—Lena Kratenstein et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; J Hunter Lack (R); Wm H Smith.

HENRY ST, ns, 250 w Poplar, 50x125; N Y Investor's Corp—Irene Plunkett et al; Harry L Thompson (A), 175 Remsen; Chas Tolleris (R); Chas Shogood.

HARMAN ST, ns, 250 w St Nicholas av, 20x100; Chas Thoeft—Camilla Bayer et al; Mann, Buxbaum & Schoenherr (A), 886 Bway; Saml E Maires (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.

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Brooklyn

Brooklyn Advertised Legal Sales (Continued.)

75TH ST, ss, 116.6 e 6 av, 20x100; Equitable Life Assurance Society of the U S—Sullivan & Meyer Realty Co et al; Alexander & Green (A); Chas C Miller (R); Jas L Brumley.

MARCY AV, es, 160 s Monroe, 20x100; Edw Taunay—Druss Realty Co et al; Saml A Potter (A), 140 Nassau, Manhattan; E R W Karutz (R); Wm P Rae.

OCEAN PARKWAY, ws, bet Avs N & O, lot 36; Mary E Roberts—Michl Moore et al; Merchant, Olena & Merchant (A), 149 Bway; Wm A Moore (R); Wm H Smith.

ROGERS AV, ws, 260 n Clarendon rd, 20x100; Williamsburgh Savgs Bank—J Henry Small Realty Co et al; action 2; S M & D E Meeker (A), 217 Havemeyer; Jno H Donlan (R); Wm H Smith.

DEC. 26.

CHESTNUT ST, es, 474 s Jamaica av, 21x 150; Wm P Gatehouse—Walter B Nourse et al; G Fred Middendorf, Jr (A), 2644 Atlantic av; Benj Ammerman (R); Chas Shongood.

HERKIMER ST, nwc Troy av, 20x100; Louis Goodman—Karl Schmidt et al; Max Monfried (A), 299 Bway; Sidney V Lowell (R); Jas L Brumley.

GATES AV, ss, 21.10 e Franklin av, 17.6x76; Catskill Savgs Bank—Grace K Machin et al; Cary & Carroll (A), 59 Wall, Manhattan; Fredk S Lyke (R); Wm H Smith.

HOPKINSON AV, ws, 100.2 s Livonia av, 300 x100; Isaac Handler et al—Michl Isaacs et al; Simon & Weinstein (A), 189 Montague; Jas T Williamson (R); Chas Shongood.

THROOP AV, swc Kosciusko, 31x90; Merchants Co-operative Mortgage Co—Chas Degen et al; Milton Hertz (A), 391 Fulton; Jos J Speth (R); Chas Shongood.

TROY AV, nec Prospect pl, 27.6x117.4x irreg; Sarah M Seaton—Agnis I Maillie et al; Chas S Taber (A), 189 Montague; Walter S Doernberg (R); Wm P Rae.

DEC. 27.

No Legal Sales advertised for this day.

DEC. 29.

PACIFIC ST, ns, 100 e Brooklyn av, 70x 116; Benj Steinman et al—Greenwich Investing Co et al; Jacob J Pantell (A), 61 Park Row, Manhattan; Jno B Ruston (R); Wm H Smith.

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.

FORECLOSURE SUITS.

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

Manhattan and Bronx.

DEC. 13.

CHRISTIE ST, 67; Sarah E Furnald—Henry M Greenberg et al; R Kelly (A).

MACY PL, 870; City Real Estate Co—Mayme Waguette et al; H Swain (A).

DEC. 15.

SHERIFF ST, 54; Lizzie A Scholtz—Beckelman Co, Inc, et al; Cary & Carroll (A).

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

81ST ST, ns, 100 w Amsterdam av, 112.5x 102.2; Rebecca J Seidman—S B Constn Co et al; D Glucksman (A).

118TH ST, 320 E; Wilson M Powell—Esther Bonner et al; W M Powell, Jr (A).

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

120TH ST, 61 E; German Savgs Bank in the City of N Y—Leopold Einkler et al; M Auerbach (A).

HONEYWELL AV, sec 182d, 109.6x20.4; Herbt Germond—Tuoti, Hatch & Co et al; Fuller & Prest (A).

KATONAH AV, ws, 75 s 238th, 25x85; Central Mtg Co—Henrietta T Nickels et al; Otis & Otis (A).

DEC. 16.

5TH ST, ns, 400 w Av D, 175x103.1; Frank Rauch—Emma A Wolfarth; Gerlich & Schwegler (A).

27TH ST, 154-6 W; Ferdinand Hall et al—Mathias Makaus et al; amended; Elkus, Gleason & Praskauer (A).

160TH ST, ss, 375 w Eway, 36x139.11; Manhattan Savgs Institution—Realty Co of Fort Washington et al; Rapallo & Kennedy (A).

AMSTERDAM AV, 689; Walter S Cameron—Feist Realty Co et al; Phelps & East (A).

BROADWAY, ws, 51st & 52d; Elmer M Kimbark—Waldemar Co et al; amended; Lindsay, Kalish & Palmer (A).

DEC. 17.

GREENE ST, 204-6; Central Trust Co of NY—Fannie Hamlin et al; Joline, Larkin & Rathbone (A).

HIGHBRIDGE ST, sws, se pt of lot 54, map of Claremont, Bronx; Fredk W Barwick—Benj Bowker et al; V M Stillwell (A).

SOUTH ST, 40; Francis L Wandell et al—Margt C Feeter et al; Palmer & Serles (A).

76TH ST, ss, 185.1 w Columbus av, 20x102.2; Julia W Little—Jno J Kirby et al; Payn & Whittlesey (A).

125TH ST, 16 W; Degelman Realty Co—Inter-City Land & Securities Co et al; W C Wolf (A).

DEC. 18.

LORILLARD PL, sec 187th, 24.4x100; Katharina Gass—Jos Faiekla; J F Donnelly (A).

36TH ST, 244 W; Annie Copeland—Adolph A Rodel et al; amended; Lewkowitz & Schaap (A).

93D ST, ns, 130.6 w 3 av, 40x108; Christine G Openhym et al—Adolph Cohen et al; Cary & Carroll (A).

105TH ST, 345 E; Alonzo Kimball—Adolph Schlesinger et al; A A Silberberg (A).

187TH ST, ss, 120.9 w S Blvd, 26.5x125; Henry M Powell—Kitchen Improvement Co et al; Saxs & Powell (A).

LYON AV, 2310; North New York Savgs & Loan Ass'n—Fisher Lewine et al; J H Hildreth (A).

LYON AV, 2314; North New York Savgs & Loan Ass'n—Fisher Lewine et al; J H Hildreth (A).

TURNPIKE RD, leading from New York to Boston, ses, interesec nes Turnpike rd to O'Dells, containing about 6 acres; Max Erlanger—Jos S Acker et al; amended; Beekman, Menken & Griscom (A).

DEC. 19.

MADISON ST, 353; Adelaide K Thomas—Geo B Hayes; House, Grossman & Vorhaus (A).

27TH ST, 235 E; Aug Ruff—Saml Rosendorf et al; J C Ruff (A).

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

95TH ST, ns, 80 w 1 av, 30x100.8; Virginia S Mackay-Smith—Robt Smolka et al; H Pegram (A).

110TH ST, 211 E; J Fredk Kernochan et al—Kry Lyn Realty Co et al; H F Miller (A).

110TH ST, ss, 75 w 1 av, 25x100.11; Wm Hennings—Michl Marrone et al; G B Winthrop (A).

110TH ST, 209 E; J Fredk Kernochan et al—M Silman Realty Co; H F Miller (A).

115TH ST, n s, 325 w 7 av, 18.9x100.11; Melville H Bears—Allen E Churchill et al; Rabe & Keller (A).

127TH ST, 203 E; also 3D AV, 2341; Bernice Leventritt—Renee H Canalizo; Martin, Fraser & Speir (A).

137TH ST, s s, 255 w Broadway, 85x99.11; Katharine A Kingsland—Louvre Realty Co et al; F De P Foster (A).

MADISON AV, nwc 99th, 100.11x120; Baron de Hirsch Fund—Theo P Cooper et al; M S & I S Isaacs (A).

WOODYCREST AV, es, 324 n Lot 56, 20.5x100 x irreg; Wm Totton et al—E Van Rensselaer Ketchum et al; S Riker, Jr (A).

7TH AV, 823; Wm Goldstone—Bernhard Seymann et al; Myers & Schwersenski (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan and Bronx.

DEC. 11.

138TH ST, ss, 225 e Lenox av, 99.11x100; Ellis P Earle—Leo Kohn; Greene, Hard & Stowell (A); Francis S McAvoy (R); due, \$31,347.50.

WEST END AV, swc 67th, 80x100; Celia Cohen—Isaac Oseroff et al; J A Seidman (A); Phoenix Ingraham (R); due, \$34,285.89.

DEC. 12.

PART LOT 56, map of building lots, 24th Ward, near Williamsbridge Station; Nettie B W Doolittle—Antony Maccarone; Lillian H Andrews (A); Michl J Moran (R); due, \$406.16.

DEC. 13.

No Judgments in Foreclosure Suits filed this day.

DEC. 15.

BROOME ST, 497; Jas M Anderson—Susan K Griffin et al; Hamilton Odell (A); Martin J Keogh Jr (R); due, \$19,367.50.

4TH ST, ns, 172.7 e Av D, 67.10x96; Eliza Fleischhauer—Max Verschleiser; Francis B Chedsey (A); Chas L Hoffman (R); due, \$52,135.90.

NAEGLE AV, nec Dyckman, 310x— to Post; Empire Trust Co—Naegle Realty Co; Wm A Earber (A); Jno S Canavan (R); due, \$267,916.67.

ST NICHOLAS AV, ws, 81.9 s 149th, 20.4x 118.5; Germania Life Ins Co—Mary E Reisig; Dillon & Roe (A); Jno Reilly (R); due, \$14,618.94.

DEC. 16.

117TH ST, nwc St Nicholas av, 107.11x29.7; Katharine F McClure et al—Barnard Realty Co et al; Ezra P Prentice (A); N Taylor Phillips (R); due, \$41,927.77.

DEC. 17.

BRISTOW ST, ws, 95 s Jennings, 70x100; German Savgs Bank in the City of NY—Bates & Oesting Jr Co et al; Amend & Amend (A); Wm S Grey (R); due, \$36,283.30.

W 3D ST, ss, 50 w McDougat, 25x100; Miriam H C Cannon—Douglas G McCotter, Jr, et al; Cannon & Cannon (A); Edw D Dowling (R); due, \$6,046.60.

LOTS 68 & 69, map of Kingsland Estates, Bronx; Emigrant Industrial Savgs Bank—Esther V Farley et al; R & E J O'Gorman (A); Edw D Dowling (R); due, \$9,637.50.

LIS PENDENS.

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

Manhattan and Bronx.

DEC. 13.

BETHUNE ST, ss, 185 e Washington, 22x84.5; also HUDSON ST, es, 68.9 n W 10th, 25x80.10x irreg; also PROP in Kings County; Jno Duffell—Antoinette Duffell et al; partition; R W Maloney (A).

STANTON ST, 12; Josephine Ciccorello—Billonia Bordonaro et al; action to recover damages, &c; S L Frooms (A).

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42D ST, 7 W; Standard Utility Co—Jos Milbank et al; action to foreclose mechanics' lien; Burnstein & Geist (A).

PELHAM RD, es, 125 s Lee, 25x57.9; Municipal Liens Co—Jno L Lockwood et al; foreclosure tax lien; G L Smith (A).

BERGEN AV, 643; also 3D AV, 2952; Ignatz Schwartz et al—Chas Wilhelm et al; action to foreclose mechanics' lien; D E Hurwitz (A).

DEC. 15.

No Lis Pendens filed this day.

DEC. 16.

No Lis Pendens filed this day.

DEC. 17.

112TH ST, 51 E; Mabel G Maynard—Wm C Betts et al; notice of foreclosure of transfer of tax lien; M S & I S Isaacs (A).

DEC. 18.

19TH ST, ns, 440 w 7 av, 15x62; Nathaniel E Conking et al—Jno C F Conking et al; partition; Rendich & Gardner (A).

LAND in Sec 7, blocks 1861 & 1907; Mary C Hopper—Thos T Hopper as exrs, &c; order extending time to elect to take dower, &c; Joline, Larkin & Rathbone (A).

DEC. 19.

BANK ST, sec Hudson, 87.10x73.3x irreg to 11th; also 181ST ST, 73 W; also HARRISON AV, sec 181st, 91.4x62.11; Margt E Bradley—Frank W McGurk et al; amended; partition; L O Van Doren (A).

GREENE ST, 146-50; also MERCER ST, 19; Gansevoort Beef & Provision Co—Wm H Kelly; notice of attachment; Yankauer & Davidson (A).

MONTGOMERY ST, es, 49.9 s Madison, 40x75 x irreg; Empire City Lumber Co—Hebrew Kindergarten & Day Nursery et al; action to foreclose mechanics lien; A Sachs (A).

Brooklyn.

DEC. 11.

ADELPHI ST, swc Park av, runs s33.9xw 108.4xne21.1lxse65.1lxn29.10 to Park av xse39.9 to beg; Anton Anderson—Chas F Falkenmayer et al; to foreclose mechanics' lien; I I Goldsmith (A).

HOYT ST, swc 4th, runs w20.5xs54.2xe27.4xn 54.4; also HOYT ST, ws, 54.4 s 4th, runs w 27.4xs45.10xe31.5 to Hoyt xw46 to beg; Chas Spreckles & ano—Richd Vm Lehn Jr; Saml Seiderman (A).

KENT ST, ss, 132.11 e Franklin, 22x95; Mechanics Bank—Jno Gillies Co; Owens, Gray & Tomlin (A).

McKIBBIN ST, ns, 175 w Lorimer, runs n 100xw134.7xse—to nec Bway & McKibbin xe29 to beg; Maud B Weaver—Saml Kohn et al; S M & D E Meeker (A).

ROSS ST, ss, 106 e Lee av, 44x100; Herman P Kornahrens—Wm Kornahrens et al; partition; E R Vollmer (A).

SANDS ST, 153-55; also FULTON ST, 313; also WASHINGTON ST, 290; also NASSAU ST, 73; also MONROE PL, 20; Henry B Potter—Louisa J Black, committee of property; Lord, Day & Lord (A).

2D ST, nes, 417.10 nw Prospect Park W, 20x 100; Jos P Winbringham et al—Naomi K Smith et al; H L Thompson (A).

5TH ST, ss, 227.10 w 9 av, 20x100; Francis R Simmons—Alex J A Callaghan & ano; Manning & Buechner (A).

35TH ST, sc 3 av, 40.2x100; S Liebmann's Sons Brewing Co—Gustaf A Alexander; Liebmann & Tanzer (A).

83D ST, sws, 336.4 se 20 av, 18x100; Mary Kemmerer—Morris L Baird et al; Saml Seiderman (A).

BELMONT AV, ss, 160 w New Jersey av, runs s—to land of Abr Linington xe80xn—to Belmont av xw80 to beg; Aug Guenard—Saml Gross et al; C C Miller (A).

EAST NEW YORK AV, ss, 294.7 e Brooklyn av, 200x100; also MIDWOOD ST, ns, 314.6 w Kingston av, 40x100; Michl Henry & ano—Jno Henry et al; partition; J P Judge (A).

FLUSHING AV, sec Spencer, 25x100; Michl F McGoldrick—Andw McGee et al; Geo H Harman (A).

NEW JERSEY AV, swc Belmont av, runs s 87xw80xn—to Belmont av xe80 to beg; Aug Guenard—Saml Gross et al; C C Miller (A).

PITKIN AV, ns, 50 e Georgia av, 25x100; Morris Charney—Maurice Berschadsky & ano; Saml Harion (A).

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

PLOT beg at point in cl of block bet Hawthorne & Winthrop, 106 n from ns Winthrop, 50x106; Chas C Aspinwall—Jno H McArdle et al; J N E Kraeger (A).

PLOT beg at point 126.4 s from westerly lines of Hamilton av & Summit, runs w78.7xs 21.3xe74.3 to w line of Hamilton av xn20.10 to beg; Mary A Harris—Cath Lutz et al; G J Carr (A).

DEC. 12.

DIAMOND ST, es, 325 s Nassau av, runs e 100xs25.2xw6.8xs—to Van Cott farm xw88.3 to Diamond xn28.3 to beg; Wm H Rockwell—Wm L Felter & ano; Arthur Smith (A).

37TH ST, sws, 504.1 se 8 av, 25x100.2; Eliza M Holland—Wm Bolger et al; partition; Schwartzman & S (A).

51ST ST, ns, 275 e 5 av, 25x100; Frank Szemko & ano—Wm Danzider; to establish claim; C J Ryan (A).

71ST ST, nec Ridge blvd, 66x100; Abr Sacks, Inc—D Boris De Waltoff et al; to foreclose mechanics' lien; Alex Sachs (A).

SNEDIKER AV, es, 140 n Glenmore av, 19.11 x100; Bank for Savings of Ossining—Saml D Schmarack et al; H L Thompson (A).

SNEDIKER AV, es, 159.11 n Glenmore av, 20 x100; Bank for Savings of Ossining—Saml D Schmarack et al; H L Thompson (A).

Lis Pendens—Brooklyn—Continued.

LOT 1 new block 4339, see 13 on tax map of Kings Co; Bernard Jaffe—Augustus F Gardner et al; tax lien; L N Jaffe (A).

PLOT section 44 on amended map of Linden terrace, beautiful villa plots, —X—; German Savgs Bank of Bklyn—Edw Dillmeier et al; H M Curren (A).

DEC. 13.

JORALEMON ST, swc Court, runs w135xs 50.5xs57.11xs16xe25xn11.9xe25xn38.8xn1.7xe79 to Court xn63.9 to beg; Abr Sartorius—Marcus Contracting Co, Inc, & ano; Saml Bitterman (A).

S 9TH ST, nes, 104 se Wythe av, 25x93.4; Wm Sturz—Louisa Sturz et al; partition; W H Griffiths (A).

E 12TH ST, ws, 200 s Av O, 33.4x100; Hugh J Murphy & ano—Frank J Flynn; to declare deed fraudulent; A F McNickle (A).

E 29TH ST, es, 140 n Av F, 20x100; Home Savgs Bank of Albany—Henry Burstein et al; W V R Erving (A).

AV R, ns, 24 e W 11th, runs e75.11xn732.6 xw100 to W 11th, xs699.3xe40.11 to beg; Henry L Armstrong—Otto Singer Development Co et al; H L Thompson (A).

EVERGREEN AV, ws, 50 n Schaeffer, 25x100; Julia Hamburger—Henrietta Lehmann et al; Kramer, Cohn & Meyer (A).

FT HAMILTON AV, es, 40.8 n 66th, runs n 40.8x108.5xs40x115.8; Anna G Knapp—Chas N Davidson et al; Jas T Ackerman (A).

MYRTLE AV, ses, 175 sw Marcy av, 25x100; Louisa M Salisbury—Jos Naudin et al; Knox Sender & D (A).

PROSPECT AV, sws, 20 se 10 av, 20x100; Mary Rafferty—Mary F Tarry et al; H L Thompson (A).

VERMONT AV, ws, 50 s Glenmore av, 25x100; Henrietta Ullrich—Edw Hardy; T G Prioleau (A).

LOT 252 on map of property 7th Ward dated Dec, 1834; Horace H Weeks—Jno Tunslow et al; Van Alen & Dyckman (A).

DEC. 15.

BETHUNE ST, es, 185 e Washington av, 22.3x 88.7; also HUDSON ST, es, 68.9 n W 10th, runs e80.10xn— to Elizabeth xw— to Hudson xs25 to beg; also PLOT beg at nec of above described lot runs se15.7xs4.8xw12.6xn2.6xw10xn— to beg; also KOSCIUSKO ST, ns, 42.3 e Sumner av, 19.3 xs2; Jno Duffell—Antoinette Duffell et al; partition; R W Maloney (A).

DRESDEN ST, es, 235.6 n Atlantic av, 25x 100; Saml Goldsticker—Isabella Kerr et al; tax lien; Edw Jacobs (A).

RODNEY ST, nws, 100 ne S 3d, runs ne40xnw —to Grand st extension xw61.11xe61.11 to beg; Geo Hagemeyer—Ridgewood Associates et al; Jos Gans (A).

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

47TH ST, nes, 380 se 16 av, 40x100.2; also 50TH ST, sc 16 av, 20x100.2; Ralph W Long—Thos J Coffey et al; L B Cohen (A).

ATLANTIC AV, ss, 200 w Hopkinson av, 100x 100; Collective Holding Co—M & J Constn Co et al; S A Telsey (A).

PENNSYLVANIA AV, es, 45 n Belmont av, 20x81; Tillie Horenstein—David Zibuleff et al; to set aside deed; S S Schwartz (A).

WEBSTER AV, ss, 224.6 w 3d, 40x113.6; Fred L Lewis—J Gustave Burst et al; Van Alen & Dykman (A).

15TH AV, ses, 16.4 ne 65th, 20.11x100; Chas W Lyons—Anna C Grady et al; D J Meserole (A).

DEC. 16.

CARROLL ST, ss, 100 e Franklin av, runs e 92.3xe9xsw100.3xn31.1 to beg; also CROWN ST, ns, 200 e Franklin av, runs e122xnw279.8xw123.5 xs130.11xe100xs100 to beg; Benoit Wasserman—Isaac Jacobs et al; I L Bamberger (A).

CROWN ST, sec Franklin av, 31x100; Benoit Wasserman—Isaac Jacobs et al; I L Bamberger (A).

KOSCIUSKO ST, ns, 153 e Sumner av, 22x100; Lillian B Garland—Jno B McCann et al; Cary & Carroll (A).

NELSON ST, ss, 234.3 w Court, 21.11x100; partition; Maria A Considine—Margt L Hayes et al; H M Curren (A).

RUTLEDGE ST, nws, 215 sw Bedford av, 15x 100; Mary Shea—Jno H Dogin et al; J M Rider (A).

WATKINS ST, es, 22 s Hegeman av, 23x80; Sarah A Kayfetz—Isidore Parmet et al; Schwartzman & S (A).

AV F, ns, 80 w Gravesend av, 20x80; Wm J Danaher—Mary L Behrens et al; L J McGoldrick (A).

CHRISTOPHER AV, es, 193.9 n Blake av, 18x 100; A J Outerbridge—Meisel Realty Co; H L Thompson (A).

DUMONT AV, nec Elton, 121.6x90; also ELTON ST, es, 168.6 n Dumont av, 47x90; State Bank—Milford Constn Co et al; J J Schwartz (A).

EAST NEW YORK AV, ns, 220.4 w St Marks av, runs n64.8xw100xs94.8xe100 to beg; Rose Mendelson—Julius H Zieser et al; Marks & Marks (A).

LAFAYETTE AV, ns, 112.6 w Grand av, 18.6x 100; also FT HAMILTON AV, nec 75th, runs e 328.6xn100xw60xn100xw232.1xsw203.4 to beg; Collective Holding Co—Josephine Cochue & ano; S A Telsey (A).

LINDEN AV, ss, 226.2 e Nostrand av, 20x 140; Edw B Parsons—Mary A Mulkane et al; Washburn, Ruston & K (A).

MYRTLE AV, ss, 66.4 w Cedar, runs w22.11x se45.6xe19xnw33.10 to beg; Williamsburgh Savings Bank—Andw Ruegamer et al; S D & D B Meeker (A).

NEPTUNE AV, sws W 1st, runs s98.8xw100x n62.8xw3xn38.6xe102.10 to beg; The Bremer-vorder Verin of Bklyn—Sarah V Tremper et al; Robt Godson (A).

NORMAN AV, ss, 75 e Russell, 25x95; Augustus Smith—Wm L Felter & ano; Arthur Smith (A).

NORMAN AV, ss, 100 e Russell, 25x95; Augustus Smith—Wm L Felter et al; Arthur Smith (A).

OCEAN AV, es, 199.7 n Av D, 50x105; Marie Gair—Addie W Anthony; Manning & B (A).

ROGERS AV, nec Lincoln rd, 106.6x—; Edw Sussman—Eradley Realty & Constn Co; L S Pink (A).

SHEFFIELD AV, ws, 103.6 s New Lots av, 400x100; also SHEFFIELD AV, ws, 150 n Hegeman av, runs s2450xw100xs610xw130xn13.11xw 520xs to c l of Fairfield av xw to c l of Louisiana av xw74.11xs3.1xw166xn— to es of Malta, dis 391 s of Stanley av xn296xe120xn95xe56.4xe—x n936.6xe100xs360xe260xn675xe100 to beg; Abram J Hazeltine—Empire Keystone Improvement Co et al; Paine & Harris (A).

WYTHE AV, sws, 74 nw Keap, 18x62; Hattie C Borden—Jos Hess et al; A H Kesselman (A).

WYTHE AV, sws, 92.4 nw Keap, 19x62; same —same; A H Kesselman (A).

15TH AV, ec 75th, 90x20; Chas H Ressler—Annie M Lennon; A F Du Cert (A).

DEC. 17.

BOND ST, nec Dean, 21x100; also FULTON ST, nes, 99.2 nw Ormond pl, runs nw40xe75.11 xe43.10xsw96.9 to beg; Marcus A Downing—Robt F Downing et al; Gerard Roberts (A).

COURT ST, es, 20.6 s Huntington, 29.6x80; Lincoln Trust Co—Jane Whelan et al; T F Redmond (A).

DEAN ST, ss, 233.4 w 3 av, 50x100; Jacob Hecht—Hartman Bldg Co, Inc; foreclose mechanics lien; L J Gold (A).

KOSCIUSKO ST, ns, 375 w Throop av, 49x 100; Carrie Spitz—Webster Development Co; to remove building; E F Spitz (A).

STERLING PL, nwe Hampton pl, runs n 145.9xw95.5xs15.11 to land of Allen Cathcart x133.3xe85.4 to beg; Frank J Lyons—Chas C Haines et al; M E Joiner (A).

W 8TH ST, es, 213.6 s Av R, 19x82; Charlotte E Findlay—Neck Road Realty Co et al; McGuire, Delaney, N & C (A).

71ST ST, ec Ridge blvd, 30.4x100; Miriam Morse—Island View Corpn et al; Saml Berzick (A).

CENTRAL AV, ec Gates av, 50x100; Jos Stehlin—Frank Stehlin et al; partition; H J Sokolow (A).

LEONARD AV, sws, 793 nw high water mark on Sheephead Bay, runs sw180xnw245xe20xe 161xe264 to beg; also SECTIONS 9 & 10 on map 990, entitled Division map of prop of Barnardus I Ryder et al; Sarah J Tredwell & ano as trstes—Nellie Maternagan et al; F S Divitt (A).

RIDGE BLVD, ses, 30.4 ne 71st, 35.8x100; Miriam Morse—Island View Corpn et al; Saml Berzick (A).

ROCKAWAY AV, es, 50 s Sutter av, 16.8x110; Simon Gasner & Sons—Abr Marcus & Jos Kruvant; to set aside deed; Kiendl, Smyth & G (A).

ROGERS AV, es, 27.6 s Lefferts, 30x106.6; also ROGERS AV, es, 57.6 s Lefferts, 30x106.6; also ROGERS AV, es, 57.6 n Lincoln rd, 30x106.6; also ROGERS AV, es, 27.6 n Lincoln rd, 30x 106.6; Edw Sussman—Bradley Realty & Constn Co & Lefferts Rogers Co; L H Pink (A).

SUTTER AV, swc Watkins, runs w25xs70xw— xs30xe50xn100 to beg; Richd M Hoe—Herman Moskowitz et al; H L Thompson (A).

3D AV, ec 90th, runs se68.5xne30.11xnw74.7 to 3 av x20 to beg; Harris Wilner—Jas G Armstrong et al; H I Barnett (A).

LOTS 1, 2, 3, 4 & 5, block 4313 on map of 26th Ward Land & Imp Co; Wm Gluth—Matilda Sussman et al; H Feldman (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. 13.

1ST ST, 7; Jos Levine—Maurice Black & Mayer Cohen (263). 34.00

45TH ST, 150 W; Zenker & Siems—Ess Eff Realty Co & Hyman Sussman (264). 78.00

45TH ST, 146-8 W; same—Chas S Furst & Hyman Sussman (265). 109.50

62D ST, 130 W; Harry Glassover—Mary E Duggan & Harry C Senior Co (251). 124.00

62D ST, 147 W; Harry Glassover—Carrie M & Jas B Ryder & Harry C Senior & Co (253). 96.60

65TH ST, 23 W; Harry Glassover—Arenal Realty Co & Harry C Senior & Co (254). 68.00

65TH ST, 56 W; Harry Glassover—Ess Eff Realty Co & Harry C Senior & Co (255). 73.00

65TH ST, 52 W; Harry Glassover—Ess Eff Realty Co & Harry C Senior & Co (250). 56.00

88TH ST, 2 W; Wm Deuser—Louis Stern, Louis Korn & Adjustment Realty Co (247). 500.44

142D ST, 146 W; G Zibelli & Son—146 W 142d St Co, Kramer Contracting Co & Defender Contracting Co (259). 525.00

142D ST, 146 W; Zibelli & Son—146 W 142d St Co, Inc (242). 3,588.00

182D ST, 546-50 E; Geo E Sealy Co, Inc—Corgil Realty Co & V F Bernesser (248). 170.00

182D ST, ss, whole front bet Crotona pkway North & Mohegan av, 218.9x irreg to West; Geo Goldberg—F & B C Constn Co (257). 666.74

BATHGATE AV, 1605; North Sand Co—Sol Kaufman & Finkelstein & Mach (249). 31.26

BROADWAY, nwc 64th, 71.6x25; Harry Glassover—Oak Crest Realty Co & Harry C Senior & Co (252). 35.00

CENTRAL PARK W, 275; Wm Druser—Louis Stern, Louis Korn & Adjustment Realty Co (245). 93.00

DE VOE AV, ws, 850 s Tremont av, 45x108; West Farms Lumber Co—Wm W Astor, J P Greene, Bronx Oval Co & Wm Jordan (255). 192.02

HOE AV, 1057; Geo E Sealy Co, Inc—Wm Oppenheim & V F Bernesser (244). 189.60

MADISON AV, 1225; Wm Deuser—Nathan Hirsch, Louis Korn & Adjustment Realty Co (246). 115.10

OLMSTEAD AV, 2061 to 2069; Colwell Lead Co—Ernestine Geffe & Nich Bellion (256). 126.77

PARK AV, 4512-16; Geo E Sealy Co, Inc—Henry Lang & V F Bernesser (243). 170.00

PINEHURST AV, swc 181st, 114x112; Jos Starobin—Comfort Realty Co (262). 265.00

WADSWORTH AV, ws, 60.2 n 185th, 155x 150; Church E Gates & Co, Inc—Comfort Realty Co (238). 1,795.62

WADSWORTH AV, ws, 60.2 n 185th, 154.6x 155; Jos Starobin—Comfort Realty Co (261). 1,475.00

WEBSTER AV, 2039-43; Brooklyn Fireproof Sash & Door Co—Crawston Constn Co; renewal (260). 116.00

3D AV, swc 182, 80x103.1; Church E Gates & Co, Inc—Corgil Realty Co (237). 1,459.82

3D AV, swc 182d, 80x102.11; Chauncey P McKnight—Corgil Realty Co (239). 1,018.00

SAME PROP; Standard Plumbing Supply Co—Corgil Realty Co & Vincent S Bernesse (240). 3,215.25

SAME PROP; Empire City Gerard Co—Corgil Realty Co (241). 4,022.00

DEC. 15.

MONROE ST, 171; Hyman Rosenberg—Miles Realty Co (273). 365.00

ST MARKS PL, 37; Hirsch Jawer—Alice Keteltas, Edith M K Wetmore, Geo P Wetmore, Geo P Wetmore, Maud A K Wetmore, Saml Augenblick Co & Benj Neuberger (281). 95.00

25TH ST, 18 W; Otis Elevator Co—Grace D Litchfield, Edw H Litchfield, trste, & Hotel Arlington Co (290). 177.03

51ST ST, 215 W; Jos Warm—Girard Trust Co of Philadelphia & Albany Apartments Corpn (269). 282.00

64TH ST, 9 W; Harry Glassover—Mary L Mott & Harry C Senior & Co (298). 43.10

64TH ST, 11 W; same—same (299). 50.00

64TH ST, 112 W; Harry Glassover—Ida L Hurlburt & Harry C Senior & Co (300). 156.00

123D ST, 232-6 E; Morris Kirschenbaum—Mary Lyons & Jos J Lyons; renewal (277). 64.00

125TH ST, 432 W; Harry Glassover—Wm H Scott & Harry C Senior & Co (295). 32.00

133D ST, 527 W; Harry Glassover—Mary N Gillie & Harry C Senior & Co (296). 54.00

VAN NEST AV, 510; Wm J Keough—Geo J Silva (292). 100.00

SAME PROP; Cahill & Cahill—same (293). 55.00

WADSWORTH AV, 248-56; Jno R Hopkin—Comfort Realty Co (302). 7,501.21

3D AV, es, 235 s 171st, 50x100; Jno Bell Co—Nora Constn Co & Goodman Constn Co (279). 66.60

3D AV, swc 182d, 80.9x102.11; Jos Holme—Corgil Realty Co & Gilbert Robinson (282). 2,495.95

3D AV, 4001-3; Wolf Weinraub—Conrad Realty Co & Philip E Endrick (274). 60.00

7TH AV, 2420; Manhattan Rolling Mill—Marion S I Martin & Philip Rapatzky (288). 420.72

8TH AV, 617; Jno H Knubel—Jackson & Stern, Von Erlenbell Co, Inc (286). 225.00

MORRIS AV, 2001-11; Chas Schneider Co—Aug Jacob Constn Co (266). 3,600.00

SAME PROP; Rudolf Seus—same (267). 6,000.00

SAME PROP; Wm Hauptmann—same (268). 5,530.00

MORRIS AV, nwc 179th, 175x100; Jos W Rowan, Inc—Aug Jacob Constn Co (278). 8,159.77

MORRIS AV, nwc 179th, 175x100; Wm Buess, Inc—Aug Jacob Constn Co (283). 1,100.00

MORRIS AV, 2001-15; also 179TH ST, 59-65 E; Cross, Austin & Ireland Lumber Co—Aug Jacob Constn Co (280). 5,534.60

MORRIS AV, 2001-11; Dominick Beloso—Aug Jacob Constn Co, Inc (275). 1,201.26

PINEHURST AV, swc 181st, 100x100; Neenan Elevator Co—Comfort Realty Co (287). 540.00

PINEHURST AV, swc 181st, 114.11x112.9; Jno H Hopkin—Comfort Realty Co (303). 2,991.32

STEBBINS AV, 877-93; Chicago Varnish Co—Fovvale Realty Co & Jacob Saperman (284). 220.20

STORY AV, 2061-69; Colwell Lead Co—Ernestine Geffe & Nicholas Bellion (291). 126.77

AMSTERDAM AV, 8; Harry Glassover—Stern & Saalberg Realty Co & Harry C Senior & Co (297). 178.50

BROADWAY, sec John, 41.2x136.3; Kawneer Mfg Co—Eliz, Wm M, Alb, Jr, Aug, Thos F, Bertha B Chesebrough, Margt McCorkle, Jos D Senn, gdms, & Elias A A Cohen (276). 1,953.00

BROADWAY, 1985; Harry Glassover—Jacob Hirsh et al & Harry C Senior & Co (301). 100.00

LEXINGTON AV, 1862; Harry Glassover—Jeanette Forsheim & Harry C Senior & Co (294). 80.00

MORRIS AV, nwc 179th, 175x100; Murray & Hill Co—Aug Jacob Constn Co (272). 10,135.02

MORRIS AV, nwc 179th, 175x100; Thos C Edmonds & Co—Aug Jacob Constn Co, Inc (285). 735.00

MORRIS AV, 2001-11; G Schaile & Son—Aug Jacob Constn Co (289). 2,299.00

DEC. 16.

LAFAYETTE ST, 316; K Altholz—Jas S Carney & Naughton Constn Co (319). 100.00

LEWIS ST, 185-7; Wm T Biffi—Directors Realty Holding Co & Wm J Reilly Jr (317). 45.00

SUTTON PL, 22; Chas Levy et al—Louisa Ghiold & Harry Ghiold (310). 35.00

8TH ST, 24 W; G Mangioletti & Son—Jno A Murray & C De La Valiere (318). 83.00

141ST ST, 103-9 W; Sam Grubstein—Inter-City Land & Securities Co (307). 43.30

157TH ST, 602-8 W; Aaron Klein—Sarah Harris & Sam Lipsky (306). 81.00

182D ST, ss, bet Crotona pkway & Mohegan av x irreg to West; Metal Covered Door Co—F & BConstn Co (308). 563.95

226TH ST, 852-6; Albt Anderson—G Arcolov & Michl Aguglia (309). 85.00

MORRIS AV, 2001-11; Michl O'Rorke—Aug Jacob Constn Co (315). 4,345.00

MORRIS AV, 2001-11; Leopold Schwartz et al—Aug Jacob Constn Co (311). 2,400.00

RIVERSIDE DR, nes, 193.10 se 129th, 50x irreg to 129th; Charniack & Held—London Constn Co (304). 1,239.00

WADSWORTH AV, 248-56; Toonkel & Levitan Constn Co—Comfort Realty Co (316). 1,450.00

WADSWORTH AV, 248-56; Lenox Sand & Gravel Co—Comfort Realty Co (313). 339.01

3D AV, swc 182, 72x103; Jno R Smith's Sons Inc—Corgil Realty Co, Inc (312). 401.00

3D AV, swc 182d, 80x103; Robertson & Smith Inc—Corgil Realty Co, Inc (314). 540.00

5TH AV, 362-4; Lidgerwood Mfg Co—Francis B Harrison, Henry T Scott & Theodore Starrett Co (305). 237.36

DEC. 17.

BROOME ST, sec Centre Market pl, 69.7x 111.2; Fredk W Cohn—N Y City Mission & Tract Soc & Hunt & Hunt (334). 198.73

LEROY ST, 47; Mechanics Iron Works Inc—Mary Arcabasso & Jno Arcabasso (328). 60.00

REED'S MILL LA, ws, 115 n Tillotson av, 69 x150; Martinelli & Salzano—Alfonso Veltri & Celestrina Veltri (322). 250.00

103D ST, 155 W; Aaron Klein—Mayer J Weinstein, Maximilian Weinstein, Gaston Weinstein & Sam Lipsky (327). 50.00

116TH ST, 60-2 W; Joe Dollon—62 West One Hundred & Sixteenth St Corp, Jos Laudi & Edw Webber (331). 56.00

180TH ST, 520 E; Bart Schiavone—Peter J McCoy (325). 115.00

BROADWAY, 149; Ideal Gas & Electric Fixture Co—Singer Sewing Machine Co & Matthew B Carson (332). 120.00

BROADWAY, 42; McGlynn Hays & Co—N Y Real Estate Security Co (321). 522.50

LIND AV, ws, 371 n 169th, 50x96.2; Irving A Bogan—Ernest Keller Constn Co (333). 220.00

MORRIS AV, nwc 179th, 175x100; Richd E Thibaut, Inc—August Jacob Constn Co (320). 823.23

WENDOVER AV, sec Park av, 50.2x85; Matthew W Del Gaudio—Louis E Kleban Co, Inc, Louis J Kutinsky & Jacob Greenberg (324). 50.00

3D AV, swc 182d, 80x102.11; Annett & McConnell—Corgil Realty Co (326). 337.32

3D AV, swc 182d, 80.9x102.11; Braunfels Browning & Co—Corgil Realty Co (323). 84.92

3D AV, swc 182d, 80x103; Jacob Weinstein et al—Corgil Realty Co, Inc (329). 700.00

7TH AV, 421; Peter J Ryan Bldg Co—Frank J Cassidy & Rocco C Sarli (330). 195.00

DEC. 18.

ELM ST, nwc Pearl, 100x25; Abr Dreier—Chas E & Abr Quackenbush, Eliz Q Holcombe, Pl Progresso, Carlo Barretto & M Talsky & Co (337). 1,045.00

MERCER ST, 113-5; Annie Brill—Brown Weiss Realities, Inc (346). 328.00

PEARL ST, 534; also ELM ST, 36-42; Jacob Wolf—Robt Jones, Carlo Barsotti & Jas De Fago (341). 665.00

PRINCE ST, 177; Annie Brill—Brown Weiss Realities, Inc (347). 75.00

PRINCE ST, 177; Margovitz & Greenberg—Brown Weiss Realities (349). 5,350.00

66TH ST, 42 E; Heisler Roofing Co—Jackson Realty Co & Liberty Sheet Metal Works (350). 100.00

81ST ST, ns, 100 w Amsterdam av, 112.5x 102.2; Weiss & Katz—S B Constn Co; renewal (338). 4,755.52

92D ST, 1 W; Louis H Apirian et al; Birchfield Realty Co & McVickar Gaillard Realty Co (348). 513.00

125TH ST, 29 W; Sladon Iron Works Co—Millicent S Denton, Rosen Bros & Henrietta Rosen (336). 35.00

182D ST, 546-50 E; Adolph C Anderson—Corgil Realty Co, Inc (335). 100.00

BELMONT AV, es, 120 n 187th, 50x100; Alberene Stone Co—Luigi Amabile, Giuseppe Lauritano, Alida Amabile, Teresa Lauritano & Roland J Keesing; renewal (342). 325.50

HONEYWELL AV, swc 182d, 100x64.4; Jno H Symmers Co—Jacob Cohen Constn Co (343). 1,000.00

MORRIS AV, 2001-17; Evans & Kastner—Aug Jacob Constn Co (344). 661.75

MORRIS AV, 2001-11; Fredk G Cest et al—Aug Jacob Constn Co (351). 2,700.00

OLINVILLE AV, ws, 110 s Mace av, 25x100; Clyde F Howes—Danl Beecher (339). 202.00

WILLIS AV, 124; Jacob Leviten—Everett Harrison & A F Cronhardt (345). 24.25

2D AV, 1494; Rubin Solove—Bertha Levy (340). 15.50

DEC. 19.

63D ST, 159 W; Harry Glassover—Julius W Borges & Harry C Senior & Co (352). 58.00

65TH ST, 54 W; Harry Glassover—Ess Eff Realty Co & Henry C Senior & Co (353). 18.00

STEEBINS AV, 877-93; Ilsley & Held Co—Fovxvale Realty Co, Jacob Sapirman & Frank Starkman (354). 392.47

Brooklyn.

Dec. 11.

FORD ST, es, 148.10 n East New York av, 25 x100; Interborough Sash & Door Co—Edw T & Mary A Rogers & Rocco Giacomino. 190.00

FULTON ST, 465; Louis Shampam—Chas J McFadden. 1,000.00

SACKETT ST, 597-603; Peter Faust—Louise & Jno H Gass. 105.48

SACKETT ST, 597-603; Burger & Gohlke, Inc—Jno H & Louise Gass. 167.00

42D ST, 347; Henry Nelson—Anna S Leskinen & Toivo Nekton. 52.00

78TH ST, ss, 320 w 20 av, 140x100; Staines, Bunn & Taber Co—Marloe Constn Co. 310.00

DUMONT AV, nwc Ames, 100x160; Geo Singer—Douglass Bldg Co. 139.18

TOMPKINS AV, 369; Jas Dorment—Emma & E J Sleight. 43.88

DEC. 12.

BAINBRIDGE ST, 474; Sekler & Smith—States B Hagerman. 16.00

BAY 50TH ST, ns, 106.5 e Harway av, 42.7x 96.8; Jas J Lupton—Carmine, Mary & N Ciccone. 95.00

ATLANTIC AV, 1620-30; E B Latham & Co—H D Bristol & Jacob M Simon. 153.25

DUMONT AV, swc Douglass, 100x250; also DUMONT AV, nwc Ames, 100x240; Audley-Clarke Co—Douglass Bldg Co & Saml Bernstein. 3,010.71

HOWARD AV, swc Dean, 90x100; Tony Federico—Jasum Realty Co & Jacob Sommers. 630.00

DEC. 13.

MARION ST, 143; Abr Ross & ano—Fredk N & Georgianna Le Baron. 18.50

WEST ST, ws, 221.6 n 35th, 180x100; R L Williams—Boyd Realty Co. 75.00

E 46TH ST, ws, 300 s Linden av, 40x100; R L Williams—I Sulsky. 25.00

FT HAMILTON AV, nwc 60th, 100.1x205.7; R L Williams—I J Rosenstein. 50.00

11TH AV, nec 51st. —x—; Bklyn Hoist & Dumbwaiter Co—Jno Wallace Bldg Co & Jno Wallace. 35.00

DEC. 15.

DEAN ST, 280-2; Jacob Hecht—Hartman Bldg Co. 300.00

FORD ST, es, 148.10 n East New York av, 25x 100; Sam Roll—Edw & Mary Rogers & Rocco Giacomino. 40.00

SAME PROP; Jacob Shulman—same. 50.00

FT GREENE PL, 61-63; Jacob Hecht—Hartman Bldg Co. 200.00

TAAFFE PL, ws, 300 s Willoughby av, 150x 50; Wm C Van Brunt—J Kayser & Co & Oswin W Shelly. 341.20

UNION ST, ss, 150 e Nostrand av, 50x100; Wm R Young, Jr, Inc—Sylfrud Constn Co. 257.00

VANDERBILT ST, nwc Prospect av, 160x100; H Stern—Acme Homes Co & Jas V Cunningham. 650.00

E 38TH ST, ws, 257.6 n Av I, 160x100; Caranza Roofing Co—Anna S Wingerath & Wm Wingerath. 153.29

74TH ST, 1676-8; W S Howard—Jno A Jones Bldg Co. 900.00

74TH ST, ss, 210 w 17 av, 90x100; Schwartz & Cohn—Jno A Jones Bldg Co & General Cornice & Roofing Co. 150.00

ATLANTIC AV, ss, 150 w Saratoga av, 100x 100; Simon Holland—The Mancoro, Inc. 505.00

KENT AV, ws, 385 n DeKalb av, 24.4x100; Wm C Van Brunt—J Kayser & Co & Oswin W Shelly. 181.00

KENT AV, 954-76; J A Seaman—Oswin W Shelly & Julius Kayser & Co. 1,017.18

KENT AV, 954-76; C S Buell Co—same. 2,148.92

KENT AV, 954-76; J J Hass, Inc—same. 1,512.00

KENT AV, 954-76; Cross, Austin & Ireland—same. 8,430.86

DEC. 16.

HICKS ST, nec Remsen, 78x100; N Ryan & Co—Est of Louis Bossert & Harry McNally Bldg Co. 591.45

HICKS ST, nec Remsen, 96x78; Mahnken Bldg Material Co—same. 3,745.43

W 9TH ST, 113; Realty Supply Corp—Vincenza Malta. 246.39

74TH ST, ss, 100 w 17 av, 180x100; M J Johnstone—Jno A Jones Bldg Co & Jno A Jones. 450.00

78TH ST, ss, 360 w 20 av, 120x100; Staines, Bunn & Taber Co—Marlow Co. 310.00

CATON AV, sec Stratford rd, 100x100.5; Acme Sanitary Safe Co—Plandome Constn Co. 29.35

CLINTON AV, nec Myrtle av, 118x100; Peter Fraser—Slocum Amusement Co. 107.00

GATES AV, 1337; Natl Radiator Co—Fred Weber & E J Mettetal. 194.45

KENT AV, ws, 117.4 n DeKalb av, 267.8x—; Thos W Morris Co—Julius Kayser & Co & Oswin W Shelly. 1,411.45

KENT AV, ws, 117.4 n DeKalb av, 292x415x 183; Pelham Operating Co—Julius Kayser & Co & Oswin W Shelly. 1,290.50

KENT AV, ws, 125 n DeKalb av, 250x100; Jno J Hillen—Julius Kayser & Co & Oswin W Shelly. 297.00

KENT AV, ws, 117.4 n DeKalb av, 323x100; Burroughs Bldg Material Co—Julius Kayser & Co & Oswin W Shelly. 587.75

SAME PROP; S H Pomeroy Co, Inc—same. 1,629.70

KENT AV, ws, 117 n DeKalb av, 323x100; Louis Bossert & Son—Julius Kayser & Co & Oswin W Shelly. 1,592.98

SAME PROP; Pelham Operating Co—same. 1,290.50

MANHATTAN AV, 1062; Natl Radiator Co—Louis & Minnie Honig & E J Mettetal. 229.24

PUTNAM AV, ss, 100 w Evergreen av, 75x 100; Chas Bennett—Chas Weber. 147.69

SNEDIKER AV, ws, 60 s Blake av, 100x100; Alex Lifshitz—Snediker Constn Co, Inc & Rachmeil Sonen. 100.00

DEC. 17.

