

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, DECEMBER 27, 1913

PLAN FOR RIVERSIDE DRIVE EXTENSION

Report of Arnold W. Brunner and Frederick Law Olmsted Considered By Citizens — Treatment For Audubon Park Determined On.

THAT Riverside Drive will, in time, be extended at least to the northernmost point of Manhattan is not questioned. It seems equally certain that the city will eventually find it necessary to acquire not only the land needed for the drive proper—in addition to the rights it now possesses in the former Lafayette Boulevard—but the lands lying between the line of the drive and the shore front of the river. Until a proper map has been adopted it will not be possible to fix the lines of cross streets intersecting the drive, or to permit the owners of private property immediately contiguous to the drive either to sell or to develop it.

When Mr. McAneny became Borough President, on January 1, 1910, he found not only that a plan for the extension

The report of the architects contained an alternative plan for a part of the route, and after hearing representatives of the Washington Heights Taxpayers' Association, Messrs. Brunner and Olmsted and others, President McAneny announced that the committee would recommend to the Board of Estimate the adoption of "Plan B."

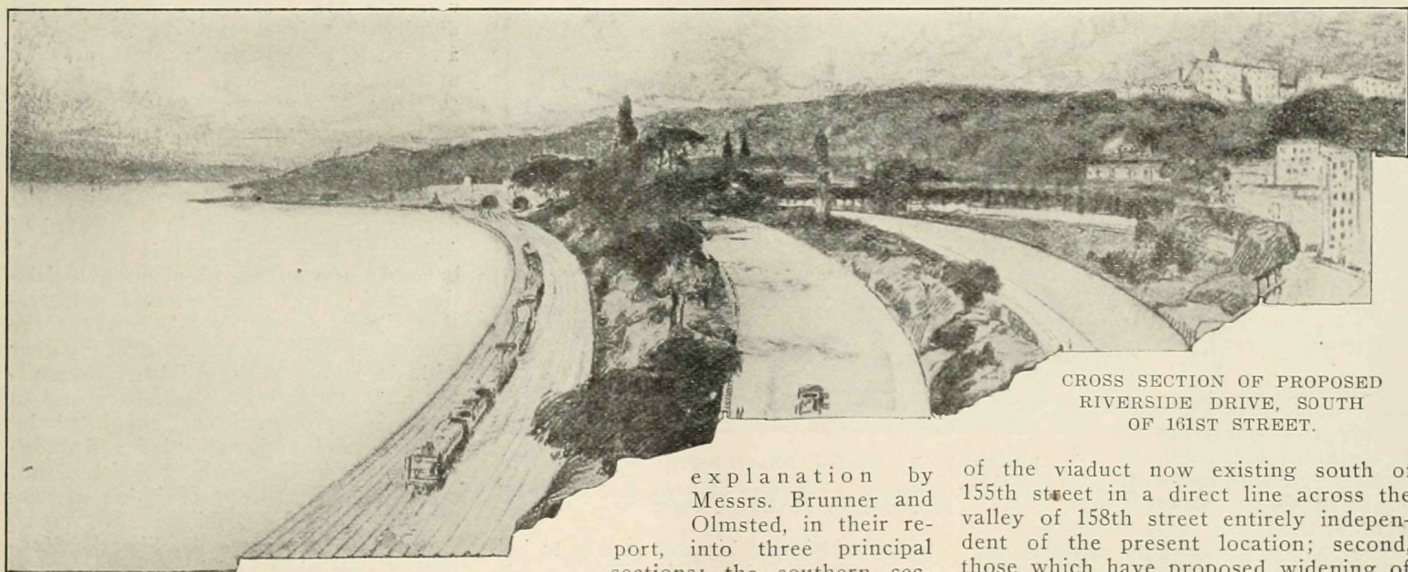
No Outlay at Present.

The adoption of the plan will not commit the city to the expenditure of any moneys until its financial condition may warrant such an outlay. The matter of immediate importance is to confirm the map and remove uncertainty about the future of private property throughout the district to be affected by the drive development.

The plan is divided for purposes of

also unlike the rest of Riverside Drive it was laid out on such a crooked line as to be excessively inconvenient and somewhat dangerous. It has long been recognized, says the report, that some radical improvement must be secured, and many plans have been prepared both for the city and for interested private individuals and associations. All of these plans have contemplated the shifting of the roadway far enough to the westward to cross over 158th street by a bridge and to smooth out some or all of the abrupt turns in the alignment of the main driveway without changing the location of the present easterly building line of Riverside Drive.

The plans have been of two classes: First, the more radical propositions, which have contemplated an extension



CROSS SECTION OF PROPOSED RIVERSIDE DRIVE, SOUTH OF 161ST STREET.

of the drive existed, but that an appropriation of \$5,000,000 of corporate stock had been allowed to meet the expense of the work. This was to cover construction alone, and would have involved a further enormous outlay for the acquisition of land. The plan as it then stood did not seem to him to be either adequate or economical. Upon his motion, therefore, the Board of Estimate and Apportionment cancelled the plan and repealed the appropriation, allowing a comparatively small sum to reimburse contractors who had been engaged for the starting of the work.

Messrs. Arnold W. Brunner and Frederick Law Olmsted were thereupon engaged to investigate the whole problem, and to submit a new map based upon a simpler and less expensive plan. Their report was the subject of a hearing at City Hall on Monday before President McAneny, Comptroller Prendergast and Chief Engineer Nelson P. Lewis.

explanation by Messrs. Brunner and Olmsted, in their report, into three principal sections; the southern section extending from 155th street to 165th street, and including the crossing of the 158th street valley; the middle section from 165th street to a point about 3,000 feet south of Dyckman street; the northern section from the last-mentioned point northward across the Dyckman valley and along Inwood Hill to the Borough of the Bronx.

Southern Section.

Throughout the southern section there is now a practicable roadway, largely used by automobiles and occupying a location nowhere less than 100 feet wide. From 155th street, at the northern end of the viaduct, over the railroad along Trinity cemetery to 158th street, this location was laid out as Riverside Drive, from 158th street north it was laid out as Boulevard Lafayette; in both cases, unlike Riverside Drive farther south, it was laid out as an ordinary street through private property with building frontage on the westerly side cutting it off from the river, and

of the viaduct now existing south of 155th street in a direct line across the valley of 158th street entirely independent of the present location; second, those which have proposed widening of the high fill on which the present roadway is built so as to moderate to some extent the abruptness of the two bends between Trinity cemetery and 156th street, and constructing a new causeway or embankment from a point near the third bend, between 156th street and 157th street, across the valley to Boulevard Lafayette, leaving an archway for 158th street to pass through. Typical of this less radical class of plans was one offered by the Washington Heights Taxpayers' Association, dated 1906, and one prepared by George C. Wheeler, dated March 16, 1910. Also of this class is the alternative plan submitted with the report and marked "Plan B."

The plan offered by the taxpayers' association places the new drive so far to the eastward as barely to afford headroom over the existing surface of 158th street, thus preventing any improvement in the excessive gradient of that street (ten per cent.); and even Mr. Wheeler's plan would interfere with improving that grade as much as would be desirable.

Representatives of the taxpayers' association in hearings before the architects have maintained that 158th street will always remain unimportant as a traffic street; but Messrs. Brunner and Olmsted are satisfied that this view is mistaken and that the Dock Department is right in contending for an approach to the waterfront at this point on a moderate gradient for the movement of building materials and other heavy local freight.

The architects estimated the cost of the work under "Plan A," involving a viaduct construction for 1,200 feet northerly from 155th street to a new drive entirely west of the Boulevard Lafayette and considerably below it to a junction point near 165th street, at \$1,013,000. The estimated cost of construction for the alternative ("Plan B"), done in the most economical manner with sloping earth banks in place of retaining walls, is \$485,000. The land damages, how-

By carrying the main drive around the west side of the hill instead of over the top of it the architects have been able to reduce the elevation of the viaduct over Dyckman street to 100 feet instead of 160 feet. On the steeper side slopes, elevated service streets for house frontage are introduced. The precise elevation for the bridge over Spuyten Duyvil Creek has not yet been determined. The architects recommend that the committee of the Board of Estimate negotiate with the New York Central Railroad Company in regard to the design and cost of a street on top of the new railroad location, from a point north of Dyckman street to and across the creek by a double-deck drawbridge carrying both the railroad and the roadway.

Investing One's Rent Money.

Many a business man who under present conditions must meet a monthly rent bill larger than he can really af-

five-story structure. The house was converted into an office building, and the building in the rear has been remodeled into a factory. The firm now have nine thousand square feet arranged as they want it, and with a front particularly attractive, for a less annual charge than the \$3,600 yearly rental which they were paying for 5,500 feet in a large loft building.

A four-story business building, erected on the site of an old house on a side street off a main thoroughfare, furnishes 8,000 square feet of floor space at sixty cents a foot to an importing house that formerly paid eighty cents in a loft building. Another concern is saving two hundred a month in rent as the result of buying and remodeling at an expense of \$3,400 a four-story tenement house. The front of the building is now surfaced with gray stucco, and there is a box of flowers in every window.

A number of architectural firms have found it advantageous to buy private dwellings and alter them to suit their professional purposes, instead of continuing on in contracted rented quarters. Some of the most artistic business homes in the city are old buildings made over to some extent. Where there is a rear building also, it is usually a great convenience, as it can be used for storage and for the shipping department. Oftentimes old buildings can be acquired on long leases with a privilege of two renewals, if not on a ninety-nine year lease.

The effect of such improvements is to gradually broaden out the downtown business sections and improve the prospects of premises long dormant because the main stream of business construction has passed them by. A business that owns and occupies its own building exclusively has a certain importance and dignity that is everywhere recognized, and such a building is most often a measure of economy rather than an evidence of opulence.

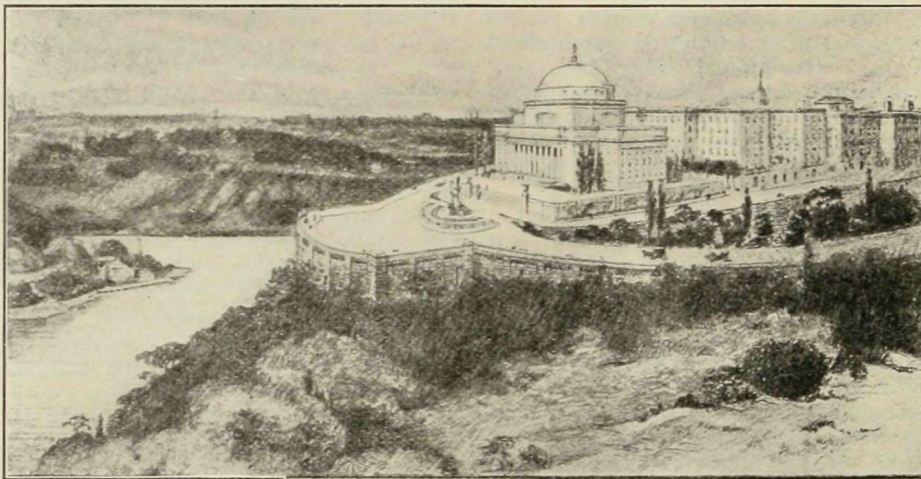
No Code After All.

The Amended Building Code was not put on its final passage in the Board of Aldermen this week and is now dead, beyond question, as all pending legislation expires with the present administration. Thus another year's work on the part of the Building Committee, together with the labors of the Advisory Committee and of the Joint Committee and of many other committees appointed by business and civic societies and interests to aid in the work of revision (not mentioning a city appropriation of \$20,000) has gone for nothing.

True, the Herbst code, like the Kennealey and other revisions, may be useful as a book of reference to future revisers, but everybody who has ever had anything to do with code-making is weary of the subject and despairing of ever getting a complete code through the Board of Aldermen—and certainly not a specification code. Actually, no real estimator has been seen weeping over the loss, since there is a large assortment of building regulations left and the mill at Albany (unlike the one at City Hall) never gets clogged.

—"At the present time a ton of freight is moved in the Eastern territory for the distance of a little over three miles at the cost of a two-cent postage stamp. This is the cheapest railroad service for shipment to be found on the face of the globe."

—Business men are merry not so much because the holidays are here as because the coming year promises to give us a better deal.



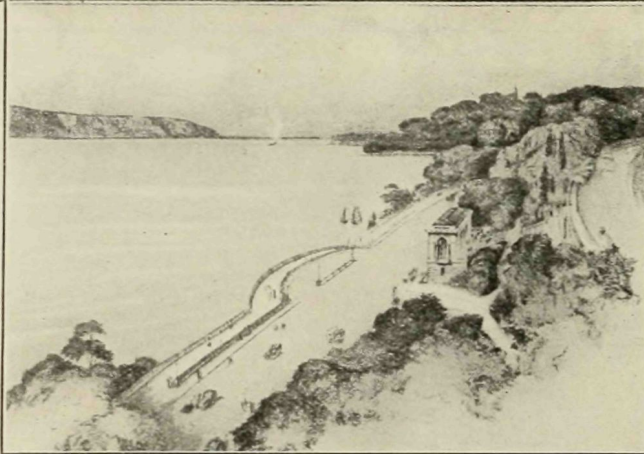
ever, will be of as much importance as the construction costs.

The Middle and Northern Sections.

Throughout the middle section, from 165th street northward to the point where the design is affected by the approach to the viaduct across the Dyckman street valley, the plan for the roadway now proposed is only a modification in detail of the plan under which Boulevard Lafayette was laid out.

The chief problem in the northern section has been the determination of the elevation of the necessary viaduct across the Dyckman valley and of the approach to the proposed Henry Hudson memorial bridge connecting Inwood Hill with the Bronx.

Plans previously adopted by the city were based upon an elevation of 217 feet above the tide level for the Hudson Memorial Bridge, which is almost as high as the highest summit of Inwood Hill and higher than any other land for a long distance to the south or to the north; and they showed a location for the main roadway extending directly south from the bridge along the central crest of Inwood Hill, which practically necessitated a viaduct at a great height, about 160 feet, across the Dyckman valley. Aside from the question of the cost of the bridge and the viaduct, this plan was opposed by representatives of numerous property owners on the general ground that by keeping the main highway at such an elevation it would put nearly all the property in the vicinity at a great disadvantage.



PROPOSED RIVERSIDE DRIVE EXTENSION.

Above: Study for treatment of concourse at North End of Inwood Hill. Below: Inspiration Point.

ford could invest his rent money to better advantage if he would. For the sake of having his shop in a prominent building amongst others in the same trade he pays a great deal more than he could be his own landlord for, if he would be satisfied with a side-street location and a non-fireproof building.

There are many opportunities to buy for a small initial payment an old-style house, an abandoned stable or an old warehouse a little way from the main currents of traffic, one which could be altered for business purposes for a comparatively small sum. If the required initial payment should be considered too large, then there is the convenience afforded by a long-term lease, which is merely an easy way of buying real estate. A few artistic changes for the front of the building and a few interior partitions removed, and you have a far more economical and desirable place of business than before.

In the East Thirties, just east of Fourth avenue, a manufacturing concern is occupying a building that was originally a boarding house. In the rear was a

THE MORTGAGE MARKET AND ITS FUTURE

A Business Plan That Would Facilitate Real Estate Investing—Long-term Serial Bonds—Partial Payments Annually.

By M. MORGENTHAU, Jr. Chairman Mortgage Loans Committee, Real Estate Board.

There can be no difference of opinion as to the mortgage money market during the year 1913. It has been a period of hard times for the real estate owner and the mortgage broker. The mortgage broker's business is often adversely affected by a lack of demand for money. This usually leads to an excessive supply of money, which in turn stimulates real estate speculation and building, causing a fresh demand for money, and the situation quickly rights itself. During the last year, however, we have been confronted with a sudden diminution in the supply of mortgage money, and as this has had the effect of checking speculation and over-building, it will in time have a salutary effect on the general real estate market. But the situation cannot be expected to right itself as quickly as some hope and expect.

Glancing at the "Record and Guide" statistics, we find that the total mortgages recorded during the year 1913 up to Dec. 18 were about one hundred and sixty-five and a half million dollars as against a total of two hundred seventy-four and one-half million dollars for the same period in 1912, and a total of about two hundred and eighty-nine million dollars for the same period in 1911. Such a marked decrease in the supply of mortgage money has not only affected the pocketbooks of the mortgage brokers, but has also increased the cost of loans to the borrowers both in interest rates and fees.

Studying the Problem.

This situation has been serious enough to awaken a widespread interest in the real estate community. As a result several organizations are now making a careful study of the situation. The Real Estate Board of New York in particular, has gone into this matter in a business-like way. A special committee for mortgage loans has been formed composed of some of the best known mortgage loan brokers of the city, and they have secured the co-operation of the lending institutions, title companies, real estate attorneys, real estate operators and builders. The work of this committee is only started, and it has been felt that so serious a matter as this ought not to be rushed. On the other hand, the pressing needs of the real estate community are realized and there will be no unnecessary delay.

Would Boost Realty Investments.

A sub-committee is looking into the advisability of conducting a publicity campaign to bring before the public the advantages of investments in first class real estate securities. Another sub-committee is considering suggested improvements in the present mortgage forms, with the idea of making New York City mortgages a very much more attractive investment than they have been. Still another committee is considering the advisability of the introduction of long term mortgages with amortization provisions. In this connection it has been realized from the start that one of the defects of our mortgage system is the lack of convertibility inherent in these investments. This situation has been met in other communities by various de-

vices. The most successful has been the introduction of first mortgage serial bonds, and it is only a question of time when these will be introduced here in New York.

First Mortgage Serial Bonds.

As there seems to be quite some confusion with reference to these first mortgage serial bonds, it may be well to explain just how this proposition has been worked out in other cities, and just what is meant.

I have before me literature of the Greenebaum Sons Bank and Trust Company of Chicago, a concern which has been doing business there in first mortgage securities since 1855. They advertise that for fifty-eight years they have sold safe first mortgage investments both in this country and abroad and that no investor has suffered loss of interest or principal on any issue of bonds brought out by them. It will be seen from that that their methods have stood the test of time. The offerings before me range all the way from mortgages of sixty and seventy thousand dollars on apartment houses and uptown store property to a mortgage issue of two million, two hundred and fifty thousand dollars on a large State street department store.

These mortgages run for periods varying from six to twenty years and in every case a payment in reduction of the principal is made each year, beginning at the end of the second year. The amount paid off annually varies somewhat with the character of the building, and averages from three to four per cent. of the amount of the loan per annum. As the loans are for 50 per cent. of a conservative value of the property, the annual payments will equal about 2 per cent. of the value.

Characteristic Loans.

As an illustration let us take the loan on the so-called "Transportation Building," a twenty-two story, fireproof store and office building, occupying a plot of about 300x62 ft., fronting on Dearborn, Federal and Harrison streets, Chicago. This loan is for \$1,250,000, and is secured by property valued at \$2,600,000. It runs for ten years from May 1, 1912, fifty thousand dollars is due and payable on May 1, 1914, and each succeeding May 1 until the balance of the principal, \$850,000, becomes due May 1, 1922. The property is deeded in trust to the Greenebaum Sons Bank and Trust Company as security for a bond issue in the amount of \$1,250,000, and bonds representing the serial payments due, as well as the balance of principal due May 1, 1922, are executed as the direct personal obligation of the owner. These bonds are in denominations of five hundred and one thousand dollars each, and are in coupon form, payable at the office of the trust company.

An investor with money to lend determines what date he wishes his investment paid back to him and buys the bonds maturing at a date in accordance with such desire. He does not have to bother with the matter of the payment of the taxes, the fire insurance and the collection of the interest. The trustees attend to all this and all that he has to

do is to deposit his coupon, which is cashed in due course. When the amount of the principal becomes due the collection is just as simple. If he prefers to have his investment returned at different times, he can select different maturities.

In order that the owner may not be hindered in the sale of this property (which is one of the bugbears that has been raised regarding the introduction of these securities here in New York) he is given the privilege in this mortgage of paying off the mortgage on any interest date by giving sixty days' written notice and paying a bonus of one and one-half per cent.

Advantages Indicated.

What are the advantages of this form of investment? In the first place, it makes the investment of funds in first mortgage securities much simpler; and, in the second place, it makes the investments very much more convertible; (a) because these bonds become a good collateral for loans; (b) because the issuing house is always ready to repurchase the securities at a discount of one per cent., and (c) it offers a very much more attractive investment because the loan automatically decreases in amount from year to year sufficient to take care of any possible depreciation. There are many other advantages, but these are, perhaps, the most evident.

It has been said that such a system as this will not be introduced in New York because the return on property does not warrant such serial payments. If this is true, then our real estate is selling too high. All permanently improved real estate must today yield sufficient return to cover all possible depreciation and cost of refinancing mortgages. The serial payments do not need to be more than an amount equal to the sum of these two factors.

Owners Like the Idea.

All that the mortgage lender of the future will ask is that the owner of the real estate, instead of placing the depreciation and financing charges into his own bank account (mixing it with his other funds and often spending it before he realizes what he has done) will invest this in the mortgage on his own property, thus constantly reducing that mortgage, increasing his investment from year to year and increasing his return.

We recently took this proposition up with a very wealthy owner and explained the proposition to him, and he became so enthusiastic in his advocacy of the proposition that he refused to take anything but a long-term mortgage with such serial payment. He said he felt that in case anything should happen to him he did not want his children to be in the position where they would use up the income from the property for living expenses and then find when the mortgage came due that they were unable to finance it, on account of the depreciation of the building, and be in a position where they had used up a large part of their capital and might possibly lose the property under foreclosure. He preferred that year by year a certain proportion of the income should be in-

(Continued on Page 1174.)

OVER-REGULATION OF REAL ESTATE

Tax Commissioner Judson G. Wall Says It Is the Main Cause of the Depressed Market—Alfred T. White Blames Over-Production of Housing

A PUBLIC controversy of a peculiar nature has been going on in Brooklyn over a question of responsibility for the long continued dulness in the real estate market. Tax Commissioner Judson G. Wall, in reply to critics of his department, who attribute the "depressed condition of the real estate market" to the sharp advance in assessments on real estate, publicly stated a few weeks ago that the assertion was "false, foolish and harmful." He declared that it was harmful because it diverts public attention from the chief cause, which he said was "our burdensome regulatory laws."

The Schermerhorn partition sale some months ago at the Real Estate Exchange in Montague street, he cited as indicative of the "unsatisfactory condition of the realty market." He called attention to the prices paid at that public auction for five lots on Fifth avenue (Brooklyn), close to the Fourth avenue subway, which brought only \$500 each, and other lots on Fourth avenue, near a subway station, which brought only \$1,250 each. Mr. Wall added:

"For nearly fifteen years certain classes of real property have not been in the absolute control of the owners, but have been largely controlled by tenement house reformers and settlement workers, well-meaning, conscientious people, who have no idea of the harm they have done.

A Loss of \$800,000,000.

"A real estate expert and lawyer of Manhattan, in a carefully prepared statement published last December, declared that the cost to owners and the loss in property values due to the operation of the Tenement House Law during the last thirteen years was over \$800,000,000. I do not care to express an opinion as to the correctness of this estimate, but I do believe that if the facts could be ascertained and the figures published, they would be so appalling as to bring every rentpayer and taxpayer in New York to his feet, demanding the immediate repeal of the Tenement House Law and turning over of all its necessary work to the Board of Health and the Building Department.

"Every rentpayer in New York is paying higher rents because of the unnecessary exactions of regulatory laws. The Tenement House Commissioner's report in the Municipal Year Book seems to indicate that there are 190,000 families living in three rooms, and over 300,000 families living in four-room apartments. Every one of these families could have more rooms for the same rent, were it not for the burdensome exactions of the regulatory laws."

Mr. Wall's assertions drew forth replies from Darwin R. James and Alfred T. White, of the Tenement House Committee of the Brooklyn Bureau of Charities; and at the last meeting of the Manufacturers' and Business Men's Association on the evening of December 16 both sides of the question received comprehensive interpretation at the hands of Alfred T. White, who, in a speech, defended the Tenement House regulations, and Tax Commissioner Judson G. Wall, who in a letter to the association contended that the regulations of

the Tenement House Department were largely responsible for the present depression of the real estate market. As reported in the Eagle, Mr. White said:

"For my own part, speaking with long familiarity with tenement house legislation, I would say at once that I believe it is impossible to frame a bill to amend in any substantial manner the existing tenement house laws which will not affect unfavorably both the health and security of the community, to whose furtherance the association has so happily pledged itself. This matter has been gone over with care and close attention year after year, and so far no amendment has been suggested or plan produced, to my knowledge, by the real estate interests of the city which could change the law without affecting health or security."

Large Over-Supply of Housing.

Mr. White called attention to the over-supply of housing that had appeared since the Tenement House Law was enacted as a cause of the present depression in the real estate market, saying:

"We find that new accommodations have been furnished annually for 62,800 persons, while the average annual increase in population between the two decennial censuses was only 46,800. Making every allowance for a somewhat more rapid increase in the population during the last two years and for any chance errors in the figures, we see here that since the new tenement house law went into effect there has been a vast excess in the supply of accommodations, enough to easily account for any present depression in the building trade, even were not the depression practically universal in every line of business."

Regulatory Laws Blamed.

Commissioner Wall is now spending a vacation in the South. In his letter read before the Manufacturers' and Business Men's Association, he said:

"I thank you very much for the kind invitation to attend a meeting of your association, held for the special purpose of discussing the decline in real estate values, which are the basis of the city's credit.

"While it is impossible for me to attend the meeting, I desire to state that in my opinion our regulatory laws have been largely responsible for the present condition of the real estate market. These laws, of which the Tenement House Law is concededly the worst, are in their effect tax laws, oppressive, grinding tax laws, insidious in application, unjust and impossible of equalization.

"Why was such a law passed? This is the answer: There is a vast and rapidly growing army of citizens who believe that no individual has a moral right to own land. The leaders of this army of zealots, called single taxers, are high class, conscientious men. They are active in all social reforms and charitable work. They are enthusiastic and unselfish and give freely of their money, their time and their lives for the advancement of what may be fairly called the Confiscation Creed.

"The Tenement House Law goes a very long way toward 'taking the kernel

and leaving the shell.' The normal owner does not even get the shell. That goes to the mortgagee.

Taking the Kernel, Leaving the Shell.

"An earnest effort was made last spring to secure a modest amendment to the law. But the effort failed, largely because of bald misrepresentation of the facts that were made by the friends of the law. Circulars were sent out broadcast to all churches and charitable organizations, containing statements that were untrue. This is a strong assertion to make, but I am confident that some of your members can verify it.

"I do not say that all who uphold the tenement house law are single taxers, but I do say without fear of contradiction, that all who uphold any law that is unnecessarily burdensome to land owners are giving powerful aid to the single tax cause.

Rushing Into Paternalism.

"During the last decade we have been rushing deeper and deeper into paternalism. We have been moving rapidly toward Socialism—a socialism, as we have seen, that would confiscate the savings of the industrious, the frugal and the careful man, for the benefit of the shiftless, the improvident, and the neglectful.

"There is work of the most vital importance of a paternal character for the city to undertake, and in that work we are fifty years behind the times. I refer, of course, to the duty of the Government, City, State and Federal, to furnish every boy and girl with such industrial and vocational guidance and training, as may be best suited to the needs of the individual, to the end that they may become self-supporting, useful citizens.

"The people of this city have been occupied and preoccupied for years in their efforts to make and save some money for their own old age, or for the protection of their loved ones. But the time has now come when every man should drop the work of making money and prepare to defend what he has already saved. In this work of defense I shall be glad to assist in every possible way.

"JUDSON G. WALL."

New Public Park on West 174th Street.

The Board of Estimate has authorized the laying out of a park to comprise the triangular plot bounded by Broadway, West 174th street and Wadsworth avenue, Manhattan. The plot has a frontage of about 70 feet on Broadway, about 23 feet on West 174th street and about 67 feet on Wadsworth avenue, and is used only for advertising purposes. Condemnation proceedings will have to be instituted for its acquisition, as the Comptroller was unable to secure an upset price on the property. It is assessed at \$6,500, but the estate which owns the plot has asked \$25,000 for it from the city. The entire expense will be assessed locally.

—A society for the Prevention of Useless Regulations could be started here in New York with an astonishing membership roll.

MAYOR-ELECT JOHN PURROY MITCHEL

An Authentic Statement of His Policies — Will Put the City Administration Upon a Business Basis Before Taking Up "Social Extensions."

The business men of the city are naturally interested in the record and personality of John Purroy Mitchel, who takes office as Mayor on January first. The Record and Guide is able to present herewith an intimate view of the Mayor-elect.

IT was said during the campaign that no man previously nominated for Mayor or has had such a good training for that office as had Mr. Mitchel. During the campaign, as people became acquainted with his methods and ideas, those who maintained that he was young and, therefore, inexperienced were disillusioned.

The people may expect during the next administration that the following policies and plans will be carried out in about the order here given:

1. The establishment of an effective machinery in the Mayor's office through which the Mayor may be informed of and may exercise effective control over the administrative work of the various administrative departments under the control of the Mayor.

2. Port development, city planning and a revamping of the whole physical layout of the city for the development of commerce and the promotion of the social and economic well-being of the community.

3. Speedy construction of subways.

4. An equalization of assessment valuations.

5. Definite reorganization and replanning of the work of the big technical and engineering departments of the city along the lines recommended by him, as Commissioner of Accounts, in the course of his investigation of the Borough Presidents.

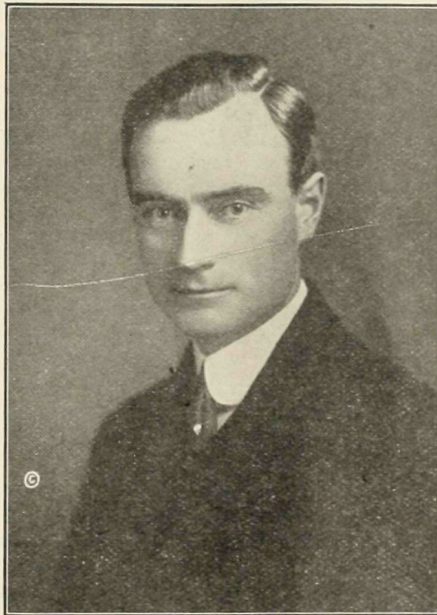
6. Functional coordination and team work in the carrying out of the work of the public welfare departments of the city, such as Fire, Police, Health, Charity, Correction, Tenement House and Educational departments, with definite cooperation with semi-public and private agencies and with groups of responsible individuals interested in the development of these departments.

7. Effective improvements in the conduct of the business administration of the Department of Education and in the promotion of a more democratic type of education, emphasizing both industrial and commercial education, along lines formulated in the final report of the Committee on School Inquiry, of which the Mayor-elect was chairman.

8. Change of the employment conditions of the city in order to facilitate the promotion of fit and trained men and the development of an adequate and fair pension system for superannuated and disabled employees.

9. The operation of milk stations, the inspection of food, the supervision of employment bureaus and the exercise of control over commercial enterprises, within the present law, for demonstration purposes and not with the idea that the city should eventually perform all such services for the people. In this case he will follow the plan of development of experiment stations, for demonstration purposes, such as is used in the United States Department of Agriculture for agricultural purposes.

10. Charter revision.



HON. JOHN PURROY MITCHEL.

This is rather an ambitious program and no one recognizes it better than does the Mayor-elect. He believes, however, that a good start can be made during the four years of his administration. Citizens may hope for success not only because Mr. Mitchel is endowed with conspicuous courage, but also because he is a conspicuous representative of the new ideas of efficiency in municipal administration. This has been demonstrated in his work for the city. No one ever thought of the office of Commissioner of Accounts until Mr. Mitchel held it. He revolutionized the work of the President of the Board of Aldermen. In his short term as Collector of the Port he showed how the work of the huge Custom House machine could be facilitated and at an annual saving of half a million dollars.

There is no doubt but what the new Mayor will put a spur upon all the departments and get double work out of them. He will break the system of the isolated dignity of each department head as it exists today. Those who criticized him for lack of imagination in the wider social sense will learn that he means to key-up the work of the departments and place them upon a sound and effective business basis before spending any more money upon extensions, not because he does not believe in extensions but because he believes it folly to make extensions on the present wasteful basis. Those who have criticized him in the past because they felt that he was a municipal socialist will learn that while he is not afraid of municipal operation, he thinks it is unnecessary if the substantial people of the city will wake up to their opportunities and assist him and the rest of the administration in the work of municipal rehabilitation.

The Mayor-elect has shown by his public career that he fully appreciates that he and his associates must do the good things that Tammany has been doing, in a far better way than Tammany, if the city is to get rid of Tammany Hall. He recognizes that the Board of Estimate and Apportionment and the whole

city administration must act as if they realize that the lives and good fortunes of the "little fellows" are of as much importance as are the "big business" and an efficient administration.

In order to carry out such a program Mr. Mitchel recognizes that the principle of home rule must be practically applied, and to this end the Mayor-elect is in favor of Charter legislation, but he believes that no greater calamity could happen to the administration than to put forward charter revision as the first work. He is strongly of the opinion that this administration is pledged definitely to do things under the present laws, and until it has made a definite demonstration of what it can and what it cannot do under the present laws, it is little short of criminal to attempt charter revision, much as it is really needed.

Long Island Real Estate Prospects.

Recent failures of real estate companies, notably one in Manhattan, has concentrated attention on corporate real estate securities of all kinds. The wisdom or unwisdom of state legislation for the protection of investors in these securities will undoubtedly be threshed out by the next Legislature. Real estate operators point out that the most grievous failures among real estate corporations in the last two years were the one in Manhattan a few weeks ago and one a year ago that was developing a tract of land sixty miles from New York. There have been more failures of Wall street and industrial concerns during the same period of time. And there have been no embarrassing conditions among land developing companies operating in properties within easy reach of railroad stations within general commuting distance of the city.