FULTON ST, 721; Realty Supply Corp—Ellen L O'Brien, Mary Brady, Wm Fennell, Edw L Birdwell, L Kern & Geo Schuman. 325.10

KOSCIUSKO ST, 267-9; Morris Glass—Webster Development Co, Benj Strauss & Suskin Bros. 317.88

REMSEN ST, nec Hicks, 78x96; Henry Maurer & Son, Inc—Est of Louis Bossert & Harry McNally. 1,083.90

SAME PROP; H W Bell Co—same. 3,672.38

VANDERBILT ST, nwc Prospect av, 160x100; E Di Ceistina—Acme Homes Co & Jas V Cunningham. 140.00

BLAKE AV, sec Hinsdale, 50x100; Sukin & Meltzer—Sam Sigelow, Allwin Constn Co & Morris Walterstein. 35.00

KENT AV, ws, 117.4 n DeKalb av, 267x100; Peelle Co—Julius Kayser Co & O W Shelly. 611.00

LEE AV, 239; Henry Zucker—Chas Chuzerman, Mandel Bassel & Esrael Levine. 260.80

SATISFIED MECHANICS' LIENS.

First name 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. 13.

No Satisfied Mechanics Liens filed this day.

DEC. 15.

CHERRY ST, 297-303; David Eisenberg—Cherry St Realty Co, Inc et al; Nov26'13. 61.00

32D ST, 22-6 W; M J Callahan Co—Midwest Realty Co et al; Sept18'13. 3,050.00

72D ST, 256 W; Geo H Storm & Co—Wellwyn Constn Co et al; Sept22'13. 90.34

95TH ST, ns, 167.10 w Amsterdam av; Jno Bell Co—Kerlos Realty & Constn Co et al; May13'13. 702.44

182D ST, ss, whole front bet Mohegan av & Crotona pkway; Church E Gates & Co—F & B Constn Co et al; Dec15'13. 3,197.48

SAME PROP; Geo Jung—same; Dec15'13. 5,451.86

MADISON AV, 346; Security Constn Co—Thos B Hidden et al; June1'12. 3,800.00

1ST AV, es, whole front bet 110th & 111th; Northern Waterproofing Co—Standard Gas Light Co et al; Nov25'13. 35.00

5TH AV, 1421-27; Hoppin & Koen—Ancient Order of Hibernians et al; July8'13. 7,588.46

DEC. 17.

NORFOLK ST, 152; Consolidated Roofing Co—Henrietta Rosen et al; Jan4'12. 90.00

48TH ST, 24-6 E; Fordham Cornice Works Inc—Jno Doe et al; Dec3'13. 420.01

FORDHAM RD, sec Grand blvd & concourse, 103x225; Stanley Hoisting Co—Defender Constn Co et al; Mar13'12. 200.00

MADISON AV, 69; Colwell Lead Co—Eliz R Levinson et al; Nov7'13. 105.97

ST NICHOLAS AV, 574; W E Pruden Hardware Co—Solow Constn Co et al; Nov3'13. 64.80

3D AV, 4284; Ralph Schweibich et al—Aug Levi et al; Oct27'13. 87.50

3D AV, swc 42d; Albt Blechners Sons Inc—Mary S Weeks et al; Dec10'13. 1,225.00

DEC. 18.

DALY AV, 1901-15; Hirschhorn Schoenberger & Krieger—Roman Catholic Church of St Thomas Aquinas et al; Sept24'13. 1,200.00

DALY AV, ws, 250 n 176th; Jno Kolenik, Jr & Co, Inc—Roman Catholic Church of St Thomas Aquinas & School et al; Sept23'13. 724.00

DECATUR AV, ws, 250 n 209th; Louis Daru et al—Edson Bldg Co et al; Oct31'13. 200.00

FT WASHINGTON AV, nwc 162d; Saml Rubin et al—Williard Constn Co, Inc, et al; Aug13'13. 67.50

SAME PROP; Saml Rubin et al—same; Aug 13'13. 115.00

30GDEN AV, 1207; Guerino Bald—Carr Bldg Co et al; Apr10'13. 132.50

DEC. 19.

24TH ST, 155-9 E; Eugene J Reid—Centaur Realty Co et al; Aug6'12. 175.00

52D ST, nec Park av; Jas Grier—Montana Constn Co et al; Oct8'13. 493.35

Satisfied Mechanics' Liens—Manhattan & Bronx—Continued.

42D ST, 7 E; Standard Utility Co—Jos Milbank et al; Nov19'13. 225.00
#124TH ST, 178-80 E; Edw J Nevins—Sophia R E Gentles et al; Jan23'13. 69.90
*SAME PROP; Herringbone Metal Lath Co—same; Dec2'13. 52.50
*SAME PROP; Empire Fire Proof Door Co—same; Jan23'13. 510.00
*SAME PROP; B Schacht Iron Works—same; Jan23'13. 1,124.83
*SAME PROP; B Lewin & Son—same; Jan20'13. 140.00
*SAME PROP; Braunfels Browning & Co—same; Dec3'12. 69.09
*SAME PROP; Lenox Sand & Gravel Co—same; Mar28'13. 97.00
*SAME PROP; Michl Carney—same; Apr15'13. 198.00
6TH AV, 431-5; Abe Steckler—Louis M Bailey et al; Oct23'13. 245.00

Brooklyn.

Dec. 11.

UTICA AV, es, 100 s Union, 55.7x100; Columbia Mantel Co—Van Brunt Bldg Co, Louis Cherry & Isaac Kaufman; July12'13. 112.00
UTICA AV, es, 50 n President, 84.5x141; Abr Friedman—Van Brunt Bldg Co; July19'13. 112.00
UTICA AV, es, 100 s Union, 55x100; Terwilliger Floor Mfg Co—Van Brunt Bldg Co; July12'13. 563.00
SAME PROP; Wm Rolb—same; June21'13. 80.00
SAME PROP; Cohen & Grau—same; May26'13. 433.00
UTICA AV, es, 25 s Union, 100x100.5; Empire City Lumber Co—same; May28'13. 299.59

Dec. 12.

DEAN ST, ss, 250 w 3 av, 50x100; Abr Sacks, Inc—Hartman Bldg Co; Nov7'13. 800.00
FT GREENE PL, 69; Martin King—Josephine Ketcham; Sept18'13. 55.00
*S ELLIOTT PL, ws, 302 n Lafayette av, 63x100; Waterbury Hardware Co—Arm Realty Co; Oct7'13. 160.00
*SAME PROP; Brooklyn Fireproof Sash & Door Co—same; Oct8'13. 134.00
*S ELLIOTT PL, ws, 302 n Lafayette av, 63x100; Harry Weiser—Arm Realty Co; Nov1'13. 134.00
*SAME PROP; Hyman Rappaport—same; Oct20'13. 400.00
*SAME PROP; Borough Painting & Decorating Co—same; Nov3'13. 545.00
*SAME PROP; American Wood Carpet Flooring Co—same; Oct20'13. 315.29
WARWICK ST, 590; David Wortzman—Isidor & Celie Singer; July11'13. 45.00
BAY 49TH ST, ses, 638 ne Harway av, 20x100; Louis Solomon—Garden Realty & Constn Co; Nov12'13. 64.00
50TH ST, 513-15; D Lieberman & Sons—P & G Theatre Co & Sun Fireproof Sash & Door Co; June27'13. 260.00
CLINTON AV, 157; Bklyn Fireproof Sash & Door Co—Slocum Amusement Co & H Blume & Son; Dec8'13. 200.00
SAME PROP; same—same; Dec5'13. 200.00
DUMONT AV, nwc Ames, 100x160; Joe Sklar—Douglass Bldg Co; Nov5'13. 300.00
NEPTUNE AV, nwc W 2d, 41.1x100; Carmel Mazzary—Burt G Lewis; May23'13. 130.00
UTICA AV, es, 100 s Union, 55.7x100; Donin Plumbing Contracting Co, Inc—Van Brunt Bldg Co; June3'13. 469.50

Dec. 13.

N 5TH ST, 225; Saml Rosenberg—Jno & Margt Gallagher & Cath Kennedy; Sept29'13. 30.00
GATES AV, 550-58; Saml Weinstein—Aug Toadush & Max Scharfner; Dec8'13. 93.00
BAL TIC ST, 428; Oliver B Taylor, Inc—Vernon Mason & Bldg Co; Oct16'13. 106.07
BAY 49TH ST, ses, 638 ne Harway av; Jos Koppel—Garden Realty & Constn Co; Nov12'13. 60.00
BAY 49TH ST, nws, 536 ne Harway av; same—same; Nov12'13. 60.00

Dec. 16.

DELMONICO PL, nes, 67.3 e Ellery; Sam Ellman—Bessie & Sam Kazdan; Oct29'13. 180.00
MELROSE ST, 114; Fredenburg & Lounsbury—Andw Adams & Bros & Fannie Bernstein; Nov13'13. 111.25
*ROSS ST, swc Bedford av, 50x100; Benisch Bros—Cohn Cut Stone Co; Nov25'13. 750.00
PROSPECT AV, nwc Vanderbilt; Rafelson & Forman—Acme Homes Co & Jas V Cunningham; Nov21'13. 325.00
SAME PROP; Benj Schwartz—same; Nov21'13. 570.00
SAME PROP; Saml Bracker—same; Oct15'13. 2,200.00
SAME PROP; Smyth Donegan Co—same; Oct20'13. 300.00

Dec. 17.

BRADFORD ST, nec Blake av, 60x90; D O'Connor—Sackman Constn Co & Saml Shersky; May5'13. 242.32
MILFORD ST, ws, 90 s Belmont av, 40x100; Rubin Musicant, Inc—Mary Madensky; May15'13. 75.00
SAME PROP; J Kerstein—same; June13'13. 300.00
SAME PROP; J Lieb—same; July2'13. 37.68
W 9TH ST, ns, 192 w Henry, 25x100; Realty Supply Corp—Vincenzo Metta & Vernon Manor Bldg Co; Dec10'13. 246.39
W 9TH ST, ns, 192 e Henry, 25x100; Union Cornice & Roofing Co—Vernon Mason Bldg Co; Dec1'13. 105.00

55TH ST, nec 6 av, 80x100.2; F W Fitts—Latest Imp Co & West End Imp Co; July11'13. 600.00
74TH ST, ss, 120 w 17 av, 180x100; Realty Supply Corp—Jno A Jones Bldg Co; Dec9'13. 47.99
NEW LOTS AV, swc Williams av, —x—; S Gasner & Son Co—Vermont Bldg Co; Oct16'13. 220.00
SAME PROP; J Sanglamo—same; Dec13'13. 310.00

1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan and Bronx.

Dec. 12, 13, 15, 16, 17 and 18.

August, Jacob Constn Co. 2001-2011 Morris av..Consolidated Chandelier Co. Fixtures. 2,250
Buellesbach, Jos. 136th st w of So Boulevard ..Anton Larsen & Son. Refrigerators. 450
Corgill Realty Co..Colonial Mantel & Refrigerator Co. 3d av swc 182d, —x—. Refrigerators. 428
Comfort Realty Co. Pinehurst av & 181st..Anton Larsen & Son, Inc., 7 dumbwaiters. 231
Same. Same prop..Same. 42 refrigerators. 672
Gilman, Mrs D. 1634 Broadway..Nelson Co. Fixtures. 410
Kenny, P F or P F Kenny Co. 97th st..Rumsey Pump & Machine Co. Fire pump, etc. 950
Reisler, Nathan. 801 E 137th..Fairbanks Co. Machinery. 323
Sallustro, Sebastiano. 2780 Amsterdam av. Erminio Esposito. Barber shop. 766
Sandringham Hotel Co., Inc. 71 & 72d sts west of Columbus av. "Hotel Hargrave"..Oak Realty Co. All chattels, lease, &c. 40,000
Sherman Av Constn Co, Inc. Sherman av, north of 207th..Anton Larsen & Son. Refrigerators. 650
Same. Sherman av, north of 207th..Same. Refrigerators. 650
Wilcox-Chandler Co. 255 W 58th..Fairbanks Co. Machinery. 536.30
Weidhorn, Isidore A. 109 W 23d..Fairbanks Co. Machinery. 292.80

Brooklyn.

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

Boone Constn Co. 17th av, bet 75th & 76th..Isaac A Sheppard & Co. Ranges (R) 200.00
Boone Constn Co. 17th av, bet 75th & 76th..Isaac A Sheppard & Co. Ranges (R) 200.00
Douglass Bldg Co. Dumont av near Ames st..Isaac A Sheppard & Co. Ranges. 328.00
Douglass Bldg Co. Dumont av near Douglass st..Isaac A Sheppard & Co. Ranges. 328.00
Kneff, Edmund & Kath & L A Brennan, 21st st bet Avs O & P..Hudson Mantel & Mirror Co, Inc. (R) 117.50
Salandino, Jos. New York av near Martense Wm Kerby, exr of. Stoves (R) 1,035.00

BUILDING LOAN CONTRACTS.

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

Manhattan and Bronx.

Dec. 13, 15 & 17.

No Building Loan Contracts filed these days.
DEC. 16.
NORTHERN AV, ws, whole front bet 179th & 180th, 200x125; Germania Life Ins Co loans Haven Constn Co, Inc. 270,000

Dec. 18.

155TH ST, ns, 525 w Broadway, 150x74.7x irreg; Metropolitan Life Ins Co loans Strachona Constn Co to erect a 10-sty apartment; 10 payments. 475,000

Dec. 19.

No Building Loan Contracts filed for this day.

ORDERS.

Brooklyn.

Dec. 11.

FULTON ST, nec Ft Greene pl, —x—; Edw R Burwell on L Kern, Geo Schuman & Wm Farrell to pay Realty Supply Corp. 350.00
STERLING PL, ns, 100 w Saratoga av, Commonwealth Improvement Co on N Y Title Ins Co to pay Wotherspoon Plaster Mills. 90.00
WILLIAMS AV, ws, 220 s Sutter av, —x—; Kurlandzik & Alpert on Habena Constn Co to pay Levin Kronenberg Co. 1,213.97

Dec. 12.

STERLING PL, ns, 100 w Saratoga av, —x—; Commonwealth Improvement Corp on Title Ins Co of N Y to pay J H Werbelovsky Estate. 60.00
STERLING PL, ns, 100 w Saratoga av, —x—; Commonwealth Improvement Corp on Title Ins Co of N Y to pay J H Werbelovsky Estate. 55.00
HOWARD AV, swc Dean, 90x107.2; Kroll Bros on Jasum Realty Co to pay Sommerfield Co. 200.00
NEW LOTS AV, swc Williams av, —x—; Vermont Bldg Co on N Y Title Ins Co to pay Empire City Lumber Co. 600.00

DEC. 13.

DUMONT AV, swc New Lots rd, —x—; Vermont Bldg Co on N Y Title Ins Co to pay Jas Sanglamo. 310.00

DEC. 15 & 16.

No Orders filed these days.

DEC. 17.

VANDERBILT ST, ws, & Prospect av, 80x100; Acme Homes Co on Williamsburgh Savgs Bank to pay Peter Ollikainen. 100.00
(For Attachments see page 1136.)

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.

Numbered Streets.

31st st, 142 E—John Wanamaker.....K
99th st, 42 W—Herman F Bindseil & Son...K
207th & Inham sts—Reliance Motor Boat Co.K

BROOKLYN ORDERS SERVED.

Numbered Avenues.

3d av, 648—Morris Berger.....E-F-A
3d av, 6418-22—Twyford Athletic Club.A-C-E-F
Named Avenues.
Bedford av, 437-41—Dincin Amuse Co.....G-A
Bedford av, 903—Isadore Jonas.....F

QUEENS ORDERS SERVED.

Named Streets.

Grove st, w s of Railroad (Far Rockaway)—Ralph O'RourkeH-C-G-A
Grove st, w s of Railroad (Far Rockaway)—Queens Borough Gas & Electric Co.....A

Named Avenues.

Boulevard, 1820 (Rockaway Beach)—Queens Borough Gas & Electric Co.....A
Dickerson av, w s of ocean (Edgemere)—Queens Borough Gas & Electric Co.....A
Larkin av & Beach 62 (Far Rockaway)—Queens Borough Gas & Electric Co.....A

RICHMOND ORDERS SERVED.

Named Avenues.

Port Richmond, S. I.—Standard Oil Co of N.Y.L

Board of Examiners.

(Extension of Office Occupancy.)

Architects are advised that the Board of (Building) Examiners now located at No. 1 Madison avenue has been authorized by the Sinking Fund Commissioners to arrange with the management of the Metropolitan Life Building to continue the occupancy of its present quarters until March first.

Brooklyn Bureau of Buildings.

Superintendent P. J. Carlin, of the Bureau of Buildings, Brooklyn, will have ready for distribution to architects and others on and after December 29 the new building and alteration forms that will supplant the ones now in use on and after Wednesday, December 31, 1913. These forms will be much more concise and will eliminate many of the objectionable features embodied in the old ones. No application for new buildings or alterations written on the present forms will be accepted by the department after the close of the current year.

Manhattan Bureau of Buildings.

BULKHEAD CONSTRUCTION.

BULLETIN 32.—Mineral wool of the coarse variety packed to a density of fifteen pounds per cubic foot will be accepted as the fireproof filling required by section 92 of the Building Code between wood studs of bulkheads on non-fireproof buildings.

RUDOLPH P. MILLER, Superintendent of Buildings.

CURRENT BUILDING OPERATIONS

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

Dissolution of an Architectural Firm.

Messrs. Van Vleck & Goldsmith, architects, of 111 Fifth avenue, after fifteen years' association, have decided to dissolve partnership at the close of the year. The work of this firm has been characterized by extreme simplicity and has shown a strong tendency toward the American colonial. Their versatility and intimate acquaintance with all materials is shown in the wide scope of the buildings designed by them. Some of their typical buildings are the Montclair Y. M. C. A., which has been used by the International Committee as a model; the Grove street school and the First M. E. Church in Montclair; the works of the Holbrook Mfg. Co. in Jersey City; a 7-story and basement reinforced concrete building; the Copper Queen Hotel at Bisbee, Arizona, said to be one of the very best hotels in the West. Typical of their residential work are the houses at 1027-28 Fifth avenue, New York.

In New Quarters.

The Tenement House Department and the Bureau of Buildings of the Borough of Manhattan are now pleasantly situated on the nineteenth and twentieth floors of the Municipal Building, where they have commodious and ideally arranged quarters. Commissioner Murphy and his secretary, Mr. Fink, have a fine view of the East River from their private offices, while Superintendent Miller and Deputy Ludwig can look over City Hall Park to the Hudson from where they direct the affairs of their bureau.

To Start Wythe Avenue Factory.

Rouse & Goldstone, 38 West 32d street, are completing plans and specifications for a large factory and warehouse which the Fulton Bag & Cotton Mills, of Atlanta, Ga., and 236 Spring street, Manhattan, is to erect at the southwest corner of Wythe avenue and South 1st street, Brooklyn, on a plot 100x200 feet. The construction will be of brick and stone, strictly fireproof. The height has not yet been determined. A selected list of builders will be asked to submit figures.

Plans Ready for Brandreth Building.

Jardine Hill & Murdock, 3 West 29th street, have revised plans and will be ready for estimates about December 27 for the erection of the Brandreth Building, which is to occupy a plot 36x56x127 feet at Broadway, Canal and Lispenard streets. The Manhattan Company, composed of General E. A. McAlpin, president, and B. B. McAlpin, 68 William street, and Henry Bacon, of Goshen, N. Y., is the owner. The height will be twelve stories, and the cost is placed at \$250,000.

Isaac Polstein to Build Apartments.

Isaac Polstein, real estate, 30 East 42d street, contemplates the erection of a twelve-story apartment house at the northwest corner of West End avenue and 97th street. It is stated that no architect has yet been retained. Schwartz & Gross, 347 Fifth avenue, have prepared plans previously.

Proposed City Market Buildings.

Tentative plans for the construction of a group of city market buildings and a large cold-storage building adjacent to Newtown Creek and Dutch Kills Canal, Long Island City, for the city of New York are soon to be placed before the Board of Estimate and Apportionment for approval. Cyrus C. Miller, Tremont and Third avenues, is chairman of the Mayor's Commission. The cost of the proposed structure is estimated at between \$4,000,000 and \$5,000,000.

Architect for 79th Street Apartments.

Robert T. Lyons, 505 Fifth avenue, has been selected architect for the twelve-story apartment house which Bing & Bing are to erect at 135-139 West 79th street at a cost of \$300,000.

PERSONAL AND TRADE NOTES.

AUGUST SUNDBERG, architect, 244 Huguenot st., New Rochelle, N. Y., is confined to his home suffering from a severe attack of La Grippe.

THE HEALEY SEWER CONSTRUCTION CO., 21 Park Row, N. Y. C., having reorganized its business is now in position to give estimates and take contracts for work in all parts of the United States.

EUGENE CICARELLI and Wm. G. Marengelo, architects, have formed a partnership for architectural practice and have opened offices in the Second National Bank Building, River street, Hoboken.

CHARLES A. CHRISTMAN, who sold his lumber yard in West 57th st., Manhattan, some time ago, is developing a retail hardwood yard on twelve lots at William and Henry sts., Long Island City.

C. E. BAILEY has resigned as president of the United States Metal Products Co., College Point, N. Y., and will devote his entire attention to the interests of the Art Metal Construction Co., of which he is president.

EDGAR L. SMITH, formerly in charge of the new business department of Ford, Bacon & Davis, engineers, 115 Broadway, has resigned, to take over the business control of the Farmers' Bureau, 150 Nassau st.

JOHN A. DREW, for many years the New York sales manager for Henry R. Worthington and the International Steam Pump Company, is now special sales agent for the Epping-Carpenter Pump Company, with offices at 90 West st.

H. KLEINHAUS COMPANY, Pittsburgh, Pa., has opened a branch office at 50 Church st., New York City, in charge of L. Kleinhaus, as Sales Manager. The company is engaged in the sale of new and second-hand contractors' equipment, and act as agents for the Davenport Locomotive Works.

ARTHUR T. REMICK, architect, 103 Park av., desires to announce that after December 15th he will become associated with Henry Wilhelm Wilkinson, architect. The new address will be 15 West 38th st.; telephone Greeley 5673.

WASMANSDORFF & EASTMAN, architects, Lewistown, Montana, have opened offices at Great Falls, Montana, and desire samples and catalogues from concerns interested in the building trades.

THE HARRIS FIRE APPARATUS COMPANY, for many years at 24 East 23d st., has opened new show rooms and offices at 36 East 23d st. Mr. Alexander, president of the company, has been actively identified with the fire appliance industry for the past ten years.

GEORGE MERTZ'S SONS, Portchester, N. Y., builders of some of the finest country residences in the East, have under consideration the installation of a department to manufacture and supply the highest grade cabinet work and trim to the trade. Their large yards and mill at East Portchester being thoroughly equipped for work of this type.

A. A. STOUGHTON, of the firm of Stoughton & Stoughton, architects, 96 5th avenue, N. Y. C., has accepted the call of the University of Manitoba, Winnipeg, Canada, to organize a Department of Architecture at that university. C. N. Stoughton will continue the practice of the firm at the old office.

W. RANDOLPH SIDES, formerly a member of the engineering staff of the Board of Water Supply, city of New York, and later with the Bureau of Highways, Borough of Brooklyn, has been appointed Assistant to the manager of the contracting department of the Turner Construction Company, New York City.

THE UNITED STATES ROOFING TILE CO. has completed its organization and is reported to have arranged to take over a number of factories. Tile roofing materials will be made in a factory recently acquired at East Sparta, Ohio. Frank L. Beam, Mt. Vernon, Ohio, is president of the new company, and Henry G. Beam is general manager.

THE H. W. JOHNS-MANVILLE CO., Madison avenue and 41st street, has completed a computation of the quantity of pipe covering required in the Municipal Building and the figures show a total of twenty-seven carloads used in covering the myriad of steam, hot water, ventilating cold water and ice water pipes. This order is one of the largest of its kind ever placed.

THE FULTON TRUST COMPANY of New York, 149 Broadway, has announced through its secretary, Charles M. Van Kleeck, the declaration of its forty-third consecutive semi-annual dividend. By resolution of the Board of Trustees the partition of profits includes a semi-annual dividend of five per cent. and an extra dividend of two per cent., which are payable on January 2, 1914, to stockholders of record at the close of business December 22, 1913. Checks will be mailed.

NORMAN VINCENT, manager of the Lumber Department of W. R. Grace & Co., is back from the Pacific coast. Mr. Vincent says large results are expected by the Pacific Coast manufacturers through the opening of the Panama Canal, giving an outlet for their product, which is now almost closed on account of the high charges made by rail transportation lines to Atlantic Coast points. In order that this hope may be fully realized there will have to be a large amount of preliminary work done and along lines but principally educational.

HENRY S. THOMPSON, Commissioner of the Department of Water Supply, Gas and Electricity, will be the guest of honor at a beefsteak dinner, Monday evening, Dec. 22. The dinner is arranged by his deputy commissioners and his friends in the department and will be held at Healey's, Columbus av and 66th st. Among the guests invited to the dinner and who will be asked to make addresses are Mayor Kline, Mayor-elect John Purroy Mitchel, Comptroller Wm. A. Prendergast, Borough President George B. McAneny, Collector of the Port Dudley Field Malone, Robert Adamson and all the commissioners of city departments.

CHIEF ENGINEER E. J. FORT of the Brooklyn Bureau of Sewers states that the construction of the Classon av relief sewer can not be completed in much less than a year from now. Until that is done the temporary sewer in the 4th av tube must continue in use. The sewer in the tube is simply one of the natural divisions of the underground road. Its size is about 12 ft in width and 9 ft in height. It is lined with brick and concrete. At the Pacific st station, it has been necessary to construct a temporary wall to separate it from the other tracks, but elsewhere it is divided off by a natural partition which only had to be changed to the extent of closing up a number of openings at intervals along the line.

TRADE AND TECHNICAL SOCIETY EVENTS.

THE HARVARD ENGINEERING SOCIETY OF NEW YORK will hold its seventh annual dinner at the Harvard Club, this evening, Dec. 20. The speakers will be W. L. Saunders, chairman board of directors, the Ingersoll-Rand Company; John N. Carlisle, commissioner of highways, New York State; George C. Whipple, professor of sanitary engineering, Harvard University, and Prof. Ira N. Hollis, president Worcester Polytechnic Institute.

S. H. POMEROY COMPANY, INC., whose hollow metal windows have been approved by the National Board of Fire Underwriters, is now located in its new factory building at 282 to 296 East 134th street, where it is turning out windows for some prominent building operations in this city. Its sales offices are at 1123 Broadway.

MECHANICAL ENGINEERS.—The code of professional ethics drafted a year ago by a committee of the American Society of Mechanical Engineers has now been formally approved by that society by a letter-ballot vote. The committee which drafted the code was made up of Messrs. Charles Whiting Baker, chairman; Col. E. D. Meier, Chas. T. Main, Spencer Miller and Prof. C. R. Richards.

NORTHROP, COBURN & DODGE COMPANY, 43 Cherry st., is issuing a booklet describing its metal tile for walls and ceiling of bath rooms, kitchens, and other parts of buildings that it would like to place in the hands of every architect in the city. It is a reference book that ought to be in the library of every architect's office.

THE CHARLES H. BROWN PAINT COMPANY, of 188 and 190 Montague st., Brooklyn, is sending out a sample panel folder describing its products that ought to be seen by architects, owners, building managers and builders who have occasion to use paints in any form. The

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Trade and Technical Society Events (Continued)

claim made by the manufacturers that they are turning out a paint that will stand the effects of coal and sulphurous gases salt air and dampness ought to inspire requests for samples for testing purposes.

THE BROOKLYN ENGINEERS' CLUB held its seventeenth annual dinner Dec. 18 at the clubhouse. The speakers were Borough President Pounds, Frederick B. Pratt, Edward M. Bassett, Nelson P. Lewis and George W. Tillson.

THE H. W. JOHNS-MANVILLE COMPANY, of Madison av and 33d st, announces that its San Francisco branch has recently made a contract to furnish J-M Transite Asbestos shingles for Fort Castenas, Honolulu, H. I. A booklet describing these artistic shingles will be sent on application.

OBITUARY

PETER GULICK, landscape contractor, died of old age at the home of his daughter, Mrs. William E. Loper, Morris av, Springfield, N. J., Saturday, Dec. 13th, aged eighty-six years.

THOMAS E. GILLISPIE, who was active as a builder and real estate operator in the Bay Ridge Section of Brooklyn for twenty-seven years, died suddenly at his home, 460 55th st, Brooklyn, Wednesday, Dec. 10th. He was born in Tennessee sixty-four years ago and had lived in Brooklyn for thirty years. Mr. Gillispie is survived by his wife, one son and one daughter.

JOSEPH M. DUCLOS, one of the oldest architects and builders in Brooklyn, died at his home, 32 McDonough st, Brooklyn, Saturday, Dec. 13, of a complication of diseases. He was born in Alsace Lorraine, 81 years ago and came to this country in 1854. He began his business career in America with the firm of J. B. & J. M. Cornell, iron workers, and after that became associated with the Architectural Iron Works of N. Y. C. Later he founded the East River Iron Works of Manhattan and was active in its affairs till his retirement about twenty-five years ago. Mr. Duclos, during his business life, had a large part in the erection of many of the public buildings in Brooklyn and Manhattan. The Brooklyn Borough Hall, Brooklyn Post Office, Garden City Cathedral and the old Grand Central Station were erected under his supervision. He is survived by his wife, two sons and eight daughters.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—Isaac Polstein, 30 East 42d st, contemplates the erection of a 12-sty apartment house at the northwest corner of 97th st and West End av, for which no architect has been retained. Schwartz & Gross, 347 5th av, have been architects in previous operations.

MANHATTAN.—William P. Andrews, 191 Fulton st, lessee, contemplates altering the 5-sty brick and stone business building, 33x75 ft, at 191 Fulton st, for which no architect has been selected.

MANHATTAN.—The Washington Heights Hospital, Broadway and West 165th st, Mrs. Adolph Heller, Hotel Savoy, 5th av and 59th st, in charge, is raising funds for the erection of a new hospital, to cost about \$150,000. No architect has been selected.

MANHATTAN.—A 12-sty apartment house is contemplated at 32-34 East 31st st by Brody, Adler & Koch Co., 38 West 32d st, owners. An architect will be selected after January 1.

BROOKLYN.—The West Side Improvement Co., 90 West st, N. Y. C., contemplates the erection of warehouses at Newton Creek and Commercial st, from Franklin st to Manhattan av, South 9th st and Driggs av. Cass Gilbert, 11 East 24th st, N. Y. C., some time ago prepared tentative sketches but nothing has been decided.

BROOKLYN.—A client of Chas. Partridge, real estate, 700 Franklin av, Brooklyn, contemplates the erection of a 4-sty brick apartment house on the south side of Prospect pl, near Classon av. Definite action will not be taken until after Jan. 1. No architect has been selected.

LITTLE FALLS, N. Y.—The City of Little Falls, Matthew A. Leahy, clerk, 557 East Main st, contemplates the erection of a city hall here, for which no architect has been selected.

SILVER CREEK, N. Y.—Lodge F. & A. M., Silver Creek, George S. Babcock, Master and chairman of building committee, 54½ West Dunkirk st, contemplates the erection of a 3-sty brick masonic temple, 56x105 ft, at Dunkirk and Howard sts, for which no architect has been retained.

MANHATTAN.—Dr. James Bishop, 527 5th av, contemplates alterations to residence at 16 West 56th st for business purposes. No architect has been selected.

MANHATTAN.—A client of Shaw & Co., 1 West 125th st, contemplates the erection of a 5 or 6-sty brick and stone warehouse in the north side of 137th st, 225 ft. east of the junction of 3d and Lincoln avs, for which no architect has been selected. Cost about \$100,000. The name of the owner is withheld.

BROOKLYN.—Miseu Haimowitz, 177 Chrystie st, N. Y. C., contemplates the erection of an amusement place at 279-281 Broadway, for which no architect has been selected.

RIVER EDGE, N. J.—Competitive sketches are being made for a clubhouse, 40x60 ft, to be erected here for the River Edge Council of the Boy Scouts of America, River Edge, owner; Thomas B. Nichols, treasurer. Nothing has been definitely decided.

NORTH TONAWANDA, N. Y.—A syndicate to be formed, of which Judge Chas. J. Knolls, City Hall, is interested, contemplates the erection of a brick theatre at the corner of Broad and Delaware sts, for which no architect has been retained. Cost, about \$40,000.

TARRYTOWN, N. Y.—Alfred D. Pell, 929 5th av, N. Y. C., contemplates the erection of a residence on South Broadway, for which no architect has been selected.

WELLSVILLE, N. Y.—A company not formed, composed of J. P. Fredericks and O. B. Stannard, both of this place, contemplates rebuilding the theatre which was destroyed by fire. The construction will be of brick and steel and concrete. No architect has been selected.

RICHMOND.—Lemmel C. Butler, 71 Wall st, N. Y. C., contemplates making alterations to his residence at the intersection of Oak st and Richmond rd, for which no architect has been selected.

COHOES, N. Y.—The Hudson River Box Co., Louis Bourgeois in charge, Ontario st, contemplates the erection of an addition to the factory in Ontario st, for which no architect has been selected.

MECHANICSVILLE, N. Y.—Mrs. E. C. Orcutt, 133 South 2d av, contemplates the erection of a 2-sty brick store and office building on the south side of Park av, between the railroad and canal, for which an architect will be selected about January 1.

ELMIRA, N. Y.—The county office building in Lake st is to be remodeled by the Board of Supervisors of Chemung County, Wright Dewaters, Elmira, owner. No architect has been selected.

NEW BRUNSWICK, N. J.—St. Peters General Hospital, J. H. Conger, chairman, Somerset st, contemplates the erection of an addition to the hospital in George st, for which no architect has been selected. Cost, about \$18,000.

MINOA, N. Y.—The Board of Trustees, George Cockran, A. J. Helfer and Chas. Zeh, all of East Syracuse, contemplate the erection of a 1-sty school on East av, to cost between \$30,000 and \$40,000. No architect has been selected.

WESTFIELD, N. J.—The Board of Education of Westfield, Dr. C. N. F. Egel, president, is receiving competitive sketches for a 3-sty brick high school to be erected at Elm and Walnut sts, for which no architect has been selected. Cost is estimated at \$100,000.

OLEAN, N. Y.—The First National Bank, J. E. Dusenbury, president, North Union st, is receiving competitive sketches for a 6-sty brick stone and steel bank and office building to be erected at State and North Union sts. No architect has been selected.

DUNKIRK, N. Y.—The Gratiot Hotel, J. L. Hurlbert, attorney for estate of owner, 18 East 2d st, Dunkirk, contemplates remodeling the 4-sty brick and stone hotel, 190x100 ft, at 343 Central av, for which no architect has been selected. E. Love, on premises, is lessee.

LONG ISLAND CITY.—Competitive sketches have been prepared for a 1½-sty brick and steel auto receiving station and repair shop, 97x201 ft, to be erected at Beebee and Lathrop avs for Renault Freres, 719 5th av, N. Y. C., owner; Louis Renault, president.

AKRON, N. Y.—Lodge 527 F. & A. M., C. E. Shields, master, contemplates the erection of a masonic hall here; funds are being raised. No architect has been selected.

ROCHESTER, N. Y.—Damascus Temple, Potentate, C. De Forrest Gallagher, 67 Clinton av, contemplates the erection of a mosque here for which site and architect have not been selected.

HOOSIC FALLS, N. Y.—The Village of Hoosick Falls, G. E. Clark, president, contemplates the erection of a library here for which no architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—The Hartman Construction Co., 974 68th st, Brooklyn, owner, is taking bids on subs for two 4-sty brick tenements, 57x88 ft., to be erected in the west side of Adelphi st, 84 ft. south of Myrtle av, from plans by S. Millman & Son, 1780 Pitkin av, Brooklyn, architects. Cost, about \$56,000.

BROOKLYN.—Albra Ehreich, 8714 21st av, Brooklyn, in charge for owner, is taking bids on subs for a 4-sty brick tenement, 43x76 ft., to be erected on the east side of 22d av, 50 ft. north of Cropsy av, for Mary Waldron, 720 Riverside drive, N. Y. C. Thomas Bennett, 52d st and 3d av, Brooklyn, is architect. Cost, about \$23,000.

BROOKLYN.—The Cranston Construction Corporation, on premises, owner, is taking bids on subs for a 6-sty brick and stone apartment house, 95x147 ft., to be erected at the south-east corner of 8th av and 3d st, from plans by Shampman & Shampman, 772 Broadway, Brooklyn, architects. Cost, about \$250,000.

BROOKLYN.—The New Lots Construction Co., Harry Schneider, president, 748 Shepherd av, Brooklyn, owner, is taking bids on subs for a 4-sty brick tenement, 50x88 ft., to be erected in the west side of Christopher st, 100 ft south of Riverdale av, from plans by S. Millman & Son, 180 Montague st, architects. Cost, about \$25,000.

BROOKLYN.—Emil Quehl, 454 Lincoln av, owner, is taking bids on subs for a 3-sty brick tenement, 27x67 ft., to be erected on the west side of Lincoln av, 170 ft. north of Liberty av, from plans by J. F. Frank, 206 Crescent st.

BROOKLYN.—Emil Reineking, 386 Crescent st, owner, is taking bids on subs for a 4-sty brick tenement, 40x88 ft., to be erected on the east side of Sheppard av, 175 ft. north of Liberty av, from plans by L. J. Frank, 206 Crescent st. Cost about \$18,000.

DWELLINGS.

EASTHAMPTON, L. I.—Robert J. Reiley, 481 5th av, N. Y. C., architect, is taking bids for a 2½-sty tile and stucco residence, 30x104 ft., to be erected on Lily Pond rd for Edward Avery, care of architect, owner. Cost about \$25,000.

DARIEN, CONN.—Plans are being refigured for the 2½-sty brick residence, 75x40 ft., with wing, 25x41 ft., for Mrs. Edgar Auchinless, Jr., Middlesex rd, owner. Foster & Gade, 15 West 38th st, N. Y. C., are architects.

BROOKLYN.—E. H. Bishop & Son, President st and Nostrand av, owner, is taking bids on subs for ten 3-sty brick and limestone residences, 20x59 ft., to be erected on the north side of Parkside av, between Bedford and Flatbush avs from plans by Axel Hedman, 367 Fulton st, architect. Cost about \$75,000.

MUNICIPAL WORK.

SCHOOL REPAIRS.—Bids will be received by the Superintendent of School Buildings until Monday, Dec. 29, for the general construction of two portable school buildings as annexes to Public School 52, Broadway and Academy st, Manhattan; also for installing electric lighting equipment in the grandstands and on the athletic fields, Ays K and L and East 17th st, Brooklyn; Orchard av and Munson st, Astoria, Queens; Hamilton av and St. Marks pl, New Brighton, Richmond; also for improvements on or about the site of the Bushwick High School, on the southwesterly corner of Irving and Putnam avs, and for equipment of woodworking tools for Bushwick High School, on the southerly side of Irving av, about 260 ft. west of Putnam av, Brooklyn.

SUPPLIES.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity until Tuesday, Dec. 23, for furnishing and delivering tool steel brass rods, brass wire, suction hose complete with valves and strainers, leather, countershaft, steel split pulleys, gasoline motor driven suction pumps, axe, pick and sledge handles, shovels, melting pots, scythe blades, lawn mowers, grass shears, wooden rakes, scythe snathes, files.

BUILDING AND FURNISHING PIG LEAD.—Bids will be received by the Commissioners of Water Supply, Gas and Electricity until Monday, Dec. 29, for remodeling and extending the buildings at the North Portland av repair yard, No. 98 North Portland av; also furnishing and delivering 50,000 pounds of pig lead.

PAVING.—Bids will be received by the President of the Borough of Richmond until Tuesday, Dec. 23, for labor and materials required for regulating and repaving with granite blocks on concrete foundation the gutters of Todd Hill rd, east side, from a point about 730 ft. south of Four Corners rd to a point about 1,170 ft. south of Four Corners rd and other sts.

PLUMBING, WATER SUPPLY AND DRAINAGE.—Bids will be received by the President of the Borough of Manhattan at the offices, Commissioner of Public Works, Room No. 2034, 20th floor, Municipal Building, until 11 o'clock a. m., on Saturday, Dec. 27, for labor and materials for the installation of plumbing, water supply and drainage system in the Washington Market Building, Fulton, Vesey, Washington and West sts.

BUILDING AND REPAIRS.—Bids will be received by the President of the Borough of Manhattan until Saturday, Dec. 27, for labor and materials required for the construction of a temporary structure outside of the Washington Market Building; also for the construction of floor, counter fronts and substituting "granolith-

ic finish" for "terrazzo finish" in all aisles in the Washington Market Building, located at Fulton, Vesey, Washington and West sts.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Figures are still being received for the 5-sty store and office building, 20x100 ft., to be erected at 343 Lexington av for Francis Connor, 4 East 42d st, owner. Mulliken & Moeller, 103 Park av, are architects. Cost about \$20,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DR.—George & Edward Blum, 505 5th av, are completing plans 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. Chas. Mayer, 42d st and Madison av Building, is steel engineer. Cost, about \$500,000. The owner will handle the general contract.

176TH ST.—Neville & Bagge, 215 West 125th st, are preparing plans for a 6-sty apartment house, 99x115 ft., to be erected at the northwest corner of 176th st and St. Nicholas av, for Stephen J. Egan, 802 West 181st st, owner. Plans will be completed about January 1.

160TH ST.—Samuel Katz, 1 Madison av, is preparing plans for a 6-sty elevator apartment house to be erected in the south side of 160th st, 475 ft. west of Broadway to Riverside drive, for the P. W. Holding Co., 143d st and Hunts Point av, owner and builder.

187TH ST.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 5-sty brick apartment house, 37x95 ft., to be erected in the north side of 187th st, 100 ft. east of Prospect av, for the 187th St. Realty & Construction Co., Frank Stolla, 1123 Broadway, owner and builder. Cost about \$30,000.

89TH ST.—Wallace & Goodwillie, 346 4th av, have completed plans for a 5-sty apartment house, to be erected at 311-17 West 89th st, for the Excelsior Holding Co., 56 West 45th, st, owner. Cost, about \$200,000.

ST. NICHOLAS TERRACE.—Chas. B. Meyers, 1 Union sq West, has completed plans for two 6-sty apartment houses, 99.11x100 ft., to be erected on the west side of St. Nicholas Terrace and at the northwest corner of 128th st and southwest corner of 129th st, for the Manchester Construction Co., 223 Wooster st, owner. Cost, about \$250,000.

BROADWAY.—John B. Boyland, Fordham rd and Westchester av, has completed plans for alterations to the 5-sty tenement at 2708 Broadway, for Hy. Lowenthal, 863 Hunts Point av, owner. Cost, about \$10,000.

BROADWAY.—Patrick J. Murray, 2 Mitchell pl, has completed plans for alterations to the 5-sty tenement at 2640 Broadway for Leopold Barzaghi, 130 West 77th st, owner.

CENTRAL PARK WEST.—John Boyd, 28 Columbus av, has completed plans for alterations to the 9-sty apartment house at 121-30 Central Park West, 1 West 72d st and 2 West 73d st, for Edward S. Clark, 149 Broadway, owner.

70TH ST.—Rouse & Goldstone, 40 West 32d st, have about completed plans for two 9-sty apartment houses, 66x105 ft., to be erected at 226-240 West 70th st for I. Randolph Jacobs, 160 Broadway, owner. Robert E. Moss, 26 Liberty st, is steel engineer. Cost about \$150,000 each. The owner will handle the general contract.

DWELLINGS.

94TH ST.—Delano & Aldrich, 4 East 39th st, will soon take bids on the masonry for a 4-sty brick and stone residence, 40x100 ft., to be erected at the northeast corner of 94th st and 5th av, for Willard D. Straight, care of J. P. Morgan & Co., 15 Broad st, owner. R. D. Kimball Co., 15 West 38th st, is steam and electrical engineer. F. A. Burdett & Co., 16 East 33d st, is steel engineer. Cost, about \$200,000.

FACTORIES AND WAREHOUSES.

130TH ST.—W. W. Timmis, 1328 Broadway, N. Y. C., architect and engineer, is preparing plans for a 6 or 8-sty factory, 60x125 ft., to be erected at 611 West 130th st for the Sinclair & Valentine Co., 611 West 129th st, owner, and will take bids about Feb. 1. Cost about \$60,000.

HALLS AND CLUBS.

5TH AV.—Delano & Aldrich, 4 East 39th st, are preparing plans for the 4-sty brick and white marble clubhouse, 75x93 ft., to be erected at 805-807 5th av, corner of 62d st, for the Knickerbocker Club, 319 5th av, owner, E. L. Winthrop, Jr., president. Cost, about \$100,000.

HOTELS.

MADISON AV.—Horenburger & Bardes, 122 Bowery, are preparing plans for alterations to the 11-sty hotel at 62 Madison av, northwest corner of 27th st, for Irving T. Smith, 149 Broadway, owner. Cost, about \$10,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education December 15 for additions and alterations to sanitary and heating work in P. S. 52. For item 1 A. W. King was low bidder at \$1,533; item 2, Flanagan, Fay Co. at \$1,023; and for item 3 John J. Foley Co. at \$285.

STORES, OFFICES AND LOFTS.

7TH AV.—J. C. Westervelt, 36 West 34th st, is preparing plans for alterations and extensions to the 4-sty brick restaurant and loft building, 39x60 ft., at 425-427 7th av, for Agnes Booth and Annie C. Biehm, 45 West 90th st, owner, Childs Co., 200 5th av, Samuel S. Childs, president, is lessee. Cost, about \$10,000.

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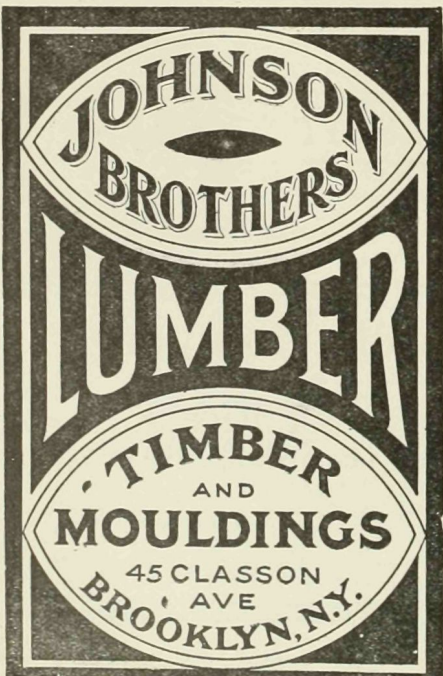
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Contemplated Const., Manhattan (Continued).

35TH ST.—Buchman & Fox, 42d st and Madison av building, have been commissioned to prepare plans for the 11-sty store and loft building to be erected at 56-58 West 35th st for Oppenheim, Collins & Co., 35 West 34th st.

5TH AV.—Simeon B. Eisendrath, 500 5th av, is preparing plans for alterations to the store at 427 5th av for Landay Bros., Inc., 563 5th av, lessee. Cost about \$7,000 to \$10,000. Architect will call for bids from a selected list of contractors about Jan. 5.

BROADWAY.—Jardine, Hill & Murdock, 3 West 29th st, architects, are preparing revised plans for the 12-sty Brandreth Building, 36x56x127 ft., to be erected at Broadway, Canal and Lispenard sts for the Manhattan Co., E. A. McAlpin and B. B. McAlpin, 68 William st. C. J. Jeppesen, Inc., 62 West 45th st, is steel engineer. Daniel R. Bacon, 30 Church st, is steam and electrical engineer. Cost about \$250,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

STEBBINS AV.—Plaster work is under way in the two 6-sty apartment houses at the corner of Stebbins av and Freeman st for Louis E. Kleban, owner. Maximilian Zipkes, 220 5th av, architect.

170TH ST.—Excavations for two 6-sty apartment houses at 170th st and Wilkins av for Louis E. Kleban will be started on or about Dec. 22. Maximilian Zipkes, 220 5th av, is preparing plans.

HOE AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for a 5-sty brick and stone tenement, 38x90 ft., to be erected at the southwest corner of Hoe av and 175th st, for the Trask Building Co., 1662 Boston rd, owner, August Schwarzler, president. Cost, about \$40,000.