Because of the rapid increase of population in New York, the adjacent area with improved transit facilities is steadily brought under the spell of its influence and is resultantly being populated by persons looking for individual homes. It is becoming a truism that investors in private homes are more and more looking to the suburbs for them, not because they are inclined to do so altogether but because they must. The circumstance necessarily strengthens the value of stocks and bonds of land companies operating near railroad stations in territories within thirty miles of Manhattan. There is one well-known land company operating in property more than forty miles from the city that within the last four years has marketed its property successfully and satisfactorily to the purchasers of it.

The next decade will witness all of the suburban territory around New York City thickly filled with private homes, for the reason that land within the city is becoming too valuable for the purpose. As soon as Brooklyn has a complete subway system in operation thousands of old dwellings there will be superseded by apartment houses. The borough will lose countless frame buildings

—A hearing will be held by the Board of Estimate on January 15 in the matter of acquiring title to the property required for the widening of East 161st street.

UNION FREIGHT TERMINALS IN BROOKLYN

Improved Service, Including Swift and Regular Freight Movement,
Is Causing a Remarkable Influx of Factories into the Borough.

By EDWARD C. POTTER, Jr., Vice-President of the Brooklyn Eastern District Terminal.

THE Record and Guide of December 13, in an article on "Modernized Brooklyn Terminals," states that between the years 1909 and 1912 the number of manufactures in the Borough of Brooklyn increased 52 per cent., while during the same period the number of manufactures in the Boroughs of Manhattan and Bronx increased only 26 per cent. This large increase in Brooklyn, which is double that in Manhattan, naturally prompts the question "Why?"

The first answer occurring to anyone noting these figures would be "cartage," but upon closer examination it will be seen that the cartage problem is not new, in fact it has been always present. It is true that it has become more acute in recent years as the number of shippers in Manhattan increased, without a corresponding increase in the railroad facilities on Manhattan Island, but the exodus of factories from Manhattan to Brooklyn, on account of this cartage problem, is only beginning.

The real reason for this exodus is because Brooklyn has developed a situation which meets the needs of the merchants who are hampered by the conditions on Manhattan Island. In order to gain an intimate view point of these conditions, it may be well to review in a few words the situation existing on the Manhattan waterfront, which is well known to most of us, but the seriousness of which is realized by few.

Restricted Shipping Facilities in Manhattan.

It is a strange fact that Manhattan Island, which is probably the greatest manufacturing centre of the world, contains only one railroad which carries freight from and to this island on its own rails. The physical situation of the Borough of Manhattan has made it necessary for all the other trunk line railroads to end their rails across the Hudson River, and in order to transport the enormous freight business of Manhattan Island, these lines were compelled to develop a water connection as an auxiliary to their railroads. This water connection is accomplished by means of car floats, which are long flat barges with railroad tracks laid on their decks, upon which cars are run for carriage across the water. These floats are tied up at piers along the Hudson River waterfront, and freight is received and delivered at the bulkhead, and loaded or unloaded between the cars and the bulkhead shed by means of hand trucks and hand labor. The same process, which is in vogue today, is the one which was in vogue when this method of transportation was originally conceived.

Wasted Time at the Piers.

Inasmuch as there are several well defined shipping districts on Manhattan Island, each railroad, in order to serve them, has been compelled to establish stations in each district so that the multiplicity of these railroad bulkhead stations makes an almost unbroken line along the Hudson River waterfront from the Battery to Forty-second street. The street in front of these piers is naturally crowded at all times with lines of trucks that are moving from one pier to

the other in order to discharge or take on a load of freight.

As the number of shippers and receivers of freight has increased, the congestion along this marginal street has proportionally increased until now it is no uncommon event for a truck to wait in line at one of these piers for upwards of two hours. Two hours' time out of a shipping day at each pier amounts to an enormous delay in the course of a year, and the wasted expense of cartage in Manhattan Island runs into many millions of dollars every year.

Brooklyn's Union Freight Terminals.

Over in the Borough of Brooklyn these conditions have been eliminated by the development of the union freight terminals. At these terminals (of which there are four) freight for all lines is received at one common point. In that fact there is no lost motion between the stations of the different lines and no loss of time in waiting for a load, as the receiving stations are large enough to handle more business than will be offered to them for many years to come. This union freight terminal development was originated at what is now the Brooklyn Eastern District Terminal in the year 1876, and has been followed successively at the New York Dock Co.'s terminal, the Bush Terminal and the Jay street terminal. The development at the Bush Terminal has gone farther than at any other by the erection at the terminal of loft buildings where a manufacturer is able to ship his product at his own door with the entire elimination of cartage expenses. The reason that these buildings have been developed at the Bush Terminal is that there were few factories located in that territory when the Bush Terminal was started, and in order to develop tonnage for the various lines handled at that point, it was necessary to supply this tonnage by building these loft buildings. In one sense these buildings are of great advantage. They certainly eliminate cartage expense, but the process of shipping where so many different classes of industry are congregated under one roof is necessarily less speedy than the freight movement from a point where all shipments for all lines can be handled at one time and started at once on their way to destination.

What the Shippers Want.

The manufacturer who ships freight every day looks to the transportation company for three things: First, the actual transportation of his property; second, the lowest possible cost for this transportation; third, and most important, speed in freight movement which is generally known as service.

A manufacturer planning to locate in Greater New York naturally seeks the place where he can obtain these three requisites, and the real reason why the influx of factories into Brooklyn of late years has been relatively greater than the influx to Manhattan is that only lately has a shipper been able to obtain all of these requisites in Brooklyn.

The first requisite, "The actual transportation of his property," has been there ever since the Brooklyn Eastern District Terminal was founded in 1876.

The second "The lowest possible cost

for this transportation," has also been there, and if the cartage expense is included as part of the cost as it should be, Brooklyn has an advantage in this respect over Manhattan.

And yet the third requisite, "Speed in freight movement or service," has only been accomplished of recent years.

The Brooklyn Eastern District Terminal has made a specialty of service and its slogan is "Service is the only advertisement that can be read in the dark." This service, in order to be attractive to shippers, has to be on a parity with the service which it is possible for these shippers to obtain by shipping at the individual pier stations of the various railroads in Manhattan. It was no easy matter to develop this service, as the water movement from Brooklyn to the Jersey terminals of the various lines is necessarily longer than the same movement from the west side of Manhattan to these points. However, it has been accomplished, and is being carried out by means of what are known as "schedules." These schedules provide a definite time of arrival at each railroad terminal, with the understanding that if the Brooklyn Eastern District Terminal's floats arrive at that time, the freight which they contain will be handled and forwarded in exactly the same trains which carry the freight received at the Manhattan pier stations. These schedules have been brought up to such a high degree of efficiency that it is an extremely rare occurrence when a float arrives after its schedule time. Perfect records are made day after day without stop, and it is safe to say (for it has been said by many) that the record of punctuality maintained by the Brooklyn Eastern District Terminal has never been equalled in freight movement. During the month of November, for instance, 178 schedule floats were handled with a percentage of 98.3.

This is the real secret for the exodus from Manhattan to Brooklyn, which is only now beginning. The years to come, which will show a constantly increasing percentage of new industries in Brooklyn, will prove that it is not low insurance or cheap rents which is the controlling influence, but that it is service alone which counts.

The Real Estate Diary Out.

Several new features of considerable value to the real estate operator and broker are contained in the 1914 issue of the Real Estate Board's Diary and Manual. A feature of the new book is a chapter entitled "Practice under the Income Tax," so written as to clear up many of the knotty problems that arise in the average brain after a perusal of the law itself.

Miss Fox, who manages the compilation and distribution of the Manual, says it is the largest the board ever has issued, but many of those who have provided themselves with the fast dwindling copies speak in superlatives in reference to the valuable and useful contents and the arrangement.

—Goodbye, 1913, we've had quite enough of you.

BUILDING MANAGEMENT

METHODS OF CLEANING OFFICE BUILDINGS HOW TO GET EFFICIENCY AND ECONOMY

By E. S. HUGHES of Minneapolis

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

A BUSINESS man spends a large part of the time in his office and is entitled to good light, good air and an inviting place to work. If the building is properly located and planned, he will get the light, but after the office is furnished it is the business of the janitor department to keep it up.

This is a department of building management which is full of problems. The first and one of the greatest is labor. Janitors are paid small wages, and there is nothing about the work to attract a class of workmen who possess ambition. Most of the applicants are old men, or, if one be a young man, he is likely to be satisfied to work his required number of hours and do as little labor as possible. This is speaking generally of the average janitor. The exceptions do not remain janitors. They soon become foremen, or are promoted to other forms of work.

If women are employed in the cleaning of the offices, especially in the larger cities, another problem arises, and it is one which grows more difficult with the growth of the city. This consists in the distance from their work to their homes, and as the work must be done in two shifts—morning and evening—the problem is to get them at work in good time in the morning and allow them to get away early in the evening.

The Human Problem.

In janitor work by women the same characteristics appear as in the home; there are good and bad housekeepers. One woman may keep her floor or allotted space as neat as a drawing-room, while another will put in more time than another and yet her work will not compare with the other's.

Sometimes a crew of men are employed. They work through the night, with a lay-off of an hour and a half to two hours at midnight. In this case, the building is gone through and swept, the waste baskets emptied, offices scrubbed or mopped as needed. Then after the lay-off, which should be sufficient to allow the dust to settle, the dusting and straightening up of the furniture is done. One advantage a man has over a woman is that he can move the heavy roll-top desks, where the offices are not equipped with desks that are clear from the floor so the cleaners can sweep under them. But men are not good sweepers as a rule, and still fewer are good dusters.

The Ideal Way.

Vacuum systems, whether portable cleaners or operated by a stationary power plant, are coming into more general use. New buildings are generally piped for the stationary plant, and in the older ones, where there are no pipes installed, the portable cleaners are often used. This is the ideal way to clean an office. A large part of the dust which arises from sweeping is avoided, and it is productive of better general results. Men janitors will do better with this system than women, as it is hard work for a woman to operate a vacuum machine and lift the hose around.

Before leaving the janitor work in an office, a word should be said about the tenants. It is almost necessary to have the co-operation of the tenant to secure

efficient janitor service. If tenants are not tidy, and their offices appear slovenly, and articles are allowed to be piled in the corners and under the desks, how can they expect the janitor service to be efficient? The tenant leaves instructions that none of these piles be touched by the janitors in cleaning, and still they are expected to have the corners clean, and there must be no dirt under the desks. The tenant never thinks how much work he is making for the janitor, and also how he is handicapping the work in other offices besides his own, by making it necessary to spend time in his office which belongs to the other offices on his floor.

The painting of an office is a part of the janitor work. When an office is painted, a color should be used which gives the office its maximum amount of light, and yet is easy and pleasing to the eye. It pays in the long run to use a paint which may be washed keeping a man employed constantly in going over the offices, cleaning the walls and woodwork, certainly aids greatly in giving the building an appearance of efficiency, and is also productive of saving in the paint bills. In corridors or parts of the building where it is not possible to wash the paint, water colors may be used to good advantage, as they are cheaper, and can be washed off and replaced at very little expense.

In entering a building, what looks better than a good, clean, well-lighted corridor? It gives the man who is coming in a good impression of the building. It appears that the management is trying to keep the building up and give his tenants good service.

Scrubbing and Window-Washing.

All scrubbing of the corridors should be done at night, although it is sometimes good policy to have a man at work in your main corridor during the day, as this will prevent the accumulation of dirt, which will blow in from the street and cause a dirty appearance of the floor from the traffic in and out of the building.

Scrubbing machines now on the market are very efficient, and while (from the writer's experience) they do not effect a saving in dollars and cents, still the appearance of the floors is so much better after their use than when hand-mopped that it would seem to pay.

Window-washing, including inside and outside glass, is an important part of janitor service. If you have a light building, keep it light by insisting on clean windows which will let the sunshine in. If your building is dark, all the more reason for keeping your windows clean, so as to secure all the light possible. Inside glass is just as important as outside, as a dirty partition, glass or transom, will destroy all the effect of efficiency in the cleaning of other parts of the office.

Toilet-room service is another branch of janitor service that is of the greatest importance. If there is one part of your building which should be kept clean, it is here. If the building supplies the towels and soap, there arises a perplexing question. Roller towels are not sanitary. Should they be used or not? If

not, should any towel be furnished? It is impracticable to furnish free individual towels in the public washrooms of a building, on account of the cost and of the abuses. Paper towels are being used to a considerable extent. They satisfy the sanitary idea, but the general public have to be educated to use a paper towel, and even then dissatisfaction is expressed by some. In many office buildings rest rooms are provided for the women employes in the offices, and a matron is on duty to keep this room in order, and to render assistance when necessary.

This subject is so large that it is hard to compress it within the limits of a single paper and cover the subject in its entirety. But a general outline has been given of the methods of handling the different parts of this branch of building management. The demands on the service vary in different buildings, and requirements are made of the management in one place that are not demanded in another.

A building may have a finely organized system, but the system itself will not bring results. The system will aid in placing the responsibility for the lack of results. The actual results are dependent on the individuals carrying out the system. Therefore, you are dependent on these individual janitors for the efficiency of the service. The efficiency of the service will reach as high a point as that to which the management can keep the employes keyed up. And then the tenants must co-operate in order to secure the best results.

TWO-VOLTAGE GENERATORS.

A New Type of Machine, the Three-Wire Generator and Its Advantages.

Electricity in buildings is mostly used for two purposes, to supply current for lights and power for motors. This current, if furnished by the service companies, consists of a three-wire distributing system. Namely, three wires are carried through the building and each floor feeds from those wires. These three wires furnish two voltages—220 volts for motors and 110 volts for lighting.

The reason for this double standard is that motors will give more power for their size and waste less current when run on a high voltage (which for sake of safety has been limited to 220). For illuminating purposes, especially now, when tungsten lamps are in use, greater economy is obtained with low voltage, and for a number of years 110 volts has been recognized as a standard for indoor illumination.

However, up to the present and with very few exceptions isolated plants have made use of one voltage only. In some plants the voltage is 110 for light and motors, while in others 220 is used for the same purpose. In the first case the motors are not of standard type, while in second case the lights are not standard. The reason why most of the isolated plants in the past have been equipped with machinery for generating only one voltage is due to the fact that double the machinery is required for generating current for a three-wire system as de-

scribed above, and though the machines may be smaller in size but the extra floor space and greater initial cost overbalanced any advantage which may have been derived by the use of two voltages.

However, in equipping isolated plants at present to supply current for light and power, advantage may be taken of a new type of machine which has been on the market for several years, but is still little known to the public. I refer to the "three-wire generator," one dynamo capable of generating two voltages. This machine is manufactured by several large concerns and has stood the test of several years' of usage. In fact, one of the largest hotels in this city has been obtaining its entire output of light and power from four of these machines.

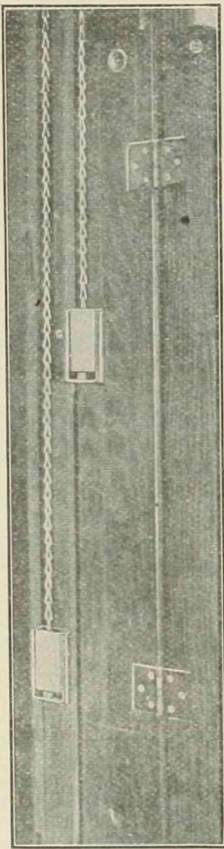
The cost of a "three-wire generator" is somewhat larger than that of a two-wire machine of similar capacity, but this is worth while, considering the advantage gained by having a low voltage for light and high voltage for power. This is especially true in loft buildings where the plant must be standard in order to meet equipment owned by tenant.

MORRIS PODELL.

CHEAPER WINDOW CLEANING.

How Building Managers May Avoid Liability for Accidents.

UNDER the provisions of the recently-enacted employers' liability and compensation laws, managers of buildings are face to face with a serious problem in regard to the safety of window washers. The case reported the other day where a jury gave a verdict against a well-known building of \$35,000 for the death of a porter who fell from a window sill where he was at work has aroused interest among building managers to learn what the market affords in the way of sash controls and safety devices, with the result that the American Real Estate Company is making a test of a patent sash that does away entirely with the window cleaning porter and gives the work into the hands of the scrubwoman at a saving of about sixty dollars a week in a modern office building.



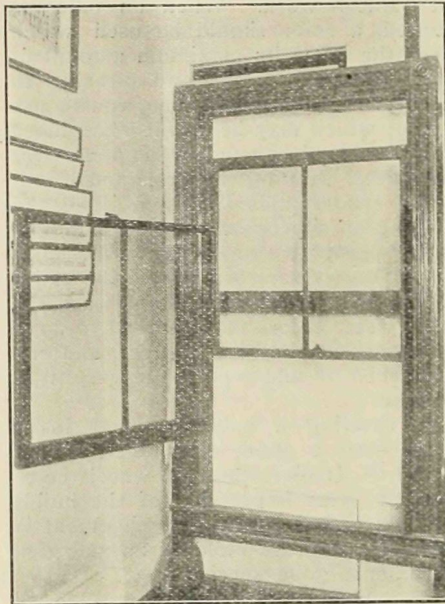
The significant fact in this investigation is the possibility that window washing may be done away with almost entirely. If this could be accomplished, a saving of much money would result. Once the necessity for putting a man to work on a narrow ledge a hundred feet or more above the street level is eliminated, the work can be turned over to the woman room cleaner who, each night, might wipe off the upper and lower sashes with a damp cloth when she finishes her dusting without even standing on a chair.

The device under test in the office of Raymond P. Roberts in the Harriman Building at Fifth avenue and 44th street operates two sashes, each one of which weighs 135 pounds, with as much ease

as the mere raising or lowering of an ordinary window.

In looking over the market for a device of this kind the first thought was to find one that had an automatic control of the sash chain when the sashes were swung out. One called the Coburn, manufactured by the Safety Window Company, of Vanderbilt avenue and 42d street, was found to have a feature that answered the requirements, and this one was selected for testing purposes; but the company's assertion that it can be installed on any old type of window for four dollars seemed to make the strongest appeal.

Mechanically the device has virtues that meet the wants of building managers. All the operating equipment is concealed from view, and when it is hung in its proper place in the sash all that differentiates it from the ordinary sash are a half a dozen little metal disks that set flush with the sash and with the casement. When it is desired to swing the window inward, these little disks, when pressed, release a pivot which projects about a half inch. The sash is lowered onto these and with another movement the sash chain on the opposite side is caught in a special



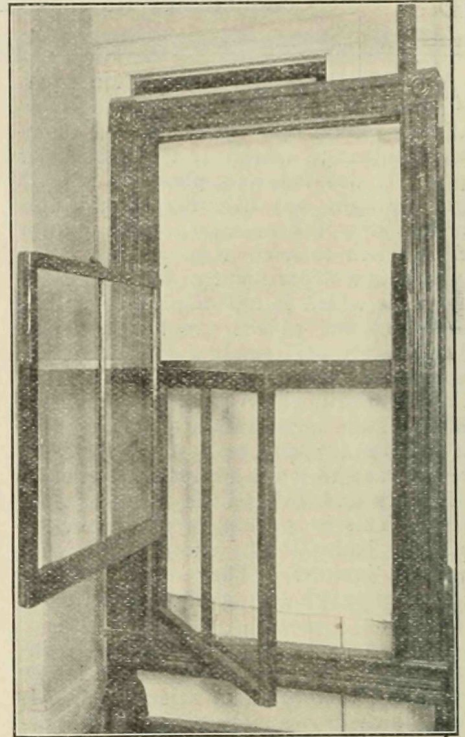
fastener in the sash track, and the window swings out.

Then, to bring the top sash down, two more little disks are pressed, the upper sash is brought down to them, and with a similar slight pressure the upper sash swings out as freely as though it were a door. With both sashes in that position the scrubwoman may easily wipe off the glass and swing them both back into position, all within two minutes, without the use of any special appliance or without any special training in operating the disks.

The greatest achievement in connection with the invention apparently is in the mechanical clasp that automatically holds the sixty-pound weight. There is a brass terminal track placed flush with the sash track through which the window passes in its course up or down.

When the window is brought down to the opened disks on the opposite side of the sash, the chain connection on the opening side of the sash is flush with the chain terminal. This chain is held in normal position by two little lugs. When the window is to be opened, a sharp jerk outward disengages the chain from the lugs and affixes it to the lugs in the chain terminal where it is held until the sash is returned. The mere closing of the sash transfers the chain from the terminal to the sash lugs, and the window is ready to be operated up or down.

The inventors were inspired in their work of perfecting this type of window control: first, through a desire to conserve human life and cut down building operating costs, and, secondly, to place in the hands of hotel and apartment house architects and managers a device that will do away with one of the greatest annoyances to women guests—namely, the sudden appearance of a male



window cleaner on the outside of their boudoir windows when they are dressing or lying down. By using a sash opening system the chambermaid can wipe off the windows, or in apartment houses the servant can do this without any risk of health or limb.

The window also has this timely attribute: it gives a non-draught fresh air supply to sleeping occupants of a room because the entire window space can be utilized for fresh air at night.

The Need of a Building Manager During Construction.

The owner who depends altogether on his builder and architect to the construction of his building, may find later that important details have been omitted or improperly included.

It is being forced upon him with increasing emphasis each year that the building manager, with his store of years of practical experience, can prove highly valuable before or during construction.

Spear & Company tell about the owner of a certain loft building who on the advice of his architect placed the boiler in the rear of the basement. The expert building manager, however, would have strongly insisted that the proper place for the boiler was in front, as labor in carting the coal and ashes to and from would have been economized.

It is curious that a number of the recently erected buildings have failed to include damper regulations as part of their boiler equipment. Yet if the building manager were consulted he would tell the owner that without a damper regulator there is a considerable fuel loss. By substituting the damper regulator to open and close the fire and ash-pit doors in place of pressure controlled by hand the cost of installation can be saved inside of a year, and thereafter return a handsome dividend in savings.

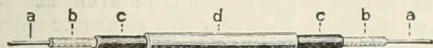
The owner may go astray in little items, which may be a source of serious damage, but which the experience of the building manager will avoid.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

A Fire Detecting Wire.

HERE is another step toward that millennium when there shall be no more conflagrations. It is in the form of a wire that is run along baseboards, doors and window trim, in the interior of dumbwaiter shafts or in any place that is liable to be the seat of an incipient fire. So placed it will feel the very first presence of a blaze, long before sufficient heat has been generated to set off a thermostat on the ceiling, thus making any place or structure absolutely fireproof even though it is surrounded with combustible material, in

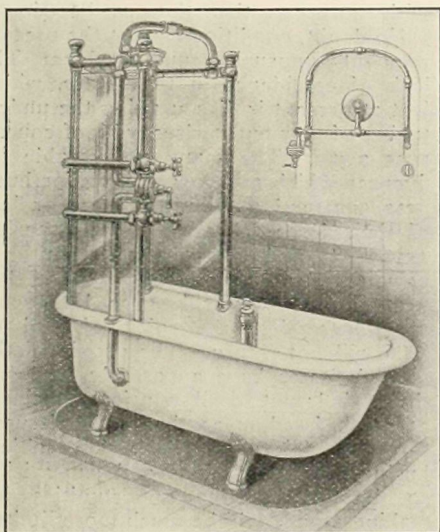


so far at least that the fire may be discovered before it has a chance to do any damage at all.

The illustration shows the way this wire is built up for thermostats. In the thermostat it consists of a copper conductor coated, first with a fusible alloy; second, with a concentric insulation; and third, with a concentric conductor. This core conductor, being connected in series with a battery, an annunciating instrument and the concentric conductor, there is formed a circuit which is open as long as the concentric insulation is intact. The effect of the exposure to heat higher than the critical temperature of the alloy is to allow it to fuse, and, in fusing, to expand. This expansion results in numerous radial lines of alloy being forced through the surrounding insulation. As this insulation contains a fluxing compound, the alloy unites in a soldered connection with the concentric conductor perfectly closing the circuit at many points.

Non-Spattering Showers.

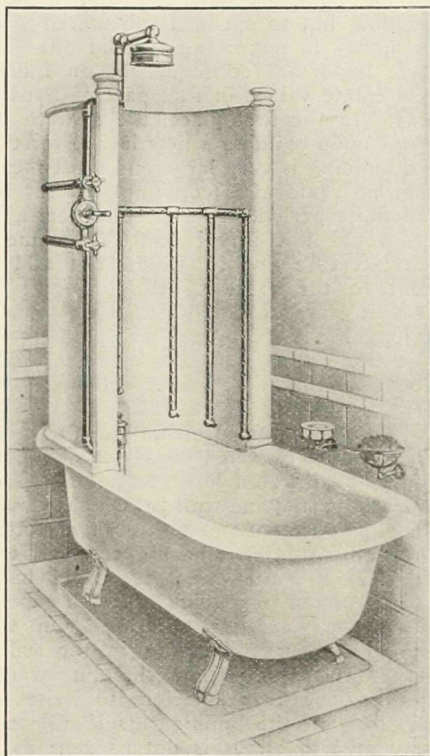
THE Englishman's love of his bath is proverbial, and it is therefore only natural that an English manufacturer should turn out a tub that makes the morning shower the more enjoyable in that no matter how hard the shower is applied no damage to floor or walls can result from spattering water, thanks



to a shield of glass or porcelain as illustrated.

The Lucullidas spray, shower and slipper bath shown is a development of ordinary bath shower, in that the spray enclosure is made of plate zinc and iron reinforcement with a parallel cast iron reclining bath in porcelain enamel inside. The other illustration

shows a combination spray, shower and slipper bath with a plate glass enclosure with brass framing and fittings, finished

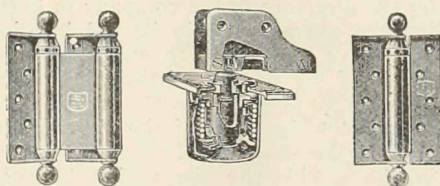


in nickel-plated or oxidized copper. It is manufactured by Morrison, Ingram & Co., of Manchester, England.

Hinges that Cannot Go Lame.

WHEN the client moves into his new home he is likely to be enthusiastic about the effort his architect has made to please him. But in a year or two, or a decade, when this little device becomes worn and that contrivance needs replenishing, he is not so inclined to consider the amount of service he has received, but to mentally accuse his architect of specifying cheap material when he fully believes he paid for the best.

Hinges are perhaps the greatest of-



fenders in this respect, especially spring hinges. Some seem to go lame; that is, the springs become weak, and a spring door with an indolent nature is often a greater nerve strain than a rail squeak on a subway curve. But there is no reason why spring hinges should become weak. It is merely a matter of specifying the kind that simply cannot go lame.

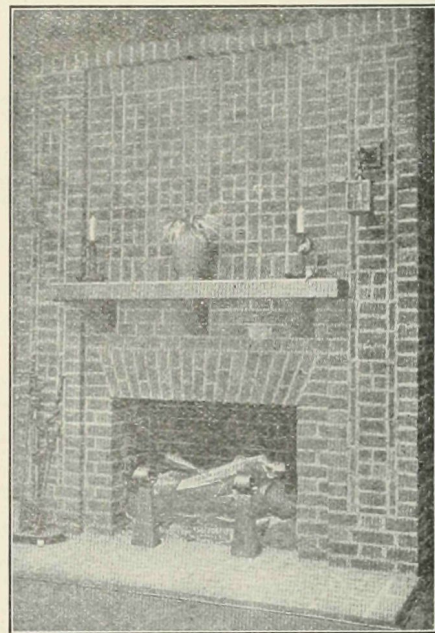
Over at 270 Willoughby avenue, Brooklyn, Bommer Brothers make hinges of steel that never lose its spring power. It is a matter of pride to this firm that the spring hinge it turns out is destined to a life of usefulness in perpetuity. It is not only the material that goes into these hinges, but the treatment that the spring steel goes through before it has sufficient resiliency to pass muster for a Bommer spring that counts in its longevity. These hinges have been called "Knock proof" because there is no afterclap of criticism about them.

Hot Water from the Open Grate.

OPEN fireplaces long have been rated as essential to the homeliness of an apartment or residence, but more or less erroneously they have been considered by the man of average means as a distinct luxury, because of the cost of operating his general heating plant, as

well as the cost of burning special fuel in his grate to heat only one room.

Gustav Stickley, of 41 West 34th street, sought to extend the practicability of the open grate by adding to the comfort of the hearth the element of utility and so he invented and is manufacturing a grate that not only radiates cheer and comfort but also heats other rooms through the agency of hot water generated in the open fireplace. In appearance, as shown in the illustration, the open fireplace of the Stickney design gives no hint of its attributes of extended usefulness while in reality hot water is being generated and distributed through a number of



radiators in different parts of the house. It can be made to radiate warm air in other rooms instead of hot water if desired. In addition to this feature, the grate is so designed that it will burn wood, coal or coke.

QUESTIONS and ANSWERS

Rules for Concrete Work.

Since reading your article on the test of the various types of floor arches in Greenpoint some months ago. I have been curious to know what is considered "good" building practice for this type of construction, where corrosive protection of steel in floor arches is concerned.

Answer: It is not possible to give any one formula for concrete work because of the great number of meritorious systems now in vogue. The following general rules, however, may be stated and, if followed, good cinder concrete for fireproofing purposes will result:

1. Be sure your reinforcement is of a type that will carry your load forever.
2. Coat all steel that is to be in contact with cinder concrete with a good cement grout.
3. Use only the best grade of steam boiler anthracite cinder, crushed to pass 1-in. mesh and freed from ash and foreign matter, wash cinders thoroughly. It is preferable to use those exposed to weather for some time if possible.
4. Use a 1, 2, 4 mixture where heavy floor loads are required. Otherwise use a 1, 2, 5 mixture. Wet to a "soppy" consistency.
5. Time for mixture should be a little longer than for stone concrete.
6. Cover all cinder concrete with a coat of cement mortar, 1/2 to 1 in. in thickness, or with some waterproofing material.

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It is claimed by authorities on the subject of industrial accident prevention that mechanical safeguards can cover only one-fourth of the problem and that the other three-fourths must be covered by co-operation between employers and employes, shop organization and education. For this reason the National Association of Manufacturers has taken up the work of systematically educating employers, workers and the public at large by means of booklets, illustrated lectures, slides and motion picture films. Announcement is made that the association furnishes the use of all of its educational exhibits free of charge. Inquiries concerning this service may be directed to the association at 30 Church street, New York City.

The industrial census taken every five years by the Federal Government showed that there were 4,301 industrial establishments in Brooklyn in 1899 and only 4,182 in 1904. The number had jumped to 5,218 in 1909, and the New York State Labor Department found 7,949 such establishments in Brooklyn in 1912. The department's census is published in its "Industrial Directory of New York." From this publication it does not appear whether the State census is comparable at all points with the Federal census; but, in any event, it is clear that there has been a marked commercial increase in factories in Brooklyn in recent years. As this increase is attributed mainly to the influence of the new type of freight terminals developed in that borough by private capital, the Record and Guide has asked Edward C. Potter, Jr., vice-president of the Brooklyn Eastern District Terminal, to explain the service performed by such terminals.

Why a New Opera House Is Unnecessary.

The decision of the Metropolitan Opera Company not to build a new building but to spend a substantial sum of money in improving the old one will have important consequences on future real estate values in that part of Broadway. In the first place, the sum to be spent upon building a new facade for the old building is very large and must mean that no removal is contemplated for an indefinite period. The directors certainly would not invest \$500,000 in mere "architecture" which would not add a cent to the value of the property in case it were sold unless they expected a long life for the existing opera house—a life so long that no further talk about moving may be expected for fifteen or twenty years.

In making this decision the directors have certainly acted wisely. The cost of removal would have been disproportionate to any advantage which would have accrued. A new site in a better location would have been excessively expensive, and the directors would have been tempted to indulge in lavish expenditure on the new building. On the other hand, any increase in the value in the site of the existing building would hardly have been sufficient to write off the loss on the building itself. Broadway at 39th street is not as near as it used to be to the residences of the majority of the patrons of the opera; but the advent of motor transit has made distance of very much smaller importance. Both the boxholder and the seat-holders are in the great majority of cases able to get to the opera house in a much shorter time now than they could twenty years ago. Of course, such will particularly be the case after the new Broadway subway is in operation. In short, the site of the opera house, while not as convenient to its patrons as would be certain other locations in Manhattan, has been more convenient than it used to be.

It would really be a waste of money to spend many millions of dollars in making the change. The example set by the directors of the company in keeping the opera house in its old location will serve effectually to strengthen the hands of the owners of theatrical property south of 42d street. It will tend to prevent the drift of the theatre district farther north. There is no reason in the world why the region between 42d and 34th streets should not be as available, or more available, for theatres as the region immediately north of 42d street. It is entirely possible that whenever the process of building new theatres is resumed that as many of them will be constructed in the old as in the new district. It is very desirable that the region south of 42d street between Sixth and Seventh avenues should not become less available for theatres, hotels and restaurants because it is not as yet becoming more popular for any other purpose. There is no tendency as yet for any form of mercantile business to covet space in that neighborhood.

Counting the Cost.

The reasons which have been given in the preceding paragraphs for approving the decision of the directors of the Metropolitan Opera House not to build a new building are sound; but they are not the kind of reasons which ten years ago would have appealed to American business men. It is almost certain that if the directors of the company were making as much money as they were in 1902 or 1906, and if the business at-large was as highly charged with enterprise and initiative, they would have decided in favor of removal instead of in favor of non-removal. As a conse-

quence of the adversities of the last six years a different spirit is gradually taking possession of American business men. They are much more likely to attach importance to negative prudential counsels.