163D ST.—George Fred Pelham, 30 East 42d st, will soon complete plans for five 5-sty apartment houses to be erected in the south side of 163d st, between Stebbins av and Rogers pl, for Grossman Bros. & Rosenbaum, Willow av and 133d st, owners, Martin Grossman, president. Cost, about \$300,000.

STABLES AND GARAGES.

SOUTHERN BOULEVARD.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for a 3-sty brick garage, 52x100 ft., to be erected on the east side of Southern Boulevard, 75 ft. south of Hunts Point rd, for James Contwell, care of Oliver E. Davis, 3210 3d av, owner.

STORES, OFFICES AND LOFTS.

WEST FARMS RD.—McKenzie, Voorhees & Gmelin, 1123 Broadway, have completed plans for a 3-sty telephone building to be erected at West Farms rd and Fox sq for the N. Y. Telephone Co., 15 Dey st, owner, Union N. Bethell, president. Cost about \$75,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

22D AV.—Thomas Bennett, 52d st and 3d av, Brooklyn, is preparing plans for a 4-sty brick tenement, 43x76 ft., to be erected on the east side of 22d av, 50 ft. north of Cropsey av, for Mary S. Waldron, 720 Riverside dr, owner, Albra Ehreich, 8714 21st av, Brooklyn, is in charge for owner. Cost, about \$23,000.

76TH ST.—F. W. Stork, 7416 3d av, is preparing plans for five 3-sty brick apartment houses, 20x55 ft., to be erected at the northwest corner of 76th st and 5th av to cost about \$30,000. The owner's name is for the present withheld.

HOWARD AV.—C. Infanger & Son, 2634 Atlantic av, have completed plans for four 4-sty brick tenements, 50x88 ft., to be erected on the east side of Howard av, 250 ft. south of Pitkin av, for the Mornat Realty Co., M. Halperin, president, 76 Broadway, owner. Cost about \$25,000 each.

LINCOLN PL.—Benjamin Dreisler, 153 Remsen st, has completed plans for a 4-sty brick tenement, 59x90 ft., to be erected at the southwest corner of Lincoln pl and Franklin av, for the Julius Strauss Realty Co., 153 Remsen st, owner. Cost, about \$35,000. The owner will take bids on subs about Dec. 20.

HOWARD AV.—Chas. Infanger & Son, 2634 Atlantic av, are preparing plans for two 4-sty brick tenements, 50x89 ft., to be erected on the west side of Howard av, 400 ft. north of Sutter av, for Israel Halperin, 1410 Lincoln av, owner. Cost, about \$50,000.

LINCOLN AV.—L. J. Frank, 206 Crescent st, has completed plans for a 3-sty brick tenement, 27x67 ft., to be erected on the west side of Lincoln av, 170 ft. north of Liberty av, for Emil Quehl, 454 Lincoln av, owner. Cost about \$9,000.

SHEPPERD AV.—L. J. Frank, 206 Crescent st, has completed plans for a 4-sty brick tenement, 40x88 ft., to be erected on the east side of Shepperd av, 175 ft. north of Liberty av, for Emil Reineking, 386 Crescent st, owner. Cost about \$18,000.

DWELLINGS.

81ST ST.—Slee & Bryson, 154 Montague st, are preparing plans for two 2½-sty frame and stucco residences, 37x40 ft., to be erected in the north side of 81st st, between 1st and Narrow avs, for W. H. Bonyng, 170 Broadway, N. Y. C., owner. Cost, about \$18,000. The architects will take estimates on the general contract about Jan. 5.

HALLS AND CLUBS.

HANSON PL.—Trowbridge & Ackerman, 62 West 45th st, N. Y. C., are preparing preliminary plans for a 10 or 12-sty Y. M. C. A. building, about 200x100 ft., to be erected on Hanson pl, from foot of Green pl to South Elliott pl, for the Central Branch Y. M. C. A., 11 Bond st, Brooklyn, George D. Pratt, chairman of building committee. Cost, about \$500,000.

STABLES AND GARAGES.

MORGAN AV.—William Debus, 86 Cedar st, is preparing plans for a 1 and 2-sty stable and storage building, 95x185 ft., to be erected at the southwest corner of Morgan av and Maujer

st for Levy Bros., on premises, owners, who will take bids on general contract. Cost about \$20,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, Brooklyn, is preparing plans for three 4-sty brick tenements, 25x79 ft., to be erected on 3d av, near Graham av, for the John T. Brook Co., builder, of 116 West 42d st, N. Y. C. Cost about \$33,000.

DWELLINGS.

ROCKAWAY PARK, L. I.—Edward Berrian, Hollands, L. I., is preparing plans for ten 2½-sty frame residences, 25x40 ft., to be erected at Lincoln and Columbus avs for George H. Closs & Co., Hollands, L. I., owners and builders. Cost about \$5,000 each.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Sub-contracts for the new factory to be erected here for the New York Consolidated Card Co. have been awarded as follows: W. G. Cornell, standpipe; General Fire Extinguisher Co., sprinkler system; Gurney Elevator Co., elevators; Edgemoore Boiler Co., boilers; Providence Engine Co., engines; Crocker Wheeler Co., generators; Craig Ridgway Co., ash hoist; M. H. Treadwell Co., coal and ash-handling equipment; Blaisdell Canady Co., balance; The Turner Constn. Co., 11 Broadway, N. Y. C., is general contractor. Ballinger & Perrot, architects and engineers.

HALLS AND CLUBS.

ASTORIA, L. I.—Wenige & Nelson, 340 Columbia av, Woodhaven, L. I., have completed revised plans for the 2-sty Masonic temple, 100 x36 ft., for the Advance Lodge 635 F. & A. M. Mr. Gelson, 165 Fulton av, L. I. City, is chairman of building committee. Cost, about \$15,000. Bids will be taken in the spring.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids Dec. 15 for installing heating and ventilating apparatus in P. S. 14. E. Rutzler Co., low bidder, at \$37,980. All bids were laid over for installing temperature regulation in same school.

QUEENS.—Bids were opened by the Board of Education Dec. 15 for installing electric equipment in new P. S. 94. All bids were laid over.

QUEENS.—The Board of Education opened bids Dec. 15 for plumbing and drainage of new P. S. 96. Wells & Newton Co., of N. Y. C., was low bidder at \$9,419.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, L. I. City, is preparing plans for eleven 1-sty reinforced concrete stores, 52x200 ft., to be erected at the Bridge Plaza, between Radde and Prospect sts, for the United Assets Corporation, Bridge Plaza, L. I. City, owner. Cost about \$25,000.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, L. I. City, has completed plans for a brick and limestone studio building, 100x140 ft., to be erected in Harris st for the New York Studios, David H. Hunt, secretary, Times Building, Broadway and 42d st, N. Y. C. Cost about \$100,000. Bids on general contract will be taken after January 1.

THEATRES.

CORONA, L. I.—Edward Rose & Son, Elmhurst, L. I., are preparing plans for a 1-sty brick and stone moving picture theatre, 38x99 ft., to be erected on Shell rd for Henry J. Goette, 8th st, Elmhurst, L. I., owner.

Suffolk.

DWELLINGS.

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 the Standard Oil Co., 26 Broadway, N. Y. C., to be erected here. Bids will soon be called for on foundation work.

Westchester.

HALLS AND CLUBS.

YONKERS, N. Y.—George H. Chamberlin, 18 South Broadway, Yonkers, is preparing preliminary plans for a 3 or 4-sty brick Y. M. C. A. building, 148x75 ft., to be erected at the corner of Riverdale av and Hudson st, for the Young Men's Christian Association, Alfred Bunker, president. Shattuck & Hussey, 19 South La Salle st, Chicago, Ill., are consulting architects. Cost, about \$100,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

86TH ST (sub).—M. Arnstein, 792 Amsterdam av, has received the contract for the exterior and interior glass and glazing required for two 12-sty apartment houses at 149-163 West 86th st, for the Almore Realty Co., 30 East 42d st. Rouse & Goldstone, 40 West 34th st, architects. William C. Tucker, 156 5th av, sanitary engineer. Falk & Hager, 50 Church st, steel engineers. Wm. M. Moore Construction Co., 190th st and Aqueduct av, has mason work, and Wolfinger & Lasberg, 346 Broadway, rough carpentry. Cost, about \$500,000.

BROADWAY (sub).—The Standard Fireproof Sash & Door Co., 182-188 Diamond st, Brooklyn, has received the contract for fireproof sash, doors and trim for the two 13-sty apartment houses on the east side of Broadway, from 78th to 79th sts, for Paterno Bros., Inc., 601 West 115th st, owners. Schwartz & Gross, 347 5th av, are architects. F. A. Eurdett & Co., 16 East 33d st, are steel engineers. Edward Roach, 60 West 90th st, has the mason work; Smellie & Loudon, at site, the carpentry; Feehan Bros., Inc., 542 West 160th st, plastering; Adam Hap

pel, 408 East 93d st, ornamental iron; and J. P. Zuria Tile Co., 157 East 33d st, tile work. Cost, \$600,000 each.

WEST END AV (sub.)—The Standard Fireproof Sash & Door Co., 182-188 Diamond st, Brooklyn, has received the contract for fireproof sash, doors and trim necessary for the 12-sty apartment house, 82x100 ft, at the southeast corner of West End av and 98th st, for T. J. McLaughlin Sons, 345 Amsterdam av, owners. George & Edward Blum, 505 5th av, are the architects. Cost, \$500,000.

DWELLINGS.

WOODMERE, L. I.—J. P. Streifer, Edgewater Crescent, Far Rockaway, has received the general contract to erect a 2½-sty frame and stucco residence here for E. Hazzard, of 437 5th av, N. Y. C. Hazard, Erskine & Blagden, 437 5th av, N. Y. C., are the architects. Cost about \$10,000.

WESTBURY, L. I.—John R. Hill, Westbury, has received the general contract to erect a 2½-sty frame residence here for J. S. Phipps, Jericho Turnpike, this place, owner. J. W. O'Connor, 3 West 29th st, N. Y. C., is architect. Cost, about \$20,000.

FACTORIES AND WAREHOUSES.

57TH ST.—Reid-Palmer Construction Co., 30 East 42d st, has received the general contract to erect the 4-sty brick storage and factory at 553-555 West 57th st for Morris B. Baer, 60 Liberty st, owner. Herbert M. Baer, 665 5th av, is the architect. Cost about \$40,000.

HUDSON ST.—T. J. Brady, Jr., 1170 Broadway, has received the general contract to erect a 9-sty brick addition, 107x199 ft, to the factory at 313-321 Hudson st for Henry Heide, 84 Vandam st, owner. Maynicke & Franke, 25 East 26th st, are architects. Cost about \$20,000.

MAURER, N. J.—The Barrows-Stewart Co., 17 Battery pl, N. Y. C., has just received the contract to erect a 3-sty reinforced concrete storehouse here for the United States Cartridge Co. Work will be started immediately.

HOTELS.

84TH ST (sub.)—The Standard Fireproof Sash & Door Co., 182-188 Diamond st, Brooklyn, has received the contract for fireproof sash, doors and trim required for the 12-sty apartment hotel, 33x100 ft, at 324-326 West 84th st, for Julius Tishman & Sons, 299 Broadway, owner. Schwartz & Gross, 347 5th av, are architects. R. E. Moss, 126 Liberty st, is steel engineer. The Keystone Construction Co., 28 East 85th st, has the mason work.

SCHOOLS AND COLLEGES.

207TH ST.—The Frymier & Hanna Co., 25 West 42d st, has received the general contract to erect P. S. 56, 3-stys, brick, in the north side of 207th st, from Hull to Decatur avs, for the Board of Education. C. B. J. Snyder, 500 Park av, architect. Joseph J. Foley Co., 113 West 164th st, has the plumbing. Cost about \$100,000.

146TH ST.—McDermott & Hanigan, 103 Park av, has received the general contract to erect the parochial school at the southeast corner of 146th st and College av for the Church of St. Rita of Cascia, 145th st and College av, owner. Rev. Father J. P. O'Brien. A. F. Schmitt, 604 Cortlandt av, is architect.

STABLES AND GARAGES.

BROOKVILLE, L. I.—R. H. Howes Construction Co., 105 West 40th st, N. Y. C., has received the general contract to erect a 1-sty frame cow and horse stable here for George C. Smith, 79 7th av, owner. Henry Otis Chapman, 334 5th av, N. Y. C., is architect. Cost, about \$4,000.

STORES, OFFICES AND LOFTS.

PARK ROW.—William Higginson, 1123 Broadway, has received the general contract to make alterations to the 32-sty brick store and office building, 103x160 ft., at 13-21 Park Row for the Park Row Realty Co., E. Moran Davison, president, 43 Exchange pl. Thomas M. Robertson, 331 Madison av, is architect. The National Bridge Works, 1123 Broadway, has structural steel work. Cost about \$9,000.

THEATRES.

41ST ST (sub.)—The Standard Fireproof Sash & Door Co., 182-188 Diamond st, Brooklyn, has received the contract for fireproof sash, doors and trim necessary for the "Photo Drama Theatre De Luxe" at 223-229 West 41st st, for the 223-229 West 41st St. Co., 1482 Broadway, owner. F. Musselman, 101 Park av, is steam and electrical engineer. The Libman Contracting Co., 107 West 46th st, is general contractor. Cost, about \$100,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

HALLS AND CLUBS.

39TH ST. 23 West, 5-sty brick club, 25x98; cost, \$75,000; owner, Engineers' Club, Stevenson Taylor, Pres., 32 West 40th st; architect, Beverly S. King, 103 Park av. Plan No. 499.

STORES, OFFICES AND LOFTS.

CANAL ST, n e s e of Bowery, 5-sty brick store and lofts, 25x38; cost, \$10,000; owners, Nathan Himowich and H. Hoppenfeld, 35 West 110th st; architect, Chas. M. Straub, 147 4th av. Plan No. 493.

PEARL ST. 481-485, 17-sty brick store and offices, 51x irreg; cost, \$250,000; owner, The Rudolph Wallach Co., 68 William st; architects, Boehm & Boehm, 7 West 42d st. Plan No. 494.

STORES AND TENEMENTS.

70TH ST. 226-240 W, two 9-sty brick tenements, 66x85; cost, \$450,000; owner, 230 West 70th St. Co., Inc., I. Randolph Jacobs, Pres., 160 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 497.

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Plans Filed, New Bldgs., Manhattan (Continued)

111TH ST, 46-50 West, two 5-sty brick tenements, 87x59; cost, \$150,000; owner, 111th St. Constn. Corp., Sam Roseff, Pres., 132 Nassau st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 495.

THEATRES.

110TH ST, 243 West, 1 and 2-sty brick moving picture theatre, 25x179; cost, \$10,000; owners, S. & R. Amusement Co., Irvin Simon, president, 66 Broadway; architect, S. S. Sugar, 140 West 42d st. Plan No. 492.

3D AV, 385-387 1-sty brick moving picture theatre, 41x90; cost, \$10,000; owners, Lloyd S. Bryce and Elizabeth S. Potter, 54 William st; architect, V. Hugo Koebler, 489 5th av. Plan No. 496.

BROADWAY, e s, 134 to 135th st, brick theatre and stores, 199x90; cost, \$150,000; owner, The Riverside Drive Realty Co., Arlington C. Hall, Pres., 2789 Broadway; architect, Gaetan Ajello, 1 West 34th st. Plan No. 498.

Bronx.

DWELLINGS.

222D ST, n s, 73.76 e Carpenter av, 2-sty frame dwelling, slag roof, 26.4x19; cost, \$2,000; owner and architect, James Di Benedetto, 627 East 222d st. Plan No. 630.

LACOMB AV, s e cor Bolton av, 1½-sty frame dwelling, shingle roof, 19x30; cost, \$3,000; owner, Wm. Fish, Bolton av, Clason Point; architect, Anton Pirner, 2069 Westchester av. Plan No. 636.

UNDERHILL AV, w s, 131.9 n Ludlow av, 1-sty frame dwelling, tin roof, 20x28; cost, \$800; owner, Louis Alexy, 1539 Av A; architect, B. Ebeling, 135 Westchester sq. Plan No. 642.

231ST ST, n e cor Palisade av, 2-sty brick dwelling, slate roof, 93.8x26; cost, \$20,000; owner, Henry Von Bremen, 33 West 95th st; architect, Anton F. Korn, Jr., 128 West 34th st. Plan No. 645.

BRYANT AV, e s, 150 n Lafayette av, 2-sty frame dwelling, tin roof, 25x45; cost, \$5,000; owner and architect, Albert Gerhards, 832 Whittier st. Plan No. 649.

FACTORIES AND WAREHOUSES.

HOFFMAN ST, e s, 309.84 n 184th st, 1-sty frame shop, 20x45; cost, \$1,000; owner, D. Cannazzano, 2341 Hoffman st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 631.

PARK AV, e s, 189 s 178th st, 2-sty frame shop, 19x67; cost, \$1,000; owner, John Toczkoosky, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 638.

STABLES AND GARAGES.

214TH ST, s s, 50 e Holland av, 1-sty frame stable, 15.6x17; cost, \$250; owners, John & Concetta Duca, 233 East 14th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 641.

HOE AV, w s, 330 s Westchester av, 1-sty brick stable, plastic slate roof, 24x83.4; cost, \$9,000; owners, Indelli & J. Conforti Co., C. Indelli, Pres., 847 Bryant av; architects, Koppe & Moore, 830 Westchester av. Plan No. 647.

TINTON AV, 777, 1-sty brick stable and storage, 26.4x75; cost, \$4,000; owner, Lena Kravitz, 539 Jackson av; architect, Alfred C. Wein, 160 West 99th st. Plan No. 646.

STORES AND TENEMENTS.

TREMONT AV, n s, 80.3 e Daly av, 1-sty frame store, tin roof, 34x60; cost, \$4,000; owner, Mrs. Ellis Delaney, 1044 East Tremont av; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 632.

ROGERS PL, w s, 217.2 n Westchester av, 5-sty brick tenement, slag roof, 66.8x62; cost, \$40,000; owner, 182d St. Realty Co., Frank Gallotta, 2389 1st av, Pres.; architects, Kreyborg Archtl. Co., 163d st & Southern Boulevard. Plan No. 639.

DALY AV, e s, 103.11 s 179th st, 5-sty brick tenement, plastic slate roof, 45x97; cost, \$45,000; owner, Herbst Realty Co., Albert H. Herbst, 983 East 179th st, Pres.; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 635.

GRAND CONCOURSE, e s, 56.11 n Mt Hope pl, 10-sty brick tenement, plastic slate roof, 131.9x131.9; cost, \$70,000; owner, Otto J. Schwarzer, 1150 Clay av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 634.

PROSPECT AV, n e cor Tremont av, 1-sty brick stores, slag roof, 100x90; cost, \$20,000; owners, Smith & Hahn, 460 Tremont av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 637.

186TH ST, n e cor Park av, 5-sty brick tenement, plastic slate roof, 50x90; cost, \$50,000; owners, Plough & Fox Co., Peter Fox, 397 East 149th st, Pres.; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 644.

SOUTHERN BLVD, w s, 54.10½ n Fairmont pl, two 1-sty frame stores, slag roof, 39.4½x97.8 and 24.2x75; cost, \$12,000; owner, Carey Constn Co., Jas. Carey, 906 East 176th st, Pres.; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 648.

THEATRES.

167TH ST, s e cor Teller av, open air theatre, 111x158.9; cost, \$1,000; owners, G. & S. Amusement Co., Simon Strauck, 1013 Boston rd, president; architect, Herman Goldberg, 2968 Briggs av. Plan No. 633.

MISCELLANEOUS.

BRONX PARK, e s Bronx River, 512 n e boathouse, 1-sty brick shelter pavilion, shingle roof, 85x45; cost, \$7,323; owner, City of New York; architects, La Farge & Morris, 101 Park av. Plan No. 640.

CAMBRELING AV, w s, 275 s Fordham rd, 1-sty concrete vault, 25x10.6; cost, \$500; owner, Jos. Morcerino on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 643.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

8TH AV, s e cor 3d st, 6-sty brick elevator apartment, 80x121, slag roof, 26 families; cost, \$250,000; owner, Cranston Construction Co., 483 5th av, Brooklyn; architects, Shampman & Shampman, 772 Broadway, Brooklyn. Plan No. 6598. Corrects size of building, cost and owner's name, given in issue of Dec. 13, 1913.

DWELLINGS.

MILFORD ST, e s, 230 s Blake av, two 2-sty frame dwellings, 17x32, shingle roof, 1 family each; total cost, \$4,200; owner, Robert I. Moores, 2571 Pitkin av; architect, E. Dannis, 241 Schenck av. Plan No. 6632.

HAWTHORNE ST, n s, 219.8 e Nostrand av, 1-sty brick parish house, 20x87, gravel roof; cost, —; owner, Diocesan Mission of L. I., 170 Rensselaer st; architect, Wm. H. Day, 22 East 42d st, N. Y. Plan No. 6657.

EAST 5TH ST, e s, 100 n Av E, two 2-sty frame dwellings, 22.6x34, shingle roof, 1 family each; total cost, \$14,000; owner, Fred'k Liebowitz, 52 Dey st, New York; architect, D. Wortman, 114 East 28th st. Plan No. 6626.

WEST 32D ST, e s, 50 n Railroad av, 2-sty frame dwelling, 40x22.6, shingle roof, 2 families; cost, \$1,500; owners, Biber & Co., 302 Hart st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6631.

BEAUMONT ST, w s, 280 s Oriental boulevard, 1-sty frame dwelling, 28x28, shingle roof, 1 family; cost, \$4,500; owner, A. B. Dietrich, 1410 Av J; architect, W. S. Moore, 30 East 42d st, N. Y. Plan No. 6649.

COLERIDGE ST, w s, 220 s Oriental boulevard, 2-sty frame dwelling, 27x45, shingle roof, 1 family; cost, \$7,000; owner, Gus Gertenback, 301 St. Nicholas av, N. Y.; architect, Paul J. Gallagher, Manhattan Beach. Plan No. 6644.

CORBIN PL, w s, 140 s Oriental boulevard, 2-sty brick dwelling, 28x42, shingle roof, 1 family; cost, \$7,000; owner, Gus Gertenback, 301 St. Nicholas av, N. Y.; architect, Paul J. Gallagher, Manhattan Beach. Plan No. 6648.

BAY RIDGE AV, s s, 220 w 18th av, five 2-sty brick dwellings, 16x37, slag roof, 1 family each; total cost, \$25,000; owner, Zitella Bldg. Co., 276 22d st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6650.

SHEPHERD AV, e s, 185 s Vienna av, 1-sty brick dwelling, 20x25, gravel roof, 1 family; cost, \$1,000; owner, M. Finazzo, 199 New Jersey av; architect, John M. Ricca, 90 New Lots rd. Plan No. 6643.

MAPLE ST, n s, 280 e Highland av, 2-sty frame dwelling, 22.10x33.10, 1 family, shingle roof; cost, \$4,000; owner, M. G. Lemon, 69 South Elliott pl; architect, G. H. Suess, 2966 West 29th st. Plan No. 6662.

36TH ST, n s, 69 w Mimia st, 1-sty brick dwelling, 40x43.4, gravel roof, 1 family; cost, \$3,500; owner, Vito Di Feiro, 991 38th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 6660.

VAN SICLEN CT, n w cor Jamaica av, 2-sty brick dwelling, 20x35, gravel roof, 1 family; cost, \$3,000; owner, Frank Richards, Jamaica av and Hendrix st; architect, E. H. Tatje, 106 Van Siclen av. Plan No. 6682.

VAN SICLEN CT, w 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. Tatje, 106 Van Siclen av. Plan No. 6683.

WEST 30TH ST, e s, 300 s Mermaid av, 1-sty frame dwelling, 15x32, — roof, 1 family; cost, \$600; owner, Margt. Constant, 1448 Union st; architect, Jas. F. Bly, 422 St Marks av. Plan No. 6696.

RAILROAD AV, s w cor West 25th st, 2-sty frame dwelling, 27x38, shingle roof, 1 family; cost, \$3,400; owner, Chas. Wirty, on premises; architect, G. H. Suess, 2966 West 29th st. Plan No. 6701.

EAST 5TH ST, e s, 200 n Av C, five 2-sty frame dwellings, 18x42, shingle roof, 1 family each; total cost, \$15,000; owner, Chas. Schermeister, 310 Ocean pkway; architect, B. F. Hudson, 319 9th st. Plan No. 6706.

WEST 36TH ST, w s, 320 n Mermaid av, five 1-sty frame dwellings, 14x38, 1 family each; total cost, \$3,750; owner, Ida J. Smith, 373 Bergen st; architect, W. Richter, 4411 18 av. Plan No. 6713.

RAILROAD AV, n w cor West 27th st, 1-sty frame dwelling, 20x11, gravel roof, 1 family; cost, \$250; owner, Mr. Liseller, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6723.

FACTORIES AND WAREHOUSES.

62D ST, s s, 160 w 11th av, 1-sty brick factory, 40x155, slag roof; cost, \$8,000; owner, Ernst Liebte, 562 72d st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 6672.

BUSHWICK AV, n w cor Furman av, 1-sty iron shop, 24x19, iron roof; cost, \$250; owner, Herman Loew, 299 Broadway, N. Y.; architect, G. W. Bauli, 881 Myrtle av. Plan No. 6670.

LITTLE NASSAU ST, s s, 100 e Kent av, 2-sty brick storage, 25x70, gravel roof; cost, \$4,000; owner, Abe Schacter, 34 Little Nassau st; architect, Lew Keon, 9 Debevoise st. Plan No. 6700.

SCHOOLS AND COLLEGES.

7TH AV, e s, from 43d to 44th sts, 5-sty brick school, 164x82, tile roof; cost, \$200,000; owners, City of N. Y.; architect, C. B. J. Snyder, Park av and 59th st. Plan No. 6666.

STABLES AND GARAGES.

EAST 17TH ST, w s, 220 n Beverly rd, 1-sty frame garage, 14x20, tin roof; cost, \$300; owner, Jos. Grady, 236 East 17th st; architect, Benj. Dreisler, 153 Remson st. Plan No. 6614.

ST NICHOLAS AV, s w cor Stanhope st, 1-sty brick garage, 27x25, slag roof; cost, \$800; owners, German Hospital Society, on premises; architects, B. Schubert & Son, 155 Jamaica av. Plan No. 6617.

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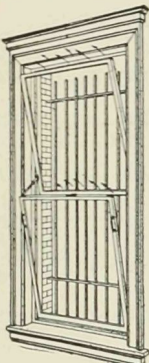
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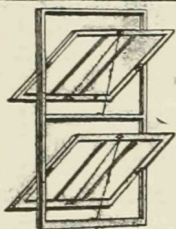
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BEAUMONT ST, w s, 100 s Hampton av, 1-sty brick garage, 11x17, shingle roof; cost, \$600; owner, John Thomas, West Broadway and Provoct st, N. Y.; architect, Paul J. Gallagher, Manhattan Beach. Plan No. 6645.

COLERIDGE ST, w s, 220 s Oriental boulevard, 1-sty brick garage, 12x15, tin roof; cost, \$650; owner, Gus Gertzenback, 301 St. Nicholas av, N. Y.; architect, Paul J. Gallagher, Manhattan Beach. Plan No. 6646.

HIGHLAND AV, n w cor Nautilus av, 1-sty tile garage, 13x19, shingle roof; cost, \$500; owner, F. J. McPherson, on premises; architect, M. D. Foot, 1432 75th st. Plan No. 6711.

STORES AND DWELLINGS.

NEW UTRECHT AV, w s, 40 s 48th st, four 3-sty brick stores and dwellings, 19.10x55, gravel roof, 2 families each; total cost, \$18,000; owner, P. J. Collins, 135 Westminster rd; architect, B. F. Hudson, 319 9th st. Plan No. 6671.

WEST 22D ST, w s, 20 s Mermaid av, four 3-sty brick stores and dwellings, 20x48.10, gravel roof, 2 families each; total cost, \$19,400; owner, Laknu & Co., 2836 West 22d st; architect, G. H. Suess, 2966 West 29th st. Plan No. 6721.

MERMAID AV, s w cor West 22d st, 3-sty brick store and dwelling, 20x48.10, gravel roof, 2 families; cost, \$5,000; owner, Laknu & Co., 2836 West 22d st; architect, G. H. Suess, 2966 West 29th st. Plan No. 6722.

STORES AND TENEMENTS.

PRESIDENT ST, s e cor Kingston av, 4-sty brick tenement, 50x98, gravel roof, 17 families; cost, \$40,000; owner, Jas. K. Cole, 1538 President st; architect, L. Allmendinger, 926 Broadway. Plan No. 6633.

PRESIDENT ST, s s, 50 e Kingston av, 4-sty brick tenement, 50x98, gravel roof, 17 families; cost, \$40,000; owner, Jas. K. Cole, 1538 President st; architect, L. Allmendinger, 926 Broadway. Plan No. 6634.

44TH ST, n s, 200 w 15th av, six 2-sty frame tenements, 20x72, slag roof, 4 families each; total cost, —; owner, Isaac Arker, 136 Grafton st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6658.

JEFFERSON AV, s s, 95 e Knickerbocker av, two 3-sty brick tenements, 20x55, tin roof, 3 families each; total cost, \$15,000; owner, Anthony Myer, 1015 Hancock st; architect, L. Allmendinger, 926 Broadway. Plan No. 6639.

HART ST, s s, 159.3 e Marey av, 4-sty brick tenement, 40.9x89, slag roof, 17 families; cost, \$40,000; owner, Sam'l Opolinsky, 297 Washington st, N. Y.; architects, Shampam & Shampam, 772 Broadway. Plan No. 6678.

SOUTH 1ST ST, n w cor Keap st, 6-sty brick store and tenement, 50x69.3, tin roof, 28 families; cost, \$25,000; owner, Jos. Segal, 147 4th av, N. Y.; architect, C. M. Straube, 220 Roebeling st. Plan No. 6664.

PITKIN AV, s w cor Atkins av, 4-sty brick tenement, 40x81, gravel roof, 14 families; cost, \$20,000; owner, Grogan Fahy, 142 Lincoln rd; architect, Harry Dorf, 614 Kosciusko st. Plan No. 6659.

GRAFTON ST, w s, 250 s Pitkin av, 4-sty brick tenement, 100x42, gravel roof, 24 families each; total cost, \$50,000; owners, Momat Realty Co., 74 Broadway; architect, C. Infanger, 2634 Atlantic av. Plan No. 6695.

EASTERN PARKWAY, n s, 42.3 w Franklin av, 4-sty brick tenement, 53x92, gravel roof, 20 families; cost, \$30,000; owners, J. Strauss Realty Co., 153 Remsen st. Plan No. 6690.

EASTERN PARKWAY, n s, 400 e Troy av, two 4-sty brick tenements, 50x79.7, gravel roof, 16 families each; total cost, \$80,000; owners, Greenpoint Construction Co., 1662 48th st; architect, C. M. Johnson, 828 Washington av. Plan No. 6688.

EASTERN PARKWAY, n s, 57 w Franklin av, 4-sty brick tenement, 55x92, gravel roof, 20 families; cost, \$30,000; owners, J. Strauss Realty Co., 153 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 6686.

HOWARD AV, w s, 400 n Sutter av, two 4-sty brick tenements, 50x89, gravel roof, 20 families each; total cost, \$45,000; owner, Israel Halpern, 1410 Lincoln pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6698.

THEATRES.

DOUGLASS ST, s w cor East New York av, 2-sty brick theatre, 100x125, — roof; cost, \$120,000; owner, Sam'l Katz, Kenny Building, Newark, N. J.; architects, Cohn Bros., 361 Stone av. Plan No. 6693.

MISCELLANEOUS.

BLEECKER ST, n s, 190 w St Nicholas av, 1-sty frame shed, 25x50, gravel roof; cost, \$300; owner, Geo. Vetter, on premises; architect, L. H. Meyer, Myrtle and Cypress avs. Plan No. 6669.

ATLANTIC AV, cor Railroad av, frame stairs to station; cost, \$200; owner, L. I. R. R. Co., Penn Terminal Building, N. Y.; architect, J. R. Savage, Jamaica, L. I. Plan No. 6674.

SHERIDAN AV, w s, 90 s Vienna av, 1-sty frame outhouse, 16x20, shingle roof; cost, \$300; owner, John Wittstein, on premises; architect, L. J. Frank, 206 Crescent st. Plan No. 6689.

Queens.

CHURCHES.

CORONA.—Strong st, s s, 396 w Corona av, 1-sty frame rectory, 14x44, shingle roof; cost, \$1,500; owner, Rev. Father Buccì, Strong st, Corona; architect, M. B. Smith, 1138 McCormack av, Ozone Park. Plan No. 3638.

CORONA.—Strong st, s s, 396 w Corona av, 1-sty stone church (basement only), 30x70, tar and gravel roof; cost, \$6,000; owner, Rev. Father Buccì, Strong st, Corona; architect, M. B. Smith, 1138 McCormack av, Ozone Park. Plan No. 3639.



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DWELLINGS.

CORONA.—Smith av, n s, 40 w National av, two 2-sty brick dwellings, 18x49, slag roof, 2 families; cost, \$3,500; owner, Genora Parise, 93 50th st, Elmhurst; architect, Alfred De Blas, Corona. Plan No. 3596.

CORONA.—South av, n s, 190 e Fairview av, 1-sty frame dwelling, 22x28, rubberoid roof, 2 families; cost, \$1,000; owner, Gaetano Pafundi, 29 Grand av, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 3631.

FOREST HILLS.—Borage pl, n s, 133 w Burns st, 2½-sty brick dwelling, 17x52, tile roof, 2 families, steam heat; cost, \$7,500; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 3625.

FOREST HILLS.—Kelvin st, n s, 200 e Colonial av, 2-sty brick dwelling, 33x29, tile roof, 1 family; cost, \$4,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 3626.

JAMAICA.—Dora av, 21, 2½-sty frame dwelling, 21x45, shingle roof, 2 families, steam heat; cost, \$4,500; owner, Peter Pray, 17 Dora av, Jamaica; architect, Wm. Hausmann, Glen Cove, L. I. Plan No. 3623.

JAMAICA.—Shore av, s s, 100 e Dean st, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$5,000; owner, Max Gross, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 3613-14.

ROCKAWAY BEACH.—Thetis av, e s, 466 s Boulevard, ten 1-sty frame dwellings, 14x21, shingle roof, 1 family; cost, \$3,500; owner, Gertrude, Lawrence, Academy st, L. I. City; architect, John A. Lasher, Rockaway Beach. Plan No. 3602 to 3611.

ROCKAWAY BEACH.—North Eldert av, 67, 1-sty frame dwelling, 12x30, shingle roof, 1 family; cost, \$400; owner, Chas. F. Dorman, 226 Washington av, Rockaway Beach. Plan No. 3624.

ROCKAWAY PARK.—Washington av, n s, 520 e 5th av, 1-sty frame dwelling, 13x30, shingle roof, 1 family; cost, \$750; owner, Chas. A. Jung, Rockaway Park; architects, Colton Bros., Washington av, Rockaway Park. Plan No. 3616.

ROCKAWAY BEACH.—Neptune av, w s, 92 s Boulevard, five 1-sty frame dwellings, 13x32, shingle roof, 1 family; cost, \$2,500; owners, B. & M. Goetherer, Rockaway Park; architect, Wm. S. Rothschild, Boulevard, Rockaway Beach. Plan No. 3617 to 3621.

ROCKAWAY BEACH.—Park av, w s, 230 s Boulevard, 2½-sty brick dwelling, 25x13, asbestos shingle roof, 1 family, steam heat; cost, \$3,000; owner, Mrs. J. Zaret, 523 Boulevard, Rockaway Beach; architect, Wm. S. Rothschild, Boulevard, Rockaway Beach. Plan No. 3622.

WINFIELD.—Monroe st, n s, 100 w Columbia av, 2-sty frame dwelling, 20x44, tar and gravel roof, 2 families; cost, \$3,000; owner, Daniel J. Reid, 822 Greenwich st, N. Y. C.; architect, J. H. Vandervegt, 2328 Linden st, Evergreen. Plan No. 3597.

COLLEGE POINT.—Breen av, n s, 175 w 13th st, 2½-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost, \$2,850; owner, Jeremiah Connor, 210 East 25th st, N. Y. C.; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 3640.

CORONA.—Smith av, s s, 30 w National av, 2½-sty frame dwelling, 17x28, shingle roof, 1 family; cost, \$2,000; owner, John DeBlasi, 29 East Jackson av, Corona; architect, A. DeBlasi, same address. Plan No. 3637.

GLENDALE.—Thompson av, e s, 460 n Deyo st, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$8,000; owner, Jos. Ferris, 62 Avondale av, Woodhaven; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3636.

GLENDALE.—Oceanview av, e s, 275 s Myrtle av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$4,000; owner, Jos. Ferris, 62 Avondale av, Woodhaven; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3635.

ST. ALBANS.—Prentiss av, e s, 175 s Banks av, 1½-sty brick dwelling, 20x30, shingle roof, 1 family, steam heat; cost, \$2,600; owner, Thos. Thomson, 22 Lincoln st, L. I. City; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 3632.

BELLE HARBOR.—Wavecrest av, e s, 280 s Newport av, 2½-sty frame dwelling, 30x30, shingle roof, 1 family, steam heat; cost, \$6,000; owner, John J. Flynn, 1477 Dean st, Brooklyn; architect, John A. Lasher, 116th st, Rockaway Beach. Plan No. 3646.

EDGEMERE.—Surf av, w s, 420 s Edgemere av, 2½-sty frame dwelling, 48x33, shingle roof, 1 family; cost, \$7,000; steam heat; owner, Mrs. Hannah Blum, Edgemere; architects, Howard & Callmann, Far Rockaway. Plan No. 3648.

EDGEMERE.—Beach 41st st, w s, 45 s Boulevard, 1-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$800; owner, S. & L. Constn. Co., Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 3647.

RICHMOND HILL.—Prospect st, w s, 272 n Jamaica av, 2-sty frame dwelling, 22x30, shingle roof, steam heat, 1 family; cost, \$4,500; owner, Andrew Woodin, Richmond Hill; architect, Chas. W. Vanderbeck, Jamaica av, Richmond Hill. Plan No. 3643.

ROCKAWAY PARK.—6th av, e s, 180 n Washington av, 2½-sty frame dwelling, 25x27, shingle roof, steam heat, 1 family; cost, \$5,300; owner, Theresa V. Bredden, 6th av, Rockaway Park; architect, Arnold Johnson, 5th av, Rockaway Park. Plan No. 3645.

ROCKAWAY PARK.—Columbus av, e s, 340 n Newport av, 2½-sty frame dwelling, 25x34, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Geo. H. Closs, Rockaway Park; architect, Edw. A. Berrian, Rockaway Beach. Plan No. 3649.

ROCKAWAY BEACH.—Thetis av, e s, 36 s Boulevard, five 1-sty frame dwellings, 14x27, shingle roof, 1 family; cost, \$1,750; owner, Maria Sullivan, 800 Broadway, Flushing; architect, John A. Lasher, 27 Beach 116th st, Rockaway Beach. Plan Nos. 3650 to 3654.

STABLES AND GARAGES.

ELMHURST HEIGHTS.—19th st, w s, 147 n Woodside av, 1-sty frame garage, 12x20, shingle roof; cost, \$200; owner, Jos. Iroesch, 23 Vernon av, L. I. City. Plan No. 3595.

FLUSHING.—16th st, w s, 180 s Laburnam av, 1-sty frame garage, 12x20, shingle roof; cost, \$125; owner, Wm. Powley, on premises. Plan No. 3588.

FLUSHING.—Lotts lane, s s, 250 e Union turnpike, 2-sty frame stable, 20x44, tar and gravel roof; cost, \$900; owner, Geo. Baum, on premises; architect, J. H. Vandervegt, 2328 Linden st, Evergreen. Plan No. 3599.

OZONE PARK.—Freedom av, e s, 225 n Jerome av, 1-sty frame stable, 20x16, gravel roof; cost, \$225; owner, John Davanyo, 234 Freedom av, Ozone Park. Plan No. 3627.

RICHMOND HILL.—Church st, e s, 100 s Sutter av, 1-sty frame garage, 20x20, shingle roof; cost, \$350; owner, Flora B. LeFevre, premises. Plan No. 3634.

ELMHURST.—Maurice av, n w cor Toledo av, 1-sty frame garage, 9x14, shingle roof; cost, \$200; owner, W. G. Kemper, 27 Toledo av, Elmhurst. Plan No. 3641.

ROCKAWAY PARK.—6th av, e s, 180 n Washington av, 1-sty frame garage, 12x18, shingle roof; cost, \$250; owner, Theresa V. Bredden, 6th av, Rockaway Park. Plan No. 3644.

BAYSIDE.—Kingston av, e s, 320 n Palace boulevard, 1-sty frame garage, 26x18, shingle roof; cost, \$350; owner, Frank Mellville, Bayside. Plan No. 3635.

STORES AND TENEMENTS.

LONG ISLAND CITY.—Flushing av, n s, 89 e Rapelje av, 4-sty brick tenement, 45x80, slag roof, 8 families; cost, \$18,000; owner, Louis Gratos, 889 Columbus av, N. Y. C.; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 3629.

LONG ISLAND CITY.—Lathrop st, e s, 115 n Graham av, three 4-sty brick tenements, 25x77, slag roof, 8 families; cost, \$30,000; owner, John T. Brook Co., 120 West 42d st, N. Y. C.; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 3601.

LONG ISLAND CITY.—Webster av, n e cor Radde st, 4-sty brick store and tenement, 25x80, slag roof, 7 families; cost, \$12,000; owner, Cornelius W. Clark, Richmond Hill; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 3600.

SPRINGFIELD.—Mills av, n s, 300 e Farmers av, 1-sty frame store, 20x35, tin roof; cost, \$2,500; owner, C. E. Mills, Springfield; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 3612.

MISCELLANEOUS.

CORONA.—Jackson av, s s, 150 w Randall av, 1-sty frame shed, 25x60, gravel roof; cost, \$50; owner, Thos. Daly, 12 39th st, Corona. Plan No. 3630.

GLEN MORRIS.—Hamilton av, n e cor Rockaway rd, 1-sty frame shed, 12x10, paper roof; cost, \$250; owner, Natlie Roda, 412 Essex st, N. Y. C. Plan No. 3615.

JAMAICA.—William st, s s, 100 w Jeffrey av, 1-sty frame shed, 25x40, tin roof; cost, \$200; owner, J. J. O'Brien, on premises. Plan No. 3628.

COLLEGE POINT.—13th st, e s, 50 s 5th av, 1-sty frame shed, 18x10, paper roof; cost, \$75; owner, Jacob Grasser, premises. Plan No. 3642.

FLUSHING.—Madison av, n s, bet Wilson and Boerum avs, 1-sty brick passenger station; cost, \$4,300; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 3658.

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The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

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 throughout 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 percent. 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, Alterations, Manhattan (Contd.).

GRAND ST, 385, reset store fronts to 5-sty brick store and lofts; cost, \$200; owner, John S. Barcker, 19 Liberty st.; architect Otto Reissmann, 30 1st st. Plan No. 4158.

GREENWICH ST, 160, new store fronts to 4-sty brick store and lofts; cost, \$250; owner, Paul Herzog, 822 10th av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 4161.

HUDSON ST, 663-675, water tank to 5-sty brick offices, lofts and stores; cost, \$135; owners, Wm. C. Orr et al, 155 West 14th st; architect, Chas. Sheres, 882 Kelly st. Plan No. 4178.

LAIGHT ST, 13 and 15, new stairs to 6-sty brick factory; cost, \$100; owner, Alexander D. Juilliard, 70 Worth st; architect, Harry Zlot, 230 Grand st. Plan No. 4151.

MANHATTAN ST, 118, new seating to 2-sty brick picture theatre; cost, \$300; owner, Smith Amusement Co. 118 Manhattan st; architect, Jno. C. Watson, 271 West 125th st. Plan No. 4144.

MURRAY ST, 29, new elevator shaft to 5-sty brick stores and lofts; cost, \$2,000; owner, Jane Slevin, 390 Union st, Brooklyn; architect, M. Joseph Harrison, 230 Grand st. Plan No. 4160.

PEARL ST, 39, new iron stairs to 4-sty brick store and offices; cost, \$150; owner, Bush Terminal Co., 100 Eroad st; architect, Alfred C. Wein, 160 West 99th st. Plan No. 4138.

UNION SQ EAST, 4, new store front to 4-sty brick store and loft; cost, \$150; owner, Daniel Brubacher, 6 Union sq East; architect, Louis A. Sheinart, 94 Bowery. Plan No. 4135.

WASHINGTON ST, 382, fireproofing to 4-sty brick store and lofts; cost, \$1,000; owner, Dr. Perry Dickie, 777 West End av; architect, Morris T. Southwick, 88 Walker st. Plan No. 4137.

WHITE ST, 44, new doors to 5-sty brick store and lofts; cost, \$300; owner, Wm. R. Walker, 299 Broadway; architect, Ezras Bloodgood, 8 York st. Plan No. 4147.

12TH ST, 430 West, mezzanine to 12-sty brick tenement; cost, \$100; owner, Carnegie Const. Co., 3470 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 4180.

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18TH ST, 216-222 West, new pent house to 12-sty brick lofts; cost, \$1,800; owner, Monahan Express Co., 216 West 18th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 4167.

24TH ST, 210 East, new doors and stairs to 2-sty brick stable and loft; cost, \$200; owner, Estate of Josephine A. O'Donohue, 347 5th av; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 4156.

29TH ST, 28-30 West, fireproof door to 4-sty brick store, lofts and offices; cost, \$50; owner, Estates of Henry and Margaret Gilsey, 23 West 26th st; architect, Harry N. Paradise, 231 West 18th st. Plan No. 4189.

33D ST, 416-422 West, new pent house to 8-sty brick lofts; cost, \$2,000; owner, Max L. Grifenhagen, Chambers and Centre st; architect, Geo. M. McCabe, 96 5th av. Plan No. 4166.

36TH ST, 149 West, package chutes to 12-sty brick stores, lofts and offices; cost, \$30; owner, Robert S. Finney, Hotel Cumberland, N. Y.; architect, R. J. Wolkenstein, 1876 Belmont av. Plan No. 4132.

38TH ST, 107-109 West, new stairs and partitions to 4-sty brick restaurant; cost, \$2,000; owner, Harriet S. James, 690 6th av; architects, Leone & Rossi, 1044 East Tremont. Plan No. 4154.

41ST ST, 401 West, new store front to 5-sty brick tenement; cost, \$300; owner, Mary A. Gordon, 261 Central Park West; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 4170.

63D ST, 343 East, brick extension to 2-sty brick garage and dwelling; cost, \$100; owner, Veronica Oberlein, 181 East 91st st; architect, Louis E. Dell, 1133 Broadway. Plan No. 4142.

74TH ST, 447 East, new store fronts to 4-sty brick store and tenement; cost, \$600; owner, Joseph Tauber, 441 East 74th st; architect, Otto Reissmann, 30 1st st. Plan No. 4157.

85TH ST, 251 West, masonry to 7-sty brick tenement; cost, \$450; owner, Euclid Holding Co., 350 Broadway; architects, Browne & Amiroty, 220 5th av. Plan No. 4139.

100TH ST, 238-252 West, new bedrooms and bathrooms to 2-sty brick Raines Law Hotel; cost, \$5,000; owner, Susan Mount, 137 East 34th st; architects, Eisendrath & Bloch, 500 5th av. Plan No. 4159.

104TH ST, 94 West, new toilet to 5-sty brick stores and tenement; cost, \$500; owner, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 4136.

116TH ST, 52 East, new plumbing and store fronts to 5-sty brick store and tenement; cost, \$1,000; owner, Hoppin Estate, 43 Cedar st; architect, Samuel Sass, 32 Union sq. Plan No. 4134.

116TH ST, 446 East, masonry and new partitions to 4-sty brick tenements; cost, \$800; owner, Alfonso Sisca, 446 East 116th st; architects, De Rose & Cavalieri, 357 East 116th st. Plan No. 4149.

125TH ST, 107-109 West, new partitions to 2-sty brick stores and lofts; cost, \$700; owner, New York Operating Co., 520 West 142d st; architect, Robt. A. Fash, 163 West 20th st. Plan No. 4175.

125TH ST, 111-113 West, rear extension to 2-sty brick stores and theatre; cost, \$15,000; owner, New York Operating Co., P. H. Lynch, Pres., 520 West 142d st; architect, Joseph J. Eherle, 489 5th av. Plan No. 4146.

136TH ST, 124-126, masonry and steel to 3-sty brick club and dwelling; cost, \$2,400; owner, Chas. E. Martin, 63 West 134th st; architect, Willard Parker, 34 McDonough st, Brooklyn. Plan No. 4164.

AV A, 110-112, brick extension to 4-sty brick stores and tenement; cost, \$6,500; owner, Benedict Bocker, 126 Broome st; architects, Gross & Kleinberger, Bible House. Plan No. 4153.

BROADWAY, 556, new stores to 4-sty brick store and lofts; cost, \$150; owner, Vincent Astor, 23 West 26th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 4162.

BROADWAY, 2191-2199, masonry and new partition to 5-sty brick tenement; cost, \$100; owner, 78th St. & Broadway Co., Jos. H. Nassoit, Pres., 2734 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 4140.

COLUMBUS AV, 590, new store front to 5-sty brick store and tenement; cost, \$150; owner, Ebling Realty Co., 271 West 125th st; architect, Jas. J. McCoy, 1874 Park av. Plan No. 4174.

LEXINGTON AV, 619, new store front to 3-sty brick dwelling and store; cost, \$150; owner, Mrs. Agnes Wittingburg, 638 Lexington av; architect, Michael Blessing, 821 3d av. Plan No. 4155.

LEXINGTON AV & 50TH ST, room, 33x16, to 4-sty brick boiler and power house; cost, \$2,000; owner, N. Y. C. & H. R. R. Co., Grand Central Terminal; architects, Warren & Wetmore, 70 East 45th st. Plan No. 4172.

LEXINGTON AV & 49TH ST, extension to 4-sty brick boiler and power house; cost, \$6,000; owner, N. Y. C. & H. R. R. Co., Grand Central Terminal; architects, Warren & Wetmore, 70 East 45th st. Plan No. 4173.

WEST BROADWAY, 260, masonry to 11-sty brick office and bank; cost, \$900; owner, Wool Exchange Realty Co., 260 Broadway; architect, Chas. L. Fraser, 103 Park av. Plan No. 4177.

1ST AV, 1359, new balcony and stairs to 2-sty brick dwelling and moving picture theatre; cost, \$3,000; owner, Francis Gluck, 141 West 82d st; architect, Jno. C. Watson, 271 West 125th st. Plan No. 4143.

1ST AV, 857, new store front to 5-sty brick store and tenement; cost, \$300; owner, Louis Horwitz, 215 West 34th st; architects, De Rose & Cavalieri, 357 East 116th st. Plan No. 4148.

2D AV, 126, raise platform to 4-sty brick moving picture theatre; cost, \$100; owners, A. V. H. Stuyvesant Estate, care of Lord, Day & Lord, 49 Wall st; architect, Harold L. Young, 1204 Broadway. Plan No. 4133.

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4TH AV, 450-460, new partitions to 12-sty brick stores, offices and lofts; cost, \$200; owners, Robert Goelet et al, 9 West 17th st; architect, Richard Rohl, 128 Bible House. Plan No. 4145.

5TH AV, 258-260, fireproofing to 8-sty brick offices; cost, \$200; owner, Estate of Eugene A. Hoffman, Inc., 258 Broadway; architect, Jno. B. Snooks Sons, 261 Broadway. Plan No. 4169.

5TH AV, 668, new partitions to 6-sty brick lofts; cost, \$350; owner, Michael Dreijer, 560 5th av; architects, Nast & Springsteen, 21 West 45th st. Plan No. 4141.

9TH AV, 458, new stairs and plumbing to 4-sty brick tenement and cafe; cost, \$1,000; owner, Meyer Alexander, 110 Morningside drive; architect, John Ashmead, 459 West 57th st. Plan No. 4179.

11TH AV, 194, new partitions to 2-sty brick store and meeting rooms; cost, \$100; owners, Cotter & Quinlivan, 1360 Lexington av; architect, Samuel Cohen, 500 West 176th st. Plan No. 4165.

NEW YORK CENTRAL R. R. YARDS, extension to 4-sty brick boiler and power house; cost, \$25,000; owner, N. Y. C. & H. R. R. R. Co., Grand Central Terminal; architects, Warren & Wetmore, 70 East 45th st. Plan No. 4171.

Bronx.

FREEMAN ST, n w cor Westchester av, new beams, new girders, new partitions to 3-sty brick store and tenement; cost, \$5,000; owners, The Ebling Co., 960 St Anns av; architect, Fred Hammond, 391 East 149th st. Plan No. 649.

KELLY ST, w s, 125.5 s 165th st, new store fronts to 2-sty frame store and dwelling; cost, \$350; owner, Josephine Fritz, on premises; architect, Carl J. Itzel, 847 Freeman st. Plan No. 641.

168TH ST, s s, 166.4 e Franklin av, 1-sty brick extension, 17.6x22.2, to 3-sty frame store and dwelling; cost, \$800; owner, Rosie Solomon, on premises; architect, S. J. Bauman, 1046 Jackson av. Plan No. 639.

176TH ST, s w cor Park av, 1-sty of brick built upon 1-sty stone factory; cost, \$2,000; owner, Wm. C. Bergen, 130 West 180th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 638.

214TH ST, 742, 2-sty frame extension, 17.9x 10.9, to 2-sty frame store and dwelling; cost, \$500; owners, John & Concetta Duca, 23 East 14th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 644.

OAKLEY AV, e s, 216 n Mianna st, 2-sty frame extension, 21x23.6, to 2-sty frame dwelling; cost, \$1,000; owner, Mary A. Larkin, on premises; architect, T. J. Kelly, 643 Morris Park av. Plan No. 631.

OLMSTEAD AV, w s, 75 s Powell av, new partitions, new windows to 2-sty frame dwelling; cost, \$400; owner, Bertha A. C. Klages, 2038 Powell av; architect, Henry Conrad, 840 Olmstead av. Plan No. 645.

PARK AV, s w cor Wendover av, 1-sty of brick built upon 1-sty brick extension of 4-sty brick store, studio and assembly rooms; cost, \$5,000; owners, Trask Building Co., August J. Schwarzler, 1662 Boston rd, president; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 636.

TINTON AV, 777, move 3-sty frame dwelling; cost, \$100; owner, Lena Kravitz, 539 Jackson av; architect, Alfred C. Wein, 160 West 99th st. Plan No. 648.

TREMONT AV, 733-737, remove projections to two 5-sty brick stores and tenements; cost, \$2,000; owner, Ignatz Modry, 128 East 74th st; architect, Otto L. Spannhaake, 238 East 78th st. Plan No. 640.

WASHINGTON AV, e s, 115.77 s 168th st, 2-sty brick extension, 47.10x80, to 1-sty brick dwelling, stores & garage; cost, \$5,000; owner, Mrs. M. P. Mandel, on premises; architects, Neville & Bagge, 217 West 125th st. Plan No. 647.

WESTCHESTER AV, 2044, 1-sty frame extension, 67x105, to 3-sty frame hotel and dance hall; cost, \$10,000; owner, Wm. Schmitz, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 642.

WESTCHESTER AV, 809, new exits to 3-sty brick stores and nicolette; cost, \$500; lessee, David Eisler, on premises; architects, Koppe & Moore, 830 Westchester av. Plan No. 650.

WILLIAMSBRIDGE RD, 1479, 1-sty frame extension, 11x50.6, to 1-sty frame dance hall; cost, \$250; owner, Geo. T. Adee, 38 Broad st; lessee, David Broschart, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 637.

3D AV, 2669, new store fronts to 3-sty frame hotel; cost, \$300; owner, Maria E. Gibney Est., 994 Grant av; architect, Arthur Arctander Co., 391 East 149th st. Plan No. 646.

3D AV, 3026 and 3028, new store fronts to 1-sty brick stores; cost, \$200; owner, Henry Morgenthau, 30 East 42d st; architect, M. A. Cantor, 39 West 38th st. Plan No. 643.

3D AV, 4008, new show windows to 5-sty brick store and tenement; cost, \$500; owner, Morris Selberman, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 652.

Brooklyn.

BERGEN ST, n s, 150 w Classon av, plumbing to four tenements; cost, \$140; owner, Dan S. Yolman, 312 Macon st; architect, W. E. Klinge, Jr., 1047 Fulton st. Plan No. 6627.

BUSH ST, n s, 190 e Columbia st, exterior and interior alterations to dwelling; cost, \$2,950; owner, John Smith, 69 Bush st; architect, Gibbons Co., 318 Columbia st. Plan No. 6687.

DEGRAW ST, s s, 40 e Smith st, plumbing to tenement; cost, \$350; owner, Margaret Gerken, 105 Concord st; architect, Michael Hart, 420 Degraw st. Plan No. 6616.

DEGRAW ST, n w cor Tiffany pl, extension to factory; cost, \$6,000; owner, E. B. Jordan, 129 Degraw st; architect, F. H. Quinby, 99 Nassau st, N. Y. C. Plan No. 6679.

FORREST ST, s s, 125.4 w Bremen st, interior alterations to pump room; cost, \$1,500; owners, Obermeyer & Leibman, Bremen & Noll sts; architect, F. Wunder, 957 Broadway. Plan No. 6661.

FORT GREENE PL, e s, 252.6 s Hanson pl, roof sign; cost, \$375; owner, Wm. Koch, 3d av and 65th st; architect, John Kellar, 1050 Broadway. Plan No. 6612.

GRAND ST, ss, 94.6 w Keap st, extension to store and dwelling; cost, \$100; owner, M. Gottlieb, 426 Grand st; architect, G. H. Madigan, 243 Withers st. Plan No. 6719.

GRATTAN ST, n s, 125 w Morgan av, extension to store and dwelling; cost, \$2,000; owner, Simon Green, 32 Morgan av; architect, Lew Keon, 9 Debevoise st. Plan No. 6638.

HENDRIX ST, w s, 150 n Dumont av, interior alterations to dwelling; cost, \$100; owner, Paul Hausman, 817 Dumont av; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 6676.

KOSCIUSKO ST, n s, 225 w Throop av, exterior and interior alterations to dwelling; cost, \$200; owner, Morris Dranoff, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 6677.

LIVINGSTON ST, s s, 200 w Hoyt st, interior alterations to warehouse; cost, \$1,500; owners, Abraham & Straus, 422 Fulton st; architect, Hans Arnold, 422 Fulton st. Plan No. 6653.

LYNCH ST, s s, 285 e Marcy av, extension to store and tenement; cost, \$600; owner, P. Schliefer, 166 Lynch st; architects, Brooke & Rosenberg, 350 Fulton st. Plan No. 6692.

MACON ST, n s, 100 w Throop av, extension to dwelling; cost, \$600; owner, Dr. M. E. Fleckler, 255 Macon st; architect, Ethel Cobb, 166 Montague st. Plan No. 6606.

MILTON ST, n s, 75 w Franklin st, extension to factory; cost, \$1,000; owner, Oliver C. Pendelton, 75 Milton st; architect, C. Bauer, Jr., 6 Bedford av. Plan No. 6727.

MOORE ST, s s, 100 w Morrell st, interior and exterior alterations to store and tenement; cost, \$350; owner, Benj. Cohen, 69 Morrell st; architect, H. M. Entlich, 29 Montrose av. Plan No. 6608.

NASSAU ST, n s, 50 e Bridge st, interior and exterior alterations to 2-sty tenements; cost, \$2,000; owner, Sam Schwartz, 147 Bridge st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6635.

NAVY ST, 110, plumbing and interior alterations to store and dwelling; cost, \$2,000; owner, John Rizzotti, 112 Navy st; architect, W. J. Conway, 400 Union st. Plan No. 6630.

NELSON ST, 160, exterior alterations to store and dwelling; cost, \$150; owner, John Feeney, 162 Nelson st; architect, W. J. Conway, 400 Union st. Plan No. 6629.

PROSPECT ST, n w cor Hudson av, exterior and interior alterations to store and tenement; cost, \$400; owner, F. Caramancia, 211 Prospect st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6681.

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Plans Filed—Alterations, Brooklyn (Continued).

UNION ST, s s, 176 w Franklin av, exterior and interior alterations to dwelling; cost, \$300; owner, Mary Bynes, 1000 Union st; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 6615.

VAN BUREN ST, w s, 112.6 n Pioneer st, exterior and interior alterations to dwelling; cost, \$200; owner, Cath. Grogan, 127 Pioneer st; architect, Jos. Harting, 548 2d st. Plan No. 6704.

SOUTH 5TH ST, s s, 75 e Keap st, extension to dwelling; cost, \$1,000; owner, Sam'l Luer, 358 South 5th st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 6675.

NORTH 5TH ST, s s, 255 e Roebing st, exterior and interior alterations to tenement; cost, \$700; owner, Christopher Kelly, 47 Throop av; architect, W. J. Conway, 400 Union st. Plan No. 6637.

NORTH 7TH ST, s s, 175 w Berry st, exterior and interior alterations to tenement; cost, \$150; owner, Jos. Ladin, 125 Berry st; architect, Max Cohn, 280 Bedford av. Plan No. 6607.

WEST 9TH ST, e s, 350 s Kings Highway, extension to dwelling; cost, \$100; owner, Jos. Corcos, 1755 West 9th st; architects, Snee & Bryson, 154 Montague st. Plan No. 6605.

WEST 9TH ST, n s, 217 e Henry st, exterior and interior alterations to tenement; cost, \$150; owner, Michael Baltky, premises; architect, C. A. Olsen, 1221 66th st. Plan No. 6716.

62D ST, s s, 51 e 11th av, move dwelling; cost, \$600; owner, Michela Scarper, 6201 11th av; architect, Angelo Adamo, 1463 64th st. Plan No. 6621.

BROADWAY, w s, 50 s Kosciuszko st, interior alterations to theatre; cost, \$1,000; owners, Berwin Realty Co., 190 Montague st; architect, C. J. Jehle, 1765 65th st. Plan No. 6680.

BUSHWICK AV, e s, 100 n Powers st, exterior and interior alterations to tenement; cost, \$250; owner, John G. Paul, 31 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 6654.

CENTRAL AV, w s, 135.5 n Willoughby av, exterior and interior alterations to store and tenement; cost, \$300; owner, Domenico Morello, 128 Central av; architect, C. P. Cannella, 60 Graham av. Plan No. 6718.

DE KALB AV, n e cor Nostrand av, new fire-escapes to dance hall; cost, \$300; owners, Huber Bwg. Co., on premises; architect, W. B. Heiser, on premises. Plan No. 6610.

EAST N Y AV, n e cor Williams pl, interior alterations to 2-sty dwelling; cost, \$200; owner, Erastus Benedict, 1787 East N. Y. av; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 6667.

GATES AV, n s, 350 e Patchen av, exterior and interior alterations to store and dwelling; cost, \$250; owner, Thomas Morris, 991 Gates av; architect, E. O. Holmgren, 371 Fulton st. Plan No. 6656.

GEORGIA AV, w s, 240 s Blake av, exterior and interior alterations to tenement; cost, \$475; owner, Rachel Levine, 317 Snediker av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6724.

GRAHAM AV, n e cor Seigel st, interior alterations to store and dwelling; cost, \$200; owner, Leib Lesic, 98 Graham av; architects, Shampian & Shampian, 772 Broadway. Plan No. 6619.

HARRISON AV, n e cor Walton st, exterior and interior alterations to store and tenement; cost, \$2,800; owner, Sam'l. J. Kalish, 171 Harrison av; architect, H. M. Entlich, 29 Montrose av. Plan No. 6717.

KASSAN AV, s s, 50 w Russell st, exterior and interior alterations to stores and tenement; cost, \$450; owner, Harnick Meyer, 204 Nassau av; architect, Gustave Eida 826 Manhattan av. Plan No. 6705.

LEWIS AV, e s, 81 n Stockton st, extension to theatre; cost, \$1,200; owner, Max Eisler, 8 Lewis av; architect, Hy Loeffler, 804 Jefferson av. Plan No. 6703.

MILLER AV, e s, 300 s Fulton st, extension to dwelling; cost, \$700; owner, Fred Uhl, on premises; architect, E. H. Tatje, 658 Jamaica av. Plan No. 6668.

PARK AV, n s, 125 e Sumner av, exterior and interior alterations to store and tenement; cost, \$500; owner, Israel Fine, 70 Humboldt st; architect, Tobias Goldstone, 49 Graham av. Plan No. 6655.

PUTNAM AV, s e cor Ormond pl, interior alterations to garage; cost, \$2,000; owner, Wm. Gluckman, 246 Howard av; architects, Laspia & Salvati, 525 Grand st. Plan No. 6685.

STONE AV, w s, 66 n Blake av, extension to dwelling; cost, \$1,000; owner, Morris Feldman, 514 Stone av; architects, Cohn Bros., 361 Stone av. Plan No. 6647.

WAVERLEY AV, w s, 219.10 n Atlantic av, extension to factory; cost, \$3,000; owners, Reid Ice Cream Co., 524 Waverley av; architects, Vest & Lauritzen, 65 DeKalb av. Plan No. 6624.

3D AV, n w cor 37th st, exterior and interior alterations to store and tenement; cost, \$2,000; owner, Geo. Coleman, 1259 45th st; architects, Farber & Markowitz, 189 Montague st. Plan No. 6702.

5TH AV, e s, 25 s 9th st, roof sign; cost, \$200; owner, W. J. Fitzpatrick, 79 7th av; architect, A. H. Brook, 1052 DeKalb av. Plan No. 6642.

Queens.

BEECHURST.—15th av, w s, 15 n 32d st cut new windows and doors to dwelling; cost, \$150; owner, John Henecker, premises. Plan No. 2303.

COLLEGE POINT.—4th av, s e cor 12th st, install gas in dwelling; cost, \$10; owner, F. Weiss, High st, College Point. Plan No. 2319.

COLLEGE POINT.—Fresh Meadow rd, n s, 200 w Cemetery rd, 1-sty frame extension, 24x93, on side 1-sty pumping station, slag rock,

cost, not given; owner and architect, Department of Water Supply, 21 Park Row, N. Y. C. Plan No. 2304.

COLLEGE POINT.—10th st, 114, new plumbing in dwelling; cost, \$75; owner, Mike Giallona, on premises. Plan No. 2322.

COLLEGE POINT.—High st, n s, 125 e 14th st, 2-sty frame extension, 21x15, rear 2 1/2-sty frame dwelling, tar and gravel roof, interior alterations; cost, \$1,600; owner, Chas. Haffen, 12th st, College Point; architect, H. T. Morris, 13th st, College Point. Plan No. 2333.

FLUSHING.—Whitestone av, 242, new plumbing in dwelling; cost, \$150; owner, A. H. Wickham, premises. Plan No. 2334.

FLUSHING.—Union Turnpike, s w cor Hoffman av, 1-sty frame extension, 25x68, rear 1-sty meeting hall, tin roof, interior alterations; cost, \$1,800; owner, John G. Jung, premises; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 2311.

FLUSHING.—Union Turnpike, s w cor Hoffman av, 1-sty frame extension, 28x30, on rear restaurant, tin roof; cost, \$250; owner, John G. Jung, premises; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 2312.

GLENDALE.—Tompkins av, 33, new plumbing in dwelling; cost, \$60; owner, Jos. Kubrisk, premises. Plan No. 2310.

JAMAICA.—Brenton av, s e cor Willow st, install new plumbing in dwelling; cost, \$50; owner, John Neimeier, premises. Plan No. 2308.

JAMAICA.—Union Turnpike, w s, 530 s Center st, 1-sty frame extension, 6x14, side 2 1/2-sty frame dwelling, new foundation; cost, \$600; owner, Ignatz Wohl, Jamaica; architect, Wm. A. Finn, Fulton st, Jamaica. Plan No. 2305.

JAMAICA.—Pulaski st, e s, 300 n Pacific st, 1-sty frame extension, 13x14, rear 2 1/2-sty dwelling, tin roof; cost, \$100; owner, I. K. Marczyk, premises; architect, Wm. A. Finn, Fulton st, Jamaica. Plan No. 2306.

JAMAICA.—Columbus av, w s, 120 n Fulton st, extend porch and other repairs to office; cost, \$225; owner, John H. Doscher Co., premises. Plan No. 2335.

JAMAICA.—Hillside av, s w cor Flushing av, frame bill board, 75x10; cost, \$150; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 2349.

L. I. CITY.—Lockwood st, 110, interior alterations to stable to provide for garage; cost, \$4,000; owner, T. F. McLaughlin, 225 1st av, L. I. City; architect, owner. Plan No. 2339.

L. I. CITY.—Hancock st, e s, 200 s Pierce av, new plumbing in dwelling; cost, \$125; owner, Wm. Ward, premises. Plan No. 2337.

L. I. CITY.—8th st, 83, 1-sty frame extension, 7x9, rear 3-sty tenement, gravel roof, interior alterations; cost, \$400; owner, Mary Congan, premises; architect, P. Tillion & Son, 381 Fulton st, Brooklyn. Plan No. 2330.

L. I. CITY.—Jackson av, s s, 25 w Purvis st, erect new foundation under dwelling; cost, \$400; owner, F. J. Devine, 16 Bar st, L. I. City. Plan No. 2331.

L. I. CITY.—15th av, e s, 275 n Broadway, 2-sty frame extension, 3x8, on side 2-sty frame dwelling, tin roof; cost, \$200; owner, Chas. Heinz, 146 15th av, L. I. City. Plan No. 2314.

L. I. CITY.—Hancock st, s s, 100 e Nott av, erect concrete wall to shed; cost, \$500; owner, S. Briggs, Forest Hills. Plan No. 2302.

L. I. CITY.—Van Alst av, 1318, install gas piping in factory; cost, \$15; owner, M. Baron, premises. Plan No. 2299.

L. I. CITY.—Lawrence st, w s, 200 n Walcott av, install gas piping in two dwellings; cost, \$100; owner, G. Cardinale, on premises. Plan Nos. 2328-2329.

L. I. CITY.—William st, 257, install gas piping in dwelling; cost, \$10; owner, Mr. Wallenham, on premises. Plan No. 2323.

L. I. CITY.—Ely av, 38, install new gas piping in dwelling; cost, \$10; owner, David Kern, on premises. Plan No. 2324.

METROPOLITAN.—Vienna av, s e cor Fresh Pond rd, dig new cesspool; cost, \$100; owner, J. Haft, premises. Plan No. 2313.

MIDDLE VILLAGE.—Metropolitan av, 2268, 1-sty frame extension over present extension on rear of dwelling, interior alterations; cost, \$750; owner, Mrs. Josephine Eff, premises; architect, J. H. Vanderveet, 2328 Metropolitan av, Evergreen. Plan No. 2317.

RICHMOND HILL.—Briggs av, w s, 600 n Rockaway rd, install new plumbing in dwelling; cost, \$200; owner, A. Wheeler, 215 Montague st, Brooklyn. Plan No. 2309.

RICHMOND HILL.—Lefferts av, e s, 250 s Jamaica av, new plumbing in dwelling; cost, \$125; owner, V. Voelker, on premises. Plan No. 2348.

RIDGEWOOD.—Harman st, 1823, install new plumbing in dwelling; cost, \$350; owner, Nicholas Lammers, 466 Onderdonk av, Ridgewood. Plan No. 2318.

RIDGEWOOD.—Woodward av, 500, 1-sty frame extension, 25x15, on side 2-sty tenement, tin roof, interior alterations; cost, \$1,000; owner, Leon Luft, 171 St. Nicholas av, Ridgewood; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 2315.

RIDGEWOOD.—Woodward av, 659, interior alterations to tenement; cost, \$1,500; owner, Leon Luft, 171 St. Nicholas av, Ridgewood; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 2316.

RIDGEWOOD.—Madison av, 577, 1-sty frame extension, 20x45, on rear 3-sty store and dwelling, interior alterations; cost, \$1,500; owner, Frederick Wolf, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2343.

RIDGEWOOD.—Madison av, n w cor Cypress av, interior alterations to tenement; cost, \$200; owner, Aug. Bauer, Myrtle and Cypress avs, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2344.

ROCKAWAY PARK.—3d av, e s, 140 n Triton av, 3-sty frame extension, 9x52, side 3-sty frame boarding house, tin roof, interior alterations; cost, \$3,000; owner, Mrs. Clara Erbeck,

56 3d av, Rockaway Park; architect, Phil Caplan, Boulevard, Rockaway Beach. Plan No. 2301.

ROCKAWAY PARK.—Fulton av, n s, w Beach 120th st, raise roof of dwelling 5 ft. and alter inside; cost, \$3,000; owner, T. H. Ireland, 177 North 6th st, Brooklyn; architect, J. J. Fox, 51 Church st, Richmond Hill. Plan No. 2338.

ROCKAWAY BEACH.—Boulevard, 587, erect new store front; cost, \$250; owner, J. Burger, premises. Plan No. 2307.

ROCKAWAY BEACH.—Washington av, s s, 150 w Pier av, erect porch on dwelling; cost, \$200; owner, E. Smith, Old South rd, Aqueduct. Plan No. 2325.

ROCKAWAY BEACH.—Boulevard, n s, 30 n Division av, 2-sty frame extension, 30x48, side and rear 2-sty frame dwelling, interior alterations; cost, \$1,500; owner, M. Cohen, on premises; architect, J. B. Smith, Rockaway Beach. Plan No. 2327.

ROCKAWAY BEACH.—Boardwalk, n s, 200 w Thompson av, enclose pavilion; cost, \$150; owner, L. & L. Amusement Co., Rockaway Beach. Plan No. 2332.

FAR ROCKAWAY.—Remsen av, e s, 100 s Lake Grove pl, erect new concrete foundation under dwelling; cost, \$675; owner, Raffello Capone, premises. Plan No. 2300.

EAST WILLIAMSBURG.—Forest av, e s, 100 n Prospect st, interior alterations to school to provide for moving picture machine; cost, \$400; owner, City of New York, Park av and 59th st, N. Y. C. Plan No. 2326.

BAYSIDE.—Bayview av and 2d pl, new plumbing in dwelling; cost, \$250; owner, Mrs. J. G. Coffin, on premises. Plan No. 2347.

EVERGREEN.—Myrtle av, 1882, interior alterations to stable; cost, \$125; owner, H. J. Glasser, 1875 Myrtle av, Evergreen. Plan No. 2340.

EVERGREEN.—Cypress av, e s, 103 n Willow st, 1-sty frame extension, 40x16, on side 1-sty dancing platform, tin roof; cost, \$200; owner, Fred Enz, on premises. Plan No. 2342.

WOODSIDE.—Greenpoint av, 26, erect new foundation under dwelling; cost, \$300; owner, John Drape, on premises. Plan No. 2345.

WOODSIDE.—Greenpoint av, 22, new foundation under dwelling; cost, \$300; owner, J. Drape, on premises. Plan No. 2346.

Richmond.

BAY ST, 677, Stapleton, 1 electric non-combustible sign to brick store sign; cost, \$300; owner, Otto W. Pape, Castleton; architect and builder, Federal Sign System Electric Co., 229 West 42d st, N. Y. C. Plan No. 480.

CENTRAL ST, e s, 100 s Clarke st, Richmond, shingle roof and repairs to stairs to frame dwelling; cost, \$190; owner, Mr. Lawrence, Richmond; builder, C. Borkosky, Annadale. Plan No. 490.

LEWIS ST, n s, opposite Howard av, Stapleton, new steel I-beam (18 lbs.) to frame dwelling; cost, \$150; owner, J. F. Fredericks, Tompkinsville; architect, Otto Loeffler, Stapleton; builder, H. J. Langworthy, Stapleton. Plan No. 481.

TAYLOR ST, w s, 200 n Castleton av, West New Brighton, new shingles and studding to frame dwelling; cost, \$50; owner and builder, W. C. Holman, West New Brighton. Plan No. 485.

WINANT ST, n s, 1000 w Kreisler st, Kreislerville, add pitch roof and studding to frame dwelling; cost, \$170; owner, Fred Ronalder, Kreislerville; builder, Sam Androvette, Kreislerville. Plan No. 484.

DECKER AV, w s, 150 s Palmer av, Pt Richmond, 1 and 2-sty extension, concrete foundation to frame wagon shed; cost, \$100; owner and builder, Peter Larsen, Pt. Richmond. Plan No. 483.

HOPE AV, e s, 100 n Tompkins av, Rosebank, 1-sty extension and tin roof to terra-cotta garage; cost, \$200; owner and builder, M. Berardini, Rosebank. Plan No. 486.

MONTGOMERY AV, 14, Tompkinsville, new porch to frame dwelling; cost, \$150; owner, M. Doyle, Tompkinsville; builder, J. Kennedy, Stapleton. Plan No. 487.

OCEAN AV and BOULEVARD, South Beach, new beams and stucco to frame dwelling; cost, \$75; owner, Mrs. C. Noble, South Beach; builder, Robert Witte, 51 Boulevard, Rosebank. Plan No. 489.

SUMNER AV, n s, 90 s Livingston st, Bulls Head, 1-sty extension to frame church; cost, \$300; owner and builder, H. Falhorn, Bulls Head. Plan No. 488.

WANDEL AV, w s, 100 s Van Duzer st, Stapleton, 1-sty extension, masonry and flat tin roof to frame dwelling; cost, \$650; owner, Henry Burns, Stapleton; builder, Chas. F. Lange, Stapleton. Plan No. 482.

WILLOWROCK RD, w s, 1000 s Richmond Turnpike, Bulls Head, extension and new roof to frame dwelling; cost, \$100; owner, Mrs. Elsa Dreyer, Port Richmond; builder, R. H. Leadley, 23 Winant av, Pt Richmond. Plan No. 479.

COMPOSITION FLOORING.—Under this title the Proceedings of the Engineers' Society of Western Pennsylvania, Vol. 29, No. 6, contains an article of especial interest to architects, building managers, builders and owners wherein is shown in an unbiased and scientific way the relative merits as shown by test of the various kinds of flooring materials used in modern building practice. The paper is by H. M. Hooker, the widely-known flooring authority. The investigation covered composition flooring, portland cement concrete, terrazzo, marble, clay tile mosaic, linoleum, asphalt, slate, limestone, brick, cork tile, maple, oak, white pine, face brick, common brick, rubber tile and, in fact, all materials in general use. Copies may be obtained by addressing the society at 2511 Oliver Building, Pittsburgh, Pa.

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. 2388

New York, December 20, 1913

(25)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

Broome st, 109-11 (or Willett st, 1517).	49th st, 9 E.	135th st, 635 W (or Riverside dr, 583).	Madison av, 557.	Hudson st, 621 (s w c Jane), blk 625-9.
Broome st, 143 (or Ridge st, 34-6).	50th st, 407 E.	138th st, 642 W.	Manhattan av, 386.	*Hudson st, 637 (or Horatio st, 43), blk 627-16.
Cannon st, 61.	51st st, 361, 531, 541 W.	140th st, 235 W.	Northern av (w s), 2177-277.	*Jane st (s w c Hudson st, 621), blk 625-9.
Commerce st, 9.	52d st, 524-46 W.	142d st, 225-7, 506, 613 W.	Park av, 1248-54 (or 97th st, 68-74 E).	Washington st, 667-75 (nec W 10th), blk 631-1.
Cooper st (e s), 2242-39 (omitted in Dir.).	53d st, 235-7 W.	149th st, 418-22 W (or Convent av, 433-9).	*Park av, 1740 (or 121st st, 79 E).	*10th st W (nec Wash 667-75), blk 631-1.
Cooper st (e s), 2242-40.	*56th st, 401 E (see 1st av, 1026).	155th st W (n s), 2134-22.	Park av (s w c 49th st, 1284-40-45).	25th st, 221 E.
*Cooper st (e s), or Bway (w s), blk 2242-51.	57th st, 553-5 W.	163d st, 537-43 W (blk 2122-133).	Park av (e s), or Lex av, nwc 45th st), blk 1300-1.	25th st, 311 W.
Essex st, 101.	*58th st, 200 W (or 7 av, 912-20).	*169th st, 600 W (or Broadway, 4011-19).	Park av (e s), (or Lex av, nwc 46th st), 1301-1.	32d st, 205, 232 E.
Grand st, 581-5.	62d st, 144 E.	*177th st (s e c Audubon av, 227-33), blk 2132-15.	Park av (e s), (or Lex av, nwc 45th st), 1303-pt lt 1.	*37th st, 357 W (or 9th av, 484).
Houston st, 413-15 E.	64th st, 169 E.	182d st, 620-2 W.	Park av (e s) (or Lex av, nwc 49th st), blk 1304-1.	40th st, 305-13 E.
Madison st, 217.	65th st, 53, 421, 425 E.	*186th st W (sec Wadsworth av), 2166-pt lt 33.	*Riverside dr, 583 (or 135th st, 635 W).	72d st, 113 E.
Mangin st, 67.	74th st, 305 W.	*207th st W (sec Vermilyea av), 2227-1.	St Nicholas av, 444-6.	*75th st E (s e c 2d av, 1433), blk 1449-49.
Pitt st, 89.	76th st, 113-19 E.	Audubon av, 227-33 (sec 177th st), blk 2132-18.	Vermilyea av, 121-3.	*104th st, 201-8 W (or Amsterdam av, 900).
*Ridge st, 34-6 (or Broome st, 143).	77th st, 405 E.	Broadway, 3132-4.	Vermilyea av (s e c 207th st), 2227-1.	105th st, 62-156-8 E.
*Ridge st, 139-43 (or Stanton st, 200).	*78th st, 101 W (or Columbus av, 378-84).	Broadway, 4011-9 (or 169th st, 600 W).	Wadsworth av (s e c 186th st), 2166-pt lt 33.	120th st, 42-4, 127 W.
Stanton st, 200 (or Ridge st, 139-143).	82d st, 116 W.	Broadway (ws) or Cooper st (e s), blk 2242-51.	1st av, 420, 1028-30.	*124th st E (n e c 3 av), blk 1789-1.
Walker st, 16.	84th st, 442 E.	Central Park West, 418-21 (or 102d st, 2-4 W).	1st av, 1026 (or 56th st, 401 E).	124th st, 203 E.
Washington Ter, 11.	85th st, 330 W.	Columbus av, 380-4 (Dir Nos 378-84), or 78th st, 101 W.	2d av, 311-13 (or 18th st, 243 E).	132d st, 25-7 E.
*Willett st, 15-17 (or Broome st, 109-11).	94th st, 78 W.	*Convent av, 433-9 (or 149th st, 418-22 W).	2d av, 539, 1390, 1467-9, 1836.	133d st, 17-21 E.
William st, 169.	*9th st, 68-74 E (or Park av, 1248-54).	Edgecombe av, 161-3.	5th av, 99-101.	*133d st (n e c 5th av, 2177), blk 1758-1.
3d st, 250-2 E.	*102d st, 2-4 W (or Central Park W, 418-21).	Lenox av, 180-4 (or 119th st, 90 W).	5th av (es), nec 105th st, blk 1611-1.	*134th st, 48 E (or Mad av, 2135).
*5th st, 800-2 E (or Av D, 56).	*105th st E (n e c 5th av), blk 1611-1.	Lenox av, 429-31.	5th av (es), sec 106th st, blk 1611-69.	134th st, 23 & 5 E, blk 1759-15.
10th st, 388 E.	105th st, 345 E.	Lexington av (nwc 44th st), 1299-pt lt 7.	6th av, 912.	135th st, 10-16 E (Dir. 6-10), blk 1759-65.
12th st, 34 W.	106th st E (s s), 1611-67-68.	*Lexington av, nwc 45th st or Park av (es) blk 1300-1.	7th av, 823.	Amsterdam av, 900 (or 104th st, 201-3 W).
13th st, 519 E.	*106th st (s e c 5th av), blk 1611-69.	*Lexington av (n w c 46th st) or Park av (e s), 1301-1).	7th av, 912-20 (or 58th st, 200 W).	Madison av, 2135 (or 134th st, 48 W).
*18th st, 243 E (or 2 av, 311-13).	107th st, 56 E.	*Lexington av (n w c 48th st), or Park av (e s), 1303-pt lt 1.	8th av, 2194-2379.	Park av, 1801 (nec 124th st), blk 1773-1.
18th st, 436 E.	107th st, 68 W.	*Lexington av (n w c 48th st), or Park av (e s), 1304-1.	9th av, 187.	2d av, 1438 (s e c 75th st), blk 1449-49.
20th st, 36-8 W.	108th st, 11 E.		11th av, 602.	2d av, 2231-3.
22d st, 445 W.	109th st, 338-46 E.			3d av, 2283 (nec 124th st), blk 1789-1.
24th st, 121-3 E.	113th st, 120 E.			3d av, 2285.
25th st, 127-33 W.	113th st, 142 W.			5th av, 2177 (nec 133d st), 1758-1.
27th st, 519 W.	116th st, 71, 309 W.			5th av, 2179-83.
30th st, 10 W (Dir Nos 8-12).	117th st, 247 E.			9th av, 434 (or 37th st, 357 W).
31st st, 208 E.	118th st, 326 E.			
31st st, 408-20 W.	*119th st, 95 W (or Lenox av, 180-4).			
32d st, 22-6 W.	120th st, 122, 146 W.			
33d st, 341-3 E.	121st st, 79 E (or Park av, 1740).			
35th st, 56-8 W.	122d st, 163 W.			
36th st, 343-5 W.	127th st, 20 E.			
38th st, 329 E.	129th st, 8, 22 E.			
39th st, 244-6 W.	132d st, 227 W.			
44th st, 49-51 E.	133d st, 27-9 E.			
44th st, 110 W.	133d st, 12 W.			
45th st, 32, 154 E.	134th st W (ss), 2000-53.			
48th st E (n s), 1284-26 (Dir No. 25).	134th st, 275 W.			
	135th st, 306 W.			

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.

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.

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.
adm—administrator.
admtr—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—front.

indiv—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.
tns—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. 12, 13, 15, 16, 17 & 18.

Broome st, 109-11 (2:336-16), swc Willett (Nos 15-17), 50x100, 3-5-sty bk tnts, strcs on cor; Nuchem Messing to Celia Messing, 24 Lewis; mtg \$57,000; Dec11; Dec12'13; A \$45,000-77,000. nom

Broome st, 143 (2:341-42), sec Ridge (Nos 34-6), 20x60, 3 & 4-sty bk tnt & strcs; Marie J J Bowen to Cecilia Gafney, 2211 Bway; 1/2 pt; AT; Dec18'13; A\$16,000-21,000. O C & 100

Broome st (2:471), ss, 51.0 1/4 e Mulberry & at e wall of 383 Broome, a strip or gore, runs s— to sec of said wall w— to es land party 2d pt x— to beg; Dominic Saladino to Geo G Stephenson, 199 Jefferson av, Bklyn; Eleanor F Danforth, 667 Ocean av, Bklyn; Chas S Stephenson, 1212 Glenwood rd, Bklyn; Wm W Stephenson, 216 Clermont av, Bklyn; Marion S Gillispie at Hempstead, LI, & Mary M, Mary E & Ruth Stephenson & Grace S Young, all at 300 Stuyvesant av, Bklyn; Dec12; Dec13 '13. 1,000

Cannon st, 61 (2:333-63), ws, abt 170 s Rivington, 27x100, 5-sty bk tnt & strcs; Simon or Symon Fuchs et al to Ignatz Leblang, 49 Clinton, Yonkers, NY; 42-100 pts AT; mtg \$28,000 & AL; Dec15; Dec 18'13; A\$17,500-32,500. O C & 100

Commerce st, 9 (2:587-62), ns, 123 w Bleecker, 21x40, 3-sty & b fr bk ft dwg; Jno J Bogert to Sarah M Sandford of [85 Ralph st], Belleville, NJ; mtg \$6,000; Dec9; Dec12'13; A\$4,000-5,000. O C & 100

Cooper st (8:2242-40), ss, 150 w Isham or Indian rd, 25x100, vacant; Edw J McGuire to Missionary Soc of St Paul the Apostle in State of NY, a corp, 415 W 59; B&S; July16; Dec12'13; A\$2,800-2,800. O C & 100

Cooper st (8:2242-39), ss, 150 e 207th, 25x100; also COOPER ST (8:2242-pt lot 51), ss, 100 w Indian rd (Isham st), runs w50x100xw50x159 to ns Bway xl00.8xn 269.8 to beg; also BROADWAY (8:2242-pt lot 51), nwc Indian rd, 100.8x269.8 to ss Cooper x100x280.4, bk & fr church & vacant; A exempt-exempt; Edw J McGuire to Missionary Soc of St Paul the Apostle in State N Y, a corp, 415 W 59; C & G; mtg \$25,000 & AL; Aug15'11; Dec12'13. nom

Cooper st, ss, 150 e 207th, see Cooper, ss, 150 w Isham or Indian rd.

Cooper st, ss, 100 w Indian rd, see Cooper, ss, 150 w Isham or Indian rd.

Essex st, 101 (2:410-63), ws, 77.6 n DeLancey, 22.6x43.9, 5-sty bk tnt & str; Harry Rosenthal & Isaac Alexander, EXRS Abr Alexander to Harry Rosenthal, 54 Morningside av W [574 West End av] & Isaac Alexander, 327 Central Park W as TRSTES Abr Alexander, decd [both c/o H Rosenthal & Co, 73 Worth]; 1/2 R T & I; mtg \$11,000; May25'12; Dec13'13; A\$12,500-18,000. 3,000

Grand st, 581-5 (1:265-32-34), ss, 23.4 w Corlears, runs s70xw41.8xn21xw20.10xn80.6 to st xse70 to beg, 3-5-sty bk tnts & strcs; Philip Bachrach to Range Realty Co, 1239 Mad av [I Bachrach, 74 E 92]; AL; Dec 15; Dec17'13; A\$29,000-41,500. O C & 100

Houston st, 413-5 E, see 116th st, 71 W.

Liberty st (part of 105) (1:60), begins Church, ws, 100.8 n Liberty, runs w36.11 xn2.6xe— to ws Liberty (No 105) x— to nl Liberty (No 105) xe— to Church xs18.1 to beg, with all title to land in front to cl Church; Jefferson M Levy to L Napoleon Levy, 18 W 72; AT; AL; Nov24; Dec 18'13. nom

Madison st, 217 (1:271-42), ns, abt 105 w Jefferson, 26.1x100, 5-sty bk tnt; Simon Badt to Ella Wilinski or Wolinski, 172 W 141; Flora Grosner, 1361 Mad av, & Carrie Alexander, Robt Simon, Morris Simon & Rachel Goldfarm (Simon), all at 532 W 111; QC; Dec11; Dec12'13; A\$20,000-35,000. nom

Madison st, 217; Ella Wilinski et al heirs & c Isidor Simon to Fanny Simon, 207 E 61, as life tenant, & the remaindermen under will of Louis Simon; 1/2 pt R, T & I; B&S & CaG; mtg \$19,000 & AL; Dec11; Dec12'13. nom

Madison st, 217; Flora Grosner ADMTRX Isidor Simon to same; 1/2 pt R, T & I; mtg \$19,000 & AL; Dec11; Dec12'13. 6,300

Mangin st, 67 (2:323-21), ws, 125 s Rv- ington, 25x99, 5-sty bk tnt; Morris Vollman to Sol Bisgaier, 316 Rivinet n; mtg \$16,000; Dec15; Dec16'13; A\$8,500-22,000. O C & 100

Pitt st, 89, see 116th st, 71 W.

Ridge st, 34-6, see Broome, 143.

Ridge st, 139-43, see Stanton, 200.

Stanton st, 200 (2:345-29), nwc Ridge (Nos 139-43), 25x80, 6-sty bk tnt & strcs; Rudolph A Seligmann, ref, to Louis Simon, 67 E 107; mtg \$59,500 & AL; FORECLOS Dec16; Dec17'13; A\$29,000-55,000. 150

Walker st, 16 (1:192-8), ns, 175 e West Bway, 25x100, 5-sty bk loft & str bldg; Henry Solomon to Wm Patterson, 691 E 5, Bklyn; AL; Dec15; Dec18'13; A\$24,000-33,000. O C & 100

Washington ter, 11 (8:2156-45 1/4), es, 88.9 s 186th, 17.9x62.6, 3-sty bk dwg; Cambridge Livingston, ref, to Jno C Travis, 350 w 71, TRSTE Mary E Travis, decd; FORECLOS Dec9; Dec17'13; A\$1,500-6,500. 6,000

Willett st, 15-17, see Broome, 109-11.

William st, 169 (1:92-2), ws, 22.8 s Beekman, runs s26.8xw26.11xn1.11xw31.9x n26.6xe54.7 to beg, 6-sty bk loft & str bldg; Van Zandt Realty Co to City, NY; Dec15; Dec16'13; A\$40,000-8,000. 69,000

3D st, 250-2 E, see 116th st, 71 W.

5TH st, 800-2 E, see Av D, 56.

10th st, 388 E, see 116th st, 71 W.

12TH st, 34 W (2:575-37), ss, 350 w 5 av, 20.11x103.3, 4-sty & b stn dwg; Isaac F Phillips to Ingraham Corporation, a corp, at Hempstead, LI [c/o F Ingraham, 192 Bway]; 1-5 pt; AT; mtg \$4,000 & AL; Dec17'13; A\$19,500-25,000. O C & 100

13TH st, 519 E (2:407-51), ns, 246 e Av A, runs n103.3xe25xs—xe.02 1/2xs68.11 to st x w25 to beg, with all title to strip lying bet 519-21 E 13th, —, 6-sty bk tnt & strcs; Van Hoesen Estates Inc to Saml A Potter, 60 W 129; pr mtg \$30,000; Sept29; rerecorded from Oct6'13; Dec17'13; A\$16,000-33,000. O C & 100

13TH st, 519 E; Saml A Potter to Amelia Neumeyer, 1144 Jackson av; B&S; Oct20; Dec17'13. nom

13TH st, 519 E; Amelia Neumeyer to Michl Josephsohn, 105 Stanton; mtg \$25,000 & AL; Dec10; Dec17'13. O C & 100

18TH st, 243 E, see 2 av, 311-3.

18TH st, 436 E (3:949-33), ss, 94 w Av A, 25x92, 1 & 2-sty bk stable; Frank Vettel to Frank Vettel, Jr [341 E 181]; B&S; mtg \$6,000; Apr25'06; Dec15'13; A\$11,000-12,500. gift

20TH st, 36-8 W (3:821-64), ss, 300 e 6 av, 50x92, 11-sty bk loft & str bldg; Salisbury Realty Co to Arthur G Murph, 2549 Decatur av; B&S; Dec1; Dec16'13; A\$115,000-240,000. O C & 100

22D st, 445 W, see 9 av, 187.

24TH st, 121-3 E (3:880-14), ns, 250 e 4 av, 50x98.9, 12-sty bk loft & str bldg; D & M Company, a corp, to Realty Mtg Co, a corp, 30 E 42; mtg \$75,000; Dec1; Dec 13'13; A\$62,000-112,000. O C & 100

26TH st, 127-31 W, see 26th, 133 W.