If the spirit of ten years ago had survived, the directors of the opera house would have argued that New York, as the commercial metropolis of America, should have an opera house worthy in every respect of the wealth and prosperity of the city and representative of the very best contemporary architectural standards. Instead of keeping an old building in an indifferent location and patching it up, they would have preferred to buy or lease a new site, which would have offered an opportunity for dignified monumental architectural treatment, and to have erected a new building of which they and the city might be proud. They would not have counted the additional millions which the new building would have cost. They would have been glad to spend it in order to celebrate their own prosperity and the growing wealth and power of the city. This was the spirit which has transformed New York City so quickly in the past and which, in case it had continued, would have resulted in still more remarkable results in the future. It is the spirit which has had for its fruits the Pennsylvania station, the Grand Central station, Columbia College and the like; but it is a spirit which is being killed.

New York business men no longer dare to undertake costly and splendid enterprises in the hope that the growth of the city will justify almost any hardihood and extravagance. They are beginning to count the cost both of public and private enterprises. They no longer feel the same confidence in the future growth of the city that they did. They are no longer making money so fast that they can afford to be extravagant. With the prices of stocks of many industrial and railway corporations not much above those of the panic year, with business on the Stock Exchange at a low ebb, with many of the office buildings in the financial district insufficiently tenanted, with real estate in a condition of stagnation, with fewer new buildings under construction than at any time in thirteen years, and with every disposition on the part of the public authorities to discourage, rather than to encourage, business expansion—under conditions such as these it is no wonder that business men are disposed to count costs with more care than they used to do.

No doubt, conditions are at the present moment unusually unfavorable. The lack of confidence in the future, which just at present is discouraging the undertaking of new enterprises, will, of course, pass away. The many unfavorable influences which are now making for business contraction will lose more or less of their force. A period of prosperity, expansion and comparative fertility in new enterprises will supervene. But, while good times will succeed the current depression, the spirit of 1901 or 1906 will not return. The people of the United States have apparently made up their minds not to allow private business as much freedom as that which it used to enjoy. They have decided to subject business to restrictions and supervision so drastic that the opportunities for making money will be much more limited than they have been in the past.

From the point of view of the organizers and promoters of large business enterprises they have been taking the "fun" out of the game. People who indulge in what they used to believe was good "fun" are liable to be reprimanded in high quarters. Whether the change is, on the whole, beneficial, or the reverse, it is too soon to say. But there can be no doubt that it has come and

that it will have serious results. The spirit of big enterprise is not entirely dead; but it is certainly very much less alive than it was during the period of vigorous national expansion.

A Subway Across Central Park Very Necessary.

Editor of the RECORD AND GUIDE:

For many years property owners and street railway companies have tried to devise some method whereby the residents on both sides of the city, north of 59th street, could cross Central Park with a single fare and at the same time not have to walk half the way, and the nearest approach to the fulfillment of their desire has been and is the crosstown line which terminates on the west side at Central Park at 86th street.

That there is need of such facilities is apparent to anyone who has ever had occasion to make the journey, and that the present arrangement is inadequate is illustrated at any hour of the day by the crowds that gather at the westerly terminal.

The reason that the car line stops at Central Park West and does not extend over to Riverside Drive is that the residents of 86th street between Central Park West and Amsterdam avenue are not willing in sufficient numbers to give their consent, and without it the railway company can go no farther, although tracks are laid from Amsterdam avenue to the Drive. And as this situation is likely to continue and the need of transportation is constantly increasing, something should be done to provide for the multitude of people who are suffering from the lack of the facilities mentioned.

As mostly all the great number of people patronizing this line either arrive or depart from the terminal at Central Park West and 86th street, using transfers obtained from the Eighth avenue line, there is an unpleasant congestion on Eighth avenue cars, as it is the only line on the West Side of the city that makes this connection. This congestion would be avoided if the present crosstown service were extended to connect with the Columbus and Amsterdam avenue lines and the traffic distributed over the three lines instead of the one. All this suggests the question as to how many more there are who would like some simple means of crossing but are debarred from doing so, without taking a long walk from Riverside Drive or Broadway, and who by preference or inability to do that take the southbound cars to 59th street, thence across to the east side and north on the cars there, making a long, unpleasant and more expensive trip, to say nothing of the danger of transferring.

That a simple remedy of this difficulty is coming now right to hand is apparent to anyone who will refer to the list of stations on the Lexington avenue subway line which places an express station at 86th street and directly opposite the present subway station on the Broadway line, so that all that is necessary for the Public Service Commission to do is to authorize their engineers to lay out the route between these two stations and provide for entrances and exits at each of the intersecting avenues. We would then have at small cost and at no extra fare a means of crossing the city at a point that is destined to be the most congested of any in the residential portion. And while they are about it, provision should be made that transfers be given to passengers wishing to use the surface cars whose lines intersect.

When I referred to the great number of people that would be benefited by this facility for crossing at 86th street, I had in mind the trend of the present growth in that vicinity on both sides of

the park—as a comparison between an atlas of as recent as three years ago, and one of the present time will indicate—and the improvement of multi-family houses of the very best character that has only just begun, as mostly all of the small residences are being absorbed for plottage and are held only for their land value, and will shortly be razed in order that new buildings may be put up.

New York City at this point is wider than anywhere else and the area is correspondingly greater, so when you consider that the tendency is to build only tall buildings, and that almost all of the land in that territory is too costly to be used otherwise, I do not think I am far wrong in contending that the need of this subway connection is essential to the comfort of the traveling public, and that the Public Service Commission can in justice authorize its construction, especially so as it will immediately be conducive to higher real estate values over a large area and will therefore prove a profitable investment for the city.

ALEXANDER D. DUFF.

New York, December 22.

The Unearned Increment Tax.

Editor of the RECORD AND GUIDE:

Sir: The scheme worked out by the Commission on New Sources of City Revenue for the taxation of the unearned increment is at once a model of simplicity and applicability of American conditions. By taking all increment at a uniform rate, whether the period of its accrual be long or short, and whether the percentage of increment be large or small, it meets all the canons of taxation that can be applied to a revenue measure of this character. Examined from every point of view, it is an infinite improvement over the English and German method of taxing the increment in site values.

Instead of vesting the control of the taxing power in the State, the English and German methods lodge it in the real estate market. Those individuals who prefer an "occasional" to an annual increment assessment, it is true, have not as yet ventured to advance the subserviency of the taxing power to the caprices of individual landowners, a result which their proposal would bring about as an argument in their favor. This in a measure, however, probably explains their partiality to that method—the landowners who have resigned themselves to some kind of tax on the unearned increment are naturally predisposed to one that would make its payment optional with them. But as a matter of sound financial policy the State cannot afford to be a party to any such treaty. That would soon make the increment tax as unequal, discriminatory and farcical as the present personal property tax.

It is not quite plain why the community should be called upon to act the part of Alfonso in the sharing of these values, which its own industry and development create, when the landowner is not willing to play the part of Gaston.

The nature of a tax on the unearned increment is obscured and lost sight of when it is subject to an "occasional" imposition since the ripening of the unearned increment is not dependent upon any "occasion" whether it be one of sale or one periodically recurrent. The increment must necessarily have fructified before being realized at a sale; the increment certainly does not arise from the sale—it may have matured a long time before the exchange took place. Deferring the imposition of the tax until there is a transfer in ownership, when the tax may be assessed synchronously with the ripening of the increment, is to that extent a subversion of the

principle on which the tax is based. If the community is at all entitled to share in community-created values, it is also entitled to share in them at the time it creates them and not twenty, thirty years, or a lifetime, afterwards as under the English and German methods of taxing the unearned increment.

An "occasional" assessment of the increment, moreover, results in unequal tax contributions on the part of different owners. To illustrate: Two adjacent plots of like value but different ownerships may within a year through the completion of a great public improvement have their respective values doubled. One owner sells his property at once; the other waits, let us say, twenty years. Although these two owners will have enjoyed the same amount and per cent. of increment within the same period of time, the tax exacted by the State (assuming the tax to be of a flat rate regardless of elapsed time), does not subject each to the same burden. It is a hybrid tax, a cross between a tax out of the compound interest on the amount of such increment tax, the payment of which he deferred by withholding his property from the market for twenty years and still have a little surplus. If the tax is graduated on a degressive scale according to the time elapsed since the last "occasion," the disproportion in the two tax contributions will, of course, be perpetrated in a greater degree.

Since all unearned increment has its source in the growth and industry of the community, the community has just as much right to a small increment as to a large one, to an increment that has matured over a long period of time as to one that has matured over a short period of time. No greater weight should be given in the individual's ability to pay taxes under the increment tax than under the ordinary real estate tax. If the state were to consider the tax in a subjective manner, it would logically have to proportion the rate not only to the amount and per cent. increment but also to the individual's other property and income. The German tax, which is graduated on a progressive scale according to the per cent. increment and on a degressive scale according to the time elapsed since the last assessment, is a most inconsistent application of the basic principle that should underlie a tax on the unearned increment. Properly speaking, it is not a tax on the unearned increment in site values at all—it is a hybrid tax, a cross between a tax on profits and a tax on income.

The German method of assessing the increment is bad enough; but in some respects, the English is worse. In exempting an increment of ten per cent., it enables the owners if they possess a little nicety in calculation, to dispose of their real estate at the proper time and thus escape scot free. An unearned increment tax that exempts any unearned increment from taxation reduces the community's right to share in the values created by itself to an absurdity.

HERBERT S. SWAN.

New York.

Real Estate Conditions Along the North Shore.

The same suburban realty optimism that characterized the beginning of the year 1913 is noted at the opening of 1914, and in contrast with last year this coming new year already shows prospects for the betterment of conditions that were lacking in the twelve months that are just passing into history. This is particularly true regarding the north shore of Long Island.

There were no dealings of a sensational nature along the north shore during the year 1913, but in the last few

months builders new to Long Island have been attracted to the north shore by the dual subway system and the completion of the through electrification of the Port Washington division of the Long Island Railroad.

Comparatively few people have any idea of the large amount of construction going on in Long Island City. The elevated line following Second avenue, which is part of the dual subway system, is over one-half completed, and operation over this branch should be in effect not later than the end of 1914, and it will give to the people residing in Long Island City and Astoria a five-cent fare to all parts of Manhattan, the Bronx or Brooklyn.

New Topographical Map in Queens.

The last portion of a topographical plan for a street system, designated as Section 4, covering 367 acres in Queens, has been finally adopted by the Board of Estimate. This plan affects the territory bounded approximately by Gosman avenue, Jackson avenue, Sixteenth avenue, Patterson avenue, 7th street, Burnside avenue, 9th street, Jackson avenue, 7th street, Broadway, 6th street, Stryker avenue, 5th street, Woodside avenue and Middleburg avenue. The last part of the map to be approved covers 70 acres in the northeasterly portion where only tentative plans have heretofore been approved. In the latter section the map ratifies the tentative plan, excepting by extending Upton place from Burnside avenue to Jackson avenue.

The amendments in the area heretofore laid out comprise a readjustment of angles and block dimensions to conform with more precise surveys; modifications in street grade which it is understood are intended to more closely harmonize with existing conditions; an extension of Burnside avenue, from Bowery Bay road to Jackson avenue; an extension of 21st avenue, from Broadway to Newtown road; and the discontinuance of a number of streets west of Woodside avenue, extending from Jackson avenue to Dreyer avenue, these traversing an area largely owned by the Stuyvesant Real Estate Company, which it is proposed to devote to an industrial development. The plan shows the proposed closing of a number of old streets which have served as the basis for property subdivisions.

It was recommended by the city engineers that the map be approved, with the understanding that steps should be at once taken by the Borough President to suitably modify the plan in case it should be established that titles to the land within the lines of streets which it is proposed to close cannot be adjusted in such a way as to conform with the plan as now prepared. The Board of Estimate so ordered.

MORTGAGE MARKET AND ITS FUTURE.

(Continued from page 1165.)

vested in paying off the mortgage so that ultimately the property would be free and clear, the mortgage having been paid off out of the income.

There is no question that a great many of our real estate owners have handled their property just in the manner that this builder feared his children might. In other words, they have been using a portion of the income which should have been going back into the property for living expenses and have figured that they have been getting an enormous return on their investment, when in reality they have been using something that did not, economically speaking, belong to them. Fortunately, the rise in ground value in our city has been so rapid that few of these owners have come to grief in the past. Many

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 Dec. 19 to 24	1912 Dec. 20 to 26
Total No.	130	132
Assessed value.	\$15,615,500	\$8,751,100
No. with consideration.	6	16
Consideration.	\$187,811	\$2,243,200
Assessed value.	\$191,500	\$1,245,500
Jan. 1 to Dec. 24 Jan. 1 to Dec. 26		
Total No.	7,568	8,566
Assessed value.	\$487,039,261	\$635,927,493
No. with consideration.	990	921
Consideration.	\$40,255,510	\$56,059,007
Assessed value.	\$43,624,762	\$52,411,800

Mortgages.

	Dec. 19 to 24	Dec. 20 to 26
Total No.	79	115
Amount.	\$1,785,271	\$4,575,404
To Banks & Ins. Cos.	18	21
Amount.	\$748,800	\$3,169,000
No. at 6%	36	53
Amount.	\$251,971	\$489,088
No. at 5½%	4	2
Amount.	\$183,000	\$802,000
No. at 5%	23	25
Amount.	\$856,100	\$756,250
No. at 4½%	.....	6
Amount.	.....	\$309,500
No. at 4%	.....	.....
Amount.	.....	.....
Unusual rates.	.....	.....
Amount.	16	29
Interest not given.	.....	.....
Amount.	\$494,200	\$2,218,566
Jan. 1 to Dec. 24 Jan. 1 to Dec. 26		
Total No.	4,774	5,931
Amount.	\$167,405,364	\$279,083,434
To Banks & Ins. Cos.	1,094	1,260
Amount.	\$93,728,399	\$168,899,912

Mortgage Extensions.

	Dec. 19 to 24	Dec. 20 to 26
Total No.	19	21
Amount.	\$392,500	\$521,000
To Banks & Ins. Cos.	3	6
Amount.	\$76,000	\$189,000
Jan. 1 to Dec. 24 Jan. 1 to Dec. 26		
Total No.	1,869	2,119
Amount.	\$84,900,062	\$77,187,640
To Banks & Ins. Cos.	600	696
Amount.	\$51,931,550	\$46,088,051

Building Permits.

	Dec. 20 to 26	Dec. 21 to 27
New buildings.	6	10
Cost.	\$600,150	\$2,546,050
Alterations.	\$113,022	\$124,375
Jan. 1 to Dec. 26 Jan. 1 to Dec. 27		
New buildings.	550	555
Cost.	\$57,445,585	\$107,309,090
Alterations.	\$11,454,174	\$107,309,090

BRONX.

Conveyances.

	Dec. 19 to 24	Dec. 20 to 26
Total No.	115	120
No. with consideration.	9	13
Consideration.	\$42,590	\$78,775

of us believe that we have now entered a period of equalization of values. If this is so, then it is high time that we organized our mortgage system on such a basis as to take account of the depreciation of buildings which is sure and certain.

In conclusion, I am not over optimistic as to the year 1914. I believe we may be well satisfied if business holds its own during this year. We should lay a broad foundation and prepare for better times which are sure to come.

—When Mr. McAneny took charge of Borough of Manhattan affairs he found that action taken by a previous Board of Estimate excluded all varieties of asphalt in Manhattan Borough except that which was controlled by one company. Under the specifications now followed any asphalt company can bid, and the city is getting asphalt paving done for 25 cents a yard less than formerly, according to Chief Engineer Goodrich, and a much better quality of pavement besides. This is efficiency of the real brand.

	Jan. 1 to Dec. 24	Jan. 1 to Dec. 26
Total No.	7,451	7,599
No. with consideration.	732	1,094
Consideration.	\$6,322,264	\$9,764,143

Mortgages.

	Dec. 19 to 24	Dec. 20 to 26
Total No.	66	82
Amount.	\$373,280	\$645,508
To Banks & Ins. Cos.	6	7
Amount.	\$108,000	\$82,750
No. at 6%	37	34
Amount.	\$152,528	\$247,968
No. at 5½%	6	9
Amount.	\$25,000	\$74,350
No. at 5%	8	11
Amount.	\$29,675	\$197,000
Unusual rates.	5	5
Amount.	\$39,777	\$11,890
Interest not given.	10	23
Amount.	\$126,300	\$114,300
Jan. 1 to Dec. 24 Jan. 1 to Dec. 26		
Total No.	5,505	5,803
Amount.	\$38,506,065	\$50,861,391
To Banks & Ins. Cos.	366	536
Amount.	\$6,620,841	\$9,977,668

Mortgage Extensions.