26TH st, 133 W (3:802-22), ns, 353.1 w 6 av, 21.10x98.9; also 26TH ST, 127 W (3:802), ns, 287.6 w 6 av, 21.10x98.9; also 26TH ST, 129-31 W (3:802), ns, 309.4 w 6 av, 43.9x98.9, 12-sty bk loft & str bldg; Marguerite D Hellman to M D H Co, Inc, 22 W 33; AL; Dec5; Dec18'13; A\$154,000-397,000. O C & 100

27TH st, 519 W (3:699-22), ns, 250 w 10 av, 25x98.9, 5-sty bk tnt; Bernhard Seymann to Ridgewood Estates, a corp, 30 Church [r 339]; mtg \$19,500; Dec4; Dec 13'13; A\$9,000-22,000. nom

30TH st, 10 on map 8-14 W (3:831-48), ss, 150 w 5 av, 100x98.9, 6-sty bk hotel (Burlington); Burlington Hotel Co, a corp, to David M Heyman, 320 W 87; mtg \$400,000 & AL; Nov19; Dec16'13; A \$418,000-518,000. nom

31ST st, 208 E (3:911-59), ss, 470 w 2 av, 20x98.9, 3-sty & b bk dwg; Ellsworth R Skidmore to Jeannie A Skidmore, his wife, 142 Columbia Heights, Bklyn [c/o J B Fraser Co, 215 4 av]; AL; Dec15; Dec 18'13; A\$9,600-11,500. nom

31ST st, 408 W (3:728-43) sws, 625 e 10 av, 25x87.9x30x72.2, 3-sty bk tnt & 2-sty bk rear bldg; Annie T Campbell to Isabelle L Seacombe, 459 W 22; AL; Dec 11; Dec18'13; A\$8,000-9,500. O C & 100

31ST st, 410 W (3:728-44), ss, 600 se 10 av, 25x72.2x25x73.9, 3-sty bk tnt & 2-sty bk rear stable; Robt Gray to Isabelle L Seacombe, 459 W 22; mtg \$7,000; June2; Dec18'13; A\$7,500-8,000. O C & 100

31ST st, 412 W (3:728-45), ss, 575 e 10 av, 25x73.9x25x75.5, 3-sty fr tnt & 1-sty fr rear shed; Rosina E Antz to Isabelle L Seacombe, 459 W 22; Dec1; Dec18'13; A \$7,000-7,500. O C & 100

31ST st, 414 W (3:728-46), ss, 550 e 10 av, 25x75.5x25x77.1, 3-sty fr tnt; Mary F Ellison to Isabelle L Seacombe, 459 W 22; mtg \$9,000 & AL; Dec11; Dec18'13; A\$7,000-7,500. O C & 100

31ST st, 418 W (3:728-48), ss, 516.8 se 10 av, 16.8x79.3, 2-sty bk tnt; Maria S Simpson to Edw L Larkin, 319 W 14; mtg \$6,000; May29; Dec18'13; A\$4,000-5,000. O C & 100

31ST st, 418 W; Edw L Larkin to Isabelle L Seacombe, 459 W 22; mtg \$7,500; Dec17; Dec18'13. O C & 100

31ST st, 420 W (3:728-49), ss, 496 e 10 av, 20.8x79.3x20.8x80.7, 2-sty bk tnt & 2-sty bk rear tnt; Mary F O'Hagan to Isabelle L Seacombe, 459 W 22; B&S & CaG; mtg \$12,000 & AL; Dec11; Dec18'13; A\$4,500-5,500. O C & 100

31ST st, 408-20 W (3:728-43 to 49), ss, 496 e 10 av, runs s80.7xel29.13x30xne87.9 to st xnw154 to beg, 5-3 & 2-2-sty bk & fr tnts with 1-2 & 3-sty bk & fr rear bldgs; Isabelle L Seacombe to Montrose Realty Co, a corp [c/o C H Burdett], 135 Bway; mtg \$84,000; Dec17; Dec18'13; A \$42,000-48,000. O C & 100

32D st, 22-6 W (3:833-57), ss, 325 w 5 av, 75x98.9, 17-sty bk loft & str bldg; Mid-west Realty Co, a corp, to Lucius T Sheffield, at New London, Conn, & Joshua L Barton, 117 E 61; mtg \$750,000 & AL; Dec12; Dec13'13; A\$330,000-P\$330,000. O C & 100

33D st, 341 E (3:939-25), ns, 175 w 1 av, 20x98.9, 4-sty bk tnt; Chas L Cohn ref to Sigmund Wechsler, 101 W 115, EXR & c Abr Bernheimer; AL; FORECLOSED & drawn; Dec12'13; A\$8,000-10,000. 9,000

33D st, 343 E (3:939-26), ns, 150 w 1 av, 25x98.9, 4-sty bk tnt; Andw J Shipman ref to Max Drey, 54 E 74, EXR Seligman Bendit; AL; FORECLOS Dec11; Dec12'13; A\$10,000-12,000. 10,000

35TH st, 56-8 W (3:836-73-74), ss, 204 e 6 av, 41x98.9, 2-3-sty bk & stn bldgs & strcs; Herman Kratzenstein to Oppenheim-Collins Realty Co, a corp, 35 W 34; mtg \$90,000; Dec17'13; A\$184,500-194,500. O C & 100

36TH st, 343-5 W (3:760-16), ns, 275 e 9 av, 36x98.9, 6-sty bk stable; Christian F Thietjen & ano, TRSTES for creditors of Patk A Geoghegan, to Danl S Dryer, 335 W 29; mtg \$35,000; Dec10; Dec16'13; A\$18,500-40,000. 50,500

36TH st, 343-5 W; Danl S Dryer to Aug Dryer, 206 W 52; B&S & CaG; AL; Dec 15; Dec16'13. nom

36TH st, 343-5 W; Aug Dryer to Esther Dryer, 335 W 29, & Ida A Rota, 1 W 104; B&S & CaG & AL; Dec15; Dec16'13. nom

38TH st, 329 E (3:944-17), ns, 225 w 1 av, 25x98.9, 1-sty fr stable; Chas W Artz et al EXRS, & c Robt J Turley to Kips Bay Brewing & Malting Co, a corp, 646 1 av; mtg \$3,000; Dec12; Dec13'13; A\$10,500-10,500. 6,000

39TH st, 244-6 W (3:788-71-72), ss, 325.6 e 8 av, 37.7x98.9, 1-3 & 1-4-sty bk dwgs; Richd Vallender to Lulu Quigg at Cedarhurst, LI; B&S & CaG; AL; Dec15; Dec17 '13; A\$60,000-62,500. O C & 100

44TH st, 110 W (4:996-39), ss, 150 w 6 av, 20x100.4, 4-sty stn tnt & str; Theo Liebler Jr to Harry Bowman [Sterling Hotel, Mound & 6th], Cincinnati, O; 1/4 pt; AT; mtg \$51,000; Dec11; Dec18'13; A \$47,000-50,500. O C & 100

44TH st, nwc Lex av, see 44th, 49-51 E.

44TH st, 49-51 E (5:1279-26-47), ns, 40.8 w Vanderbilt av, 50x200.10 to ss 45th (No 32); A\$256,000-256,000; also LEXINGTON AV (5:1299-pt lt 7), nwc 44th, old line, now closed, runs w250xn100.5xe33.9xn95.7 xe0.8xn4.10 to ss 45th xe73.11x100.5xel6.8 xn100.5 to ss 45th xe125 to ws Lex av xs 200.10 to beg; A\$—\$—; also LEXINGTON AV (5:1300-11), nwc 45th, runs w405 to es Park av xn200.10 to ss 46th xe405 to ws Lex av xs 200.10 to beg, the block; A\$1,200,000-1,325,000; also LEXINGTON AV (5:1301-1), nwc 46th, runs w405 to es Park av xn200.10 to ss 47th xe405 to ws Lex av xs200.10 to beg, the block; A\$1,100,000-1,200,000; also 48TH ST E (5:1284-26), ns, 116.8 e Mad av, 33.4x100.5; A\$55,000-55,000; also PARK AV (5:1284-40-45), swc 49th, runs w225xs100.5xel25xn75xel100 to ws Park av xn25.5 to beg; A\$289,000-289,000; also LEXINGTON AV (5:1303-pt lt 1), nwc 48th, runs w405 to es Park av xn200.10 to ss 49th xe100xs100.5xe305 to ws Lex av xs100.5 to beg; A\$—\$—; also LEXINGTON AV (5:1304-1), nwc 49th, runs w405 to es Park av xn200.10 to ss 50th xe405 to ws Lex av xs200.10 to beg, the block; A\$1,100,000-P2,000,000; build- ings & yards of N Y C & H R R R Co; N Y State Realty & Terminal Co, a corp, to New York Central & Hudson River R R Co, a corp, at Albany, NY; AL; Dec 10; Dec18'13. O C & 100

45TH st, 32 E, see 44th, 49-51 E.

45TH st, 154 E (5:1299-41 1/2), ss, 113.9 w 3 av, 18.9x100.5, 3-sty & b stn dwg; Phoenix Ingraham, ref, to Michl Tracy, 827 Carroll, Bklyn [1 Bway]; FORECLOS Nov18; Dec18'13; A\$13,000-17,000. 16,200

45TH st E, nwc Lex av, see 44th, 49-51 E.

45TH st E, nec Park av, see 44th, 48-51 E.

46TH st E, swc Lex av, see 44th, 49-51 E.

46TH st E, nwc Lex av, see 44th, 49-51 E.

47TH st E, swc Lex av, see 44th, 49-51 E.

48TH st E, nwc Lex av, see 44th, 49-51 E.

48TH st E, ns, 116.8 e Mad av, see 44th, 49-51 E.

49TH st, 9 E (5:1285-9), ns, 200 e 5 av, 22.2x100.5, 4-sty & b stn dwg; Cornelia V McCoun to Henry Amerman, 57 Washing- ton av, Richmond Hill, B of Q, & Mary A Nicoll, at Upper Nyack, NY; 1-6 pt; B&S; Dec16'13; A\$84,000-89,000. O C & 100

49TH st, 9 E; Chas E Sparling et al by Chas E Heuberer, GDN, to same; 1-6 pt; AT; Dec16'13. 9,250

49TH st, 9 E; Earl J Sparling, husband of the late Harriet E Sparling, who was a daughter of Annie M Heuberer, to same; all estate by curtesy & AT; B&S; Dec16 '13. 4,500

49TH st E, swc Park av, see 44th, 49-51 E.

49TH st, see Park av, see 44th, 49-51 E.

50TH st, 407 E (5:1362-4), ns, 58.6 e 1 av, 19.5x80, 3-sty & b stn dwg; Abr Nussbaum to Zipporah Nussbaum, his wife, [c/o Abr Nussbaum, 407 E 50]; mtg \$1,500; Sept7'92; Dec16'13; A\$5,000-8,000. nom

51ST st, 361 W (4:1042-6), ns, 125 e 9 av, 18x100.5, 5-sty stn tnt; Alex Tofts to Geo A Glass, 170 Lefferts av, Bklyn; mtg \$16,000; Dec15'13; A\$12,000-21,500. O C & 100

51ST st, 531 W, see 52d st, 526-46 W.

51ST st, 541 W, see 52d, 526-46 W.

52D st, 526-46 W (4:1080-45-53 & 12 & 16), ss, 275 e 11 av, runs s200.10 to ns 51st (No 541) xe25xn100.5xe75xs100.5 to ns 51st (No 531) xe25xn100.5xe100xn100.5 to ss 52d xw225 to beg, 3, 4, 6 & 7-sty bk factory; Dordan-Butler Realty Co to Hardman, Peck & Co, a corp, 433 5 av; mtg \$210,000; Dec15'13; A\$105,000-208,000. 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; Wm H Brooks to St Marks Methodist Episcopal

Church, a corpn, 231 W 53; mtg \$39,500; Dec11; Dec17'13; A\$26,000-30,000. nqm

56TH st, 401 E, see 1 av, 1026-30.

57TH st, 553-5 W (4:1086-67), ns, 125 e 11 av, 50x100.5, 2-5-sty bk tnts & str; Morris B Baer to Ursula Realty Corpn, 60 Liberty [r 33]; Dec11; Dec13'13; A\$22,000-32,000. nom

58TH st, 200 W, see 7 av, 912-20.

62D st, 144 E (5:1396-47), ss, 160 e Lex av, 20x100.5, 3-sty & b stn dwg; Rosalie Joel or Lane to Sol Hirsch, 54 W 126; mtg \$19,500 & AL; Dec17'13; A\$18,000-22,000. nom

64TH st, 169 E (5:1399-27), ns, 180 e Lex av, 16x100.5, 3-sty & b stn dwg; Herbt C Pell to Clarence C & Madeline D Pell, Tuxedo, NY [c/o Clarence C Pell, 169 E 64], tenants by the entirety; Dec15; Dec16'13; A\$14,500-24,000. gift

65TH st, 53 E (5:1380-32), ns, 100 w Park av, 17x100.5, 5-sty stn dwg; Edw B Marks to Max B Marks, 441 14th, Bklyn; AL; Dec10; Dec13'13; A\$37,000-48,000. nom

65TH st, 53 E; Max B Marks to Edw B Marks, 53 E 65; AL; Dec10; Dec13'13. nom

65TH st, 421 E (5:1460-13), ns, 287.9 w Av A, 37.7x100.5, 6-sty bk tnt & str; Chas T Terry, ref, to Public Bank of N Y City, 89 Delancey; FORECLOS Dec4; Dec16'13; A\$12,000-41,000. 35,000

65TH st, 425 E (5:1460-13), ns, 250.2 w Av A, 37.7x100.5, 6-sty bk tnt; Abr Ellenbogen, ref, to Public Bank of N Y City, 89 Delancey; FORECLOS Dec4; Dec16'13; A\$12,000-41,000. 35,000

74TH st, 305 W (4:1184-73), ns, 130 w West End av, 24x66x—x65.1, 5-sty & b bk dwg; Marianne G Faulkner to Wm Bradley, 320 W 86; AL; Dec4; Dec15'13; A\$24,000-50,000. O C & 100

76TH st, 113-9 E (5:1411-8-9), ns, 165 e Park av, 60x102.2, 2-5-sty bk tnts; Charter Realty Co, a corpn, to Henry H Pease, 235 Lex av; B&S; June10'07; Dec17'13; A\$50,000-80,000. O C & 100

77TH st, 405 E (5:1472-6), ns, 119 e 1 av, 25x102.2, 5-sty bk tnt & str; Jacob Marks to Julia Singer, 712 2 av; AL; Dec3; Dec12'13; A\$8,000-22,000. O C & 100

78TH st, 101 W, see Col av, 380-4.

82D st, 116 W (4:1212-40), ss, 186.11 w Col av, 19x102.2, 4-sty & b stn dwg; Wm C Cammann to E Hunt, Robt H & J Appleton Allen, all at 50 W 45; Wm F Allen, 51 W 73 [50 W 45]; Caroline wife Edmund Dwight, 211 W 79, & Julia H, wife Wilbur C Fisk, 51 W 73; QC; Dec10; Dec13'13; A\$11,000-22,000. nom

84TH st, 442 E (5:1563-34), ss, 188 w Av A, 25x102.2, 5-sty bk tnt; Pauline Taferner to Meta Renken, 829 9 av; mtg \$20,750 & AL; Dec15'13; A\$8,500-22,000. O C & 100

85TH st, 330 W (4:1246-44), ss, 275 w West End av, 50.5x102.2x50.6x102.2, 6-sty bk tnt; Delia K Loomam to Matthew Loomam, 205 W 21; mtg \$98,000 & AL; June 26; Dec12'13; A\$45,000-105,000. nom

94TH st, 78 W (4:1207-61), ss, 55 e Col av, 50x72.8, 5-sty bk tnt; Hannah Bass to Caroline Smith, 18 E Kingsbridge rd; mtg \$47,000; Dec12; Dec15'13; A\$28,000-48,000. O C & 100

94TH st, 78 W; Caroline Smith to Fifth Av Bond & Mtg Co, a corpn, 334 5 av; mtg \$52,000; Dec15'13. nom

97TH st, 68-74 E, see Park av, 1248-54.

97TH st, 146 E (6:1624-48), ss, 103 e Lex av, 26x100.11, 5-sty stn tnt; Katharina Hartmann to Peter Weber, 2013 Harmon, B of Q; ½ pt; mtg \$16,000; Dec 15; Dec18'13; A\$10,500-18,500. nom

102D st, 2-4 W, see Central Park W, 418.

105TH st E, nec 5 av, see 5 av, nec 105th.

105TH st, 345 E (6:1677-21), ns, 125 w 1 av, 25x100.9, 5-sty bk tnt & str; Therese Weil & Sophia Mayer to Bertha Kaufmann, 1767 3 av; B&S; AL; Dec17'13; A\$7,000-22,000. O C & 100

106TH st E, sec 5 av, see 5 av, nec 105th.

107TH st, 56 E (6:1612-47), ns, 125 e Mad av, 25x100.11, 5-sty bk tnt; Isabelle R Homans, widow, to Josiah H De Witt, 40 W 51; Dec15; Dec17'13; A\$11,000-22,500. nom

107TH st, 68 W (7:1842-59), ss, 100 e Col av, 48.9x100.11, 7-sty bk tnt; First Preferred Realty Corpn to Nason Realty Co, Inc, a corpn, 206 Bway [r 27]; ½ pt; mtg \$69,750 & AL; Nov18; Dec12'13; A\$29,200-66,000. O C & 400

108TH st, 11 E (6:1614-8), ns, 175 e 5 av, 17x100.9, 5-sty stn tnt; Chas Gronich to Helen A Coleman, 250 W 88; AL; Dec10; Dec12'13; A\$9,000-16,000. nom

109TH st, 338-44 E (6:1680-32-32½), ss, 100 w 1 av, runs w68x8x100.11x150.6x100.11 to beg, 2-sty bk tnt & str & 2 & 3-sty bk & fr rear stable; Carmelo D'Orazio to Maria Cavallaro, 341 E 107; ½ pt; AL; Nov26; Dec17'13; A\$30,500-36,500. nom

113TH st, 120 E (6:1640-62), ss, 235 e Park av, 19.7x100.11, 4-sty bk tnt & str; Ida Greenberg to Philip Simon, 19 Bay 23d, Bklyn [170 Bway]; AL; Oct28'12; Dec17'13; A\$8,500-12,500. O C & 100

113TH st, 142 W (7:1822-58), ss, 120.3 e 7 av, 20.3x100.11, 5-sty bk tnt; Leo Schwartzreich to Celia Schwartzreich, his wife, nwc 83d & 20 av, Bklyn; AL; Dec11; Dec12'13; A\$12,500-21,000. O C & 100

116TH st, 71 W (6:1600-7), ns, 125 e Lenox av, 50x100.11, 6-sty bk tnt & str; A\$41,500-84,000; also 10TH ST, 388 E (2:392-29), sws, abt 110 w Av C, 25x92.3, 6-sty bk tnt & str; A\$18,000-37,000; also PITT ST, 89 (2:344-67), ws, abt 100 n Rivington, 25x100, 6-sty bk tnt & str; A\$19,000-67,000; also 3D ST, 250-2 E (2:385-30-31), ss, 100 w Av C, runs w47.8x70x10.6x85.11x37.1x105.11 to beg, 2-6-sty bk tnts & str; A\$36,000-74,000; also HOUSTON

ST, 413-5 E (2:335-15), ss, 92.10 e Sheriff, runs e42.10x84.6xsw6.6xw6.1x24.2xw3.2x2x 76 to beg, 6-sty bk tnts & str; A\$26,000-51,000; Adolph Rosenstein to Adolph Rosenstein Realty Co, Inc, a corpn, 150 Nassau; AL; Dec12; Dec18'13. O C & 100

116TH st, 309 W (7:1943-26), ns, 150 w 8 av, 25x100.11, 5-sty bk tnt; Alfred J Talley ref to Jennie Bernstein, 92 St Nicholas av; FORECLOS Dec11; Dec12'13; A\$16,000-26,000. 5,500

117TH st, 247 E (6:1667-21¼), ns, 92.6 w 2 av, 17.6x75.7, 3-sty & b stn dwg; Frances Mayer to Henrietta Stein [c/o A Mayer, 34½ St Marks pl]; mtg \$4,000; May17'06; Dec17'13; A\$5,500-6,500. O C & 100

118TH st, 326 E (6:1689-38), ss, 350 e 2 av, 25x100.11, 5-sty stn tnt; Jos B Peck to Thos L Curren, 19 Cliff, Rosebank, SI; AL; Dec15; Dec16'13; A\$8,000-19,500. nom

119TH st, 95 W, see Lenox av, 180.

120TH st, 122 W (7:1904-45), ss, 273 w Lenox av, 20x100.11, 3-sty & b stn dwg; Value Realty Co to Edwin E Bernheimer, 88 Central Park W; mtg \$20,000; Dec13'13; A\$11,200-19,000. O C & 100

120TH st, 146 W (7:1904-52), ss, 457 w Lenox av, 18x100.11, 3-sty & b stn dwg; Emanuel M Krulewitch et al EXRS & Simon Weinstein to Jacob Greenfeld, 2183 Washington av; AL; Dec8; Dec15'13; A\$10,000-14,000. 500

121ST st, 79 E (6:1747-56), nwc Park av (No 1740), 20x100.11, 4-sty stn tnt; Andw J Shipman, ref, to Emigrant Indust Savgs Bank, a corpn, 51 Chambers; FORECLOS Dec12; Dec15; Dec17'13; A\$15,000-20,000. 15,000

122D st, 163 W (7:1907-5), ns, 90.8 e 7 av, 18.11x100.11x18.8x100.11, 3-sty & b bk dwg; Lizzie S Watson to J Curry Watson, her husband, 163 W 122; mtg \$12,000; Dec 15; Dec16'13; A\$10,500-16,000. nom

127TH st, 20 E (6:1751-64), ss, abt 180 w Mad av, —, 3-sty & b stn dwg; A \$9,500-13,000; also McDONOUGH ST, 348, Bklyn; also MARCY AV, nwc Kosciusko, 20x100, Bklyn; Susan A Goldschmidt & ano, TRSTES Saml B H Judah (decd), et al to Edw Goldschmidt, 307 W 76; Dec9; Dec18'13. nom

129TH st, 8 E (6:1753-67), ss, 140 e 5 av, 19.6x99.11, 3-sty & b stn dwg; Jno Hickey to Benenson Realty Co [c/o Benj Benenson], 407 E 153; mtg \$6,000; Dec15; Dec16'13; A\$8,500-10,500. nom

129TH st, 22 E (6:1753-62), ss, 271.2 e 5 av, 17.9x99.11, 3-sty & b stn dwg; Jno Hickey to Benenson Realty Co, a corpn, [c/o Benj Benenson], 407 E 153; mtg \$5,000; Dec15; Dec16'13; A\$7,400-9,500. nom

132D st, 227 W (7:1938-21½), ns, 245 w 7 av, 15x99.11, 3-sty & b stn dwg; Mary B Murphy to Barbara Castka, 1350 1 av; B&S; Nov28; Dec16'13; A\$5,400-7,500. O C & 50

133D st, 27-9 E (6:1758-12-13), ss, 257.6 e 5 av, 37.6x99.11, 2-2-sty & b bk dwgs; Michl H Eisman to 210 West 56th Co, 135 Bway [r 1302]; B&S; mtg \$11,000; Nov8; Dec16'13; A\$10,500-12,000. O C & 100

133D st, 12 W (6:1730-44), ss, 185 w 5 av, 25x99.11, 5-sty bk tnt; Onawin Con- stn Co to Ellen McGuire, 616 Gherardi av, Woodhaven, B of Q; mtg \$16,100 & AL; Dec17; Dec18'13; A\$9,000-20,000. O C & 100

134TH st W (7:2000-53), ss, 275 e 12 av, 25x99.11, vacant; Theo W Cramp & ano EXRS Francis T White to Commercial Trust Co of Phila, 20 S Broad, Phila, Pa; Dec8; Dec13'13; A\$4,500-4,500. 5,000

134TH st, 275 W (7:1940-5), ns, 100 e 8 av, 16x99.11, 4-sty bk dwg; Hattie E Eversfield to Jos J Noll, 64 W 69; mtg \$5,000; Dec16; Dec18'13; A\$5,700-7,500. O C & 500

135TH st, 306 W (7:1959-48), ss, 100 w 8 av, 25x99.11, 5-sty bk tnt & str; Howe Realty Co, a corpn, to Jacob Starkman, 158 E 106; AL; Dec11; Dec12'13; A\$12,000-22,000. O C & 100

135TH st, 635 W (7:2002-2), ns, 505 w Bway, 125 to es Riverside dr (No 583) 102.6x102.2x99.11, 6-sty bk tnt; Chas J Buttery to N Y Real Estate Security Co, 42 Bway [c/o Jas N Rosenberg, receiver, 170 Bway]; mtg \$220,000; Sept20; Dec16'13; A\$135,000-270,000. O C & 100

138TH st, 642 (old No 640) W (7:2086-51), ss, 320 e 12 av, 15x99.11, 2-sty & b bk dwg; Lizzie Meagher wid to Winthrop Parker, 102 W 93; mtg \$6,500 & AL; Dec15'13; A\$6,000-7,800. O C & 100

140TH st, 235 W (7:2026-9), ns, 547 w 7 av, 28x99.11, 5-sty bk tnt; mtg \$22,000; A\$13,500-30,000 also 142D ST, 225-7 W (7:2028-17-18), ns, 400 e 8 av, 50x99.11, 2-5-sty stn tnts; mtgs \$37,000; A\$22,000-48,000; Berthold M Schey & ano EXRS & Simon Schey to Hans J Widness [Madison st], Park Ridge, NJ; Dec13; Dec15'13. 93,000

142D st, 225-7 W, see 140th, 235 W.

142D st, 506 W (7:2073-44), ss, 469 e Bway, 16x90, 4-sty bk dwg; Margt McCue to Mary Delehanty, 871 Col av; mtg \$9,500 & AL; Dec8; Dec12'13; A\$7,200-14,500. O C & 100

142D st, 613 W (7:2089-23), ns, 215 w Bway, 15x99.11, 3-sty & b stn dwg; Thos J Brady to Jno B Dolan, 613 W 142; mtg \$6,000; Dec15'13; A\$6,500-10,500. O C & 100

149TH st, 418 W, see Convent av, 433.

155TH st W (8:2134-22), ns, 525 w Bway, runs w150 to es Riverside dr n74.7xne on curve still along drive 31.3x131.7x99.11 to beg, vacant; Adolph M Bendheim to Strathcona Consn Co, a corpn, 48 St Nicholas pl; mtg \$40,000 & AL; Dec18'13; A\$50,000-50,000. O C & 100

163D st, 537-43 W (8:2122-133), ns, 100 e Bway, 110x99.11, 6-sty bk tnt; Edw Fagan to N Y Real Estate security Co, 42 Bway; mtg \$157,000; Apr24; Dec16'13; A \$50,000-160,000. O C & 100

169TH st, 600 W, see Bway, 4011-9.

177TH st W, sec Audubon av, see Audu- bon av, 227-33.

178TH st W, nwc Northern av, see Northern av, ws, from 178 to 179.

179TH st W, swe Northern av, see Northern av, ws, from 178 to 179.

182D st, 620-2 W (8:2165-9), ss, 50 e Wadsworth av, 50x70, 5-sty bk tnt; Schuylkill Realty Co to Rosie Kraus, 557 W 124; mtg\$42,000; Dec12; Dec13'13; A \$14,500-37,000. O C & 100

186TH st W, sec Wadsworth av, see Wadsworth av, sec 186th.

207TH st W, sec Vermilyea av, see Ver- milyea av, sec 207.

Av D, 56 (2:360-8), sec 5th (Nos 800-2), 22x78, 6-sty bk loft & str bldg; Mary Rosenberg to Newman & Wischer Consn Co, a corpn, 85 Division; AT; QC; mtg \$30,000; Dec8; Dec15'13; A\$19,000-30,000. O C & 100

Audubon av, 227-33 (8:2132-18), sec 177th, 99.11x100, 6-sty bk tnt; R G Realty Corpn to Freeminstreet Co, Inc, a corpn at Shak- espear av & 172; mtg \$159,000 & AL; Dec 16; Dec17'13; A\$56,000-177,000. nom

Broadway, 3132, see Bway, 3134.

Broadway, 3134 (7:1979-62), es, 35 s 125th, 32.6x75, 5-sty bk tnt; A\$24,000-32,000; also BROADWAY, 3132 (7:1979-64), es, 67.6 s 125th, 32.6x75, 5-sty bk tnt; A \$24,000-32,000; Chas J Buttery to N Y Real Estate Security Co, 42 Bway; mtg \$45,000; Sept10; Dec16'13. O C & 100

Broadway, 4011-19 (8:2138-102), swc 169th (No 600), 90.1x150, 6-sty bk tnt & str; Pembroke Realty Co, a corpn, to Central Bldg Impt & Investment Co, a corpn, 149 Church; mtg \$225,000 & AL; Dec13; Dec15'13; A\$90,000-226,000. O C & 100

Broadway, nwc Indian rd, see Cooper, ss, 150 w Isham or Indian rd.

Central Park W, 418 (7:1837-36), swc 102d (Nos 2-4), 100.11x117, 10-sty bk tnt; Chas J Buttery to N Y Real Estate Security Co, 42 Bway; mtg \$375,000; Aug29; Dec16'13; A\$160,000-475,000. O C & 100

Columbus av, 380-4 (4:1150-29), nwc 78th (No 101), 102.2x100, 7-sty bk tnt; Chas J Buttery to N Y Real Estate Security Co, 42 Bway; mtg \$225,000; Sept3; Dec 16'13; A\$140,000-275,000. O C & 100

Convent av, 433 (7:2063-46), sec 149th (No 418), 99.11x100, 6-sty bk tnt; E M K Consn Co, a corpn, to Chas Buek Consn Co, a corpn, 7 E 42; QC & correction deed; Dec11; Dec12'13; A\$70,000-190,000. nom

Convent av, 433; Emsworth Consn Co, a corpn, to same; mtg \$187,500 & AL; Dec 11; Dec12'13. O C & 100

Convent av, 433; Sadye V Krulewitch to Emsworth Consn Co, a corpn, 30 E 42; [r 327] mtg \$188,500; Dec11; Dec12'13. nom

Edgecombe av, 161-3 (7:2051-85), ws, 555 s 145th, 40x100, 5-sty bk tnt; Seitz Realty Co, a corpn, to Terence Smith, 109 E 88; mtg \$35,000; Dec12'13; A\$16,000-42,000. nom

Indian rd, nwc Bway, see Cooper, ss, 150 w Isham or Indian rd.

Lenox av, 180 (6:1718-1), nec 119th (No 95), 75.8x85, 7-sty bk tnt & str; First Preferred Realty Corpn to Nason Realty Co, Inc, a corpn, 206 Bway; ½ pt; mtg \$148,500 & AL; Nov18; Dec12'13; A\$80,000-165,000. O C & 100

Lenox av, 429-31 (7:1916-31), ws, 49.11 n 131st, 49.11x75, 6-sty bk tnt & str; Selara Holding Co, a corpn, to Millie Schwarz, 1044 Findlay av; mtg \$60,500 & AL; Dec 10; Dec17'13; A\$37,000-65,000. O C & 100

Lexington av, nwc 44th, see 44th, 49-51 E.

Lexington av, nwc 45th, see 44th, 49-51 E.

Lexington av, nwc 46th, see 44th, 49-51 E.

Lexington av, swe 46th, see 44th, 49-51 E.

Lexington av, swe 47th, see 44th, 49-51 E.

Lexington av, nwc 48th, see 44th, 49-51 E.

Lexington av, nwc 49th, see 49th, 49-51 E.

Madison av, 557 (5:1291-54), es, 89 s 56th, 18x100, 4-sty & b stn dwg; Ralph Hickox to Chas R Hickox, 557 Mad av; 1-3 pt; mtg \$10,000; Sept28'11; Dec15'13; A \$45,000-51,000. O C & 100

Manhattan av, 386 (7:1943-19), es, 27.11 n 116th, 36.3x82, 5-sty bk tnt; Jno H Rogan, ref, to Cornelia G Chapin, 2 W 55; FORECLOS Dec15; Dec16; Dec17'13; A\$21,500-30,000. 30,000

Northern av (8:2177-277), ws, from 178th to 179th, 200x125, vacant; Central Bldg Impt & Investment Co to Haven Consn Co, Inc, 149 Bway [r 216]; AL; Dec15'13; A\$58,500-58,500. O C & 100

Park av, nec 45th, see 44th, 49-51 E.

Park av, nec 46th, see 44th, 49-51 E.

Park av, sec 47th, see 44th, 49-51 E.

Park av, swe 49th, see 44th, 49-51 E.

Park av, 1248-54 (6:1602-38-40), swc 97th (Nos 68-7.), 100.11x100, 2-6-sty bk tnts & str; Kayell Realty Co to Louis J Levy, 127 W 120; AL; Dec17; Dec18'13; A \$62,500-144,000. O C & 100

Park av, 1740, see 121st, 79 E.

Riverside dr, 583, see 135th, 635 W.

Riverside dr, nec 155th, see 155th W, ns 525 w Bway.

Riverside dr, 865 (8:2135-28), ws, 95 n at ra or 150.8 on curve n of cl of 159th if extended w, 24.9x59.11x20.5x70.3, 3-sty & b bk dwg; Chas J Buttery to N Y Real Estate Security Co, a corp, 42 Bway; mtg \$20,000 & AL; Sept19; Dec16 '13; A\$5,100-14,500. O C & 100

St Nicholas av, 444 (419) (7:1958-48), es, 169.11 s 133d, 20.3x135.4x20x138.8, 5-sty bk tnt; Alfd E Jackson to Theresia Henkel, 169 E 73; mtg \$17,500; Dec11; Dec17'13; A\$12,900-19,000. O C & 100

St Nicholas av, 446 (421), (7:1958-47), e s, 149.11 s 133d, 20.4x138.8x20x142.1, 5-sty bk tnt; Alfd E Jackson to Theresia Henkel, 169 E 73; mtg \$17,500; Dec11; Dec17'13; A\$13,000-19,000. O C & 100

Vermilyea av, 121-3 (8:2262-13-14), ss, 150 w 207th, 50x150, 2-5-sty bk tnts; Hensle Constn Co, a corp, to Henry J Beck, 601 W 168; mtg \$44,000; Dec16; Dec17'13; A\$8,000-52,000. O C & 100

Vermilyea av (8:2227-1), sec 207th, 100x100, vacant; Alliance Realty Co to Gustavus L Lawrence, 2228 Bway; mtg \$16,240; Dec15'13; A\$24,000-24,000. O C & 100

Wadsworth av (8:2166-pt lot 33), sec 186th, 155.2x200x157.4x200, vacant; Edw Fagan to N Y Real Estate Security Co, 42 Bway; mtg \$—; Feb1; Dec16'13. O C & 100

1ST av, 420 (3:956-57), ses, abt 75 s 25th, 24.8x100, 5-sty bk tnt & str; Robt Thomas to David J Rosen, 276 Mad; B&S; mtg \$14,000 & AL; Dec4; Dec13'13; A\$13,500-18,500. nom

1ST av, 420; David J Rosen to Sarah Cohn, 610 W 111; B&S; mtg \$14,000 & AL; Dec4; Dec13'13. nom

1ST av, 1026-30 (5:1368-1 to 2), nec 56th (No 401), 60x94, 3-4-sty bk tnts & str; Tillie Wacht to Ferd C Bamman, 436 W 154; mtg \$34,000; Dec16; Dec18'13; A\$28,000-45,000. O C & 100

2D av, 311-3 (3:899-24), nwc 18th (No 243), 34.8x98, 6-sty bk tnt & str; Bertram S Bear to Rieb Realty Co, Inc, a corp [c/o A Bear & Co], 52 White; mtg \$75,000 & AL; Dec17; Dec18'13; A\$42,500-82,500. O C & 100

2D av, 539 (3:910-35), ws, 18.5 s 30th, 17.6x65, 4-sty stn tnt & str; Jacob Marks to Julia Singer, 712 2 av; AL; Dec3; Dec 12'13; A\$9,500-12,500. O C & 100

2D av, 1390 (5:1446-52), es, 70.6 s 72d, runs e60xn0.6xe40xs32.2xw100 to av xn31.8 to beg, 5-sty bk tnt & str; Wm G Moir to Abr H Rabinowitz, 995 Southern Blvd; mtg \$32,000 & AL; Dec11; Dec12'13; A\$18,000-36,000. O C & 100

2D av, 1467 (5:1431-23), ws, 51.6 n 76th, 26.4x100, 4-sty bk tnt & str; Kassel Oshinsky to K O Realty Corp, 350 Bway; [r 614] mtg \$15,000; Nov26; Dec12'13; A\$15,000-23,000. O C & 100

2D av, 1469 (5:1431-24), ws, 77.10 n 76th, 26.6x100, 4-sty bk tnt & str; Kassel Oshinsky to K O Realty Corp, a corp, 350 Bway; mtg \$15,000; Nov26; Dec12'13; A\$16,500-25,000. O C & 100

2D av, 1836 (5:1557-50), es, 26 s 95th, 24.1x75, 5-sty bk tnt & str; Anna Pantel to Carrie Tencorn, 1143 Lex av; mtg \$14,500; Dec15; Dec16'13; A\$11,000-18,500. nom

5TH av, 99-101 (3:846-2), es, 29.6 n 17th, 59x100, 11-sty bk loft & str bldg; 101 5th Av Co, a corp, to Richd Sidenberg, 157 W 57; mtg \$380,000 & AL; Dec12'13; A\$255,000-480,000. O C & 100

5TH av, sec 106th, see 5 av, nec 105th.

5TH av (6:1611-1-4 & 67-70), nec 105th (No 1), runs n201.10 to 106th (No 2) xe 150xs100.11xw50xs100.11 to 105th xw100 to beg, vacant; Edw Fagan to N Y Real Estate Security Co, 42 Bway; mtg \$230,000; Sept24; Dec16'13; A\$270,000-270,000. O C & 100

6TH av, 912 (5:1267-74), es, 67.5 s 52d, 22x77.11x22x78.8, 4-sty stn tnt & str; Lee Holstein Constn Co, a corp, to Dinah Berkowitz, 101 Debevoise, Bklyn; mtg \$38,500; Dec17'13; A\$30,000-37,000. O C & 100

6TH av, 912; Dinah Berkowitz to Lee Holstein, 1 W 65 [1 W 85]; mtg \$38,500; Dec17'13. O C & 100

7TH av, 823 (4:1006-2), es, 25.1 n 53d, 25x100, 4-sty stn tnt & str & 5-sty bk rear tnt; Gustave W Cahen to Florence Estate Co, Inc, a corp [110 W 40, r 901], & Raygold Realty Co, a corp, 110 W 40 [140 Nassau, r 1402]; mtg \$55,000 & AL; June5; Dec16'13; A\$45,000-49,000. O C & 100

7TH av, 912-20 (4:1029-36), swc 58th (No 200), 100.5x100, 12-sty bk tnt & str; Paterno Constn Co, a corp, to Paterno Investing Corp, 200 W 58; mtg \$750,000; Dec15; Dec16'13; A\$350,000-P350,000. O C & 100

8TH av, 2194 (7:1924-3), es, 50.11 n 118th, 25x80, 5-sty bk tnt & str; Henry J Beck to Hensle Constn Co, a corp, 530 W 207; [c/o C Hensle, 3856 10 av]; mtg \$26,500 & AL; Dec16; Dec17'13; A\$19,000-28,000. O C & 100

8TH av, 2379 (7:1954-35), ws, 25 s 128th, 25x84, 5-sty bk tnt & str; Wm W Hoffman ref to Max Bernstein, 35 Mt Morris Park W; FORECLOS Dec5; Dec12'13; A\$17,000-25,000. 3,000

9TH av, 187 (3:719-40), ws, 44.4 n 21st, 18.7x60, 2-sty fr tnt & str; A\$8,000-8,500; also 22D ST, 445 W (3:720-25), ns, 390 w 9 av, 20x98.9, 4-sty & b stn dwg; Ellen R Jones to Annie R Jones, 850 President, Bklyn [c/o C W Jones, 60 Leonard]; B&S & CaG; Dec17; Dec18'13; A\$9,500-15,500. nom

11TH av, 602 (4:1073-63), es, 61.9 s 45th, 19.2x70, 5-sty bk tnt & str; Adelia J Sparks to Jno Lechich, 604 11 av; AL; Nov 20; Dec17'13; A\$6,000-11,000. nom

Interior gore (3:909), begins 100 w 2 av & 24.8 s 29th, runs e-xnw-x-s- to beg; Cath L Fulkerson, her Saml R Trembley to Mary L wife Patk J Hatton, 303 E 37; QC; Nov29; Dec17'13. nom

Interior gore (3:909), same prop; Harriett A Walton, heir, & Saml R Trembley to same; QC; Nov21; Dec17'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Greenwich st, 222 (1:84), consent to 3d track; Jos H Bearns, EXR, & Jas S Bearns to Manhattan Railway Co; Nov20; Dec13'13. 530

Greenwich st, 471 (2:594), consent to 3d track; Julian H & Jas S Barclay TRSTES heirs, & Danl Holzman & ano to Manhattan Railway Co; ½ pt; Nov19; Dec 13'13. 500

Greenwich st, 499 (2:594), consent by mortgagee to 3d track; Title Guar & Trust Co to Manhattan Railway Co; Dec2; Dec 13'13. nom

Greenwich st, 499-501 (2:594), also GREENWICH ST, 801 (625); consent to 3d track; Henry Youngs of Goshen, NY, to Manhattan Railway Co; mtg \$31,000; Dec2; Dec13'13. 1,392.50

Greenwich st, 501 (2:594), consent by mortgagee to 3d track; German Savings Bank to Manhattan Railway Co; Dec1; Dec 13'13. nom

Greenwich st, 713-17 (2:632), consent to 3d track; Francis T L Lane et al, owners of 3-5 pts, to Manhattan Railway Co, a corp; Nov12; Dec12'13. 697

Greenwich st, 713-17; consent to 3d track; Danl E Seybel, owner of 2-5 pts, to same; Nov12; Dec12'13. 464.66

Greenwich st, 713-7; consent by mortgagee to above; Sarah M Shotts, owner of two mtgs for \$4,000 & \$4,500, respectively, to same; Dec9; Dec12'13. nom

Greenwich st, 801, see Greenwich, 499-501.

Greenwich st, 801 (2:625); consent to 3d track; Title Guar & Trust Co to Manhattan Railway Co; Dec2; Dec13'13. nom

John st, 4-10, see Bway, 182-4.

45TH st, 420 W (4:1054-44); certified copy of general conveyance of all real estate wheresoever situate of which Frances E Johnston died seized; Franklin Barrett, heir Frances E Johnston, to Jno J Johnston, of Bklyn [c/o J H Bunnell & Co, 32 Park pl, Manhattan]; QC; Aug12'03; Dec18'13. nom

45TH st, 420 W; certified copy as above; Chas Barrett & ano, heirs Frances E Johnston, to same; QC; Sept13'01; Dec18'13. nom

63D st, 403 E (5:1458), ns, 81 e 1 av, 25x100.5; certf as to payment of \$1,650 on a/c of mtg & that \$4,000 is now unpaid; Danl Spitzer et al to Michl Larsen, 1024 Main st, Hartford, Conn; Dec15'13. —

75TH st, 110 E, see 5 av, 801-2.

95TH st, 151 W (4:1226-12), ns, 276 e Ams av, 18x100, 3-sty & b stn dwg; re mtg; Casualty Co of America to Jno P Magner, 151 W 95; Dec13; Dec15'13; A\$10,000-18,000. O C & 100

133D st W, nwc Convent av, see Convent av, 120-4.

140TH st, 235 W (7:2026-9), ns, 547 w 7 av, 28x99.11, 5-sty bk tnt; A\$13,500-30,000; also 142D ST, 225-7 W (7:2028-17-18), ns, 400 e 8 av, 50x99.11, 2-5-sty stn tnts; A\$22,000-48,000; re dower; Bertha Schey to Hans J Widness [Madison st], Park Ridge, NJ; AT; QC; Dec15'13. nom

142D st, 225-7 W, see 140th, 235 W.

177TH st W, sec Audubon av, see Audubon av, 227-33.

182D st, 620-2 W (8:2165); re asn of rents recorded Apr7'10; Royal Bank of NY to Schuykill Realty Co, 177 Wadsworth av; Dec12; Dec13'13. nom

Audubon av, 227-33 (8:2132), sec 177th, 99.11x100; re asn rents recorded June25'13; Max Hoffman to Rebecca Goldberg, 937 E 156, & the R G Realty Corp, 135 Bway; Dec15; Dec17'13. nom

Broadway, 182-4 (1:65); also JOHN ST, 4-10; certf that stockholders consent to agmt dated Aug20'13 for alterations, &c, in case of fire; Convent Park Constn Co, a corp, to Abr L Kass [100 Essex]; Aug20; Dec12'13.

Convent av, 120-4 (7:1971-5), nwc 133d, 70x100, 5-sty bk tnt; re mtg; N Y Trust Co, a corp, to Paterno & Son Contracting Co, a corp, 300 Prescott av; Dec16; Dec17'13; A\$—\$. nom

Madison av, 1230 (5:1500); certified copy adjudication of bankruptcy & order of reference; Chas G Wise, bankrupt [ft E 79th], & Wm H Willis, ref [82 Beaver]; Nov6; Dec12'13.

2D av, 521-5 (3:910); consent to 3d track; Annie J Bouillon to Manhattan Railway Co, 165 Bway; Dec10; Dec18'13. —

2D av, 2283-9 (6:1667); consent to 3d track; Geo H Werfelman to Manhattan Railway Co; Nov24; Dec15'13.

5TH av, 801-2 (5:1376-2-3), es, abt 30 n 61st, —x—, 2-5-sty & b stn dwgs; valuation \$400,000; A\$320,000-385,000; also 75TH ST, 110 E (5:1409-68½), ss, abt 75 e Park av, —x—, 2 & 3-sty bk garage; valuation \$37,500; A\$22,000-35,000; also PROPERTY at Bisby & Mamaroneck, NY; certf as to payment of transfer tax of \$22,898.09; Jas A Wendell, Deputy Comptroller of State, NY, to Marie S Bostwick, EXTRX of Albt C Bostwick, late of Westchester Co, NY; decd; Dec16; Dec17'13. —

Certf copy of will (misc) of Eliz A Quinn, late of Piermont, NY; Oct26'10; Dec 17'13.

Certified (misc) copy of order approving trustee's bond; Wm H Willis, ref in bankruptcy, to Edw B Page, 101 Park av; Nov28; Dec13'13.

Court order (misc), that time of Mary C Hopper, widow of Isaac A Hopper (dec'd), to elect or take dower & legacy provided in will be enlarged & extended one year from Dec21'13; Dec18'13.

Court order (misc) cancelling chattel mtg executed Sept15'13 by Mott Haven Cut Stone Co, Inc, to Peter La Spina Inc, alleged bankrupt and is directed to deliver to Matthew Henkel, receiver, all property, etc, in above entitled matter; Nov29; Dec17'13.

Power of atty (misc); Jno Heinz of Block Island, RI, to Jno McCauley; Dec 12; Dec17'13.

WILLS.

Borough of Manhattan.

Greene st, 72-76 (2:485-8-10), es, 125 s Spring, 75x100, 1-5 & 1-6-sty bk loft bldg & str; Emanuel Mansbach Est, Irvina Mansbach, EXTRX, 460 Riverside dr; attys, Miller, King, Lane & Trafford, 80 Bway; A\$66,000-106,000. Will filed Dec13 '13.

Hudson st, 621 (2:625-9), swc Jane, 19x 55.4, 4-sty bk tnt & str; A\$11,500-14,500; also HUDSON ST, 637 (2:627-16), nwc Horatio, 19.7x59, vacant; A\$13,000-13,000; also

Hudson st, 637, see Hudson, 621.

WASHINGTON ST, 667-75 (2:631-1), nec 10th, 111.6x120, 12-sty bk storage bldg; A\$60,000-285,000; also 25TH ST, 221 E (3:906-12), ns, 260 e 3 av, 25x98.9, 3-sty bk tnt; A\$12,000-15,000; also 32D ST, 205 E (3:913-5), ns, 85 e 3 av, 25x98.9, 5-sty bk tnt; A\$12,500-25,000; also 40TH ST, 305-13 E (5:1333-5-9), ns, 100 e 2 av, 125x134.4x irreg, 1-6 & 3-5-sty bk tnts; A\$48,000-137,500; also 105TH ST, 156-8 E (6:1632-48), ss, 95 e Lex av, 50x100, 4-sty bk stable; A\$21,000-35,000; also 120TH ST, 42-4 W (6:1718-53), ss, 410 w 5 av, 50x100.11, 6-sty bk tnt; A\$32,000-85,000; also 120TH ST, 127 W (7:1905-17), ns, 350 w Lenox av, 21x100.11, 3-sty stn fr dwg; A\$11,700-18,500; also 124TH ST, 203 E (6:1789-4½), n s, 80 e 3 av, 20x50.11, 4-sty bk tnt; A\$7,500-10,000; also 132D ST, 25-7 E (6:1757-11½-12), ns, 100 w Mad av, 40x99, 2-3-sty bk dwgs; A\$11,000-13,000; also 133D ST, 17-21 E (6:1758-9-10), ns, 200 e 5 av, 52x 99, 3-2-sty bk dwgs; A\$15,000-16,500; also 134TH ST, 23-5 E (6:1759-15), ns, 10 w Madison av, 60x99.11, 1-sty bk bldg; A\$14,500-17,500; also 135TH ST, 10-16 E (6:1759-5 & 65), ns, 100 e 5 av, 100x200, 1-7, 1-2 & 1-1-sty bk brewery; A\$60,000-137,000; also MADISON AV, 2135 (6:1758-51), sec 134th (No 48), 24.11x60, 5-sty bk tnt & str; A\$9,000-15,000; also PARK AV, 1801 (6:1773-1), nec 124th, 25x80, 3-sty fr & bk tnt & 1-sty bk tnt in rear; A\$21,000-30,000; also 2D AV, 1438 (5:1449-49), sec 75th (No 300), 1-4-sty & 1-2-sty bk tnts & str; A\$17,500-25,000; also 3D AV, 2283-5 (6:1789-1 & 2), nec 124th (No 201), 50.11x 80, 2-3-sty bk tnt & str, 2-1-sty tnts in rear; A\$81,000-94,000; also 5TH AV, 2177-2183 (6:1758-1-4), nec 133d, 99.11x100, 4-5-sty bk tnts & str; A\$54,000-109,500; also 9TH AV, 484 (3:761-1), nec 37th (No 357 W), 24.9x100, 5-sty bk tnt & str; A\$30,000-47,000; Jas Everard Est, Robt J Tracy, EXR, & Farmers Loan & Trust Co, 22 William; attys, Geller, Rolston & Horan, 22 Exchange pl. Will filed June13'13.

Washington st, 667-75, see Hudson, 621.

25TH st, 221 E, see Hudson, 621.

25TH st, 311 W (3:749-32), ns, 110 w 8 av, 20x98.9, 3-sty bk dwg; Mary A Craig Est, Allan C Craig, EXR, 286 Main st, East Orange, NJ; atty, Arthur B La Far, 80 Maiden lane; A\$8,500-10,000. Will filed Dec 9'13.

32D st, 205 E, see Hudson, 621.

32D st, 232 E (3:912-48), ss, 250 w 2 av, 16.8x98.9, 3-sty bk tnt; Michl H Lane Est, Chas A Lane, ADMR, Ridgewood, NJ; attv, Cornelius Doremus, 50 Church; A\$8,000-10,000. Letters of admr filed Dec22'13

40TH st, 309-13 E, see Hudson, 621.

72D st, 143 E (5:1407-6), ns, 125 e Park av, 25x102.2, 4-sty stn fr dwg; Harriet B Barrow Est, Archibald Campbell, EXR, 1142 Mad av; attys, Pruyn & Whittlesey, 2 Rector; A\$45,000-62,000. Will filed Dec 9'13.

105TH st, 62 E (6:1610-48), ss, 230 w Park av, 25x100.11, 5-sty stn fr tnt; ½ int; Emil Melchner Est, Leopold Melchner, ADMR, 134 W 67; A\$11,000-17,000. Letters of Admr filed in person Dec9'13.

105TH st, 156-8 E, see Hudson, 621.

120TH st, 42-4 W, see Hudson, 621.

120TH st, 127 W, see Hudson, 621.

124TH st, 203 E, see Hudson, 621.

132D st, 25-7 E, see Hudson, 621.

133D st, 17-21 E, see Hudson, 621.

134TH st, 23-25 E, see Hudson, 621.

135TH st, 10-16 E, see Hudson, 621.

Amsterdam av, 900 (7:1876-29), nwc 104th (Nos 201-3 W), 25.11x100, 5-sty bk tnt & str; Rosa Imhof Est, Emil Imhof, EXR, 201 W 104; atty, H A Herold, 45 John; A\$36,000-50,000. Will filed Dec9'13.

Madison av, 2135, see Hudson, 621.

Park av, 1801, see Hudson, 621.

2D av, 1438, see Hudson, 621.

2D av, 2231-3 (6:1664-23 & 4), ws, 50.11 n 114th, 50x80, 2-5-sty bk tnts & str; Sophia Schuster Est, Harry Schuster, EXR, 100 W 141; atty, Jacob Klein, 346 Bway; A\$18,000-30,000. Will filed Dec15'13.

Madison av, 2135, see Hudson, 621.

Park av, 1801, see Hudson, 621.

2D av, 1438, see Hudson, 621.

2D av, 2231-3 (6:1664-23 & 4), ws, 50.11 n 114th, 50x80, 2-5-sty bk tnts & str; Sophia Schuster Est, Harry Schuster, EXR, 100 W 141; atty, Jacob Klein, 346 Bway; A\$18,000-30,000. Will filed Dec15'13.

Madison av, 2135, see Hudson, 621.

Park av, 1801, see Hudson, 621.

3D av, 2283-5, see Hudson, 621.
5TH av, 2177-83, see Hudson, 621.
9TH av, 484, see Hudson, 621.

CONVEYANCES.

Borough of the Bronx.

Austin pl (10:2601), ss, 607.2 e 144th, 27x 120.9x48.8x100, 1-sty fr shop Brunetta Tozzini to Assunta Di Quisto, 681 E 189; 1/2 RT&I; mtg \$5,100 & AL; Dec13; Dec15'13. 900

Carroll pl (*), ws, 224.4 s Wash av, 25x 75; Dominic A Trotta to Pasquale Angarola, 1098 Franklin av; Dec1; Dec12'13. nom

Carroll pl (*), same prop; Pasquale Angarola to Phelan Bros Constn Co, a corpn, 2045 Ryer av; Dec12'13. O C & 100

Coster st, 622, see Coster, 624.

Coster st, 624 (10:2769), es, 540 s Spofford av, 20x100; also COSTER ST, 622 (10:2769), es, 520 s Spofford av, 20x100, 2-2-sty bk dwgs; Jno Buehler to Geo J Amann, 315 Palmetto, Bklyn; mtg \$11,500 & AL; Dec10; Dec15'13. nom

Coster st, 628-30 (10:2769), es, 460 s Spofford av, 40x100, 2 2-sty bk dwgs; Ellen McGuire to Winona C Schoefer, 2296 Loring pl; mtg \$13,204.64; Dec17; Dec18'13. O C & 100

Faile st (10:2746), ws, 155 s Aldus, 50x 100, 5-sty bk tnt; Lillian B Rogers to Jno Oehler, 1369 Franklin av; mtg \$40,000; Dec15; Dec16'13. O C & 100

Fairmount pl, 714 (11:2950), ss, 170.2 e Crotona av, old line, 27.2x94.6x26.10x93.4, 4-sty bk tnt; Edw E Strauss to David Kraus, 246 W 129; mtg \$15,100; Nov12; Dec 15'13. O C & 100

Featherbed la (11:2861), ns, 150 w Jerome av, 25x100, vacant; Moss Estate Inc to Joshua Hale, at Newburyport, Mass; Dec6; Dec17'13. O C & 100

Fox st, 1165 (11:2974), ws, 116.1 n Home, 25x59x26.3x67, 3-sty bk tnt; Jacob Mendelsohn to Annie Roberts, 1165 Fox; mtg \$8,500; Dec8; Dec16'13. O C & 100

Grant st, nec Franklin av, see Franklin av, nec Grant.

Herschel st Washington av (*), sws, 25 nw Butler pl, 25.4x108.11x25x112.11, being all RT&I to land in bed of st to cl thereof in front of above; Annie Fordyce to Wm Hollweg, 2532 Poplar, & Emily Odell, 2572 Poplar; QC; Dec5; Dec17'13. nom

Herschell st (*), bet Westchester & Wellington avs, land in bed of st in front of lots 13 to 15, map Cebrie Park; deed of cession; Christopher Belton, 1348 Herschell to City NY; May23; Dec12'13. nom

Hoffman st, 2389 (11:3054), nws, abt 70 s 187th, 25x100, except pt for st, 3-sty fr tnt & str; Elizabetha D'Ulise to Jno Phillips, 618 W 136; mtg \$2,700; June6; Dec15'13; nom

Jefferson pl, 659 (915) (11:2935), ns, 72.5 e Clinton av, 17.5x80, 2-sty & b fr dwg; Jas F Kane to Laura R Kane, his wife, 659 Jefferson pl; mtg \$5,000; Dec16; Dec17'13. gift

Kelly st (10:2705), swc 167th, 90x100, vacant; Chas E Jenkins to Mills-Beebe Corp, 165 Bway; AL; Dec12'13. nom

Lyman pl (11:2970), ws, 192.8 n 169th, 75x55.3x82.9x90.3, vacant; Dayton Realty Co to Gifford Bldg Co, a corpn, 2742 Gifford av; mtg \$5,500 & AL; Dec11; Dec12'13. O C & 100

Manida st, 729 (10:2768), es, 246.8 s Spofford av, 20x76.9x20.2x73.9 to ws old Hunts Point rd, 3-sty bk dwg; Julie Duffrin to Henry C Scheer, 517 E 146; mtg \$4,250; Dec15; Dec16'13. O C & 100

Sycamore st, nwc Watson av, see Watson av, nwc Sycamore.

Washington st (*), ws, 150 s Van Nest av, runs s25xw114.3 to Unionport rd xn 27.10xe65xs25xe70 to beg, except pt for White Plains rd & Unionport rd; Kath Muller to Henrietta Spears, 664 E 166; mtg \$8,750; Dec2; Dec12'13. O C & 100

Washington st (*), ws, 175 s Van Nest av, 25x103.10 to Unionport rd, x27.10x114.3, except parts for White Plains & Unionport rds & Public pl; Josephine Skrivaneck to Henrietta Spears, 664 E 166; Nov11; Dec12'13. O C & 100

Washington st (*), ws, 125 s Van Nest av, 25x70, except part for White Plains rd; Anton M Ziegler to Dominic A Trotta, 2159 Mapes av; Dec8; Dec12'13. O C & 100

Whittier st, ws, 200 n Randall av, see Whittier, ws, 100 n Randall av.

Whittier st (10:2770), ws, 100 n Randall av, 50x85; also WHITTIER ST (10:2770), vs, 200 n Randall av, 50x100; Jno G Horgan et al to Emma A Mayhew, 1522 Pacific, Bklyn; mtg \$1,800 & AL; Dec12; Dec 17'13. nom

132D st E (9:2260), ns, 187.8 e Brook av, 25x100, vacant; Port Morris Land & Impt Co, a corpn, to Berkshire Springs Co, 517 E 132; B&S & CaG; AL; Dec10; Dec15'13. O C & 100

134TH st, 340-2 E (9:2296), ss, 89.6 e Alex av, 42x100, 2 4-sty bk tnts; Margt E Weill to Bernard Seymann, 1232 45th, Bklyn; mtg \$13,000; Dec8; Dec18'13. nom

134TH st E (9:2296), swc Willis av, runs s 200 to ns Southern Blvd (133d st) xw 196.6xn100xe25xn100 to 134th xl71.6 to beg, vacant; Edw D Dowling, ref, to Leonard M Gray, 520 6 av, Bklyn; AL; FORECLOS Nov14; Dec11; Dec12'13. 52,050

135TH st E (10:2547), ss, 725 e St Anns av, runs e125 to ws Cypress av xsl25.3 to ns So Blvd xsw121 to ns 134th at ns So

blvd xw along 134th 29.10xn200 to beg, vacant; Brown-Weiss Realities to Jno B Simpson, at Bolton, Warren Co, NY; B&S; mtg \$38,000 & AL; July16 Dec18'13. O C & 100

137TH st, 457 E (9:2282), ns, 587.6 e Willis av, 16.8x100, 3-sty & b bk dwg; Brightwaters Bldg Co to Michl H Kennedy, 36 Deane av, Newport, RI; mtg \$5,500; Dec15'13. nom

140TH st E (10:2592), ns, 211.5 e Southern Blvd, 75x125, vacant; Hugh J Lawler to Jno C Forster, 343 W 47; QC; Dec13; Dec15'13. nom

147TH st, 436 E (9:2291), ss, 415.1 w Brook av, 25x100, with all title to strip in rear, —x—, 5-sty bk tnt; Pincus Lowenfeld et al to Jno H Bodine, 1427 Mad av; mtg \$17,500; Dec16; Dec17'13. O C & 100

148TH st, 256 E (9:2336), ss, 561.9 e Park av, 25x100, 3-sty & b fr dwg; Giovanni Bollella to Lucia Holding Co, Inc, a corpn, 256 E 148; mtg \$5,500; Dec11; Dec12'13. O C & 100

161ST st, 770 E (10:2657), ss, 53.5 w Tinton av, 21.9x76.2, 1 & 2-sty fr dwg & str; Benj Rosen to Sarah Meltzer, 915 Intervale av; 1/2 pt; AL; Dec13; Dec15'13. nom

165TH st, 705 E (10:2640), ns, 16.10 w Jackson av, 16.8x71, 2-sty & b fr dwg; Constance P Simpson to Chas R Worthington, 17 W 126; AL; Dec8; Dec16'13. nom

167TH st E, swc Kelly, see Kelly, swc 167.

167TH st, 905 E (10:2706), ns, 35.1 w Tiffany, 40x109.2x40.9x101.5, 5-sty bk tnt; Gifford Bldg Co, Inc, to Eliza Stein & Wm F Stein, her son, both at 309 E 23; mtg \$33,000; Dec11; Dec12'13. O C & 100

168TH st E, sec College av, see College av, sec 165.

169TH st, 456 E (9:2390), ss, 115.7 w Washington av, 25x100, 4-sty bk tnt; Peter Ludemann to Clara Wottrich, 794 E 160; AL; Dec15; Dec16'13. O C & 100

174TH st W, swc Grand av, see Grand av, swc 174th.

175TH st, 413 E (11:2900), ns, 130.10 w Park av, 25x100, 1 & 2-sty fr bldg; Wm Weiss, ref, to Bertha Hirschfeld, 283 E 89; FORECLOS tax lien; Nov1'13; Dec11; Dec12'13. 1500

176TH st, 109 E (11:2827), ns, 175 w Morris av (Pleasantwood) 25x125, 2-sty fr dwg; David Kraus to Edw E Strauss & Rosa his wife, 2046 Prospect av, tenants by entirety; mtg \$4,000; Nov29; Dec15'13. nom

177TH st, 730-2 E, see Clinton av, sec 177th.

179TH st, 481 E, see Washington av, 2020-2.

179TH st, 499 E, see Bathgate av, 2029 on map 2021.

181ST st, 646-50 E (11:3081), ss, 50 w Belmont av, 69.3x115x—x97.11, 2-5-sty bk tnts; Jno Perry to Kath Brown, 200 E 102; mtg \$57,000; Dec16; Dec17'13. O C & 100

185TH st, 787 E, see So Blvd, 2351-3.

186TH st, 458 E (11:3039), ss, 180 e Park av, 20x100, 4-sty bk tnt; Jno Albrecht to Louise Withey, 175 Sterling st, Bklyn; mtg \$13,191; Dec12; Dec16'13. nom

226TH st E (*), ss, 121.8 e Bronxwood av, 25x109; Adolph Cianchetti to Jas Di Benedetto, 647 E 222; AL; Dec15; Dec16'13. O C & 100

226TH st E (*), ns, 210 e Bronxwood av, 100x109; Margt Kain to Michl O'Kane, 527 Bainbridge, Bklyn; Nov17; Dec17'13. nom

230TH st E (*), ns, 80.6 w White Plains rd, 25x114; Grace Pandolfo to Carmelo Pandolfo, 220 E 97; 1-3 pt; mtg \$4,000; Nov 1; Dec12'13. nom

230TH st E (*), same prop; same to Enrico Pandolfo, 220 E 97; 1-3 pt; mtg \$4,000; Nov1; Dec12'13. nom

234TH st E (*), ns, 231 e Carpenter av, 50x114; Minnie Jude to Danl Houlihan, 2867 Bainbridge av; AL; Dec12; Dec15'13. O C & 100

234TH st E (*), same prop; Danl Houlihan to Fredk Jude & Minnie his wife, 989 Col av; AL; Dec12; Dec15'13. O C & 100

236TH st, 318 E (12:3384), ss, 142.2 e Katonah av, 28.7x100, 2-sty bk dwg; Clara Wottrich to Peter Ludemann, 456 E 169; mtg \$5,000; Dec15; Dec16'13. O C & 100

Anthony av, 2057 (11:3156), nws, 193.2 ne Burnside av, 25x100, 2-sty fr dwg; Mary A Hynes to Nellie I Hynes, 2055 Anthony av; 1-3 pt; B & S & CaG; Dec9; Dec12'13. O C & 100

Balcon av (*), es, 200 s Latting, 75x100; Frank McEachern to Mary McEachern, 29 Boerum pl, Bklyn; AL; Nov1; Dec16'13. O C & 100

Balcon av (*), ws, 350 s Latting, 25x 100; Frank McEachern to Mary McEachern, 29 Boerum pl, Bklyn; AL; Nov1; Dec 16'13. O C & 100

Barnes av, sec Lydig av, see Lydig av, sec Barnes av.

Barnes av, nwc Morris Park av, see Morris Park av, ns, extends from Wallace to Barnes av.

Bartholdi av, nec Pine av, see Pine av, nec Bartholdi av.

Bathgate av, 2029 on map 2021 (11:3046), nwc 179th (No 499), 60.5x94, 5-sty bk tnt & str; Chas J Butterly to N Y Real Estate Security Co, a corpn, 42 Bway; mtg \$60,000 & AL; Sept15; Dec16'13. O C & 100

Bedford Park Blvd, 9, see Jerome av, 3030.

Broadway (12:3271), es, 50 n 238th, 50x 100, vacant; Henry J Beck to Hensle Constn Co, a corpn, 530 W 207; mtg \$10,075 & AL; Dec16; Dec17'13. O C & 100

Broadway (13:3423), ws, 30.6 n 260th, 25x100, vacant; Sadie Sanders to Nathan Sanders, her husband, 961 Tiffany; mtg \$2,000; Dec8; Dec15'13. nom

Bronx & Pelham Pkwy (*), ss, 75.1 w Bogart av, 25.1x141.7x25x143.1, vacant; Chas H Griffiths, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS Nov26; Dec12; Dec13'13. 2500

Bronx & Pelham Pkwy (*), ss, 75.1 e Muliner av, 25.1x166.7x25x165.1, vacant; Chas H Griffiths, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS Nov26; Dec12; Dec13'13. 2500

Bronx & Pelham Pkwy (*), ss, 50.1 w Bogart av, 25.1x143.1x25x144.6, vacant; Chas H Griffiths, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS Nov 26; Dec12; Dec13'13. 2500

Bronx & Pelham Pkwy (*), ss, 25.1 w Bogart av, 25.1x144.6x25x146.1, vacant; Chas H Griffiths, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS Nov26; Dec12; Dec13'13. 3000

Bryant av, 1441 (11:2994), ws, 100 s Jennings, 25x100, 3-sty bk tnt; Wm Greenberger to Thieobert Boeglen, 330 W 31; mtg \$8,500 & AL; Dec16; Dec16'13. nom

Castle Hill av (*), es, 313.9 s Parker av, 25x116.10x25.4x103.9; also GRACE AV (*), nws, at ws Lafayette, runs nw100xn 8.9xe91 to st xs33.8 to av xsw28 to beg, except pt for Castle Hill av; Katie Marcon to Alice V Conklin, 1451 Minford pl; AL; Dec17'13. nom

Clinton av (11:2951), sec 177th (Nos 730-2), 99.5x40x99.4x40, 3-sty bk tnt & str; August Kuhn to Henry Wendt, 171 W 85; mtg \$25,000 & AL; Dec18'13. nom

Clinton av, 1993 (11:3092), ws, 120 n 178th, 16.8x100, 2-sty fr dwg; Peter F Coen to Mary A Singleton, 1986 Clinton av; mtg \$2,500; Nov26; Dec15'13. nom

College av (9:2435, 2436 & 2439), sec 168th, 200x100, vacant; Marshall B Clarke, ref, to Wm F A Kurz, 951 Grant av; mtg \$10,500; FORECLOS Nov19; Dec16; Dec17'13. 17000

Crotona av, 2295-9 (11:3103), ws, 30 n 183d, 70x80, 2-4-sty bk tnts; M M Realty Co, a corpn to Hickory Realty Corpn, 128 Bway; mtg \$32,000; Dec5; Dec12'13. O C & 100

Cypress av, swc 135th, see 136th E, ss, 725 e St Anns av.

Daly av, 1914 (11:2992), es, 421.4 s 177th, 32.1x150.11, 4-sty bk tnt; Anthony Rieger to Wm Klinkel, 817 Elsmere pl; mtg \$19,000; Dec12; Dec13'13. O C & 100

Eagle av (10:2627), es, 100 n 161st, 100x 130, vacant; Jno Oehler to Lillian B Rogers, 317 W 121; Dec15; Dec16'13. O C & 100

Elton av, 781-3 (9:2379), ws, 52 n 157th, 50x100, 3-sty fr dwg & 2-sty & b bk dwg; notice of action to register & confirm title to plaintiffs; Julius & Marie Heidemann vs People of State of N Y et al; Dec5; Dec 11; Dec12'13. Torrens System

Evergreen av (*), nec Westchester av, runs n104xe100xs7.10xe80xs108.7 to ns Westchester av xw180.5 to beg; Pew Realty Corpn to Mary J Mullis, 296 Carroll, Bklyn; mtg \$121,000 & AL; Dec10; Dec15'13. O C & 100

Forest av, 955-7 (10:2649), nws, abt 115 n 163d, 50x100, 2-sty fr dwg & str & 4-sty bk rear storage bldg; Jno Werle to Barbara Werle, 957 Forest av; mtg \$6,200 & AL; Oct15; Dec12'13. nom

Forest av (10:2649), ws, 349.4 s 165th, 21x100, except pt for av, vacant; Geo W Bishop to Nellie F Cannon, Los Angeles, Cal; Sept27; Dec18'13. nom

Forest av, 1064 (10:2660), es, abt 200 s 166th, 25x135, 3-sty fr tnt; Adolph Hank to Danl F Myers, 1228 Tinton av; mtg \$6,000; Dec12; Dec16'13. nom

Forest av, 1064; Danl F Myers to Adolph Hank, 1064 Forest av; mtg \$6,000; Dec12; Dec16'13. nom

Fort Schuyler rd (*), nec rd from old Whitestone Ferry to Westchester, runs ne along said old rd 252.1xnw163, 104.10, 150.1, 100.2, 193.7, 30.9, 121.4, 400.1 & 23.4 to Pennyfield av xne788.2 & 670.8 to Pennyfield la xse449, 572.1, 398.3 to Ft Schuyler rd xnw995.3 to beg, Throggs Neck; Henry E Huntington to Arabella D Huntington, 603 So Main st, Los Angeles, Cal; 1/2 pt; AL; Oct28; Dec16'13. nom

Fox av (*), ws, 217.4 s Kingsbridge rd, 25x100, Edenwald; Adolph Hank to Danl F Myers, 1228 Tinton av; Dec12; Dec16'13. nom

Fox av (*), same prop; Danl F Myers to Adolph Hank, 1064 Forest av; Dec12; Dec 16'13. nom

Franklin av (*), nec Grant, 55x100; also WASHINGTON AV (*), es, 169.6 n Westchester av, 25x135x35.10x109.3; also TRIANGULAR PLOT (*), begins at nec lot 123 where same joins lots 122 & 131, runs w20.6xe14.4x—14.8 to beg, being part lot 123 on map Wm Adee; also WASHINGTON AV (*), es, at ns Westchester av, runs ne 103.3xn28.2xw86.10xsw58.6 to es Wash av, x—100.9 to beg; also ROAD (*), from Ft Schuyler to Westchester av, ws, at line bet property hereby described & property of Arabella D Huntington, runs sw974xse6 xsw818.8 to cl of a ditch xne34.7 & 274.4 & 55.1 & 22.10 & 75.10 & 25.1 & 120 xnw181.2 & 88.4 & 80 & 112.11 & 138.10 xnw13.10xne 701.11 to said rd xse360 to beg, contains 12 97-100 acres; also ROAD (*), leading to Whitestone Ferry, nwc of a lane leading to said rd, contains 55 1-10 acres; also PLOT on ISLAND (*), bounded & surrounded by waters of Overings Creek, Baxter Creek, Boudry Creek & another small creek, contains 8 5-10 acres of meadow land, except from above part taken for Tremont av; Henry E Huntington to

Arabella D Huntington, 603 S Main st, Los Angeles, Cal; 1/2 pt; Oct28; Dec16'13. nom

Garrison av (10:2761), ss, 75 e Bryant av, 50x100, vacant; Goldie Cowen to Carrie Lazar, 724 Beck; mtg \$5,500; Nov21; Dec16'13. O C & 100

Grace av, nws, at ws Lafayette, see Castle Hill av, es, 313.9 s Parker av.

Grand av (11:2865-2866 & 2867), swc 174th, 41.2x98.5x15.7x103.3, vacant; Paula Wagner to Grace R Tindall, 1213 Elder av; Dec13; Dec18'13. O C & 100

Hughes av, 2410 (11:3076), es, 100 n 187th (old line), 25x87.6, 4-sty bk tnt & str; Alfonso Esposito to Concetta, wife Pietro Schiana, 330 E 117; AL; Dec17; Dec18'13. O C & 100

Hunts Point rd, S24 (10:2764), es, 256.10 n Lafayette av, 19.3x100.1x18.9x95.8, 3-sty bk tnt & str; Lawrence Davis to Isabella C Lating, 37 E 39; mtg \$10,000; Dec11; Dec16'13. O C & 100

Hunts Point rd, S26 (10:2764), es, 276.1 n Lafayette av, 19.3x104.6x18.9x101.1, 3-sty bk tnt & str; Lawrence Davis to Frances S MacDermott, 323 W 84; mtg \$10,000; Dec 11; Dec16'13. O C & 100

Hunts Point rd, S28 (10:2764), es, 295.4 n Lafayette av, 19.3x108.1x18.9x104.6, 3-sty bk tnt & str; Lawrence Davis to Arthur L Merriam, 58 Central Park W; mtg \$10,000; Dec16'13. O C & 100

Hunts Point rd, S30 (10:2764), es, 314.7 n Lafayette av, 19.3x113.4x18.9x108.11, 3-sty bk tnt & str; Lawrence Davis to Arthur L Merriam, 58 Central Park W; mtg \$10,000; Dec11; Dec16'13. O C & 100

Intervale av (10:2692), nws, 155.7 ne 167th, 50x121.3x52.9x123.7, vacant; Chas E Moore, ref, to Chas H Lockwood, 4382 Carpenter av; FORECLOS Dec3; Dec16; Dec18'13. 3,000

Jerome av, 3030 (12:3321), nec Bedford Park Blvd (No 9), 50x100x104.1x114.1, 3-sty fr hotel & fr rear shed; Cambridge Livingston ref to Ida J Ray, 566 4th, Bklyn; FORECLOS Dec3; Dec12'13; 16,500

Katonah av, 4402, see Martha av, 4374.

La Salle av (*), ss, 60 e Fort Schuyler rd, 64x49.1x62.6x50; Alex F Walsh to Minnie P Gaffney, 253 Maple, Fall River, Mass; mtg \$16,300 on this & adj prop; Dec8; Dec15'13. nom

Longfellow av (10:2761 & 2762), ws, 150 s Garrison av, 25x100, vacant; Chas J Kratochwil to Frank H Atzberger, — Main st, East Islip, LI; AT; B&S; Dec11; Dec16'13. nom

Lydig av (*), see Barnes av, 50x100; Helen Williams & ano to Nora Goldschmidt, 945 Aldus; Nov29; Dec15'13. O C & 100

Martha av, 4374 (12:3394), es, 50 n 240th, 25x100, 2-sty bk dwg; also KATONAH AV, 4402 (12:3390), es, 125 n 241st, 25x85, 2-sty fr dwg; Ernst Keller to Thos A Carey, 207 E 69; mtg \$10,500; Dec11; Dec12'13. O C & 500

Morris Park av (*), ns, extends from Wallace av to Barnes av, 200x95, except pt for Morris Park av; Michl Driscoll to Richd G Barter, 531 W 145; mtg \$7,000 & AL; Dec12; Dec13'13. O C & 100

Muliner av (*), es, 160.9 s Bronx & Pelham Pkway, 25x100, vacant; Chas H Griffiths, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS Nov26; Dec12; Dec 13'13. 1,200

Muliner av (*), es, 185.9 s Bronx & Pelham Pkway, 25x100, vacant; Chas H Griffiths, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS Nov26; Dec12; Dec 13'13. 1,000

Muliner av (*), es, 210.9 s Bronx & Pelham Pkway, 25x100, vacant; Chas H Griffiths, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS Nov26; Dec12; Dec 13'13. 1,000

Neil av (*), ns, 25 w Paulding av, 25x 100; also PAULDING AV, ws, 100 n Neil av, 25x100; Richd D Morse to Wm K Clute, Grand Rapids, Mich; Dec10; Dec16'13. nom

Newman av (*), ws, 100 s 150th, now O'Brien av, 100x111.6, Clasons Pt; Filomena Salvatore to Pasquale Angarola, 1098 Franklin av; mtg \$2,000; Nov13; Dec13'13. O C & 100

Newman av (*), same prop; Pasquale Angarola to Dominic A Trotta, 2159 Maps av; mtg \$2,000; Nov17; Dec13'13. O C & 100

Paulding av, ws, 100 n Neil av, see Neil av, ns, 25 w Paulding av.

Pine av (*), nec Bartholdi av, 25x100; except pt for Bartholdi; Librorio Durante & Giuseppa his wife to Giovanna Durante, 1413 Needham av; 1/4 pt; AL; Nov15; Dec13'13. nom

Prospect av, 659 (10:2675), ws, 50 n 152d, 37.6x95, 5-sty bk tnt; Sol F Cohen to Gus-sie Horowitz; B&S; AL; May18'10; Dec1'13. O C & 100

Prospect av, 663 (10:2675), ws, 87.6 n 152d, 37.6x95, 5-sty bk tnt; Sol F Cohen to Lizzie Finkelstein; B&S & AL; May18'10; Dec16'13. O C & 100

Road from Ft Schuyler to Westchester av, ws, see Franklin av, nec Grant.

Road leading to Whitestone Ferry, see Franklin av, nec Grant.

Road from old Whitestone Ferry to Westchester, nec Ft Schuyler rd, see Ft Schuyler rd, nec road from old Whitestone Ferry to Westchester.

Seton av (*), ws, 425 s Randall av, 25x 100; Exempt Firemen's Benevolent Assn of the 23d Ward of City NY to Patk Coyle, 3941 Seton av; Dec10; Dec15'13. 3,000

Southern Blvd, nwc Willis av, see 134th E, swc Willis av.

So Blvd, nws, at ns 134th, see 135th E, ss, 725 e St Anns av.

So Blvd, nws, at ws Cypress av, see 135th st E, ss, 725 e St Anns av.

Southern Blvd 2351-3 (11:3114), nwc 180th (787), 40.5x113.1x39.1x120, 5-sty bk tnt & str; Benenson Realty Co to Jno Hickey, 8 E 129; mtg \$42,000; Dec15; Dec 16'13. O C & 100

Spencer av (13:3423), ws, 71.4 n 259th, 43.1x71.8x51.4x35.2, vacant; Thos M Rice to Agnes E Burgess, 501 W 156; Feb26; Dec 15'13. nom

Starling av (*), ss, 121 w Glebe av, 25x 112; Gordon S P Kleeberg ref to Thos F Keating, 201 W 85; FORECLOS Dec11; Dec12; Dec15'13. 4,300

Tinton av, 772 (10:2655), es, 66.8 s 158th, 16.8x100; 2-sty fr dwg & str; Betsy Brauer to Leah H Jospe, 941 Intervale av; mtg \$5,250; Dec15'13. nom

Tremont av, 749-51 (11:3093), ns, 69 w Prospect av, 50x95, 2-3-sty fr tnts & str; Clement H Smith to Henry Wendt, 171 W 85; mtg \$23,500; Dec15'13. O C & 100

Trinity av, 696 (10:2635), es, 500 s 156th, 25x73.5x25x74.5, 4-sty bk tnt; Pasquale Angarola to Filomena Salvatore, 3344 De-catur av; mtg \$15,000; Nov13; Dec13'13. O C & 100

Union av, 993 (10:2669), ws, 266.2 s 165th 45.7x164.5, 5-sty bk tnt; Jas C Green et al to Michl Driscoll, 936 E 178; Dec12; Dec15'13. O C & 100

Unionport rd (*), ws, 52.2 n Van Nest av, 26x97.8x25.5x100; Max Schwartz to Saml Schwartz, 1707 Unionport rd; AL; Dec17; Dec18'13. O C & 100

Vyse av, 1531 (11:2989), ws, 93.9 n 172d, 18.9x100, 3-sty bk dwg; Sarah F Cahill to Viola M O'Hare, 1531 Vyse av; mtg \$8,500; Dec15'13. O C & 100

Wallace av, nec Morris Park av, see Morris Park av, ns, extends from Wallace to Barnes av.

Washington av, es, 169.6 n Westchester av, see Franklin av, nec Grant.

Washington av, es, at ns Westchester av, see Franklin av, nec Grant.

Washington av, 1240 (9:2373), es, 109.1 n 168th, 37.6x113.9x37.6x114.8, 6-sty bk tnt & str; Saml S Marcus Realty Co to Phillip Krakauer, 178 S 9, Bklyn; mtg \$34,500; Nov29; Dec18'13. 100

Washington av, 1475 (11:2902), ws, 127.6 s 171st, 37.6x140.2, 5-sty bk tnt; Jos B Peck to Carrie Freund, 157 E 31 & Florence Doob, 1963 Ryer av; QC; Dec17'13. nom

Washington av, 1937-9 (11:3034), ws, 160 sw 178th, 56x150, except pt for av, 1 & 2-sty fr dwg & str; Marcel Levy ref to Clara, Adele & Emma Waterman, all near Newburgh, NY; FORECLOS Dec3; Dec9; Dec15'13. 20,000

Washington av, 2020-2 (11:3046), nec 179th (No 481), 60.5x94.2, 6-sty bk tnt & str; Chas L Hoffman, ref, to Gotham Mtg Co, a corpn, 38 Park row; mtg \$65,000 & AL; FORECLOS Dec12; Dec17; Dec18'13. 12,000

Waterbury av (*), ss, 275 e Wilcox av, 25x77.1x45x79.10; Dominic A Trotta to Pasquale Angarola, 1098 Franklin av; Dec 1; Dec12'13. nom

Waterbury av (*), same prop; Pasquale Angarola to Phelan Bros Constn Co, a corpn, 2045 Ryer av; Dec12'13. O C & 100

Watson av (*), ns, 355 w Olmstead av, 25x108, except pt for av; Phelan Bros Constn Co to Pasquale Angarola, 1098 Franklin av; mtg \$3,000; Nov18; Dec13'13. O C & 100

Watson av (*), same prop; Pasquale Angarola to Luigi Petrone, 573 E 135; mtg \$4,500; Dec12; Dec13'13. O C & 100

Watson av (*), nwc Sycamore, 100x100; Jas T Dougine to Martha C Dougine, his wife, 3143 West Polk st, Chicago, Ill; Nov 29; Dec17'13. 3,000

Westchester av, nec Evergreen av, see Evergreen av, nec Westchester av.

Westchester av, ns, at es Washington av, see Franklin av, nec Grant.

Westchester av or rd (*), from Harlem Bridge to St Peter's Church, ns, at ws land Louis Schneider, runs n165xw60.9x5 165 to rd x66 to beg, except pt for Westchester av, being pt of lot 2 map of Parsonage of St Peter's Church, Westchester; Ferd C Bauman to Tillie Wacht, 790 Riverside dr; mtg \$5,250; Dec16; Dec18'13. O C & 100

Williamsbridge rd, ws, 175 s Rhineland-er av, see Williamsbridge rd, ws, 25 s Rhine-lander av.

Williamsbridge rd (*), ws, 25 s Rhine-lander av, 25x100; also WILLIAMSBIDGE RD, ws, 175 s Rhineland av, 100x100, vacant; Richd D Morse to Horace B Pack-er & Fredk W Siemens, at Wellsboro, Pa; Dec6; Dec16'13. nom

Willis av, 128 (9:2278), es, 75 n Southern Blvd or 133d, 25x80, 5-sty bk tnt & str; Frank J Glum to Paul Glum, 824 Cortlandt av; mtg \$22,250 & AL; Nov7; Dec17 '13. nom

Willis av, 151 (9:2297), ws, 25 s 135th, 25x81.6, 5-sty bk tnt & str; Value Realty Co, a corpn, to Alois L Ernst, 541 W 113; mtg \$17,000 & AL; Dec9; Dec13'13. nom

Willis av, nwc Southern Blvd, see 134th E, swc Willis av.

Willis av, swc 134th, see 134th E, swc Willis av.

1ST av (*), see Bronx River, 180.2x300x 248 to es of Bronx River x312, Olinville; Henry Stahl to Jno Stahl, — E 240, Wake-field; Dec13; Dec16'13. O C & 100

3D av, 4009-19 (11:2921), ws, 100 s 174th, 100x128.8x100x125.2, with strip in front bet old & new lines of av, 3-2-sty bk tnts & str; Chas Putzel, ref, to Henalma Realty Co, Inc, 31 W 27; mtg \$40,000; FORECLOS Dec3; Dec17; Dec18'13. 2,500

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Barnes av, ws, 134.7 s Lydig av, see Brady av, ss, 50 w Radcliff av.

Barnes av (*), es, 275 s Lydig av, 50x 100, vacant; re mtg; NY Trust Co to Mor-ris Park Estates; Nov3; Dec13'13. 800

Bogart av (*), ws, 350 s Rhineland-er av, 25x100; also BRADY AV, nwc Bogart av, 50x100, vacant; re mtg; NY Trust Co to Morris Park Estates; Nov18; Dec13'13. 1,200

Bogart av (*), ws, 125 n Brady av, 25x 100; also BARNES AV, es, 100 n Lydig av, 25x100; re mtg; NY Trust Co to Morris Park Estates; Oct17; Dec13'13. 800

Brady av (*), ss, 50 w Radcliff av, 50x 100; also BARNES AV (*), ws, 134.7 s Lydig av, runs sw159.6xnw130.9xne29.9 to beg, gore; also many other lots in sections 1 to 4 maps 1138 & 1745 of Morris Park; re mtg of part premises; mtg re-corded Dec7'06 & made by Fidelity De-velopment Co & Lawyers Title Ins & Trust Co to Morris Park Estates, a corpn; Aug 8; Dec13'13. O C & 100

Clasons Pt rd (*), es, 96.5 s from ns lot 39, runs — with proposed Patterson av, 150.7x5 — with proposed Newman av, 25x e108.6x575.1xw105xw25xw115.3 to es rd xn 77.8 to beg, being lot 39, map Clasons Pt; declaration of trust, party 1st part holds an 4-10 interest in trust only for party 2d part; Katherine Ferguson to Leslie C Ferguson, both at 610 Riverside dr; Mar 28'12; Dec18'13. 1,000

Colden av (*), es, 125 s Pierce av, 25x 100; also COLDEN AV, ws, 100 s Pierce av, 25x100; also MATTHEWS AV, ws, 250 n Lydig av, 25x100; re mtg; NY Trust Co to Morris Park Estates; Sept29; Dec13'13. 1,000

Colden av (*), es, 225.2 n Pierce av, 25 x100; also VAN NEST AV, ss, 75 w Lurting av, 25x100; also RHINELANDER AV, ns, 50 w Lurting av, 75x100; re mtg; NY Trust Co to Morris Park Estates; Sept15; Dec13 '13. 1,800

Colden av (*), es, 225 n Rhineland-er av, 25x100; also MATTHEWS AV, ws, 207.11 n Brady av, 50x100; also NEIL AV, ss, 100 w Radcliffe av, 25x100; also FOWLER AV, es, 175 n Rhineland-er av, 25x100; re mtg; NY Trust Co to Morris Park Estates; Octo; Dec13'13. 2,000

Fort Schuyler rd or av (*); also LA SALLE AV; asn of awards for lands taken by City N Y for street purposes; Alex F Walsh, 2339 Quimby av, to Annie M Har-rison, 31 Woodland av, New Rochelle, NY; AT; Dec5; Dec16'13. nom

Fowler av (*), es, 325 n Morris Park av, 50x100; also PAULDING AV, es, 195.9 n Es-planade, 25x100; also MULINER AV, ws, 300 n Lydig av, 50x100, vacant; re mtg; NY Trust Co to Morris Park Estates; Oct 20; Dec13'13. 2,000

Fowler av (*), ws, 125 n Morris Park av, 75x70x75x75; also BRONX & PELHAM PKWAY, swc Williamsbridge rd, 26.4x152.8 x50x116.5; re mtg; NY Trust Co to Mor-ris Park Estates; Sept25; Dec13'13. 1,600

Haight av (*), es, 375 n Rhineland-er av, 25x100, vacant; re mtg; NY Trust Co to Morris Park Estates, 25 Broad; Sept19; Dec13'13. 400

Haight av (*), ws, 300 s Van Nest av, 50x100; also HAIGHT AV, ws, 175 n Neil av, 75x100; re mtg; NY Trust Co to Mor-ris Park Estates; Nov7; Dec13'13. 1,800

Hone av (*), es, 150 s Pierce av, 25x100; also HONE AV, ws, 200 s Pierce av, 75x 100; also PIERCE AV, nec Fowler av, 50.11 x88.7x50.10x89.2; also FOWLER AV, ws, 200 s Rhineland-er av, 50x90.10 to Bronx-dale av x50.1x90.10; also BOGART AV, ws, 275 n Rhineland-er av, 25x100; re mtg; NY Trust Co to Morris Park Estates; Sept 24; Dec13'13. 3,000

Intervale av, 1239 (11:2973), agmt that Carrie Kroul of 1239 Intervale av & Sid-ney R Fleischer, 27 Cedar, will take title to above and accept from Arrowsmith & Dunn a mtg of \$8,000 in favor of Jno Har-ney; also agmt to vacate foreclosure judg-ment & reduction of the 2d mtg & ac-cept a 2d mtg of \$4,000 from Jno Kulik; Nov14; Dec15'13.

Longfellow av, 1428-32 (11:3007), es, 225 s Jennings, runs e137.6x526.10 & 50.11 xw 135.3 to av xn75 to beg; certf as to consent of stockholders to deed dated Feb10'11; Chas Friedman et al as stockholders of Friedman & Rabinowitz Inc to Chas Fried-man & Jacob & Saml Rabinowitz; Dec16; Dec17'13. nom

Lurting av (*), ws, 125 n Morris Park av, 25x100; also LYDIG AV, nwc Lurting av, 101.4x96.3x100x113.11; re mtg; NY Trust Co to Morris Park Estates; Dec5; Dec13'13. 2,000

Morris Park av (*), ss, 475 e Lurting av, 25x69.10x25x70.2; also COLDEN AV, es, 175 s Morris Park av, 50x100; MATTHEWS AV, ws, 225 s Brady av, 25x100; also LY-DIG AV, ss, 50 e Haight av, 25x100; also MULINER AV, ws, 300 n Lydig av, 50x100; re mtg; NY Trust Co to Morris Park Es-tates; Oct15; Dec13'13. 2,500

Munroe av (*), ws, 225 n Rhineland-er av, 25x100, vacant; also LURTING AV, es, 134.2 n Lydig av, 25x100; also MATTHEWS AV, ws, 325 n Lydig av, 25x100; re mtg; NY Trust Co to Morris Park Estates; Oct 30 Dec13'13. 1,200

Paulding av (*), es, 220.9 n Esplanade, 25x100; also BARNES AV (*), es, 249.6 n Lydig av, 454.4x58.2x450x103.5, vacant; also LOT 1 blk 54A map Morris Park; re mtg; N Y Trust Co to Morris Park Es-tates, 25 Broad; Oct22; Oct13'13. 8,000

Pierce av (*), ss, 25 e Colden av, 50x100; also HAIGHT AV, es, 125 n Rhineland-er av, 25x100; also MULINER AV, ws, 154.6

s Neil av, 75x103.5x75x101.1, vacant; also MATTHEWS AV, ws, 175 s Brady av, 75x100; also BARNES AV, es, 100 s Lydig av, 100x100, vacant; also PAULDING AV, nwc Lydig av, 82.9x83.4x47.8x94.5; re mtg; NY Trust Co to Morris Park Estates, 25 Broad; Sept18; Dec13'13. 6,200

Pierce av (*), ns, 75 e Paulding av, 50x100; also VAN NEST AV, ss, 75 w Bogart av, 25x100; also MORRIS PARK AV, ss, 50 w Fowler av, 25x100; also ESPLANADE, nwc Bronx & Pelham pkway, 209.1x200.4x109.5, gore; re mtg; NY Trust Co to Morris Park Estates; Sept23; Dec13'13. 2,400

Pierce av (*), swc Munroe av, 25x100; also PIERCE AV, swc Lurting av, 25x100; also COLDEN AV, es 250 s Van Nest av, 25x100; also HONE AV, ws, 150 s Morris Park av, 25x100; also VAN NEST AV, nwc Hone av, 75x100; also VAN NEST AV, ns, 25 w Radcliffe av, 25x100; also COLDEN AV, ws, 200 n Morris Park av, 25x100; also BRADY AV, nwc Bogart av, 50x100; also PAULDING AV, ws, 232.6 n Lydig av, 79.9x—x159, gore; re mtg; NY Trust Co to Morris Park Estates; Nov17; Dec13'13. 4,800

Pierce av (*), swc Colden av, 50x100; also HAIGHT AV, ws, 200 s Van Nest av, 25x100; re mtg; NY Trust Co to Morris Park Estates; Nov24; Dec13'13. 900

Pierce av (*), swc Lurting av, 25x100; also HONE AV, ws, 150 s Morris Park av, 25x100; also VAN NEST AV, nwc Hone av, 75x100; also ESPLANADE, ns, 28.1 e Lurting av, 28.1x92.8x25x105.2; also PAULDING AV, ws, 232.6 n Lydig av, 79.9x—x159, gore; re mtg; NY Trust Co to Morris Park Estates; Dec1; Dec13'13. 3,100

Radcliffe av (*), es, 175 s Rhinelander av, 50x100; also COLDEN AV, ws, 225 n Morris Park av, 25x100; also COLDEN AV, es, 225 n Morris Park av, 50x100; also LURTING AV, ws, 100 n Morris Park av, 25x100; also LYDIG AV, nec Munroe av, 101.8x89.1x100x108.6; re mtg; NY Trust Co to Morris Park Estates; Oct3; Dec13'13. 4,000

Sackett av (*), nec Paulding av, 51x93.2x50x83.3; also VAN NEST AV, swc Fowler av, 25x100; also LURTING AV, es, 125 s Morris Park av, 25x169.1x25.5x165.1; also MORRIS PARK AV, sec Lurting av, 25x100; also MORRIS PARK AV, ss, 675 e Lurting av, 45x67.4x45x67.10; also VAN NEST AV, nwc Paulding av, 25x100; also VAN NEST AV, ns, 25 e Fowler av, 25x100; also BRONXDALE AV, es, 25.2 n Van Nest av, 25.2x91.10x25x94.11; also BRONXDALE AV, es, 25.2 n Morris Park av, 50.4x138.6x50x145.2; also PAULDING AV, ws, 100 s Rhinelander av, 25x100; also PAULDING AV, es, 250 n Morris Park av, 25x100; also MUNROE AV, ws, 100 n Rhinelander av, 25x200 to es Haight av x25x200; also LURTING AV, es, 200 n Rhinelander av, 25x100; also MATTHEWS AV, ws, abt 155.10 n Brady av, 25x100, 2-sty fr dwg; also LYDIG AV, swc Munroe av, 25x100; also LYDIG AV, sec Munroe av, 25x100; also MUNROE AV, es, abt 233.6 n Lydig av, 25x100; also LYDIG AV, ns, 51 w Haight av, 51x115.7x50x106.4; also ESPLANADE, nec Hone av, 55.11x129.10x50x104.9; re mtg; NY Trust Co to Morris Park Estates, a corpn, 25 Broad; Oct11; Dec13'13. 9,300

Sackett av (*), ns, 75.2 e Lurting av, 50.1x103.9x50x100.2; also ESPLANADE, ss, 56.1 e Lurting av, 56x145.7x50x120.6, vacant; also MULINER AV, ws, 175 s Lydig av, 25x100; also HAIGHT AV, ws, 109.1 n Sackett av, 50x100; re mtg; NY Trust Co to Morris Park Estates; Oct1; Dec13'13. 2,400

Valentine av, 2660-4 (12:3300), es, 104.8 n 194th, 67.5x160x83.1x161.3, 2 5-sty bk tnnts; re mtg; N Y Trust Co & ano to Jk Tully Co, 730 North Oak dr; Dec17; Dec18'13. nom

Van Nest av (*), sec Radcliffe av, 100x25; also RADCLIFFE AV, ws, 150 n Brady av, 25x100; re mtg; NY Trust Co to Morris Park Estates; Oct28; Dec13'13. 700

Van Nest av (*), sec Paulding av, 25x100; also HONE AV, nwc Pierce av, 25x100.2; also HONE AV, ws, 100 s Morris Park av, 50x100; also PAULDING AV, ws, 46.5 s Lydig av, 50x100; also MUNROE AV, es, 168.6 s Bronx & Pelham pkway, 50x100; also BRONX & PELHAM PKWAY, ss, 79 w Williamsbridge rd, 26.4x185.7x25x177.5; also LURTING AV, es, 120.5 s Esplanade, 50x100; re mtg; NY Trust Co to Morris Park Estates; Sept16; Dec13'13. 4,000

Williamsbridge rd (*), ws, 100.4 n Pierce av, 75.8x83.6x75x76.5; also COLDEN AV, ws, 200 n Morris Park av, 25x100; also BRADY AV, swc Bogart av, 100x100, vacant; re mtg; NY Trust Co to Morris Park Estates; Nov14; Dec13'13. 2,500

Williamsbridge rd (*), ws, 101.5 s Pierce av, 35.4x92.10x25x88.8; also MATTHEWS AV, ws, 300 n Brady av, 25x100; also LURTING AV, es, 175 n Rhinelander av, 25x100; re mtg; NY Trust Co to Morris Park Estates; Oct8; Dec13'13. 1,100

Interior lot (10:2609), begins at line bet lots 129 & 130 & 121.5 w Fulton av, runs w25.3xs6.9xe25.3xn6.9 to beg, being part lot 130, map Morrisania; re mtg; German Savings Bank to Philip Jaeger, 1342 Chisholm; QC; Dec1; Dec12'13. nom

LEASES.