	Dec. 19 to 24	Dec. 20 to 26
Total No.	15	7
Amount.	\$198,000	\$288,500
To Banks & Ins. Cos.	1	.....
Amount.	\$6,500	.....
Jan. 1 to Dec. 24 Jan. 1 to Dec. 26		
Total No.	626	694
Amount.	\$13,295,210	\$11,778,121
To Banks & Ins. Cos.	120	146
Amount.	\$3,337,650	\$4,140,390

Building Permits.

	Dec. 19 to 24	Dec. 21 to 27
New buildings.	6	23
Cost.	\$120,150	\$318,300
Alterations.	\$18,750	\$2,100
Jan. 1 to Dec. 24 Jan. 1 to Dec. 27		
New buildings.	815	1,291
Cost.	\$19,907,139	\$34,411,785
Alterations.	\$1,257,168	\$1,144,180

BROOKLYN.

Conveyances.

	Dec. 18 to 23	Dec. 19 to 24
Total No.	341	376
No. with consideration.	46	30
Consideration.	\$249,075	\$148,076
Jan. 1 to Dec. 23 Jan. 1 to Dec. 24		
Total No.	23,262	24,355
No. with consideration.	2,277	1,527
Consideration.	\$13,033,241	\$13,229,494

Mortgages.

	Dec. 18 to 24	Dec. 19 to 24
Total No.	239	280
Amount.	\$1,035,852	\$1,599,299
To Banks & Ins. Cos.	44	64
Amount.	\$398,200	\$513,750
No. at 6%	148	158
Amount.	\$451,309	\$543,443
No. at 5½%	44	34
Amount.	\$328,500	\$159,700
No. at 5%	30	67
Amount.	\$175,343	\$302,450
Unusual rates.	1	1
Amount.	\$500	\$1,603
Interest not given.	16	20
Amount.	\$80,200	\$592,103
Jan. 1 to Dec. 24 Jan. 1 to Dec. 24		
Total No.	16,661	19,226
Amount.	\$66,204,287	\$78,063,263
To Banks & Ins. Cos.	3,637	4,907
Amount.	\$24,523,306	\$43,912,750

Building Permits.

	Dec. 19 to 24	Dec. 20 to 26
New buildings.	81	27
Cost.	\$556,740	\$306,900
Alterations.	\$41,220	\$47,905
Jan. 1 to Dec. 24 Jan. 1 to Dec. 26		
New buildings.	3,660	5,278
Cost.	\$31,192,611	\$38,465,629
Alterations.	\$4,032,457	\$4,251,834

QUEENS.

Building Permits.

	Dec. 19 to 24	Dec. 20 to 26
New buildings.	85	69
Cost.	\$617,880	\$1,232,699
Alterations.	\$15,435	\$13,825
Jan. 1 to Dec. 24 Jan. 1 to Dec. 26		
New buildings.	4,541	4,668
Cost.	\$17,155,828	\$19,009,660
Alterations.	\$1,285,234	\$1,040,195

RICHMOND.

Building Permits.

	Dec. 18 to 24	Dec. 20 to 26
New buildings.	11	1
Cost.	\$42,405	\$11,000
Alterations.	\$4,645	\$2,700
Jan. 1 to Dec. 24 Jan. 1 to Dec. 26		
New buildings.	934	943
Cost.	\$2,208,864	\$2,742,788
Alterations.	\$298,908	\$301,085

BUILDING MATERIALS AND SUPPLIES

THE YEAR CLOSES WITH ALL BUILDING MATERIAL INTERESTS MORE OPTIMISTIC AND SENTIMENT REGARDING FINANCES IMPROVING

Prices, However, Are Low As Compared With Values in Recent Years, But Firmness is Evident

CLOSELY associated in the mind of most readers with the history of 1913 will be recollections of the depressed years of 1907 and 1893; but it would be a mistake indeed to place the year now closing in the panic class, because there has been no panic. Business merely has been scared to death.

It is not difficult to point out just why this has been so, although statistics cannot tell the whole story, and precedent is equally unsatisfying as a source of explanation.

Early in the year the man on the street began to complain that new business was light. He pointed to the retrenchment of the railroads as a contributing factor of this condition. He pointed to the uncertainties of the proposed legislative program at Washington. The tariff was held up as a bugaboo, and then anxious eyes were cast toward the currency bill.

Both the tariff bill and the currency bill have been written, and both are now on the statute books; and while big business is waiting to get its bearings the smaller manufacturer is taking encouragement from the Administration's "trust-busting" program and is expanding his mills preparatory to taking care of business that heretofore has been largely controlled through combinations. So much for business in general.

As for building materials they are not directly concerned with big business in the accepted meaning of the term. Most of the commodities that go into building construction in the metropolitan district are virtually local products. Therefore it may be said that whatever depression there has been in the building material market during the year 1913 has been a reflected conservatism based upon retrenchment in other commodities.

During this period of retrenchment on the part of the taxpayer and building developer, producers of building materials, profiting by the experience of former years, decided to curtail their production to conform more closely to demand. Those who had a quantity of materials on hand temporarily condoned slashing prices to reduce stocks. The Hudson River brick industry is a conspicuous example of this policy; but it is significant that the manufacturers, recalling the unexpected demand for brick in 1908, when the price jumped as high as \$12 a thousand, wholesale, had an eye to their available supply in case the building movement started up briskly late this winter; and they are keeping in stock a volume of brick that will be sufficient for all probable needs of this market, regardless of the extent of next year's building movement. As far as can be learned, every other department of building material adopted the same policy. In panic years there always has been a scramble to dispose of building materials and little heed has been paid to possible recovery. For this reason 1913 not only will be conspicuous in building material annals for low prices, but also marked for stability.

The construction of the Panama Canal and the extension of the Erie Canal, portending a tremendous forward stride for Eastern commerce, no doubt have

had a commanding influence in nipping the panic bud early in the year. Far-seeing manufacturers could not safely run the risk of sacrificing their products in a weak market, when another six months or a year might mean a very stiff one. The wisdom of their course already has been shown by a remarkable expansion in factory construction, with material producers in a most advantageous position to supply the market at good prices.

Turning to the financial department of the metropolitan building situation, the leading firms are found to entertain an improved sentiment with reference to the immediate future. Much of this change in tone was noted this week upon the signing of the currency bill. If, as has been implied, the new finance law guarantees the country against panics in the future, then the conservatism of building money lending institutions in the immediate past has been fully justified.

As the new year approaches, building material distributors supplying this market have far more reason to expect a prosperous twelve months than they had when 1912 passed into history, for the simple reason that there are no inflated investments to liquidate—because there has been no artificial stimulation to building construction. The new year, therefore, opens with demand and supply parity, near with a greater sense of security present and with more stability to the money market than even the man in the street had dared to hope for less than a month ago.

PREPARING FOR BETTER TIMES. How the Lumber Manufacturers Have Safeguarded Themselves.

THE tendency to loosen up on certain hardwood prices in order to book new work that is being figured has been checked by the action of the mill men who have decided to hold on to their reserves in anticipation of a better building movement following the passage of the Currency bill. Many hardwood distributors supplying the demands of the metropolitan district have noted a better tone to the inquiry for maple and oak flooring, calling for February, March and April delivery, and have accordingly been feeling the mills with the idea of taking options on available stocks.

Apparently similar inquiries have been coming in from Boston and Philadelphia, because manufacturers instead of enthusing over the prospect of better business in the early spring have curtly suggested that if distributors want to take care of their customers they had better contract for supplies, else stocks cannot be held in reserve for them. Hence distributors are urging customers to buy early while prices are easy.

The fact that not only the hardwood department, but some others, show stiffer quotations, indicates that manufacturers anticipate an improvement in the inquiry for building material after the first of the year. While no one expects an immediate revulsion of active building, at least until financiers can adjust themselves to the new monetary standards, building material producers are holding their stocks so low that they will fit their quotations to inquiry instead of waiting for the actual demand.

GENERAL BUILDING SUPPLIES. Turpentine Higher—Paints Stocks Low—Rope Prices Stiff.

THE active features in the general building supply department are turpentine, rope and paints.

In the former sales have been made here at 47 cents a gallon, as against 45 cents ruling a month ago. Paints of all kinds are held in low stock owing to the higher cost of ingredients and the recent slack demand, but prices are being held close to list in the wholesale market. Prices of rope continue unusually high while the demand is only fair, the advance being primarily due to the shortage of supply and the higher cost of freight across the country. Asbestos building felt and sheathing in less than ton lots is 3 1/2 cents a pound for the light, and 4 cents for the heavy. Millboard, 5c. per lb.

BRICK RESERVES LIGHT. Remarkable Condition in Wholesale Market With Winter at Hand.

COMPARED with the reserve of Hudson common brick at this time last year when there were 132 barge loads in the wholesale dock available for immediate consumption, 1913 will close with the lowest reserve supply in the history of the market. There were only eighty-four barge loads in the open list and fourteen covered, while last year in addition to the 132 quoted there were 27 protected barge loads on the river.

When 1912 closed brick was bringing \$6.50 to \$7 for open cargoes, with a large reserve. This year the best brick is bringing almost anything the manufacturers can get for it between \$5.75 and \$6.25, and the reserve is decidedly restricted. If a big winter building movement should start after navigation closes with such a reserve on hand prices will move to much stiffer levels, especially since dealers have not particularly large stacks on hand in their yards.

It begins to look as if late buyers were taking a long chance on supply and demand, especially since the money situation is brightening so perceptibly.

Raritan common continued stiff on quotations, but light on demand. Front brick is also dull in demand.

Official transactions for Hudson common brick covering this week ending Thursday, Dec. 25, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1913.		1912.	
Left over, Dec. 19—64.	Arrived.	Sold.	Covered.
Friday, Dec. 19.....	6	5	0
Saturday, Dec. 20.....	8	2	1
Monday, Dec. 22.....	11	7	0
Tuesday, Dec. 23.....	2	4	1
Wednesday, Dec. 24....	5	3	2
Thursday, Dec. 25.....	14	0	1
Total.....	46	21	5

Reported enroute Friday A. M., Dec. 20—0. 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. 26—84. Total No. covered barges, 14. Covered barges sold, 1.

HUDSON BRICK UNLOADED. (Current and last week compared.)

Dec. 12.....	808,000	Dec. 19.....	857,500
Dec. 13.....	403,000	Dec. 20.....	858,500
Dec. 15.....	1,152,000	Dec. 22.....	921,500
Dec. 16.....	1,147,500	Dec. 23.....	631,500
Dec. 17.....	1,219,500	Dec. 24.....	633,000
Dec. 18.....	795,000	Dec. 25.....	Holiday
Total.....	5,525,500	Total.....	3,902,000

1912.

Left over, Friday A. M., Dec. 20—113.		Arrived.		Sold.		Covered.	
Friday, Dec. 20.....	6	5	0	0	0		
Saturday, Dec. 21.....	8	2	0	0	0		
Monday, Dec. 23.....	11	7	0	0	0		
Tuesday, Dec. 24.....	2	4	1	1	1		
Wednesday, Dec. 25....	5	3	2	2	2		
Thursday, Dec. 26.....	14	0	1	1	1		
Total.....	46	21	5	5	5		

Condition of market, dull. Prices: Hudsons, \$6.50 to \$7.00; covered, \$7.25 to \$7.50; Raritans, \$6.75 to \$7.00. Left over, Friday A. M., Dec. 27, 113. Total No. covered barges, 27; one sunk.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1913.....	113
Total No. barge loads, arrived, including left over barge loads, Jan. 1 to Dec. 25, 1913.....	1,948
Total No. barge loads sold Jan. 1 to Dec. 25, 1913.....	1,864
Total No. barge loads left over, Friday A. M., Dec. 26, 1913.....	84
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. 26, 1913.....	2,327
Total No. barge loads sold Jan. 1 to Dec. 26, 1912.....	2,195
Total No. barge loads left over, Friday, A. M., Dec. 27, 1912.....	132

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows: In each case the quotations given below were those prevailing up to noon, Dec. 26, 1913.

BRICK—

Hudson common.....	\$5.75 @ \$6.25
Raritan common.....	6.00 @ —
2d hand common (cleaned).....	3.00 @ —
2d hand com. (truck load of 1,500)	4.50 @ —
Front or face.....	18.00 @ 32.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

Domestic Portland.....	\$1.58 @ —
Cons. Rosendale Nat.....	.90 @ —
Alsen's German.....	2.10 @ 2.15
Dyckerhoff German.....	2.35 @ 2.50

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1 1/2 in.....	\$1.10
Trap rock, 3/4 in.....	1.20
Bluestone, 1 1/2 in.....	.95
Bluestone, 3/4 in.....	1.05

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1 1/2 in.....	\$0.90
3/4 in.....	1.00

HOLLOW TILE (fireproofing. Prices F. O. B. Perth Amboy, N. J.):

Exterior—

4x12x12 in.....	\$0.06
6x12x12 in.....	.084
8x12x12 in.....	.102
10x12x12 in.....	.12

(Continued on page 1199.)

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THE WEEK'S REAL ESTATE NEWS

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

The Holiday Was Not Conductive to Activity

The market reflected all the weaknesses of the usual holiday week. The business concerned few and unimportant holdings. Prominent among the deals closed were those involving the commercial building at the corner of Grand and Greene streets and the accumulation of a plot on Barrow street for a settlement house. The sale of a valuable dwelling on East 72d street and the leasing of the Cafe Boulevard for a long term were also conspicuous items. The Brooklyn and Bronx markets were quiet.

The total number of sales in Manhattan this week was 18, against 30 for last week and 27 a year ago.

The number of sales south of 59th street was 4, against 14 last week and 11 a year ago.

The sales north of 59th street aggregated 14, compared with 16 last week and 16 a year ago.

From the Bronx 10 sales at private contract were reported, against 10 last week and 16 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$366,150, compared with \$887,311 last week, making a total since January 1 of \$49,132,257. The figure for the corresponding week last year was \$823,852, making the total since January 1, 1912, of \$48,157,541.

PRIVATE REALTY SALES.

Deal in Old Silk District.

Charles Laue has purchased from Rosenwasser Bros. the northeast corner of Grand and Greene sts, three 5-sty commercial buildings fronting 75 ft on Grand st and 210.6 ft on Greene st. The property is said to have cost Laue about \$175,000. It was owned for many years by the Watson estate and was occupied by merchants in the silk trade, who have removed to the new district bordering 4th av. The estate tried to find an auction buyer for the group of buildings by offering the property in partition last May, but it was bid in at \$157,000. Subsequently the estate sold out to Rosenwasser Bros., legging manufacturers, who gave in payment the 6-sty apartment house at 82 and 84 West 12th st. The downtown property was valued a year ago at \$400,000 in transfer tax proceedings.

Settlement Workers Secure Plot.

The recently organized Co-operation Social Society, of which Herbert Parsons is President, has purchased the three old tenement properties which will face the new extension of 7th av at 27, 29 and 31 Barrow st. The properties were accumulated through Pepe & Bros., who bought them for the new society from Louis Malavita and Antonio Giordano, who previously purchased them from the owners, James A. Lowe, Kate Masterson, and Luigia Ranazzotti. The site is near Bleecker st, and is to be improved by the society with a new building. No plans for this have been formulated. The society will do settlement work.

Sale on Lenox Hill.

One of the fine dwellings in the Lenox Hill residence district, which was held at a valuation of \$100,000, was sold Tuesday through the Douglas Robinson, Charles S. Brown Company at a price near that figure, for the owner, Cornelia W. Roberts. The property comprises a 4-sty and basement high-stoop private house, 22 x 65 x 102.2, at 43 East 72d st, and was purchased by Dr. Alexander Lambert, who recently sold his present residence, at No. 36 East 31st st, to the estate of Dr. Charles McBurney, owners of the adjoining residence, No. 38.

Bronx Corner in Deal.

A. N. Gitterman reports the sale by the Ekin Holding Co. of the northeast corner of 174th st and Hoe av to the Hoe Holding Corporation. The latter company has also secured the adjoining parcel on East 174th st from Judge Edgar J. Lauer, thus accumulating a plot 85x50, which is to be resold to the builder. The widening of 174th st has recently been completed and plans for the alteration of the present subway stairway, due to the widening, have been improved so that this stairway will front on this plot. Application is pending for the appropriation for the bridge across the Bronx River at 174th street which when completed will connect the develop-

ment of the Watson Areco tract on the other side of the Bronx River with this subway station, the nearest one to this new Watson development.

Manhattan—South of 59th Street.

4TH ST, 331 West, s e cor Jane st, 3-sty frame dwelling, 22x55, Edward A. Helfer has contracted to sell his 1/4 interest to Adelina M. Cramer for \$3,000.

10TH AV, 753, n w cor 51st st, vacant plot, 25x100, sold by the estate of Margaret Dooley to Harris and Maurice Mandelbaum. This is the first sale of the property in over 50 years.

Manhattan—North of 59th Street.

68TH ST, 306 West, 5-sty brick building, on lot 25x100, between West End av and the N. Y. Central tracks, reported sold by the Plainfield Plumbing, Hardware and Paint Supply Co.