Borough of Manhattan.

DEC. 12, 13, 15, 16, 17 & 18.

Beckman st, 20 (1:101), all; Henry A Foote et al, TRSTES Margt L Foote, to Gustave Lindenmeyr, 11 W 81, firm Henry Lindenmeyr & Sons, 32 Bleeker; 3yf May 1'14, 1yren; Dec16'13. 8,000

Clinton st, 86 (2:348); asn Ls; Peppe Tuchfeld to Saml Tuchfeld, 3 Av B; Mar20; Dec12'13. nom

Cooper sq, 39, or Bowery, 395 (2:461), cor 6th, str & c; Wm M Chesebrough, agent, to Anthony Visconte, 1356 or 1856 Jerome av; 5yf Jan1'14; Dec18'13. 2,400

Delancey st, 148 (2:348), 2d fl; Sarnoff Bros to Jacob Korn, 172 Delancey; 3yf Feb 1'14; 2y ren at \$1,200; Dec12'13. 1,000

Elm st, nwc Pearl, see Pearl, 534. Madison st, 260 (1:269); part of cor str & pt b; Louis Shulsky to Jos Asch, 134 1/2 Monroe, 2 11-12 yf Oct1; Dec17'13. 1,260

Norfolk st, 152 (2:354), all; sur Ls; Harris Brinsky to Henrietta, Annie & Ida Rosen, all at 395 Grand, Bklyn; AT; May 31'12; Dec16'13. 385

Pearl st (1:114), cor Rose, ground fl, b & 3,000 sq ft in sub b in Scotte & Bowne Bldg; Nettie Bowne to American News Co, 9-15 Park pl; 5 1-12yf Jan1'14; Dec 18'13. 7,300

Pearl st, 534 (1:157), nwc Elm, all; Eliz Q Boyd et al to Chas Barsotti Sr, at Ft Lee, NJ; 10yf Oct15; Dec18'13. 6,000 & 6,500

Rivington st, 227 (2:338); all; Abr Schwartz to Annie Ferber, 27 Pitt; 3yf Dec1; 2y ren; Dec15'13. 4,000

Rose st cor Pearl, see Pearl cor Rose. Warren st, nwc West Bway, see West Bway, nwc Warren.

William st, 171 (1:92); str, b & sub-b; Louise E Monnot to Thursford C Scarborough, 102 W 57, doing business as Standard Card & Paper Co, 171 Wm; 5yf May1; Dec17'13. 3,000

6TH st E, cor Cooper sq, 39, see Cooper sq, 39.

17TH st E, nwc 3 av, see 3 av, nwc 17.

22D st, 132-4 W (3:797), str & b; Victoria Bldg & Contracting Co, a corpn, to Dexter Folder Co, 200 5 av; 3yf Feb1'14, 3y ren; Dec18'13. 2,600

24TH st, 206-14 E (3:904); stable; Jos J O'Donohue, Jr, et al, EXRS Jos J O'Donohue, to Claude Dahlman, 522 W 136; 12-12yf f Marl; Dec15'13. 6,000

26TH st, 13 W; all; also Broadway, 1441 (3:828); 1/2 pt; asn two Ls; Geo D Benjamin, a corpn, & Geo D Benjamin indiv to Thos D Hewitt, 122 Remsen, Bklyn; Dec9; Dec12'13. nom

34TH st, 43-5 W (3:836); basement; Aaron Kosofsky to Louis H & Jacob Levinton, 500 W 111; from July10'13 to Apr 30'17; Dec15'13. 2,500 for term

34TH st, 558-70 W, see 11 av, 394.

34TH st, 558-60 W, see 34th, 566-8 W.

34TH st, 566-8 W (3:705), ss, 50 e 11 av, runs s75xw50 to es 11 av (No 388) s25xe 188.4xn100 to ss 34th (Nos 558-60) xw50.4 xs40xn40xn40 to 34th xw48 to beg; all, with use of b fl in Nos 562 & 564 W 34th, with machinery, &c & the use of bldg on the 34th st fr of said premises occupied as a factory; Cornelius Daly to The Clark & Wilkins Co, a corpn, 568 W 34; 21yf Feb1 '14; Dec17'13. taxes, &c & 6,000

40TH st, 607 W (4:1088), ns, 150 w 11 av, 25x98.9; also 40TH ST, 611 W (4:1088), ns, 200 w 11 av, 25x90, with all R. T. & I to cattle pens in rear of 605-9 W 40th; from Jan1'14 to Apr30'15, at \$8,140.32 per annum; also 40TH ST, 609 W (4:1088), ns, 150 w 11 av, 75x98.9; all; 15yf May1'15, at \$6,000 & in addition 1/2 of rental found to be due by David Shannon Co to Chas E Appleby under lease dated Oct20'10; David Shannon Co, a corpn, to Abr Strauss & Louis Adler both at 310 Convent av; Nov7; Dec12'13. taxes &c as above

40TH st, 607-11 W (4:1088), ns, 150 w 11 av, 75x98.9; also 40TH ST, ns, 200 w 11 av, 25x90; asn rent to extent of \$6,000 per annum to secure bond & mtg; David Shannon Co, a corpn, to Kerns Commission Co, a corpn, foot 6th st, Jersey City, NJ; Dec6; Dec12'13. nom

40TH st, 607-11 W (4:1088), ns, 150 w 11 av, 75x98.9, the land; also 40TH ST, 637-41 W (4:1088), ns, 525 w 11 av, 75x98.9, the land; Chas E Appleby to David Shannon Co, a corpn, 611 W 40; 15yf May1'15; Dec 12'13. taxes, &c, & 5% on value of land, but not less than 3,000

40TH st, 609 W, see 40th, 607 W.

40TH st, 611 W, see 40th, 607 W.

40TH st, 637-41 W, see 40th, 607-11 W.

42D st, 72 (old 42) E (5:1276), east str & b; Lincoln Safe Deposit Co to N Y Tel Co, a corpn, 15 Dey; 5 5-12 yf Dec1; Dec 17'13. 12,000 to 14,000

42D st, 136 W (4:994), str fl; Hugh Dougherty to Herman Schaefer, 217 E 82; 5 6-12yf Dec1; Dec16'13. 4,992 & 6,000

42D st, 145 W (4:995); asn Ls; Geo Schmidt & ano heirs, &c Louis Schmidt to Susan Schmidt, 145 W 42; AT; Dec15. gift

42D st, 215 W (4:1014); basement & lower str; Tremont Amusement Co, a corpn to Hanover Lunch, Inc, 138 E 14; 5yf Jan1'14; Dec15'13. 3,000 to 3,900

42D st, 215 W (4:1014), all; Sperry & Hutchinson Co, a corpn, to Ernest Marmlock, 420 Grand, & Tremont Amusement Co, 215 W 42; 5yf May1; Dec16'13. 2,400

43D st, 236-8 W (4:1014); the stewardship of club house with exclusive privilege of the cafe, restaurant, bowling alleys & room privilege; Geneva Soc of Hotel & Restaurant Employees of America, a corpn, 236-8 W 43, to Robt Triebeneck, 207 E 25, as the steward; 3yf Jan1'14; 5y ren at \$8,100; Dec15'13. 7,200

45TH st, 7-11 W (5:1261), 16th fl & pt of pent house on roof; 45th St Realty Co, a corpn, to Wm Scheer, 542 5 av; 10 1-12yf Apr1'14; Dec18'13. 5,000

45TH st, 45 W (5:1261); asn Ls; Morris Mizel to Israel Lipsky, 1 Cottage pl, Yonkers, NY; Dec6; Dec12'13. nom

49TH st, 618-22 W (4:1096), ss, 275 w 11 av, 75x125x75x124.2, all; Est of Bradish Johnson to Danl Darrow, firm Rufus Darrow Sons, at Spuyten Duyvil, NY; 21yf Jan1'14; Dec16'13. taxes &c & 1,800-2,100

50TH st W, swc 11 av, see 11 av, swc 50.

53D st, 202 E (5:1326), e str & pt c; Rosa E Bartel to Hermann Brinks, 204 E 53; 5yf May1'14; Dec18'13. 360

53D st, 418 W (4:1062); asn Ls; Peter Monahan to Denis Monahan, 500 W 51; Dec 13; Dec15'13. O C & 100

53D st, 418 W; asn Ls; as collateral for \$4,850 on demand; Denis Monahan to Jacob Hoffmann Brewing Co, a corpn, 211-13 E 55; Dec13; Dec15'13. nom

55TH st E, swc 2 av, see 2 av, swc 55.

61ST st, 3-7 W (4:1114), ns, 100 w Central Park W, 75x200.10 to 62d (Nos 4-8); all; Columbus Circle Realty Co to Sol Bloom, 445 Riverside dr; 21yf May1'14; privilege 21 yrs; renewal; Dec13'13. taxes, &c & 35,000

62D st, 4-8 W, see 61st, 3-7 W.

86TH st, 455 E (5:1566), nwc Av A, str & c; Jno H Haaren TRSTE Ernst A Haaren, to Rudolph Lange, 346 E 87; 5yf May1; Dec17'13. 1,080 & 1,200

88TH st E, nwc East End av, see East End av, nwc 88.

100TH st E, nec 2 av, see 2 av, 1946.

107TH st, 113 E (6:1635), ns, 57 e Park av, 135x100.6, ground floor being the large hall; Halpern Bros & Co to Elias Baker, 4 E 108; for the Jewish holidays on Sept 13, 20, 21, 22, 26, 29 & 30; Dec17'13. for term 2,000

110TH st, 221 E (6:1660); all; Chas O & Louis Rosenthal to Morris Elford, 221 E 110; 3yf Dec1; Dec15'13. 1,680

111TH st, 302 W (7:1846); all; Wm Oppenheim to Rose Singer, 646 Lenox av; 3yf Dec1; Dec12'13. 6,200

125TH st, 200-2 W (7:1930), str & b; Gustavus Sidenberg to Louis K Leggett Co, a corpn, 717-9 Atlantic av, Boston, Mass; 10yf Dec6; renewal of 10 yrs at \$27,400; Dec18'13. 21,400

125TH st, 326 W (7:1951); asn Ls; Josephine Kaczmarzski to Jno M Berg, 320 W 125; 1/2 pt; June19; Dec13'13. nom

131ST st, 68-72 E (6:1755), all; Sundel Hyman to Burns Bros Stool & Scarf Co, Inc, a corpn, 124th & 1 av; 10yf Apr1'14, 10y ren at \$6,500; Dec16'13. 5,750 & 6,000

145TH st, 239-53 W (7:2031), ns, 100 e 8 av, 205x99.11, all; Robt S Stedman to Jos Shenk, 62 W 107; 5yf Dec15; Dec17'13. 22,000

164TH st W, swc Ams av, see Ams av, 2098.

Av A, nwc, 86, see 86th, 455 E.

Av A, 1393 (5:1469), str & b; Jos Tauber to Gramery Wine & Liquor Co & I Rabinowitz, 217 Av B; 10yf Apr1'14; 5y ren at \$780; Dec18'13. 600 & 720

Av C, 155 (2:392); asn Ls; Saml Harris & ano to Tillie Harris, 155 Av C; mtg \$2,000; Dec10; Dec12'13. nom

Av D, 49-51 (2:374), ws, 63 s 5th, 44x80; sobn of Ls to mtg for \$9,000; Public Square Realty Co, a corpn, 320 Bway, owner of fee & Max Beinich, 49-51 Av D, lessee, with Saml Kadin, 1800 7 av Dec1; Dec15'13. nom

Amsterdam av, 1409 (7:1969), double str, fl & pt b; Alfred W Levi to Dave T Bearman, 1409 Ams av, 5yf Jan1'14; Dec17'13. 1,080 & 1,200

Amsterdam av, 1708 (7:2076), north str; Wm Meyfohr to Simon A Jacobs, 1704 Ams av; 3yf Sept1; Dec13'13. 1,080

Amsterdam av, 2098 (8:2121), swc 164th; asn ls & bill of sale of saloon chattels, &c, Wm H Perry to Peter J McKenna, 94 W 104; AT; mtg \$3,100; Dec15; Dec17'13. O C & 100

Broadway, 1141, see 26th st, 13 W.

Broadway, 1141-43 (3:828); asn Ls; Geo G Benjamin, a corpn, & Geo G Benjamin indiv to Horatio G Cozzens, 44 W 10; Dec9; Dec12'13. nom

East End av (5:1585), nwc 88th, cor str, parts of b & 5 rooms above str; Eliz Koch et al EXRS & Andw Koch to Jno Buehler, 541 E 88; 5yf Jan1'14; Dec15'13. 1,104

West Broadway (1:137), nwc Warren, 75 x75; asn Ls; S Chas Welsh EXR Geo W Welsh, decd, to S Chas Welsh, 256 Bway; May1'1899; Dec17'13. nom

12D av (5:1328), swc 55th; str & pt b; Wilhelmina Harnischfeger to Jacob Hoffmann Brewing Co, a corpn, 211 E 55th; 10y f Nov1; Dec12'13. 1,020 & 1,200

12D av, 1946 (6:1672), nec 100th; str & c; Frederic E Klein to Ebling Bwg Co, 760 St Anns av; 5yf Apr1'14; Dec12'13. 1,200 to 1,500

13D av, 188 (3:873); agmt as to performance of terms of Ls & deposit of \$208.33 as security for such performance; Stephen C Barnum to Wm Siemers, 234 E 18th; Dec5; Dec12'13. nom

13D av (3:873), nwc 17th; str & b; agmt as to renewal of Ls for 6 yrs from May1 '17; Stephen C Barnum TRSTE Ann C Morton with Wm Siemers, 234 E 18; Dec5; Dec 12'13. nom

13D av, nwc 17th; str & b; asn Ls dated Dec25'12; Herman F Schaefer to same; Dec5; Dec12'13. nom

15TH av, 1348 (6:1596), all; Chas King & ano to Jos Shenk; from Feb1'09 to Jan1 '15; Dec15'13. 3,000 & 3,050

16TH av, 636 (3:839), n str; Sol May to Peter Livadas, 238 W 49, & ano; 5yf Dec 15; Dec18'13. 1,300 & 1,800

18TH av, 984 (4:1029); two str & b; Columbus Circle Arcade Co, a corpn to Jno J Fay, 601 W 179; 5yf Mar1'14; Dec15'13. 5,100

10TH av, 779 (4:1081), str & b & pt c; David Melchner et al to Frank & Louis Kurte, 108 E 96; 5yf Jan1'14; Dec17'13. 1,500

11TH av, 388, see 34th, 566-8 W.

11TH av, 388-92 (3:705), es, 25 s 34th, 73.8x63; all; Rebecca S Mills to Cornelius Daly, 459 W 34; 2lyf Feb1'14; Dec17'13. taxes, &c, & 1,500

11TH av, 394 (3:705), sec 34th (Nos 558-70), runs s25xe63xs73.9xe125.4xn98.9 to ss 34th xw188.4 to beg; Euphemia S Coffin to Cornelius Daly, 459 W 34; 2lyf Feb1'14; Dec17'13. taxes, &c, & 5,000

11TH av (4:1097), swc 50th, runs s88xw 100xs12.5xw225xn100.5 to ss 50th xe325 to beg, the land Wm W Astor to Jos V Horn at Douglasville, Pa, & Frank Hardart, 1628 N 15, Phila, Pa; 13/2yf Nov1'13; 2 rens of 20 yrs each; Dec12'13. taxes &c & 7,500

Bulkhead (5:1588), bet 91st & 92d sts, begins 91st st, nwc Marginal st, runs nw92 xne20xnw25xnel13 to bulkhead line xse 196.9 to ns 91st xw146.2 to beg; contains 19,456 sq ft, with wharfage rights, &c; City of NY by Comr of Docks to Knickerbocker Ice Co, a corpn, 1170 Bway; 5yf Dec1; Dec17'13. 3,850

Bulkhead, N R (1:130), the 82 ft of bulkhead next north of pier New 21, with wharfage &c; City of NY by Comr of Docks to Glasco Ice Co, a corpn, 202 Franklin; 5yf Jan1'14; Dec17'13. 2,520

LEASES.

Borough of the Bronx.

Hoffman st, swc 187, see 187th, 566 E.

133D st, 361 E (9:2296); asn Ls; Wm A Walker to Michl L Condon, 2636 Decatur av; Dec1; Dec18'13. 700

137TH st E, nwc Willis av, see Willis av, 221.

144TH st, 232 E (9:2340); asn Ls; Anton Fenninger to Ebling Brewing Co, 760 St Anns av; Nov26; Dec12'13. nom

144TH st, 232 E; asn Ls; Jno Bentz & ano to same; Nov26; Dec12'13. nom

144TH st, 232 E (9:2340), swc Rider av, all; Patk O'Neil to Jno Bentz, 911 Freeman & ano; 3yf Nov1'15; Dec12'13. 1,200

146TH st, 305-15 E, see College ave, 477-81.

149TH st, 280 E (9:2330); asn Ls; Giuseppe De Bellis to Pasquale Bevilacqua, 280 E 149; AT; Dec8; Dec18'13. nom

163D st, 979 E (10:2714); all; Max Sutker to Louis Epstein & Max S Yarfitz, 979 E 163; 3-7-12yf Dec1; Dec13'13. 5,310

167TH st E, nwc Clay av, see Clay av, nwc 167.

169TH st, 880 E, see Stebbins av, 1251.

179TH st E, swc Mohegan av, see Southern blvd, Mohegan av & 179.

180TH st E (11:3124), nwc Honeywell av, 4th str w of cor; Louis A Lehmaier to Wm Dunkirk, 1056 Kelly, & ano; 3yf Nov1; Dec16'13. 540 to 660

187TH st, 566 E (11:3054), swc Hoffman; asn Ls; Arthur Jost to Jas Everard's Breweries, a corpn, 12 E 133; Nov9; Dec13'13. nom

187TH st, 566 E; asn Ls; Jas Everard's Breweries, a corpn to Luigi Aquino, 566 E 187; AT; Dec12; Dec13'13. nom

187TH st, 566 E; asn Ls; Jno Porti to same; mtg \$5,500; Dec2; Dec13'13. nom

188TH st E, see Bathgate av, see Bathgate av, 2420.

Bathgate av, 2420 (11:3056), sec 188th; str; Mathilde Busch to H G Muller, on premises; 6yf Dec1; Dec12'13. 600 & 660

Clay av (9:2430), nwc 167th; str & c; A J Schwarzler Co, a corpn, to Jos Hess, 792 E Tremont av; 10yf Jan1; Dec12'13. 1,100 to 1,500

College av, 477-81; ALSO 146TH ST, 305-15 E (9:2329); four 6-stry tnts, all; Wm Oppenheim as agent to Michelangelo & Giuseppe G Cipolla & Gesualdo D'Arato, both at 47 Oak; 3yf Jan1'14; Dec17'13. -for term 45,450

Crotona Pkway, 1956 (11:2985); asn Ls recorded Aug5'12; Jas F Dillon to Benny Staub, 741 Brook av; mtg \$—; Sept1; Dec16'13. nom

Crotona Pkway, 1956; asn Ls recorded Aug5'12; Timothy Cronin to Chas F Furrer, 1961 Prospect av; mtg \$—; Dec3; Dec16'13. nom

Fordham rd, nwc Kingsbridge rd, see Kingsbridge rd, 322.

Honeywell av, nwc 180th, see 180th E, nwc Honeywell av.

Hughes av, 2321-3 (11:3073), ws, 200 s 186th, 50x87.6; asn Ls; Galogero Di Benedetto to Celia Rosenheim, 3676 White Plains av; Dec12; Dec18'13. nom

Kingsbridge rd, 322 (11:3154) nwc Fordham rd, all; Ramsay Peugnet et al to Michl Hg, 601 Fordham rd; 10yf Oct1; Dec 17'13. 660 to 1,110

Mohegan av, swc 179, see Southern blvd, Mohegan av & 179th.

Rider av, swc 144th, see 144th, 232 E.

Southern blvd, Mohegan av & 179TH st, the blk (11:3118); asn Ls; Patk Dillon to Anthony Gore & Jas Capitol, 179th & Southern blvd; Dec8; Dec12'13. nom

Stebbins av, 1251; also 169TH st, 880 E (10:2694), str & rear str; Ida Florio to Chas A McDonald, 333 E 139; 5yf Jan1'14; Dec17'13. 780 to 1,020

Tinton av, 877 (10:2658), all; Rosalie O'Brien to Frank V Cerny, 664 Bergen av; 3yf Feb15; 2y ren at \$600; Dec17'13. 430

Willis av, 221 (9:2300), nwc 137th, str & c; Andw Davey to Thos Farley, 444 E 137; 4yf Junel'14; Dec16'13. 1,800

3D av, 4072 (11:2930), es, 100 s 175th; asn Ls; Philip Rosenthal & ano with consent of Lombardy Realty Co, 160 Bway, to Morris Blaser, 1590 Lex av; AT; Dec1; Dec 12'13. nom

3D av, 4072 (11:2930), es, 100 s 175th; all; Lombardy Realty Co to Philip & Mamie Rosenthal, 7 E 116; 5yf Sept1; Dec 12'13. 3,600

MORTGAGES.

Borough of Manhattan.

DEC. 12, 13, 15, 16, 17 & 18.

Canal st, 199-201 (1:205), nec Mulberry (No 100), 50x25; Dec12; Dec16'13; due &c as per bond; Annie M Losee, Glen Falls, NY, & Phebe L Donnelly, Glen Falls, NY, to Title Guar & Trust Co. 15,000

Canal st, 199-201; pr mtg \$—; Dec12; Dec16'13; due &c as per bond; Phebe L Donnelly, Glen Falls, NY, to Annie M Losee, Glen Falls, NY. 5,000

Cannon st, 110 (2:330); also STANTON ST, 286; ext of \$34,000 mtg to Dec16 at 5%; Dec12'13; Jacob Klingenstein with Jno A Brown, Jr, Newtown Township, Delaware Co, Pa. nom

Clinton st, 27-9, see Stanton, 166.

Columbia st, 116 (2:335), es, 24.10 n Stanton, 21.8x75.4; ext of \$8,000 mtg to Dec18 at 5%; Dec1; Dec16'13; Jos H Mittleman with Bowery Savgs Bank, 128 Bowery. nom

Elizabeth st, 22-8, see Bowery, 50-4.

Elizabeth st, 202 (2:492), es, 226.11 n Spring, 37.4x96.6x37.6x97.1; ext of \$40,000 mtg to Oct26'18 at 5%; Nov12; Dec15'13; Julia G Inness with Rose Vivviano, 542 48th, Bklyn, & Guiseppe & Giovanni Neglia, 202 Elizabeth. nom

Gansevoort st, 4, see 4th, 340-56 W.

Greenwich st, 328 (1:142); ext of \$20,000 mtg to Dec16'16 at 5% & consent to same; Dec16'13; Irving Savgs Instn with Henry J Fink, 34 W 88, & Anna M Fink. nom

Henry st, 37 (1:280), ns, 275.3 e Cath, 24.6x100x23x100; pr mtg \$—; Dec10; Dec16'13; due Feb1'15, 6%; Hirsh Macht to Ida Goldblum, 1519 Wash av. 1,750

Horatio st, 5-15, see 4th, 340-56 W.

Jefferson st, 38, see Madison, 225.

John st, 4-10, see Bway, 182-4.

Madison st, 217 (1:271), ns, abt 105 w Jefferson, 26.1x100; PM; pr mtg \$19,000; Dec1; Dec12'13; installs, \$500 per annum, 6%; Fanny Simon indivd & extrx Louis Simon to Abel King, 148 E 65, 3,000

Madison st, 225 (1:271), swc Jefferson (No 38), 26.1x100.4; ext of \$50,000 mtg to Nov23'16 at 5%; Nov24; Dec15'13; Harris Sheddinsky with U S Trust Co, trste Saml Willets (Walter R Willets, trust). nom

Mangin st, 67 (2:323), ws, 125 s Rivington, 25x99; PM; pr mtg \$—; Dec15; Dec 16'13; installs, 6%; Sol Bisgaier, 316 Rivington, to Morris Vollman, Seattle, Wash. 5,500

Mercer st, 26, see Bway, 449.

Monroe st, 236 (1:261), ss, 177.10 e Scammel, 27.4x95.4x27.4x95.3; ext of \$22,500 mtg to June20'16 at 5%; Dec9; Dec12'13; Anna M Goebel with Louis Levy, 205 W 139; Abr Levy, 32 Manhattan av; Jacob Levy, 1800 7 av, & Nathan Levy, 1887 7 av. nom

Mulberry st, 100, see Canal, 199-201.

Pitt st, 62 (2:338); ext of \$24,000 mtg to July17'16 at 5%; Dec4; Dec17'13; Wilfrid F Ricardo of Melton-Mowbray, Leicestershire, Eng, & Maurice Crane of St Wolstan's, Celbridge County, of Kildare, Ireland, trstes with Fannie Deutsch, 465 Halsey, Bklyn. nom

Stanton st, 166 (2:350), nwc Clinton (Nos 27-9), 25x75; ext of \$6,000 mtg to June1'14 at 6%; Oct10; Dec17'13; Isaac Shiman, Cleveland, O, with Israel Rotkowitz, 253 East Bway, & Louis Rotkowitz, 12 E 85. nom

Stanton st, 166 (2:350); ext of \$30,000 mtg to July1'19 at 5%; May26; Dec17'13; Isaac Shiman with Israel Rotkowitz, 253 E Bway, & Louis Rotkowitz, 12 E 85. nom

Stanton st, 266 (2:335), ext of two mtgs aggregating \$23,000 to Dec17'16 at 5%; Dec15; Dec17'13; Blanche B Neukirch with Leopold E Levine, 46 E 3. nom

Stanton st, 286, see Cannon, 110.

Thomas st, 79 (1:144); sal Ls; May15; Dec18'13; demand, 6%; Patk J McCabe & Thos J O'Donnell to Jacob Ruppert, a corpn, 1639 3 av. 2,411.03

Thompson st, 3 (1:227), ws, 79.1 n Canal, runs w42.3xw35.3xn16.11xe76.9 to Thompson xs21.10 to beg; pr mtg \$5,500; Dec17 '13; 2y6%; Cath Hoffner, 244 East Hackensack st, East Rutherford, NJ, to Neil Duross, Oneida Castle, Oneida Co, NY. 1,500

Water st, 50 (1:30), ns, 156.5 e Coenties sl, runs w23.5xn65xe1.10xs2xe0.4xs2.8xe17.5 xs60.4 to beg; Dec12'13; 3y5%; Frances L Glover at Phillipstown, NY, to Sarah Steward, Goshen, NY. 15,000

3D st, 290 E (2:372), ss, 454 w Av D, 22.9x106; Dec17; Dec18'13; 2y5%; Jno Baierlein, Jamaica, LI, to Commonwealth Savgs Bank, 2007 Ams av. 3,000

4TH st, 165-9 W (2:592); ext of \$50,000 mtg to July7'16 at 5%; Oct31; Dec12'13; N Y Protestant Episcopal Public School with Nathan Hutkoff. nom

4TH st, 340-56 W (2:627), nwc Horatio (Nos 5-15), 183.8 to 13th, x—, to Gansevoort (No 4), x96.5x183.7x99; Dec12; Dec13'13;

due &c as per bond; St Johns Park Realty Co to E E Paul Co, 101 Park av. 26,870

4TH st, 340-56 W; certf as to above mtg; Dec12; Dec13'13; same to same.

6TH st, 340 E (2:447), ss, 525 e 2 av, 25x 97; pr mtg \$—; Dec10; Dec12'13; due Jan 1'18, 6%; Jos Langman to Jos L Buittenwieser, 300 Central Park W. 2,900

11TH st, 624 E (2:392); ext of \$19,000 mtg to Dec8'16 at 5%; Dec5; Dec16'13; Title Guar & Trust Co with Willar Realty Co, 220 Bway. nom

13TH st W, swc 4th, see 4th, 340-56 W.

14TH st, 626 E (2:396), ss, 304.9 w Av C, 33.2x103.3; pr mtg \$21,000; Dec12; Dec 18'13; due Jan1'18, 6%; Ike Isler, 220 2d, to Esedor Haber, 255 Rivington. 4,000

14TH st, 304-12 W (2:629), ss, 100 w 8 av, 100x98x102x77.4; Dec12; Dec13'13; demand; 6%; Chas I Weinstein Realty Co to Jacob Kottke, 17 W 70. 5,000

14TH st, 304-12 W; certf as to above mtg; Dec11; Dec13'13; same to same.

17TH st, 39 E, see 4 av, 208-18.

18TH st, 330 E (3:923), ss, 260 w 1 av, 21x92; Dec17'13; due, Jan1'17, 5%; Geo Kilian to Louise Karrass, 2321 Madison, Ridgewood Heights, B of Q, NY. 3,000

19TH st, 215 E (3:900), ns, 210 e 3 av, 18.9x92; pr mtg \$7,000; Dec16'13; due Mar 1'14, 6%; Edw C M Kemp & Jas A Mears, heirs Emma Mears, to Montrose Realty Co, 135 Bway. 1,000

19TH st, 358 W (3:742), ss, 100 e 9 av, 20x92; Dec18'13; due &c as per bond; Joanna M Giles to Title Guar & Trust Co. 7,500

22D st, 9-11 W, see 23d st, 28-30 W.

22D st, 13-21 W, see 23d, 28-30 W.

23D st, 28-30 W (3:824), ss, 312.6 w 5 av, runs s98.9xe53.10xs98.9 to ns 22d (Nos 13-21), x w103.2xn197.6 to 23d xe50 to beg, fee 22d st, 9 W, ns, 202 w 5 av, 28x98.9, leasehold; 22d st, 11 W, ns, 230 w 5 av, 28 x98.9, leasehold; also 30TH ST, 146-54 W (3:805), ss, 75 e 7 av, x—, fee; ext of \$750,000 mtg to July14'16 at 4 1/2%; Nov7; Dec13'13; Bank for Savings with Virginia I Stern, Irvington-on-Hudson, et al exrs, &c, Louis Stern. nom

23D st, 28-30 W (3:824), fee 22d st, 13-21 W (3:824), leasehold; 22d st, 9-11 W (3:824), leasehold; also 30TH ST, 146-54 W (3:805), ss, 75 e 7 av, x—, fee; ext of \$350,000 mtg to July14'16 at 4 1/2%; Nov 7; Dec13'13; Bank for Savings with Virginia I Stern, Irvington-on-Hudson, NY, et al exrs Louis Stern. nom

27TH st, 31-3 E (3:857); ext of \$150,000 mtg to Jan25'17 at 5 1/2%; Dec12; Dec16'13; Bklyn Savgs Bank with Abr Arndt. nom

29TH st, 260 W, see 8 av, 378.

30TH st, 146-54 W, see 23d, 28-30 W.

30TH st, 146-54 W (3:805), ss, 75 e 7 av, runs s98.9xe95xn11.7x—20xn85.5 to st xw 115 to beg, given as collateral security for payment of two mtgs aggregating \$1,080,000; Nov7; Dec12'13; due, &c, as per bond; Virginia I & Robt B Stern, Arthur H Hahlo & Gustav A Wertheim, exrs Isaac Stern, Louis Stern & Benj Stern, indivd to Bank for Savings in City of New York, 280 4 av. nom

31ST st, 410 W (3:728), ss, 600 e 10 av, 25x72.2x25x73.9; PM; pr mtg \$7,000; Dec 11; Dec18'13; 1y6%; Isabelle L Seacombe, 459 W 22, to Robt Gray, 413 W 146, 9,000

31ST st, 412 E (3:728), ss, 575 e 10 av, 25x73.9x25x75.5; PM; Dec1; Dec18'13; 1y 6%; Isabelle L Seacombe, 459 W 22, to Rosina E Antz, 1223 Woodycrest av. 12,000

31ST st, 414 W (3:728), ss, 550 e 10 av, 25x75.5x25x77.1; PM; pr mtg \$9,000; Dec 17; Dec18'13; due Apr29'14, 6%; Isabelle L Seacombe, 459 W 22, to Mary F Ellison, 11 Troutman, Bklyn. 7,000

31ST st, 418 W (3:728), ss, 516.8 e 10 av, 16.8x78.1x16.8x79.3; PM; pr mtg \$6,000; Dec17; Dec18'13; 1y6%; Edw L Larkin to Maria S Simpson, 362 W 30. 1,500

31ST st, 420 W (3:728), ss, 496 e 10 av, 20.8x79.3x20.8x80.7; PM; Dec1; Dec18'13; due &c as per bond; Isabelle L Seacombe, 459 W 22, to Mary F O'Hagan, 420 W 31. 12,000

34TH st, 1 E, see 5 av, 357-71.

34TH st, 3-9 E, see 5 av, 357-71.

34TH st, 13 E, see 5 av, 357-71.

34TH st, 15-19 E, see 5 av, 357-71.

34TH st E, nec 5 av, see 5 av, 357-71.

35TH st, 2-6 E, see 5 av, 357-71.

35TH st, 8-16 E, see 5 av, 357-71.

35TH st, 41 W (3:837), ns, 375 e 6 av, 18.9x98.9; pr mtg \$29,000; Nov25; Dec12'13; due, &c, as per bond; Emma S Schoch, Earl S Saeger, Roy S Saeger, Eugene Messenger, Agnes M Messenger, Myrtle Uhler & Louisa E Messenger, widow, to Fanny Ellinger, 19 E 61. 5,000

35TH st, 41 W; pr mtg \$34,000; Nov29; Dec12'13; due, &c, as per bond; same to Chas Marx, 39 W 118. 3,900

35TH st, 41 W; agmt changing rate of int from 4 1/2% to 5% on mtg for \$29,000; Nov23; Dec12'13; same with Fannie Ellinger, 19 E 61. nom

35TH st, 56-8 W (3:836), ss, 204 e 6 av, 41x98.9; PM; pr mtg \$90,000; Dec17'13; due June17'15, 5%; Oppenheim-Collins Realty Co to Herman Kratzenstein, 7 E 94 & ano. 20,000

36TH st, 149-51 W (3:812), ns, 195.7 e 7 av, 39.7x98.9; ext of \$170,000 mtg to Jan 29'17 at 5%; Dec1; Dec15'13; Brooklyn Savings Bank with Finney Bldg Co, 103 Park av. nom

36TH st, 149-51 W (3:812), ns, 195.7 e 7 av, 39.7x98.9; pr mtg \$—; Dec9; Dec15 '13; 1y6%; Finney Bldg Co to Eva S Mathews, Rye, NY. 10,000

36TH st, 149-51 W; certf as to above mtg; Dec9; Dec15'13; same to same. —
36TH st, 343-5 W (3:760), ns, 275 e 9 av, 36x98.9; PM; pr mtg \$35,000; Dec10; Dec16'13; due May12'15, 6%; Danl S Dryer, 335 W 29, to Christian F Tietjen, Mt Vernon, NY, & ano, trstes for creditors Park A Geoghegan, 6,500
39TH st, 1 W (3:841), ns, 185 w 5 av, 20 x98.9; Nov25; Dec12'13; 1y5%; Rose wife Neville P Jodrell, London, Eng, to Franklin Savings Bank, 656 6 av, 5,000
39TH st, 39 W (3:841), ns, 712.10 w 5 av, 21.5x98.9; Dec17'13; due, &c, as per bond; Annie V Haas to N Y Savings Bank, 81 8 av, 1,500
40TH st, 607-11 W (4:1088), ns, 150 w 11 av, 75x98.9; also 40TH ST, 637-41 W (4:1088), ns, 525 w 11 av, 75x98.9; all title to use of alley in rear; leasehold; Dec6; Dec12'13; due, &c, as per bond; David Shannon Co to Kerns Commission Co, a corpn, ft of 6th st, Jersey City, NJ, 40,000
40TH st, (4:1088), same prop; certf as to above mtg; Dec6; Dec12'13; same to same.
40TH st, 637-41 W, see 40th st, 607-11 W.
42D st, 220 W (miscel); certf as to chattel mtg; Dec16; Dec17'13; Long Acre Detective Agency, Inc, to Herman N Korp.
45TH st, 154 E (5:1299), ns, 113.9 w 3 av, 18.9x100.5; Dec18'13; 3y5%; Michl Tracy, 327 Carroll, Bklyn, to Albt Van Wyck, 107 Joralemon, Bklyn, 13,000
49TH st, 9 E (5:1285), ns, 200 e 5 av, 22.2x100.5; Dec16'13; due &c as per bond; Henry Amerman & Mary A Nicoll to Title Guar & Trust Co, 35,000
49TH st, 9 E; sobrn agmt; Dec16'13; Martha Amerman with Title Guar & Trust Co, nom
49TH st, 201-5 E, see 3 av, 797-9.
50TH st, 239 W (4:1022), ns, 195 e 8 av, 25x100.5; Dec17'13; due May1'15, 5%; Augusta L Laimbeer, widow, to Broadway Savings Instn, 5-7 Park pl, 26,000
50TH st, 303-5 W, see 8 av, 831-7.
51ST st, 145 E (5:1306), ns, 67 e Lex av, 16.9x75.5; Dec16'13; 3y5½%; Matilda L Bedford to Kate F Hays, 514 Mad av, 5,000
51ST st, 361 W (4:1042), ns, 125 e 9 av, 18x100.5; PM; pr mtg \$16,000; Dec15'13; 3y6%; Geo A Glass, 170 Lafayette av, Bklyn, to Alex Tofts, 241 8 av, 7,000
51ST st, 531 W, see 52d, 526-46 W.
51ST st, 541 W, see 52d, 526-46 W.
52D st, 526-46 W (4:1080), ss, 275 e 11 av, runs s200.10 to ns 51st (No 541) xe25x 100.5xe75x100.5 to 51st (No 531), xe25xn 100.5xe100xn100.5 to 52d xw225 to beg; P M; pr mtg \$150,000; Dec15'13; due, &c, as per bond; Hardman, Peck & Co, 433 5 av, to Dordan-Butler Realty Co, 103 Park av, 60,000
57TH st, 471 W (4:1067); ext of \$8,000 mtg to Oct24'16 at 4½%; Dec5; Dec13'13; N Y Bible & Common Prayer Book Society with Wm H Davis, Memorial Free Industrial School for Crippled Children, 471 W 57, nom
59TH st, 41 E (5:1374), ns, 90 e Madison av, 16.2x100.5; pr mtg \$53,000; Dec17; Dec18'13; due Feb1'14, 6%; Cath R, wife of & Alex C Chenoweth, to Jno McNamee, 237 Jefferson av, Bklyn, 13,500
69TH st, 101-5 E, see Park av, 701.
69TH st, 102-6 W (4:1140), ss, 25 w Col av, 55x100.5; pr mtg \$175,000; Dec16'13; 3y6%; Westport Constn Co to Anna L Freyman, 70 W 113, 25,000
69TH st, 102-6 W (4:1140); certf as to mtg for \$25,000; Dec16'13; Westport Constn Co to Anna L Freyman.
73D st, 200 E, see 3 av, 1261-5.
73D st, 437 E, see Av A, 1377.
74TH st, 247 W (4:1166); ext of \$5,000 mtg to Dec15'14 at 5%; Dec10; Dec17'13; Wm F Decker with Chas V Hoffman, 247 W 74, nom
74TH st, 305 W (4:1184), ns, 130 w West End av, 24x66x24x65.1; PM; Dec15'13; 1y 4½%; Wm Bradley to Marianne G Faulkner, 992 5 av, 25,000
76TH st, 41 W (4:1129), ns, 205 e Col av, 22x102.2; ext of \$26,000 mtg to Dec1'16 at 5%; Dec1; Dec15'13; Henry Wiener with Chas N Taintor, nom
80TH st, 167 E (5:1509); ext of \$10,000 mtg to Dec10'16 at 5%; Nov17; Dec15'13; Geraldine F Adee gdn Geraldine F Adee Jr & ano with Horace Barnard, nom
88TH st E, nwc East End av, see East End av, nwc 88.
91ST st, 330 E (5:1553); ext of \$16,000 mtg to Nov2'16 at 5½%; Dec8; Dec13'13; Lawyers Mtg Co with Isidore M Prerau & Tillie Prerau, nom
94TH st, 150 E, see Lex av, 1437-43.
94TH st, 78 W (4:1207), ss, 55 e Col av, 10x72.8; PM; pr mtg \$47,000; Dec12; Dec15'13; 3y6%; Caroline Smith to Hannah Bass, 2749 Bedford av, Bklyn, NY, 5,000
94TH st, 140 W (4:1224), ss, 405.10 w Col av, 18x85.1 to ns Apthorps la xe18x 85.9; all title to said la adj above; Dec15; Dec16'13; 3y5%; Louis T & Girard Romaine, trstes under deed of trust to Wm R Ware, 2345 Bway, & ano, trstes under deed of trust, 13,000
95TH st, 151 W (4:1226), ns, 276 e Ams av, 18x100; pr mtg \$14,500; Nov13; Dec15'13; due as per bond, 6%; Jno P Magner, 151 W 95, to Arthur A Miller, 137 S 1 av, Mt Vernon, NY, gold 3,000
96TH st E (6:1602), ns, 100 w Park av, 100x100.11; ext of \$25,000 mtg to Oct1'16 at 4½%; Dec4; Dec12'13; N Y Bible & Com-

mon Prayer Book Society, a corpn, with Farmers Loan & Trust Co, 20 Wm, exr Wm G Park, nom
97TH st, 151 W (7:1852), ns, 434 w Col av, 16x100.11; Dec17'13; 5v5%; Chas L Weiher to Emigrant Indus Savgs Bank, 7,500
100TH st, 203 E (6:1650); ext of \$16,000 mtg to Nov30'18 at 5½%; Dec8; Dec16'13; Wm G Fellows with Leah K R Goldfarb, nom
100TH st, 205 E (6:1650); ext of \$16,000 mtg to Nov1'18 at 5%; Dec8; Dec13'13; Lawyers Mtg Co with Leah K R Goldfarb, nom
101ST st, 194 E (6:1628), ss, 98 w 3 av, 27x100.11; Nov25; Dec18'13; due &c as per bond; Jacob Butz to Maria Silverberg, 182 St Nicholas av, gold 11,000
103D st, 222 E (6:1652), ss, 255 e 3 av, 25x100.9; pr mtg \$9,000; Dec15; Dec16'13; due May1'15, 6%; Isidor L Kessler to Katie Spunberg, 207 5th, 2,000
104TH st, 247 E, see 2 av, 2025-31.
104TH st, 300-2 W, see West End av, 891-9.
108TH st, 11 E (6:1614); ext of \$9,000 mtg to Dec10'16 at 5½%; Dec10; Dec12'13; Lawyers Title Ins & Trust Co with Chas Gronich, nom
109TH st, 124 E (6:1636), ss, 153 w Lex av, 18.6x100.11; ext of \$6,500 mtg to Feb 1'17 at 5½%; Dec9; Dec12'13; Reuben Widow & Orphan Benevolent Society of NY with Edina & Chas E Elsner, 124 E 109, nom
113TH st, 32 W (6:1596); ext of \$20,000 mtg to Sept15'16 at 4½%; Dec8; Dec12'13; N Y Bible & Common Prayer Book Society, a corpn, with Louis Bleier, 17 Perry, nom
116TH st, 135 W (7:1901), ns, 317.9 e 7 av, 28.6x100.11; ext of mtg for \$23,000 to Dec16, 5%; Nov24; Dec15'13; Mary Dux, 245 Prospect av, Mt Vernon, NY, with Alice E Shoenberger, 18 E 62, nom
117TH st, 453 E (6:1711); ext of \$13,000 mtg to Dec10'16 at 5%; Oct29; Dec18'13; Vincenzo Spagna & Antonietta Di Lucio with Jno A Brown Jr, Newtown Township, Delaware Co, Pa, nom
119TH st, 9 W (6:1718), ns, 109.5 w 5 av, 14x61.7x14.6x57.9; also 119TH ST, 17 W (6:1718), ns, 165.5 w 5 av, 14x76.10x 14.6x73; pr mtg \$—; Dec17; Dec18'13; due Jan2'19, 5%; Saml Siskind & Louis Seltzky to Iphigenia Z Place, 125 E 57, 10,000
119TH st, 17 W, see 119th, 9 W.
120TH st, 4 E (6:1746); ext of \$19,000 mtg to Nov22'18 at 5%; Nov22; Dec18'13; Antoinette Dudensing, 1078 Mad av, with Kath A Kingsland, Lenox, Mass, & Danl K De Beixodon, Amityville, LI, trstes Am-brose C Kingsland, nom
121ST st, 75 E (6:1747); ext of \$10,000 mtg to Jan1'16 at 5%; Dec12; Dec15'13; Kate Hoyne, Bklyn, with Seymour Schlus-sel, exr Alex Schlüssel, 37 W 74, nom
125TH st, 510 W (7:1979), ns, 125 w Ams av, 25x100.11; pr mtg \$20,500; Dec8; Dec16'13; due &c as per bond; Morris Feder, Paterson, NJ, to Bernard J Foss, 349 W 35, 712.58
133D st, 12 W (6:1730), ss, 185 w 5 av, 25x99.11; pr mtg \$16,100; Dec15; Dec18'13; installs, 6%; Ellen McGuire, 616 Gherardi av, Woodhaven, LI, to Winona C Schoefer, 2296 Loring pl, 1,124.71
133D st W, nwc Convent av, see Convent av, 120-4.
134TH st, 134 W (7:1918); ext of \$14,000 mtg to Dec17'18 at 5%; Dec17; Dec18'13; Wm Rankin, 119 W 77, with Jno F Al-paugh, East Orange, NJ, nom
141ST st, 311 W (7:2043), ns, 175 w 8 av, 25x99.11; ext of \$18,000 mtg to Dec1'16 at 5%; Oct30; Dec12'13; Morton H C Foster with Lina & Leopold Kreielseheimer, 238 W 106, nom
142D st, 309-13 W (7:2043), ns, 150 w 8 av, 74.5x99.11; Dec15'13; 3y5%; Margaretha Meixner indiv & as extrx & Peter Casten-bader as exr Erhard Meixner to German Savgs Bank, 157 4 av, 2,000
145TH st, 506 W (7:2076); ext of \$30,500 mtg to Nov30'16 at 5%; Nov25; Dec11'13; Phillips Phoenix with Belle Lawson & Wm G Christie, nom
150TH st W, nwc Bway, see Bway, nwc 150.
151ST st W, swc Bway, see Bway, swc 151.
152D st, 518 W (7:2083); ext of \$32,000 mtg to Nov15'18 at 5%; Nov25; Dec17'13; Edwin Bruckheimer with Seamen's Bank for Savgs in City of NY, 76 Wall, nom
155TH st W, nwc Riverside dr, see 155th W, ns, 525 w Bway.
155TH st W (8:2134), ns, 525 w Bway, runs w150 to Riverside dr xn74.7xne still along drive 31.3xe131.7xsn99.11 to beg; Dec 15'13; due Mar1'19, 6% until completion of bldg & 5½% thereafter; Strathcona Constn Co to Metropolitan Life Ins Co, 1 Mad av, 475,000
155TH st W (8:2134); same prop; two sobrn agmts; Dec18'13; same & Julius Bendheim with same, nom
161ST st, 518-28 W (8:2119), ss, 275 w Ams av, 135x99.11; pr mtg \$46,000; Dec15; Dec16'13; 5y6%; Corpn of H & A Cohen, a corpn, & Cohen Realty Co, 168 Park row, to Isaac Shiman, 614 Superior st, Cleveland, O, 10,000
161ST st, 518-28 W; sobrn agmt; Dec 15; Dec16'13; same & Abr Cohen, 155 Riv-erside dr, with same, nom
161ST st, 518-28 W; certf as to above mtg; Dec15; Dec16'13; Cohen Realty Co, 168 Park row, to same. —

161ST st, 518-28 W; certf as to above mtg; Dec15; Dec16'13; Corpn of H & A Cohen, a corpn, 168 Park row, to same. —
165TH st, 540 W (8:2122), swc St Nich-olas av, 120.2x117.1x irreg x86.3 on av; ext of \$140,000 mtg to Dec 4'16 at 5%; Dec4; Dec15'13; Jas Murray, 540 W 165, & Robt Hill, 145 W 131, with Washington Trust Co, nom
179TH st W, ns, 75 w Northern av, see Northern av, swc 180th.
179TH st W, nwc Northern av, see Northern av, swc 180th.
179TH st W, nwc Northern av, see Northern av, nwc 179.
179TH st W, nwc Northern av, see Northern av, ws, extends from 179 to 180.
179TH st W (8:2177), ns, 75 w Northern av, 50x100; Dec15'13; due, &c, as per bond; Haven Constn Co Inc, a corpn, to Ger-mania Life Ins Co, 50 Union sq, 45,000
180TH st W, swc Northern av, see Northern av, swc 180th.
180TH st W, ss, 75 w Northern av, see Northern av, swc 180th.
180TH st W, swc Northern av, see Northern av, ws, extends from 179 to 180.
180TH st W, swc Northern av, see Northern av, swc 180.
180TH st W (8:2177), ss, 75 w Northern av, 50x100; Dec15'13; due, &c, as per bond; Haven Constn Co Inc, a corpn, to Ger-mania Life Ins Co, 50 Union sq, 45,000
183D st, 505-7 W (8:2155), ns, 100 w Ams av, 85x74.11; Dec15'13; 5y5%; Placid Realty Co to Wm Jay, Bedford, NY, trste Mary E B Field, 50,000
183D st, 505-7 W; certf as to above mtg; Dec15'13; same to same.
183D st, 505-7 W; sobrn agmt; Dec15'13; Abel King, 148 E 65, & Isaac Schorsch, 38 W 97, with same, nom
183D st, 509-11 W (8:2155), ns, 185 w Ams av, 74.11x85; Dec15'13; 5y5%; Placid Realty Co to Lincoln Trust Co, 208 5 av, 52,000
183D st, 509-11 W; certf as to above mtg; Dec15'13; same to same.
183D st, 509-11 W; sobrn agmt; Dec15'13; Abel King, 148 E 65, & Isaac Schorsch, 38 W 97, with same, nom
207TH st W, sec Vermilyea av, see Ver-milyea av, sec 207.
Av A, 1377 (5:1468), nwc 73d (No 437), 19.2x100; ext of \$18,000 mtg to Apr15'19 at 5%; Dec12; Dec13'13; Wilhelmina E Hoffmann to Jno Fica, 240 E 69, nom
Av A, 1383 (5:1468), ws, 74.6 n 73d, 27.8 x100; ext of \$18,000 mtg to Apr15'19 at 5%; Dec12; Dec13'13; Wilhelmina E Hoff-mann with Emma Fica, 240 E 69, nom
Av B, 49-51 (2:374), ws, 63 s 5th, 44x 80; pr mtg \$42,000; Dec15'13; 3y6%; Pub-lic Square Realty Co, 320 Bway, to Saml Kadin, 1800 7 av, 9,000
Av B, 49-51; certf as to above mtg; Dec 15'13; same to same.
Bowery, 50-4 (1:202), ws, 50 s Canal, 100x200 to es Elizabeth (Nos 22-8); Dec17'13; 3y5½%; Wm Kramer's Sons Realty Co to Columbia-Knickerbocker Trust Co, 60 Bway, 140,000
Bowery, 50-4; certf as to above mtg; Dec17'13; same to same.
Broadway, 182-4; also JOHN ST, 4-10 (1:65), leasehold; pr mtg \$40,000; Sept30; Dec16'13; due &c as per bond; Convent Park Constn Co, 198 Bway, to Elias A Cohen, 49 W 113, 28,000
Broadway, 182-4; also JOHN ST, 4-10; certf as to above mtg; Sept30; Dec16'13; same to same.
Broadway, 449; also MERCER ST, 26 (1:231); ext of \$160,000 mtg to Jan12'15 at 4½%; Dec4; Dec17'13; Gray Realty & De-velopment Co with Seamen's Bank for Savings, 76 Wall, nom
Broadway (7:2097), nwc 150th, 99.11x150; pr mtg \$450,000; Dec13; Dec15'13; due Apr 1'16, 6%; Eighty-Sixth St & West End Av Co to Realty Co of America, a corpn, 2 Wall, 60,000
Broadway (7:2097), same prop; certf as to above mtg; Dec13; Dec15'13; same to same.
Broadway (7:2097), swc 151st, 99.11x150; pr mtg \$450,000; Dec13; Dec15'13; due Apr 1'16, 6%; Eighty-Sixth St & West End Av Co to Realty Co of America, a corpn, 2 Wall, 60,000
Broadway (7:2097), same prop; certf as to above mtg; Dec13; Dec15'13; same to same.
Columbus av, 35 (4:1113), es, 20.5 s 61st, 20x70.6; pr mtg \$24,000; Dec17; Dec18'13; due Feb1'14, 6%; Cath R wife of & Alex C Chenoweth to Jno McNamee, 237 Jef-ferson av, Bklyn, 8,000
Columbus av, 825 (7:1836), es, 50.5 n 100th, 25.3x100; Dec15'13; 5y5%; Adele R & Gabrielle L Ughetta to German Savgs Bank, 157 4 av, 18,000
Convent av, 120-4 (7:1971), nwc 133d, 70 x100; ext of 70,000 mtg to Dec17'16 at 5%; Dec17'13; Italian Savings Bank with Pat-erno & Son Contracting Co, 300 Prescott av, nom
Convent av, 120-4 (7:1971), nwc 133d, 70 x100; Dec16; Dec17'13; demand, 6%; Pat-erno & Son Contracting Co to N Y Trust Co, 26 Broad, 70,000
Convent av, 120-4; certf as to above mtg; Dec16; Dec17'13; same to same. —
Convent av, 160-8 (7:1970); ext of \$65,-000 mtg to Dec15'18 at 5%; Dec15; Dec 16'13; Lawyers Mtg Co with Convent Park Constn Co, nom

MORTGAGES.