78TH ST, 175 and 177 East, two 3-sty dwellings, each on lot 18.6x102.2, between 3d and Lexington avs, sold by Newton G. Chase to John R. MacArthur, who owns 169 and 171 in the same block, the intervening house at 173 being owned by Emma Schwarz. This whole plot from 169 to 179 and an adjoining parcel on 3d av were under negotiation some months ago, Moss & Brill having made an effort to get the property for a theatrical improvement.

80TH ST, 236-238 East, 6-sty flat, on plot 40x102.2x irreg, sold by Lowenfeld & Prager to an investor.

84TH ST, 242 and 244, old buildings on plot 50.10x100.2, between 2d and 3d avs, sold for the Dorvan Realty Co., representing heirs of the estate of John and Irving Jones, to a client, by Joseph P. Day. The transaction resulted upon the reaching of an agreement to settle differences between the heirs which have been in litigation for about 30 years.

85TH ST, 127 East, 5-sty single flat, on lot 17x102.2, west of Lexington av, sold by Nellie Fitzgerald to the Yorkville Jewish Religious School, which owns adjoining property and is preparing to erect a school structure.

100TH ST, 226 East, 5-sty flat, on lot 25x100, sold by the Manhattan Realty Owners (Rosenthal & Hutter) to a client of B. Tepper.

101ST ST, 101 East, n e c Park av, 3-sty dwelling, on lot 16.6x75, sold by Philip Reilly to Mary Healy, by Edgar T. Kingsley.

156TH ST, 549 West, 3-sty frame dwelling, on lot 20x99.11, east of Broadway, reported sold by Max A. Schempf.

ERADHURST AV, 192-198, n e cor 151st st, two 6-sty flats, with stores, on plot 107.9x124, reported sold by Jacob Rosenthal.

EDGECOMBE AV, 145-147, 5-sty flat, on plot 45x105.7, opposite 142d st, sold by the Central Development Co. to an investor who gave out-of-town property in part payment. The sellers acquired it last April from the Sherman Co.

MADISON AV, 1069, 4-sty residence, on lot 16.8x80, adjoining the southeast corner of 81st st, resold for the Capen Realty Co. to a client, by John J. Kavanagh. The sellers acquired title to the property last week and report a substantial profit on the resale.

SHERMAN AV, n w cor Academy st, vacant plot, 100x100, sold by Mrs. A. R. Altmayer. The buyer is said to be Max Marx.

8TH AV, 2194, 5-sty double flat with stores, on lot 25x80, resold for the Hensle Construction Co. to Joseph Mattern, by A. W. Miller & Co. The sellers recently acquired the property in trade for a Washington Heights corner.

Bronx.

165TH ST, n s, block between Sherman and Sheridan avs, plot 200.31x105.22x94, sold for Frederick A. DePeyster and others to Isabella Weeks, by J. Clarence Davies. The property will be improved with apartment houses.

173D ST EAST, s s, 100 ft west of Topping av, 3-sty dwelling, on plot 50x100, sold for H. B. Hyden to a client, by the Deane Realty Co.

192D ST, East, n s, block front from Aqueduct av to Old Croton Aqueduct, plot 230x107x85, sold for George F. Johnson to a client, by L. M. Mosauer & Co.

BEAUMONT AV, n e cor 187th st, sold for a client to Giovanni Lordi, by Suter & Villone. The buyer gave in part payment 10 lots at Burlington, N. J.

EAST FORDHAM RD, 617 and 619 East, 5-sty apartment with stores, on plot 38.2x100, near Hughes av sold for the Empire City Savings Bank to Charles Wynne, by Harry Sugarman. Mr. Wynne recently purchased adjoining property at 613 and 615.

MARMION AV, swc Elsmere pl, 5-sty modern tenement, on lot 25x100, sold for Philip Watenberg to the Steinmetz Construction Co., by Ernst & Cahn and F. J. Wood. The seller takes in part payment a farm of 60 acres at Callicoon, N. Y.

PARK AV, s w c 177th st, 1-sty frame building, on plot 70x115, sold for Hugh N. Camp, Jr., to a client, by R. E. L. Mordecai. The selling price was about \$100,000. The buyer, it is said, will reimprove the corner with a 3 or 4-sty

structure.

WASHINGTON AV, 1071, 6-sty apartment house, on plot 35x200, sold for M. F. Dellac to M. Campbell, by Ames & Co. and H. G. Wales. The building contains five suits on a floor, was held at \$49,000 and has a rent roll of about \$5,100. In part payment Mr. Campbell gave his residence, on a plot containing about an acre and a half, at the corner of Madison av and Pine st, Freeport, L. I., held at \$20,000.

WHITE PLAINS RD, old east side, 225.9 north of Locust av, plot 26.5x101.5x93x100, contract for sale made by Stephen Wray to Ellnor O. Mortensen of Eronwood Park, for \$3,400.

FIELDSTON.—The Delafield Estate has sold to Fieldston to George D. Strayer, a professor of the Teachers' College, Columbia University, a plot on the northerly side of West 246th st, 190 ft east of Fieldston road. Professor Strayer is to erect a modern dwelling for his own use on this site.

Brooklyn.

NORTH OXFORD ST, ETC.—H. W. Rozell & Son has sold for Henry Neibling 95 North Oxford st, a 2-sty and basement frame house to a client for occupancy; 161 Park av, a 3-sty and store brick building for Miss Green to a client for investment; and also 70 and 72 Waverly av, a 3-sty and basement brick house and 2-sty stable.

PACIFIC ST, n s, 374 ft. east of Grand av, plot 76.4x100, sold for Rufus T. Griggs to a client by the Bulkley & Horton Co. The adjoining lot, 80x100, was sold by the same brokers last week.

SOUTH 9TH ST, 109, 111 and 115, three 4-sty flats sold for Louis A. Maltzman to T. Siegel, by Joseph Metzger & Co.

82D ST, n s, 14 lots east of 4th av, plot 280 x100, sold for the John E. Sullivan Co. to a New York corporation, by Samuel Galitzka.

63D ST, n s, 240 ft west of 15th av, plot 40x 94x40x100, sold for William Malone, to an investor, by B. J. Sforza. The same broker also resold for Calerdo & Gordi the lot, 20x131, in the north side of 68th st, 160 ft east of 13th av.

PLATBUSH AV, 1050, 3-sty store and apartment building sold for William Gassert to an investor, by the McInerney-Klinck Realty Co.

EASTERN PARKWAY.—J. C. Schenck sold for Miss Mary L. Anderson to Morris Weinberg the plot fronting 23.7 ft on Eastern Parkway, running through to Union st, with a total depth of 220.7 ft. between Union st and Schenectady av.

OCEAN AV.—Godfrey M. Lahm has sold for George F. Haight, of the Queens Land & Title Co., to an investor, his plot on Ocean av, near Av K, of about 8 lots.

11TH AV, w s, 100 ft. south of 65th st, plot 40x100, sold for H. Wilson to an investor, by Frank A. Seaver & Co.

Queens.

ASTORIA.—A. Cantore has sold 29 Willow st, a six-family brick house, for Mary Richmond to Antonio Marcantonio; also 360 Boulevard, a 3-sty brick house, on a plot 100x100, to Luigi Moltini.

Rural and Suburban.

ARDSLEY, N. Y.—The famous Rowsley Kennels have been sold by I. Scott McComb to M. Addyman. The property consists of about 19 acres. The Real Estate Management Co. negotiated the sale.

MT. VERNON, N. Y.—Cahn & Cahn sold for H. W. Helfer 629 South 5th av, a 2½-sty stucco dwelling on a lot 37.6x100, to Isaac Hall.

NEW ROCHELLE, N. Y.—J. C. Gleason & Son have sold a plot at the corner of Centre and Crescent avs, having a frontage on the New Haven Railroad of 125 ft. and on Centre av of 100 ft., for James S. Haviland. The property was held at \$5,000. It was sold to Mr. Haviland by the same brokers a short time ago.

OCEANSIDE, L. I.—The Windsor Land and Improvement Co. sold at Oceanside to A. Folkers a plot 40x100 on Oceanside parkway. The same company sold at Lynbrook to L. and H. Soltman a plot 40x125 on Edmund st; at Hempstead to N. Morgan and A. Hayter each a plot 40x100 on Kennedy av; to H. E. Rankin a plot 80x100, and to J. King a plot 40x100 on Henry st; to M. Toomey a plot 40x120, and to R. J. Batti a plot 40x100 on Homan boulevard; to R. Ericson a plot 40x100 on Tompkins pl; to L. and N. Donohue a plot 40x87 on Miller st; to R. Lessin a plot 108x92 on Oak and Greenwich avs; at Rose-dale to T. Culhane and P. Cox each a plot 40x 100 on Stratford rd; and at Floral Park to J. Reilly a plot 40x100 on Rose st; to C. Reinke a plot 60x100 on Poplar st and Tulip av.

PASSAIC, N. J.—The Aleya tract of 40 lots in Central av, near the Erie Railroad tracks, has been bought by the Peoples Company, a co-operative organization recently formed. The company will erect an ice plant with a capacity of sixty tons a day. Work on the building will commence about January 15.

SADDLE RIVER, N. J.—The Bergen Realty Co. sold for former Mayor John Karl, of Garfield, a modern apartment house, 6 2-family houses and a 3-sty brick tenement, in Passaic, to Harry Tompkins, who gave in exchange 125 acres, east of Saddle River, north of the old mill at Arcola, and extending to within a short distance of the Bergen County short cut of the Erie Railroad at Warren Point. Mr. Karl will subdivide the farm and develop it.

TARRYTOWN, N. Y.—Julian F. Detmer, who recently purchased the L. A. Costello and Henry Dale Estates at Tarrytown, N. Y., has added to his holdings by purchasing the Otto J. Bliss property adjoining. The Bliss estate consists of about 7½ acres of parked land with a spacious dwelling, numerous outhouses and show places on the Hudson. The buyer now controls about 37 acres. Nichols & Hobbie negotiated all three transactions.

WARWICK, N. Y.—Mrs. Mary Gagin, of Warwick, N. Y., has sold a large farm at that place to J. T. Gavigan, of Kew Gardens, L. I., taking from the latter in exchange a residence at Kew Gardens. The aggregate value of the properties in the deal is about \$60,000. The Boston Farm Agency negotiated the deal.

Nearby Cities.

NEWARK, N. J.—The Fidelity Trust Co. and others have sold the Bonnell building, an 8-sty office structure on plot 80x100, at 196 and 198 Market st for about \$300,000.

NEWARK, N. J.—Joseph Isaacs sold a plot fronting 75 ft. in South Orange av for the Roosevelt Realty Co. of Newark, to the Seglin Construction Company. The latter gave in part payment two 4-family houses in 52d st, Bayonne.

PATERSON, N. J.—Charles A. Palmer has bought the southeast corner of Market and Prince sts. The property, which consists of old frame buildings on plot 56x120, was sold for \$56,000, said to be a record price. When the present leases expire Mr. Palmer will improve the site with a business building.

LEASES.

Manhattan.

ALBERT B. ASHFORTH, INC., leased the 4th and 5th floors in 435 11th av to the J. F. Tapley Co., of 531 West 37th st; also the store and basement in 348 4th av to the Standard Lunch Co., of 124 Chambers st.

CORN & CO. leased the 4th loft in 331 5th av to M. Schoenholtz, a furrier, of 37 West 28th st.

B. CRYSTAL & SONS leased in 47 and 49 West st space to the Hot Point Electric Co., of 47 West st, Ward-Sauvage Drake Co., Wolf Safety Lamp Co., of America, Inc., of 47 West st, and Edward Ehrdar, of 55 Washington st.

LAURA C. DACKER leased to Harriman H. Fajen and another 49 Whitehall st, a 5-sty building, fronting 38 ft. in Whitehall st and 32 ft. in Front st and facing in Battery Park. The lease is for 10 years from May 1, 1914, at an annual rental of \$8,000.

DOUGLAS L. ELLIMAN & CO. leased for Sims G. Wylie his apartment in 178 East 70th st, to Mrs. Morrill; in conjunction with Douglas Robinson, Charles S. Brown Co., a large apartment of 12 rooms and 3 baths, comprising an entire floor, in 3 East 85th st, for S. Harold Freeman, to William L. Hodgman; also an apartment in 40 East 62d st, for Pease & Elliman, agents, to William E. Hall; and an apartment in the "Blackstone," at 46 to 50 East 58th st, to T. W. Dynes.

DOUGLAS L. ELLIMAN & CO. leased for the Estate of Mrs. W. H. Beadleston the old Beadleston mansion at 25 West 51st st, on a lot 33.4x100, to Michael J. Buckley, for a term of years. This house adjoins the Henry Clews house. Also leased for Dudley Phelps his residence at 30 East 75th st, a 33-foot, 4-sty, low stoop, white stone dwelling, to W. Roscoe Bon-sal, president of the South Carolina & Western Railroad.

DOUGLAS L. ELLIMAN & CO., in conjunction with Post & Reese, leased for the estate of George B. Post 129 East 69th st, facing the Normal College, a handsome 5-sty American basement, to S. Harold Freeman, of Morristown, N. J.

EWING, BACON & HENRY leased the front half of the 5th floor in the Architects Building to the P. & F. Corbin Co., hardware manufacturers, for a term of years. The Corbin Company now maintains two stores, at 106 Lafayette and 39 West 38th st, respectively, and they are disposing of them in favor of the new space in the Architects Building.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for the Chelsea Loft Co. space in 145 to 151 West 18th st to Libow & Halpert of 126 University pl.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for the Carlisle Construction Co. 7,500 sq. ft. of space in building at 19 to 25 East 24th st to Sanger Bros., of Texas, for a term of years. The premises will be used exclusively by them as their eastern purchasing department. They have been located for many years at 13 and 15 Mercer st.

GOODWIN & GOODWIN rented for Geo. D. Eighthme to Alexander Schneeweiss, for a term of years the 1-sty garage at 159 West 127th st.

N. GROSSMAN leased to the European Moving Picture Co., 2750 3d av, 29.9x122, for improvement with a 3-sty moving picture house to contain meeting rooms in the upper stories.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for the Columbus Arcade Realty Co., for a term of years, the store in the Thoroughfare Building at 241 West 57th st to L. A. Van Patten, New York agent for the Saxon Motor Car Co.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased 4,000 sq. ft. on the 10th floor of 470 4th av to Samuel Solomon for a term of years. Bleiman & Co. represented the tenant.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Charles Scribners' Sons the entire 13th and 14th and one-half of the 12th floors, 30,000 sq. ft. in all, in their building, at 311 to 319 West 43d st, for a long term of years at an aggregate rental of \$150,000, to Robert Teller, Sons and Dorner, music publishers, of 224 West 26th st. One of these floors was formerly occupied by the Schneider-Anderson Co., who removed last year to their new building at 16 and 18 West 46th st. This completes the renting of the Scribners' 43d Street building.

M. M. HAYWARD & CO. leased for Pauline Chapin Hodges the 5-sty American basement dwelling on plot 27x100 at 10 East 49th st to a client for a term of years.

HEIL & STERN report the following leases: For Ernest F. Johnson, 6th loft in 684 Broadway to Weiss & Samish, of 148 Green st; for Alland Bros., 8th loft in 14 and 16 West 47th st

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WE ARE entirely out of New York Edition of Dec. 10, 1910 Record and Guide. We will pay 20 cents for this number if both sections are delivered to us in good condition. We also need Brooklyn Edition of July 5, 1913, for which we will pay for both sections 15 cents if in good condition. This offer will expire on December 23, 1913. Record and Guide Company, 119 West 40th St.

to Cohen Bros. & Greenky, of 121 Spring st; for David Price, 5th loft in 32 and 34 West 20th st to Shapiro, Rotman & Co., of 61 Lispenard st, and the 3d loft to H. Mahler & Bros., of 121 Greene st; for 28th St. & 7th Ave. Realty Co., 10th loft in 153 and 159 West 27th st to Harry Frank; for Michael Coleman, 6th loft in 49 and 51 West 23d st to Chas. A. Kupferman & Co., of 152 West 22d st; for Mary L. Fraser, 2d loft in 18 West 27th st to J. M. Tobias & Son, and the 3d loft to United Trimming Co.; for Estate of Simon Goldenberg, 1st loft in 20 and 22 Waverly pl to M. Cohen & Co., and for Manray Co., 7th loft in 145 and 147 West 28th st to Louis Mayers Co.

M. & L. HESS (Inc.) leased rooms 403 and 404 in 752 Broadway to M. Richardson; Room 808 in 148 to 156 West 23d st, to H. Weber, and, in conjunction with Carstein & Linnekin, Rooms 1706-D and 1707 on the 17th floor of the Hess Building, 4th av and 26th st, to Arthur Wolfsohn Co. of 104 East 25th st.