Borough of the Bronx.

Convent av (7:1970), ws, 193.6 s 133d, 135.5x127.5x131.6x100; Dec15; Dec18'13; 2y 6%; Convent Park Constn Co to Brevoort Real Estate Co, 15 Wall. 37,500

Convent av (7:1970); same prop; certf as to above mtg; Dec15; Dec18'13; same to same.

East End av (5:1585), nwc 88th; sal Ls; Dec13; Dec15'13; demand, 6%; Jno Buehler to Geo Ehret, 1197 Park av. 1,000

Lexington av, 1437-43 (5:1522), sec 94th (No 150), 80x85; pr mtg \$57,500; Dec12'13; 2y6%; Marks L Frank, Bklyn, to Betsy Frank, 2117 Vorhies av, Bklyn. 6,000

Madison av, 190, see 5 av, 357-71.

Madison av, 192-8, see 5 av, 357-71.

Madison av, 303 (5:1276), es, 49 n 41st, 26x100; also INTERIOR LOT, 100 e Madison av & 75 n 41st, runs e 6.6x21.2xw 9.6x21.2 to beg; Dec15'13; due, &c, as per bond; Joanna C Riker, 303 Mad av, to N Y Eye & Ear Infirmary, 218 2 av. 62,500

Northern av, nwc 179th, see Northern av, swc 180th.

Northern av, swc 180th, see Northern av, ws, extends from 179 to 180.

Northern av (8:2177), ws, extends from 179th to 180th, 200x125; equal lien with mtg for \$15,000; PM; pr mtg \$270,000; Dec 15'13; due June1'14, 6%; Haven Constn Co Inc, a corpn, to Central Bldg Impt & Investment Co, 149 Church. 15,000

Northern av (8:2177), same prop; equal lien with mtg for \$15,000; PM; pr mtg \$270,000; Dec15'13; due, &c, as per bond; same to Pembroke Realty Co, 15 E 40. 15,000

Northern av (8:2177), swc 180th, 100x75, Dec15'13; due, &c, as per bond; Haven Constn Co Inc, a corpn, to Germania Life Ins Co, 50 Union sq. 90,000

Northern av (8:2177), nwc 179th, 100x75; Dec15'13; due, &c, as per bond; Haven Constn Co Inc, a corpn, to Germania Life Ins Co, 50 Union sq. 90,000

Northern av (8:2177), swc 180th, 100x75; also NORTHERN AV (8:2177), nwc 179th, 100x75; also 179TH ST W (8:2177), ns, 75 w Northern av, 50x100; also 180TH ST (8:2177), ss, 75 w Northern av, 50x100; consent to four mtgs aggregating \$270,000; Dec12; Dec16'13; Haven Constn Co to Germania Life Ins Co, 50 Union sq. nom

Park av, 13 (3:890), es, 128.1 n 34th, 20x 80; pr mtg \$40,000; Dec16'13; due &c as per bond; Wm B Coley to Chas A Peabody, 224 Mad av. gold 10,000

Park av, 701 (5:1404), nec 69th (Nos 101-5), 32x106.3; Dec15'13; 3y5%; Geraldyn Redmond of Tivoli, NY, to U S Trust Co, 45 Wall. 130,000

Park av, 711 (5:1404); ext of mtg for \$35,000 to Dec15'18, 5%; Dec15; Dec18'13; Title Guar & Trust Co, a corpn, with Mabel S Cromwell, 711 Park av. nom

Park av, 1680 (6:1745); ext of \$5,000 mtg to Sept15'15 at 6%; Oct16; Dec12'13; Frank Demuth with Lyondale Realty Co. nom

Riverstide dr, nec 155th, see 155th W, ns, 525 w Bway.

St Nicholas av, swc 165th, see 165th, 540 W.

St Nicholas av, 1428 (8:2154), es, 50 s 182d, 20x100; Dec12; Dec13'13; due Jan1' 16; 5%; Henry J Purvis, 1428 St Nicholas av to NY Life Ins Co, 346 Bway. 4,500

Sherman av (8:2227), nws, 100 sw Isham, 75x150; sobrn agmt; Dec12; Dec15'13; Sherman Av Constn Co, 248 Sherman av, & Sterling Realty Co, 203 Bway, with Anna Scheer, 583 Riverside dr, & Jos L Feinberg, 260 Convent av. nom

Sherman av (8:2227), same prop; certf as to mtg for \$15,000; June24'12; Dec15'13; Sherman Av Constn Co to Sterling Realty Co, 203 Bway.

Terrace View av (13:3402), ws, 106.9 n Leyden, 50x100; Dec15; Dec16'13; 1y6%; Anna A & Gracie M Schumacher to Dora Polsenski, on Terrace View av, Marble Hill, NY. 1,300

Vermilyea av, 121-3 (8:2226), ss, 150 w 207th, 50x150; PM; pr mtg \$22,000; Dec16; Dec17'13; 3y6%; Henry J Beck, 601 W 168, to Jos Kropp, 601 W 178. 9,000

Vermilyea av (8:2277), sec 207th, 100x 100; ext of \$16,240 mtg to June1'16 at 5%; Nov1; Dec15'13; Mary, Thos J & Frank J Goodwin trstes Bernard Goodwin with Alliance Realty Co, 115 Bway. nom

Vermilyea av (8:2277), sec 207th, 100x 100; PM; pr mtg \$16,240; Dec15'13; due June1'16, 5%; Gustavus L Lawrence to Alliance Realty Co, 115 Bway. 13,760

West Broadway (1:178), es, 15 s White, 15x47; pr mtg \$—; Dec12; Dec15'13; 3y 6%; Dorothy A Lockhart, Greenport, LI, to Jno E Hogan, 153 S Park av, Rockville Centre, NY. 1,500

West End av, 348 (4:1168), es, 82.4 n 76th, 19.10x90; pr mtg \$—; Dec18'13; due May20'15, 6%; Mary E Gardiner, Ardsley on Hudson, NY, to Lydia L wife Neptune B Smyth, 8717 Ridge Blvd, Bklyn. 5,000

West End av, 891-9 (7:1890), swc 104th (Nos 300-2), 100.11x100; ext of \$500,000 mtg to Mar1'19 at 5%; Dec17'13; Michl E Paterno Realty Co with Metropolitan Life Ins Co, I Mad av. nom

West End av, 891-9; certf as to above ext mtg; Dec16; Dec17'13; same to same.

1ST av, 32S (3:951); ext of \$19,000 mtg to Jan25'17 at 5%; Dec12; Dec16'13; Jno C Heintz & Jacob Siegel with Seymour Schlussel, exr Alex Schlussel, 37 W 74. nom

1ST av, 1587 (5:1545); agmt changing interest days; Dec15'13; Saml D Wohlfeil with German Savgs Bank, 157 4 av. nom

2D av, 593-5 (3:913), ws, 74 s 33d, 49.4x 100, given as collateral security for payment of the int of Bloodgood Realty Co in a mtg for \$90,000 covering 7 av, nec 33d, & also as collateral security for payment of the interest of Ranald H Macdonald, individ & as exr in a mtg for \$110,000 covering same prop; pr mtg \$32,000; May1; Dec18'13; due &c as per bond; Frank J Cassidy to Ranald H Macdonald, 137 Riverside dr, individ & as exr Jos F Egan. 20,000

2D av, 2025-31 (6:1654), nwc 104th (No 247), 100x100x100.9x100, given as collateral security for payment of mtg for \$110,000 covering 7 av, nec 33d; PM; pr mtg \$57,000; Aug22; Dec18'13; due &c as per bond; Mary L Cassidy to Ranald H Macdonald, 137 Riverside dr, individ & as exr Jos F Egan. 50,000

3D av, 797-9 (5:1323), nec 49th (Nos 201-5), 50.4x115, given as collateral security for payment of the interest of Bloodgood Realty Co in a mtg for \$90,000 covering 7 av, nec 33d; also as collateral security for payment of the interest of Ranald H Macdonald, individ & as exr in mtg for \$110,000 covering same premises; pr mtg \$50,000; May1; Dec18'13; due &c as per bond; Mary L Cassidy to Ranald H Macdonald, 137 Riverside dr, individ & as exr Jos F Egan. 35,000

3D av, 1261-5 (5:1427), sec 73d (No 200), 76.7x85; estoppel certf; Dec14; Dec15'13; Jno A Stewart et al trstes of Liverpool & London & Globe Ins Co, Lim, to Whom It May Concern.

4TH av, 208-18 (3:846), nwc 17th (No 39), runs w127.7x109.9x49.9x33.7 to av xs142 to beg; ext of \$1,200,000 mtg to Jan 28'19 at 5%; Dec3; Dec17'13; Everett Investing Co with Seamens Bank for Savvings, 76 Wall. nom

4TH av, 329-31 (3:880), es, 60 n 24th, 38.9x83; pr mtg \$265,000; Dec16; Dec18'13; demand, 6%; Polo Constn Co to Realty Holding Co, 907 Bway. 18,500

4TH av, 329-31; certf as to above mtg; Dec16; Dec18'13; same to same.

4TH av, 440 (3:859); leasehold; Dec16'13; installs, 6%; Alex H Sonnenberg, 245 West Bway, to G W Faber Inc, a corpn, 1 Beaver. notes 1,200

5TH av, 355, see 5 av, 357-71.

5TH av, 357-71 (3:864), sec 35th (Nos 2-6), runs s166.6x100x67.9x25x98.9 to ns 34th (Nos 3-9) x100x98.9xw25x98.9 to 35th xw20 to beg; fee; also MADISON AV, 190 (3:864), nwc 34th (Nos 15-19) 74x 145; also 5TH AV, 355 (3:864), nec 34th, 31x100, leasehold; also 34TH ST, 1 E (3:864), ns, 100 e 5 av, 25x98.9, leasehold; also 34TH ST, 13 E (3:864), ns, 145 w Mad av, 50x98.9, leasehold; also MADISON AV, 192-8 (3:864), swc 35th (Nos 8-16), runs w220x98.9xw75x24.8xe145 to Mad av xn123.5 to beg, leasehold; pr mtg \$—; Dec11; Dec16'13; due &c as per bond; Michl Friedsam, Bernard Sachs, Geo R Read & Edw J Steiner, exrs Benj Altman, & B Altman & Co, to Mutual Life Ins Co, 34 Nassau. 500,000

5TH av, 357-71; also MADISON AV, 190; also 5TH AV, 355; also 34TH ST, 1 E; also 34TH ST, 13 E; also MADISON AV, 192-8; certf as to above mtg; Dec11; Dec16'13; B Altman & Co to same.

6TH av, 159 (2:607); ext of \$10,000 mtg to Jan20'16 at 5 1/2%; Dec8; Dec12'13; Mary D Young with Anna Pleus, 159 6 av; corrects error in last issue when prop was 5th av, 159. nom

7TH av, 2031-3 (7:1906), es, 63 s 122d, 37.10x100; ext of \$52,500 mtg to Nov16'15 at 4 1/2%; Sept28'10; Dec15'13; Gustav Basch with Cornelius F Kingsland, Babylon, LI. nom

7TH av, 2484-6 (7:2030), ws, 40 n 144th, 40x100; ext of \$2,000 mtg to Nov1'14, at 5%; Dec9; Dec12'13; Fredk Dreher with Metropolitan Life Ins Co, 1 Mad av. nom

8TH av, 378 (3:778), sec 29th (No 260), 17.10x65; ext of \$4,000 mtg to Dec4'18 at 4 1/2%; Dec4; Dec12'13; Title Guar & Trust Co with Jas D Shea, 28 Prospect Park W, Bklyn. nom

8TH av, 831-7; also 50TH ST, 303-5 W (4:1041); certf as to apportionment of mtg for \$190,000; Dec5; Dec17'13; Bancroft Realty Co to Knickerbocker Trust Co, trste.

11TH av, 602 (4:1073), es, 61.9 s 45th, 19.2x70; PM; Nov20; Dec17'13; 3y5%; Jno Lechich to Adelia J Sparks, 205 Washington Park, Bklyn. 7,250

11TH av, 602-4 (4:1073), es, 42.2 s 45th, 38.9x70; pr mtg \$—; Dec17'13; demand, 6%; Jno Lechich to Ebling Brewing Co, 760 St Anns av, 5,741.80

Certf (4:1143), as to chattel mtg; Dec3; Dec12'13; S andringham Hotel Co to Oak Realty Co.

132D st E (9:2260), ns, 187.8 E Brook av, 25x100; PM; Dec10; Dec15'13; due, &c, as per bond; Berkshire Springs Co to Port Morris Land & Impt Co, 141 Bway, 1,500

133D st, 361 E (9:2296); sal Ls; Dec11; Dec19'13; demand, 6%; Michl L Condon to Jacob Ruppert, a corpn, 1639 3 av. 3,250

134TH st E (9:2296), ss, 171.6 w Willis av, runs e171.6 to ws Willis av xs20 to ns Southern Blvd or 133d w196.6x100xe25x100 to beg; PM; Dec11; Dec12'13; due &c as per bond; Leonard M Gray, 520 6 av, Bklyn to Edgar S Appleby, Glen Cove, LI, 47,000

137TH st E, nwc Willis av, see Willis av, 221.

138TH st E (9:2313), ss, 75 w Alex av, 25 x100; ext of \$12,000 mtg to Dec9'16 at 5 1/2%; Dec6; Dec12'13; Edgar S Appleby trste with Alex H Sharp, 144 Whitford av, Nutley, NJ. nom

140TH st E (10:2592), ns, 211.5 e Southern Blvd, 75x125; Dec13; Oct15'13; due, &c, as per bond; Jno C Forster, 343 W 47, to Annie Dordan, 343 W 47. 5,000

143D st, 410 E (9:2287), ext of \$5,500 mtg to Dec10'16 at 5 1/2%; Dec10; Dec13'13; Lawyers Mtg Co with Ellen Bennett. nom

147TH st, 436 E (9:2291), ss, 415.1 w Brook av, 25x100; PM; pr mtg \$14,500; Dec17; Dec18'13; 2y6%; Jno H Bodine, 1427 Mad av, to Sigmund Rosenbaum, 500 W 111. 2,000

147TH st, 436 E; ext of \$14,500 mtg to Dec17'16 at 5%; Dec17; Dec18'13; same with Loretta L Linsly, 1 W 82. nom

147TH st E (9:2291), ss, 100 e Willis av, 25x100; ext of \$13,000 mtg to Jan1'16 at 5 1/2%; Nov; 28; Dec13'13; Payne Estate, a corpn, 98 Park av, with Martin J Madden, 406 E 147. nom

149TH st E (9:2294), ns, 115.7 w Brook av, 61.3 to cl Millbrook xne71.4x29x63.5; pr mtg \$5,000; Dec16; Dec17'13; due Dec1'16, 6%; Amelita Heilman to Lydia Taylor, 633 E 168. 1,600

164TH st, 507 E (9:2369), agmt changing interest days; Dec12'13; Jennie M Brennan with German Savgs Bank, 157 4 av. nom

Bronx Park S, see Crotona pkway, see Crotona pkway, sec Bronx Park S.

Faille st, 957 (10:2746); agmt as to share ownership in mtg; Dec11; Dec12'13; Adam Vorndran with Lawyers Mtg Co, 95 Liberty. nom

Faille st, 957 (10:2746), ext of \$40,000 mtg to Dec11'16 at 5%; Dec11; Dec12'13; Lawyers Mtg Co with Lillian B Rogers. nom

Featherbed la (11:2861), ns, 150 w Jerome av, 25x100; PM; Dec6; Dec17'13; 3y5%; Joshua Hale, Newburyport, Mass, to Moss Estate Inc, a corpn, 62 Cedar. 630

Hall pl (10:2700), es, 313.1 s 167th, 30x 64.10x29.4x61.4; ext of \$1,800 mtg to Dec7 '16 at 5 1/2%; Dec15; Dec18'13; Geo H Stegmann, 306 W 80, to Emil Bernhard, 1054 Hall pl. nom

Herschel st (*), sws, 202.6 se Halsey pl, runs sw98.10xsel10xne5xsel15xne97.10 to st xnw25.3 to beg; pr mtg \$3,500; Nov12; Dec 17'13; 2y6%; Jno May, 107 Herschel to Julius Heck, 2417 1 av. 1,000

Kelly st, 909 (10:2703), ext of \$65,000 mtg to Dec10'18 at 5%; Dec10; Dec12'13; Dry Dock Savgs Instn with Fair Deal Realty Co, 117 W 119. nom

Lorillard pl, 2930 (11:3054), es, 74.4 s 187th, 16.8x100; Dec10; Dec12'13; due &c as per bond; Hovagnem Delmirjian to Title Guar & Trust Co. 2,500

Lorillard pl, 2930; sobrn agmt; Dec10; Dec12'13; Mary J Archer with same. nom

Lyvere pl, nec Zerega av, see Castle Hill av, sec Walker av.

Lyvere pl, swc Walker av, see Castle Hill av, sec Walker av.

Main st (*), nec Westchester av; sal Ls; Dec11; Dec18'13; demand, 6%; Thos Lynsky, 1825 So Blvd, to Jacob Ruppert, a corpn, 1639 3 av. 6,000

Main st (*); same prop; sal Ls; pr mtg \$6,000; Dec11; Dec18'13; due &c as per notes; same to Harry A Holocher, 80 Westchester sq. 2,700

Oak ter, 610 (10:2555); ext of \$25,000 mtg to Dec15'16 at 5 1/2%; Dec15; Dec17'13; Lawyers Mort Co with K & J Constn Co, 1419 Wilkins av. nom

Oak ter, 610; sobrn agmt; Dec15; Dec 17'13; Newman Grossman with Lawyers Mort Co, 59 Liberty. nom

Poplar st (*), ns, 238.6 e Bear Swamp rd, 25x100; Dec15; Dec17'13; due &c as per bond; Jos Coffey & Mary Scully to Helen B McGann, 4451 Matilda av. 700

Tilden st (*), ss, at cl Barnes av, runs s2.7 to cl 211th xe33.4xclne155.3 to ss Tilden xw386 to beg; ext of \$2,500 mtg to Jan3'17 at 6%; Dec10; Dec17'13; Francis G Crawford with American Real Estate Co, 527 5 av. nom

Timpon pl, es, 133.4 n 144th, see Timpon pl, es, 150 n 144.

Timpon pl (10:2600), es, 150 n 144th, 16.7x95.6x17.4x90.3; also TIMPON PL (10:2600), es, 133.4 n 144th, 17.8x70.3x17.5x85.2; Dec12; Dec15'13; 1y6%; Hans I Bulitta to Mendel Marcus, 2905 5th, Bklyn. 500

Washington st (*), ws, 125 s Van Nest av, 25x70, except pt for White Plains rd; PM; Dec8; Dec12'13; due &c as per bond; Dominic A Trotta, 2159 Mapes av to Anton M Ziegler, 664 Morris Park av. 800

West st, nec Crotona Pkway, see Crotona Pkway, sec 182.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Land at Bklyn, NY (miscel); certf as to mtg for \$40,000; Oct30; Dec16'13; same to same.

Land in Queens Co (Miscel); certf as to mtg for \$20,000; Dec11; Dec13'13; Armor Constn Co, Inc to Title Guar & Trust Co.

Land in Queens Co (miscel); certf as to mtg for \$13,000; Dec15; Dec18'13; S & L Constn Co to Title Guar & Trust Co.

- 164TH st E** (9:2369), ns, 177.6 nw 3 av, 25x 200; Dec12'13; 3y6%; Jennie M Brennan, 1373 Teller av to Saxe Realty Co, 511 E 164. 3,000
- 165TH st E**, see **Sheridan av**, see **Sheridan av**, sec 165th.
- 167TH st, 905 E** (10:2702); certf as to payment of \$2,000 on a/c of mtg; Dec11; Dec16'13; Manhattan Mtg Co to Gifford Bldg Co, Inc, a corp, 2747 Gifford av. —
- 169TH st, 456 E** (9:2390), ss, 115.7 w Washington av, 25x100; PM; Dec15; Dec 16'13; due & as per bond; Clara Wottrich to Peter Ludemann, 456 E 169. 15,000
- 169TH st, 880 E**, see **Stebbins av**, 1251.
- 174TH st W, swc Grand av**, see **Grand av**, swc 174th.
- 175TH st E** (11:2949), ns, 57.8 w Clinton av, 30.8x90; ext of \$16,000 mtg to Oct24'16 at 5%; Nov29; Dec17'13; J Frederic Kernochan & ano, as committee Marie Marshall, with Michl E Von Schoening. nom
- 175TH st, 413 E** (11:2900), ns, 130.10 w Park av, 25x100; lot 46, blk 2900 on tax map; PM; Dec11; Dec12'13; due, &c, as per bond; Bertha Hirschfeldt, 283 E 89, to North Side Mtg Corp, 391 E 149. 2,200
- 177TH st E**, see **Crotona av**, see **Crotona av**, sec 177.
- 177TH st E, or Tremont av** (11:2950), sec Crotona av, 20x100.3; agmt consolidating two mtgs aggregating \$15,000 & extending same to Dec15'16 at 5½%; Dec 15; Dec17'13; East River Savgs Instn, 291 Bway, with Francis Conlon, 700 Tremont av. nom
- 177TH st E (*)**, es, 356.8 n Eastern blvd, 25x100; Dec8; Dec17'13; 3y5½%; Anna, wife of & Michl A Defeo, to Eliz K Dooling, 179 E 80. 3,500
- 182D st, 840-54 E**, see **Crotona Pkway**, sec 182.
- 182D st E**, see **Crotona Pkway**, see **Crotona Pkway**, sec 182d.
- 182D st E** (11:3119), swc Mohegan av, 30x67.1x40.7x67.5; ext of \$22,500 mtg to Dec12'18 at 5½%; Dec12; Dec15'13; Lawyers Mtg Co with F & B Constn Co, 749A Macon, Bklyn. nom
- 182D st E** (11:3119), ss, 148.10 e Crotona Pkway, 40x67.1x40x67.8; ext of \$19,000 mtg to Dec12'18 at 5½%; Dec12; Dec 15'13; Lawyers Mtg Co with F & B Constn Co, 749A Macon, Bklyn. nom
- 182D st E** (11:3119), ss, 108.10 e Crotona Pkway, 40x67.8x40x68.3; ext of \$19,000 mtg to Dec12'18 at 5½%; Dec12; Dec 15'13; Lawyers Mtg Co with F & B Constn Co, 749A Macon, Bklyn. nom
- 185TH st, 787 E**, see **So blvd**, 2351-3.
- 187TH st, 566 E** (11:3054); sal Ls; Dec2; Dec13'13; demand; 6%; Luigi Aquino to Clausen-Flanagan Brewery, 441 W 25. 5,500
- 211TH st E, cl**, see **Tilden, ss**, at cl Barnes av.
- 222D st E (*)**, ss, 200 w White Plains av, 50x114, except pt for 222d; Dec12'13; 1y6%; Sarah E Kidder, 676 E 222 to Cath C Hill, 63 Beechwood rd, Summit, NJ. 1,000
- 229TH st, 848 E (*)**, ss, 510 e Barnes av, 30x114; pr mtg \$—; Dec13; Dec15'13; 1y 6%; Wm A Burkhardt to Myron Straus, 6 Storm av, B of Q, NY. 250
- 230TH st E (*)**, ns, 80.6 w White Plains rd, 25x114; pr mtg \$4,000; Nov1; Dec12'13; 3y6%; Grace, Carmelo, Olympia & Enrico Pandolfo, 220 E 97 to Angelo Pandolfo, 220 E 97. 1,337
- Albany rd, 3160** (12:3267), es, 546 n 231st, 25x90.7x20.5x99.3, except part for Albany rd; agmt as to sale of beer & party 2d pt to pay mtg of \$3,800 & take an assignment of said mtg, etc; Dec12; Dec15'13; Maria A F Guadagno, 3160 Albany rd, with Henry Elias Brewin, Co, 403 E 54. nom
- Amundson av (*)**, es, 175 n Nelson av, 25 x100; Dec15; Dec16'13; due &c as per bond; Silas E Black to August Jordan, 2501 Arthur av. 500
- Bailey av** (11:3239), sec Kingsbridge rd, runs s109.5xe75xn106.2 to rd xw61.11x21.9 to beg; Dec16; Dec18'13; due &c as per bond; Ferd C Bauman to Saml Wacht, 790 Riverside dr. 6,000
- Barnes av cl at ss Tilden**, see **Tilden, ss**, at cl Barnes av.
- Bathgate av, 1870** (11:2924), es, 72 n 176th, 27x90.6; pr mtg \$—; Dec3; Dec12 '13; 3y6%; Anna E Assenbeck, Mt Vernon, NY to Madeline Assenbeck, 1874 Bathgate av. 3,000
- Bathgate av, 1872** (11:2924), es, 99 n 176th, 26.11x90.6; pr mtg \$—; Dec3; Dec 12'13; 3y6%; Wm H Assenbeck, Mt Vernon, NY, to Susan Hagen, 43 s 8 av, Mt Vernon, NY. 3,000
- Beach av (*)**, es, 50 n Wood av, 25x92.5 x25x92.4; Dec11; Dec12'13; 3y5½%; Jno C Melahn to Eliz K Dooling, 179 E 80. 1,250
- Broadway** (13:3421), ws, at sws Mosholu av, runs s47xw100xn25xw13.7xnw36.10 xne100 to av xse95 to beg; pr mtg \$13,500; Dec17; Dec18'13; due &c as per bond; Fredk Zibelin, 170 E 78, to Henry Bahr, 313 E 162. 10,000
- Bronx blvd (*)**, ses, 200 nw 241st, 50x 100, except part for Bronx blvd; Dec8; Dec 9'13; 3y6%; Henry E Bliss, 431 Greene av, Bklyn, & Louis E Bliss, 1664 Lex av, to Edgar U Reynolds, Scarsdale, NY; corrects error in last issue when address was 1664 Lex av. 2,500
- Brook av, 290** (9:2267), es, 150.8 n 139th, 25.1x118.11x25.5x121.6; ext of \$24,500 mtg to Dec18'18 at 5%; Nov6; Dec15'13; Louis, Isaac & Jos Lichtenberg & Lichtenberg Bros, 824 6 av, with Edw W Barrow & ano, trstes Henry Barrow & Eliz T Haviland. nom
- Brook av, 1514** (11:2895), es, 100 n 171st, 25x100.11x25x100.10; pr mtg \$—; Dec12; Dec15'13; 1y6%; Barnet Jaffe to Annie Paston, 8120 19 av, Bklyn. 1,500
- Burnside av, nwc Jerome av**, see **Jerome av**, nwc Burnside av.
- Bryant av, 1427** (11:2994), ws, 300 n Jennings, 25x100; pr mtg \$6,500; Dec16; Dec 18'13; due Jan1'17, 6%; Henry Burdewick, 1427 Bryant av, to Leo Weidt, 1403 Bryant av. note 1,000
- Castle Hill av (*)**, sec Walker av, 406 to Zerega av x29.8 to Lyvere pl x52.9 to Walker av x221.3 to beg; except part for Walker, Zerega & Castle Hill av & Lyvere pl; Dec15; Dec17'13; 1y6%; Geo Herold, Mt Vernon, NY, to Jno G Urstadt, Jr, 267 E 198. 2,000
- Cauldwell av** (10:2626), ws, 248 n 158th, 50.3x—x50.2x130; Dec15'13; due, &c, as per bond; G & E Constn Co, 661 Tinton av, to Germania Fire Ins Co, 62 Wm. 40,000
- Cauldwell av** (10:2626), same prop; certf as to above mtg; Dec11; Dec15'13; same to same. —
- Creston av** (11:3170), ws, 149.2 n 181st, 26.3x114.9 to es Av A x25x106.9, with all title to land in bed of old Morris av or Av A; ext of \$5,500 mtg to Oct20'16 at 5½%; Dec10; Dec17'13; Mary Kohring et al, trstes Wm Kohring, with Margt B McRieckard, 2163 Creston av. nom
- Crotona av, sec 177th**, see **177th E**, see **Crotona av**.
- Crotona av, 1412** (11:2937); ext of \$3,000 mtg to Dec12'16 at 5½%; Dec12; Dec 15'13; Title Guar & Trust Co with Ludwig Novemsky, 1412 Crotona av. , nom
- Crotona av** (11:2950), sec 177th, 100x20; Dec15'13; 3y5½%; Francis Conlon, 700 Tremont av, to East River Savings Instn, 291-5 Bway. 5,000
- Crotona av, 2309** (11:3103), ext \$17,000 mtg to Dec12'16 at 5%; Dec12'13; Emil Frick with Melaine V Goldschmidt & Jno Klamp, 2309 Crotona av. nom
- Crotona pkway** (11:3119), sec Bronx Park S, runs e218.10 to Mohegan av xs67.5 xw189.10 to Crotona pkway xn79.9 to beg; pr mtg \$110,500; Dec12; Dec13'13; due &c as per bond; F & B Constn Co to Van Dyck Estate, a corp, 331 Mad av. 2,000
- Crotona pkway** (11:3119), same prop; sobrn agmt; Dec12; Dec13'13; Seitz Realty Co with same. nom
- Crotona pkway** (11:3119), same prop; sobrn agmt; Dec12; Dec13'13; same with Lawyers Mtg Co. nom
- Crotona Pkway** (11:3119), sec 182d, 39.9x 89x33.3x108.10; ext of \$30,000 mtg to Dec 12'18 at 5½%; Dec12; Dec15'13; Lawyers Mtg Co with F & B Constn Co, 749A Macon, Bklyn. nom
- Crotona Pkway** (11:3119), sec 182d (Nos 840-54), 79.9x189 to Mohegan av (No 2155), x67.5x189.10; also WEST ST (11:3119), nec Crotona Pkway, runs e122xn100xw50x50x 90 to Crotona Pkway xs— to beg; pr mtg \$144,500; Dec15'13; 1y6%; F & B Constn Co to Jos Russhon, 1705 Montgomery av & ano. 36,000
- Crotona Pkway, nec West**, see **Crotona Pkway**, sec 182.
- Crotona Pkway**; also WEST ST (11: 3119), same prop; certf as to above mtg; Dec15'13; same to same. —
- Daly av** (11:2985), ws, 151.7 s 177th, 50.6 x100; Dec17'13; due, &c, as per bond; Merrell Realty Co to Harlem Savings Bank, 124 E 125. 40,000
- Daly av** (11:2985), same prop; sobrn agmt; Dec16; Dec17'13; same with same. nom
- Daly av** (11:2985), same prop; sobrn agmt; Dec15; Dec17'13; same & Edgar Whitlock, 694 Putnam av, Bklyn, with same. nom
- Daly av** (11:2985), same prop; certf as to above mtg; Dec17'13; same to same. —
- Daly av** (11:2985), same prop; sobrn agmt; Dec15; Dec17'13; Merrell Realty Co & Jos E Johnson with same. nom
- Frisby av, nec Overing av**, see **Overing av**, nec Frisby av.
- Grand av** (11:2865, 2866 & 2867), swc 174th, 41.2x98.5x15.7x103.3; Dec13; Dec18 '13; 3y6%; Grace R Tindall to Paula Wagner, 589 Westchester av. 1,600
- Grand Blvd & Concourse** (11:2886), ws, bet Rockwood & Hawkstone sts, being lot 24, blk 2836, tax map transfer of tax lien for yrs 1899-1905-1908 assessed to unknown; Apr10'11; Dec17'13; 3y½%; City NY to Herman Knobloch, 120 Bway (& assigned to David Wallace, 443 Monroe, Bklyn). 666.32
- Gun Hill rd (*)**, ss, at cl Holland av, runs s515.4xe350 to cl Wallace av xn428.11 to rd xw361 to beg; ext of \$17,500 mtg to Jan3'17 at 6%; Dec10; Dec17'13; Francis G Crawford with American Real Estate Co, 527 5 av. nom
- Hoe av** (10:2746), es, 307 s Aldus, 138.6x 100x137.8x100; pr mtg \$100,000; Dec16; Dec 17'13; 1y6%; Jad Constn Co Inc to Max Kobre, 115 W 122. 6,000
- Hoe av** (10:2746), same prop; certf as to above mtg; Dec15; Dec17'13; same to same. —
- Hoe av** (10:2746), same prop; sobrn agmt; Dec16; Dec17'13; American Real Estate Co with same. —
- Holland av cl at ss Gun Hill rd**, see **Gun Hill rd**, ss, at cl Holland av.
- Intervale av** (10:2692), nws, 155.7 ne 167th, 50x121.3x52.9x123.7; PM; Dec16; Dec 18'13; due Jan1'17, 5%; Chas H Lockwood to Virginia Anderson, 118 W 57. 3,500
- Jackson av, 984** (10:2649); certf as to payment of \$2,000 on a/c of mtg for \$16,000; Apr29'11; Dec17'13; Dollar Savings Bank to David Robinson, 982 Jackson av. —
- Jerome av** (11:3192), nwc Burnside av, 75x90x145x113.11; ext of \$22,000 mtg to Dec12'16 at 5½%; Dec12'13; Saml McMillan Jr with Saml McMillan, Mahopac, NY, nom
- Kingsbridge rd, sec Bailey av**, see **Bailey av**, sec Kingsbridge rd.
- Lind av** (9:2530), ws, 124.3 n 168th, 50x 144.4x51x133.11; two mtgs, each \$5,000; two pr mtgs \$— each; Dec11; Dec13'13; 2y6%; Lamberti Constn Co to Morris Goldberg, Surf av & Culver Depot, Coney Island, NY. 10,000
- Longfellow av, 1428-32** (11:3007), es, 225 s Jennings, runs e137.6xs26.10xs50.11xw 135.3 to av xn75 to beg; Dec16; Dec17'13; 1y5½%; Jacob & Saml Rabinowitz & Chas Friedman to Harry Rosen, 395 Fort Wash av. 19,000
- Longfellow av** (10:2761), ws, 150 s Garrison av, 25x100; Dec15; Dec16'13; 3y6%; Frank X or Frank H Atzberger, East Islip, LI, to Jennie Y Hallock, 2070 Honeywell av. 700
- Maclay, 2410-12 (*)**, es, 99.11 n Zerega av, 36.10x92.6, except pt for av; Dec12; Dec15'13; 1y6%; Danl J, James & Isabella Daily to Mendel Marcus, 2905 5th, Bklyn. 500
- Macombs rd** (11:2872), ws, 196.4 se on curve from ss Featherbed la, 126.9x144.10 x125x124.3; Nov26; Dec13'13; due Dec12'16, 5%; Upland Realty Co, 165 Bway, to Nathaniel W Jackson, 160 E 83. 7,500
- Macombs rd** (11:2872), same prop; certf as to above mtg; Nov29; Dec13'13; same to same. —
- Marnion av** (11:2953), ws, 140 s 176th, 50x146; ext of \$35,000 mtg to Dec12'18 at 5½%; Dec12'13; Lawyers Mtg Co with P J Dwyer Bldg Co, Inc, 906 E 176. nom
- Mohegan av, swc Bronx Park S**, see **Crotona pkway**, sec Bronx Park S.
- Mohegan av, swc 182d**, see **182d E**, swc Mohegan av.
- Mohegan av, 2155**, see **Crotona Pkway**, sec 182.
- Monterey av** (11:3061), ws, 253.11 s 179th, 50.9x95.7x50.9x96.4; pr mtg \$79,500; Dec11; Dec13'13; due Jan1'17, 6%; Angel Constn Co, 1228 Hoe av to Wm Froeschgang, 1708 Westchester av. 6,000
- Monterey av** (11:3061), same prop; certf as to above mtg; Dec11; Dec13'13; same to same. —
- Mosholu av, sws, at ws Bway**, see **Bway**, ws, at sws Mosholu av.
- Neil av (*)**, ns, 25 w Paulding av, 25x 100; also PAULDING AV, ws, 100 n Neil av, 25x100; PM; July14; Dec16'13; due July9'16, 5%; Wm K Clute, Grand Rapids, Mich, to Morris Park Estates, 25 Broad. 1,960
- Old Albany Post rd** (12:3262), es, 752.5 n Bailey av, 25x94.5x25x93.11; Dec10; Dec15 '13; 3y6%; Martino Passannanti to Aaron O Whaley, 59 Hudson st, Yonkers, NY. 1,300
- Overing av (*)**, nec Frisby av, 75x100.1, except part for Overing st & Frisby av; Dec12; Dec15'13; 3y6%; Danl Mapes Jr to Mary E Van Riper, 414 E 144. 2,200
- Park av** (9:2390), ses, 290 sw 169th, 50 x150; ext of \$5,000 mtg to Jan1'17 at 5½%; Dec5; Dec13'13; Payne Estate, a corp, 98 Park av, with Eliz A Dempsey, 762 Forest av. nom
- Paulding av, ws, 100 n Neil av**, see **Neil av**, ns, 25 w Paulding av.
- Seton av (*)**, ws, 425 s Randall av, 25x 100; PM; Dec10; Dec15'13; due, &c, as per bond; Patk Covle to Trustees of the Exempt Firemen's Benevolent Fund Assn of Twenty-Third Ward of City NY, 2801 3 av. 2,500
- Sheridan av** (9:2455), sec 165th, 46.2x 201.10x54x200.10; pr mtg \$12,500; Dec15; Dec16'13; 1y6%; Fram Bldg Co, Inc, a corp, 1210 Evergreen av, to Philip Stein, 897 Elton av, et al, trstes for creditors of Fram Bldg Co, Inc, a corp. 5,881.30
- Sheridan av** (9:2455); same prop; certf as to above mtg; Dec15; Dec16'13; same to same. —
- Southern blvd, nwc Willis av**, see **134th E**, ss, 171.6 w Willis av.
- Southern blvd** (11:2980), es, 550 s Jennings, 25x100; Dec10; Dec15'13; 1y6%; Danl Ostrow to Albt Mamlock, 230 W 103. 600
- Southern blvd** (11:2981), es, 86 n Jennings, 37.5x100; ext of \$6,000 mtg to Jan 1'15 at 5%; Dec11; Dec12'13; Bennett H Tobey as trste Amanda E Henry with Thos McWaters. nom
- Southern blvd, 2351-3** (11:3114), nwc 185th (No 787), 40.5x113.11x39.11x120; PM; pr mtg \$42,000; Dec15; Dec16'13; 2y6%; Jno Hickey, 8 E 129, to Benenson Realty Co, 407 E 153. 2,500
- Stebbins av, 1251**, also **169TH ST, 880 E** (10:2694); sal Ls; Dec16; Dec17'13; demand, 6%; Chas A McDonald to Lion Brewery, 104 W 108. 3,217.17
- Tremont av** (11:2804), ss, 100 e Mt Hope av, 42x84.5x41.6x84.8; Nov30; Dec13'13; due Dec1'14; 6%; Aug Jacob Constn Co to Jno J W Fick, 1996 Morris av. 6,000
- Tremont av** (11:2804), same prop; consent to above mtg; Nov30; Dec13'13; same to same. —
- Tremont av** (11:2804), same prop; certf as to above mtg; Nov30; Dec13'13; same to same. —
- Walker av, sec Castle Hill av**, see **Castle Hill av**, sec Walker av.

Wallace av cl, see Gun Hill rd, ss, at cl Holland av

Westchester av, nec Main, see Main, nec Westchester av.

Walker av (*), ss, 92.2 e St Peters, runs se92.5xne21xse75xnexnw132.4 to rd xw57.10 to beg; Dec18'13; demand, 6%; Cecilia F Brennan, 1519 Rossell, to Lembeck & Betz, Eagle Brewing Co, 173 9th, Jersey City, NJ. 4,000

Walker av, swc Lyvere pl, see Castle Hill av, sec Walker av.

Watson av (*), ns, 355 w Olmstead av, 25x108, except pt for av; pr mtg \$3,000; Dec12; Dec13'13; 3y6%; Luigi Petrone, 573 E 135 to Pasquale Augarola, 1098 Franklin av. 1,250

Watson av (*), same prop; pr mtg \$4,250; Dec12; Dec13'13; due &c as per bond; same to same. 250

Westchester av, 752 (10:2654), es, 94.7 s 156th, 25x83x41.2x115.9; Oct2; Dec12'13; 2y 6%; Louisa Stein, 34 Perry av; Winnipauk, Conn, to Chas H Meyer, 2060 Haviland av, Bronx. 3,000

Westchester av or rd (*), from Harlem Bridge to St Peter's Church, ns, at ws land now or late Louis Schneider, runs n 165xe60.9xs165 to rd xe66 to beg, except part for Westchester av, being part lot 2, map of the Parsonage of St Peter's Church; pr mtg \$4,000; Aug18; Dec16'13; demand, 6%; Ferdinand C Bauman, 436 W 154, to Jno J Paulsen, 221 Echo pl. 1,250

Willis av, swc 134th, see 134th E, ss, 171.6 w Willis av.

Willis av, nwc Southern blvd, see 134th E, ss, 171.6 w Willis av.

Willis av, 151 (9:2297); ext of \$15,000 mtg to July'16 at 5%; Dec8; Dec12'13; NY Bible & Common Prayer Book Society, a corpn, with Value Realty Co, 170 Bway. nom

Willis av, 221 (9:2300), nwc 137th; sal Ls; Dec12; Dec16'13; demand, 6%; Thos Farley to Lion Brewery, 104 W 108. 5,561.29

Willis av, 286 (9:2284), sal Ls; Dec16; Dec18'13; demand, 6; Wm J Nichols to Jacob Ruppert, a corpn, 1639 3 av. 6,500

Zerega av, nec Lyvere pl, see Castle Hill av, sec Walker.

3D av, 3875 (11:2919), leasehold; Dec15; Dec16'13; due &c as per chattel mtg; Harry Greenberg to Max Greenberg, 653 Flatbush av, Bklyn. 3,565

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The Hotel Biltmore

article will be published in the Record and Guide on January 10, 1914, instead of December 27, 1913, as previously announced, due to the fact that the building would not be ready to photograph at the time when the latter issue would have to go to press.



Architects:
Warren & Wetmore

General Contractors:
George A. Fuller Company

In this article the construction, equipment and furnishings will be thoroughly covered. The Biltmore is situated in a section of the city that has become a center for hotels of the highest class. Its probable influence in affecting future values of surrounding property will be discussed by competent authorities.

The January 10th issue offers those manufacturers who supplied material and those contractors who did work on this high class hotel an opportunity to make known their connection with so representative a building.

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