M. & L. HESS (Inc.) leased rooms 1601 to 1604 on the 16th floor in 432 4th av to R. Hurst & Co., publishers; also room 904 at 329 4th av to E. Hirsch, and room 1004 to the Sholl Dry Goods Co., of 487 Broadway.

M. & L. HESS (INC.) have leased for the Polo Construction Co., to C. A. Auffmordt & Co., bankers and factors to the textile trade, the store and basement at 329-331 4th av. The lessees already occupy over 60,000 ft. of space in the Hess Building at 4th av and 26th st, and the new location will undoubtedly be used by one of its departments.

THE VICTOR LEVI REALTY CO. leased to the American Garter Co. of 260 Canal st the 3d loft in 444 Broadway; also to Albert I. Schiff of 196 West Broadway, the store and basement in 3 Lispenard st.

THE LONGACRE LAND CO. leased to the Monroe Clothes Shop, Inc., space on the 2d floor of the building at the northeast corner of Broadway and 42d st for six years from March 1, 1914, together with a renewal. The lease for the first term ranges from \$12,500 to \$20,000 a year, with the renewal based upon the latter figure.

THE McVICKAR, GAILLARD REALTY CO. leased for Miss May Irwin the parlor floor store in 154 West 45th st to Tell Taylor of Chicago.

THE McVICKAR, GAILLARD REALTY CO. leased for S. Osgood Pell & Co., as agent, of the building 2 and 4 East 46th st, 4th floor east to Sugarman & Crandell, doing business under the firm name of Ess-En-Ce Cigarette Co.

EDGAR A. MANNING leased for a term of five years to Miss Annie E. Conlin, importer and dressmaker, the 4-sty house at 63 West 55th st, which will be occupied by the tenant for her business after extensive alterations have been made. Miss Conlin has been located on 38th st, between 5th and 6th avs, for the past 15 years.

EDGAR A. MANNING leased the basement store in 30 West 46th st to William Eklund, of 2 West 29th st, and space in 102 and 104 West 38th st to Sibley & Pitman, of 19 West 36th st.

THE LEWIS H. MAY CO. leased for the Rosenfeld Realty Co., I. H. Rosenfeld, president, to Clinton M. Hall and Troy Alexander, the Cafe Boulevard, 4-sty buildings, facing 2d av, with an L on 10th st. The lease includes the sale of all chattels, wines, cigars, etc., and is for a term of 10 years at an aggregate rental of \$200,000. The name of this famous restaurant will be changed, and extensive alterations, including an open air roof garden for the newest dances, will be completed for the early spring. The seating capacity will be enlarged to accommodate over 2,500. Novel decorative features are now under contract with European architects. Mr. Rosenfeld continues in the restaurant business at the New Cafe Boulevard, 41st st and Broadway.

PAYSON McL. MERRILL CO., INC., leased space in 212 5th av to the Philadelphia Carpet Co. of 140 5th av; also to Hadden & Co., Inc., of 98 5th av.

THE CHARLES F. NOYES CO. leased apartments in the "Westerly," at 103 West 54th st, for Wm. H. L. Lee to C. W. Cady, E. B. Bronson and Col. H. D. Borup; also leased a floor in 197 and 199 Grand st for E. K. S. Lorillard to Charles H. and Max Moskin of 114 5th av; also for the same owner a floor in 30 West 39th st to Bradley Stoughton of 29 West 39th st; and for R. J. Turnbull the 9th loft of the "Turnbull Building" at 161 and 163 Grand st to A. W. Hannington & Co., Inc.

THOMAS J. O'REILLY leased the store at the southwest corner of Broadway and 110th st to the Ambrosia Pastry Co.; also the store at the southeast corner of 79th st and Broadway to Benedetti Bros.

PEASE & ELLIMAN leased an apartment in 998 Madison av for Charles Noe Daly to Gardner L. Gilsey; one in 24 West 59th st for Alexander Smith Cochran to Mrs. Frances A. Shaw; one in 200 West 58th st for the Paterno Construction Co. to Robert Graves, Jr.; one in 166 West 72d st for Mrs. Harriet Lehman to J. H. Cimiotti, and one in 164 West 74th st for Mrs. C. E. Sefton to F. N. R. Close; also leased the 4-sty American basement dwelling at 162 East 74th st for Julian A. Ripley to E. Hope Norton, the president of the Guayaquil & Quito Railway Co.; also leased for Warren E. Dennis to Miss Adele Kneeland the 5-sty, 20x100, American basement house at 110 East 57th st; also leased for the Mitchell H. Mark Realty Co. a part of the Strand Theatre plot at Broadway and 47th st. This is the 3-sty house, 25x100, known as 218 West 48th st. The new tenant is Paola Leone.

THE PUBLIC SERVICE COMMISSION leased space in 1870 Jerome av for its headquarters office for supervision of the construction of Rapid Transit lines in Jerome av. Frederick Zittel & Sons were the brokers.

R. RASMUSSEN leased for Mrs. Moller to the Bronx Seltzer Manufacturing Co. 1809 Washington av for five years.

GEO. R. READ & CO. leased the 9th floor in 3 South William st to the United States branch of the Thames and Mersey Marine Insurance Co., Limited. This completes the renting of the building. The same brokers leased space in 63 and 65 Beaver st to the National Board of Marine Underwriters of 60 Beaver st.

THE REALTY HOLDING CO. has leased, through Benjamin Wurtenberg, the 7th floor in the building at 432 4th av, northwest corner of 29th st, to the American branch of L. Hecht & Co., of Berlin, Germany, importers and commission merchants.

THE DOUGLAS ROBINSON, CHAS. S. BROWN CO. leased for Osborne W. Bright the 5-sty American basement dwelling at 39 West 49th st to Clarence Sackett of 31 Nassau st.

THE DOUGLAS ROBINSON, CHAS. S. BROWN CO. with A. J. Robertson, leased the entire 6th floor in 15 East 47th st to the Kraemer Art Galleries of Paris.

THE M. ROSENTHAL CO. leased space in 248 and 250 West 23d st to J. Tauber of 441 East 74th st; also space in 30 East 23d st to Louis Smith; also space in 487 6th av to D. Kaplow, and space in the store at 741 6th av to Knickerbocker Novelty Co.

W. J. SCHOONMAKER leased the 7th floor containing 10,000 sq ft in the Braender Building at 104 to 112 East 25th st, to John and James Dobson, to be used by their velvet, plush and cloaking department. The firm at present has under lease the 4th and 5th floors in this building.

RICHARD H. SCOBIE sub-leased for the Emil Grossman Manufacturing Co. 5,000 sq ft on the 5th floor of 250 West 54th st, to the King Motor Car Co. of 1670 B'way; also leased the entire 9th floor, about 10,000 sq ft, in the same building, and store at the southeast corner of 52d st and Broadway, to the King Motor Car Co. a few months ago; also leased for Dr. Ernest McNeill, for a long term of years, the large store and basement in 345 East 149th st, to James L. Sullivan, for a high-class restaurant and luncheon.

THE EVERETT M. SEIXAS CO. leased for the Hudson Realty Co. the two 6-sty apartment houses occupying the block front on the north side of 159th st from St. Nicholas to Amsterdam avs for a term of years to Tilton & Pittinger.

H. C. SENIOR & CO. leased for Ellen A. Slaven the 4-sty dwelling at 168 West 78th st to a client for a term of years.

H. C. SENIOR & CO. subleased for Mme. Leana de Maffutus the 3-sty dwelling at 206 West 70th st to Mrs. G. Kellogg.

FRED'K SOUTHACK & ALWYN BALL, JR., leased for the Chesebrough Estate to Barbers Antiseptic Sterilizing Co. store and basement in 187 and 189 Mercer st; for Francis Bannerman, in conjunction with Fred'k Fox & Co., the 3 lofts in 499 Broadway, to the Sanitary Clothing Co. of 269 Canal st; for Astor Estate to Geo. Sperling, the 4th loft in 93 Prince st; for H. S. Rogers Co. to Hope Webbing Co. of 376 Broadway the 3d loft in 87 Walker st; for Wm. Lauterbach to H. Frankel, 3d loft in 14 and 16 Waverly pl; for Wm. Lauterbach to S. & I. Amdur & Goodman of 40 Great Jones st, 4th loft in 14 and 16 Waverly pl; for Shortland Estate to A. Nitke, 2d loft in 17 and 19 Walker st; for Shortland Estate to Goldsticker & Ostrove, 3d loft in 17 and 19 Walker st; for Solomon Hecht to H. D. Merblum of 316 Church st, store and basement in 316 Church st; for I. Unterberg to I. L. Marrow of 85 Leonard st, 4th loft in 86 and 88 Franklin st; for Eliza Guggenheimer to Bernaker & Moskowitz of 28 Howard st, 4th loft in 9 to 13 Walker st; and for Stewart Estate to Mrs. Sara C. Bernerd, 1st loft in 230 Pearl st.

HENRY TRENMANN leased the 6th floor in 108 and 110 West 25th st to Posner & Sloat of 110 West 14th st, and the 10th floor to A. Wendorf & Co. of 27 East 10th st, for a term of years.

TUCKER, SPEYERS & CO. leased, in conjunction with S. Osgood Pell & Co., the store in 27 West 38th st to the Shoecraft Co., for a term of years. This lease shows an increase in rent of 75 per cent. over the previous rental for Stewart Estate to Mrs. Sara C. Bernerd. 1911.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased offices in the Whitehall Building to the American Steamship Association of 17 Battery pl; Columbia Naval Stores, Inc., of 17 Battery pl; Ross-Schofield Co. of 17 Battery pl; C. W. Crane & Co. of 38 South st; Ray V. Warman of 17 Battery pl; Quaker Oats Co. of 90 West st; Sanitary Sewage Reduction Co.; Consul General of Mexico; F. W. Huestis Coal Co., and the Ford Motor Co. of 1723 Broadway.

FRANK D. VEILLER leased the upper floors in 601 5th av to A. H. Davenport & Co., art furniture and decorators, now at 150 Madison av.

WM. A. WHITE & SONS leased the 6-sty fireproof building on the northeast corner of Jay and Greenwch sts for a long term of years to a large butter and egg house. This building had been occupied up to a year ago as a branch of the United States Post Office Department, and has been vacant since.

J. ARTHUR WISCHER leased for the United States Trust Co. to the Chelsea House Association the 4-sty apartment building at 363 West 34th st, for a term of years. After extensive alterations the association will use the premises as a branch. Also leased to Peter Da Prata, proprietor of "Old Maria's" in West 38th st, the adjoining house at 107, for a term of years. After extensive alterations the same will be used in conjunction with their present building at No. 109.

Brooklyn.

CHARLES E. RICKERSON leased 137 6th av. a 3-sty brownstone dwelling, furnished, for a term of years for a client to John Fleming Wilson, author; also 378 Carlton av. a 3-sty dwelling, for a client to Mrs. J. Nelmes.

REAL ESTATE NOTES.

THE FIFTH AVENUE BOND & MORTGAGE CO. has been appointed renting agent of Nos. 129-135 West 29th st.

SAMUEL H. MARTIN has been appointed agent of the 5-sty flat at 106 West 63d st; and also for the three 5-sty apartment houses at 52, 54 and 56 West 65th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have been appointed agents for 243-245 West 143d st, two apartment houses, by Adams and Reiss, owners.

FRANK CROWELL, who has acted as sales manager for several Long Island developments, is now associated with the Rickert-Finlay Realty Co.

JOHN W. AHERN, who has been connected with E. H. Ludlow & Co. for many years, has severed his connection with that firm and has been appointed appraiser for the Lawyers' Mortgage Co., with offices at 59 Liberty st.

ROBERT WEBER has secured an option from George A. Macdonald on the 6-sty brick, store and storage building at 799-801 Washington st. Under the terms, if the option is exercised, Mr. Weber will give in exchange the five 3-sty and basement dwellings at 124 to 132 East 92d st.

ROBERT J. COLLIER and his wife have sold the two 4-sty buildings at 159 and 161 East 4th st, between 1st av and Av A, a plot 50 by 96.2 ft, to the Nassau-Beekman Investing Co. Title passed this week, and the new owners have obtained from the Columbia-Knickerbocker Trust Co. a mortgage of \$30,000 on the property.

M. MORGENTHAU, JR., COMPANY announces that the real estate and auction business of John M. Thompson will be merged with its business on January 1 next. Mr. Thompson has been active in New York real estate for the last 20 years. He will become vice-president of the M. Morgenthau, Jr., Co., and will be manager of the sales and appraisal departments.

THE UNITED CONGREGATIONAL CHURCH at Lee av and Hooper st, has voted to sell its property and unite with Central Congregational Church, of which Dr. S. Parkes Cadman is pastor. The United Churches property is valued at from \$65,000 to \$75,000. Several offers, it is said, have been made for the property, one being from a Hebrew congregation for a synagogue.

FREDERICK BADER, county auditor of Cincinnati, Ohio, who recently assumed office, died suddenly on Wednesday in the home of a friend. His death was due to heart disease. Mr. Bader was a former State Senator, author of many bills relating to State taxation, and reputed to be the greatest expert in the country on building and loan associations.

THE BROOKLYN Board of Real Estate Brokers will hold its annual dinner at the Brooklyn Club on Saturday, January 24. Christopher C. Mollenhauer, the newly elected President, will preside. The dinner committee is composed of F. B. Snow, chairman; E. J. Grant, G. H. Gray, A. B. Gutman, Charles L. Gilbert, W. J. T. Lynch, and A. H. Waterman.

HUGO E. DISTLEHURST has given the Brown-Weiss Realties a sixty-day option of purchase against the old church property, on a plot 80x100, at 233 to 243 West 25th st. On December 18 last Mr. Distlehurst, as the second mortgagee, foreclosed the claim he then held against the Brown-Weiss company, as the then owners, and acquired the property he is now giving the earlier owners an opportunity to recover.

THE COUNTRY LIFE Permanent Exposition, featuring Westchester County and occupying 18,500 sq. ft. of space in the new Grand Central Terminal, was opened Saturday with a reception and luncheon. Robert E. Farley, founder of the exposition, explained the purposes and hopes of the exhibit—the extension of home ownership and of suburban and country life. The exposition will be opened to the public permanently and without the payment of an entrance fee.

N. BRIGHAM HALL and Wm. D. Bloodgood, Inc., sold for Mary Reilly, Margaret Cook, Robert Gray, Rosina Antz, Mary F. Ellison, Edgar Improvement Co., Maria S. Simpson, Mary F. O'Hagan, John J. Campbell and William McGuckin the 12 old buildings numbering from 404 to 424, inclusive, West 31st st, a plot 250 ft in frontage, commencing 100 ft west of 9th av, with an irregular "V" shaped rear line varying in depth from 80 ft to 120 ft. The purchaser is The Montrose Realty Co. The greater portion of this plot faces the open cut to the west of the Pennsylvania Station, assuring permanent northerly light, and this transaction puts under one control one of the largest plots on the west side. The price paid was over \$250,000, and the assembling of the various properties by these brokers required more than eight months. The late Thomas H. Ellison was associated as broker in the transaction.

THE WOODSTOCK TAXPAYERS' Association of the Bronx at a meeting held recently effected a permanent organization and elected the following officers: President, Edward Rowan; vice-president, Marcus Weyl; second vice-president, Anthony Cuneo; secretary, Arthur Rosenberg; treasurer, Dr. Thomas Brown; counsel, Alderman-elect Harry Robitzek. The following board of directors was elected: Senator Anthony J. Griffin, Dr. John F. McLaughlin, Jacob Markel, Henry Freed, J. Berliner, Arthur Weyl and Frank Baker.

SUIT has been brought in the Supreme Court by George S., Charles E. and William H. Hall as executors of William H. Hall to foreclose

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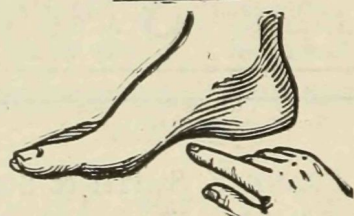
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four mortgages, aggregating \$448,575, on the Oregon apartment house at the southwest corner of 7th av and 54th st, a 12-story building, on a plot 100.5x100. One mortgage was made by the Seventh Avenue-Fifty-fourth Street Co. and the others by the Oregon Apartment Co. The action is against the Oregon Apartments Co., Henry Bergquist and Joseph A. Burdeau as committee of the estate of Henry Bergquist. Thomas C. Ennever is the plaintiff's attorney.

GEORGE ROSENFELD, who for the past two years has been Treasurer of M. Morgenthau, Jr., Company, 95 Liberty st, has organized the George Rosenfeld Company, Inc., whose offices after January 1st, 1914, will be in the Vanderbilt Av Building, 51 East 42d st. The new corporation will continue the real estate and insurance business heretofore conducted by Mr. Rosenfeld. The officers of the George Rosenfeld Company, Inc., are George Rosenfeld, president; Edgar D. Milbank, vice-president; Mathias Riester, secretary, and J. C. Molloy, treasurer.

IN THE ANNOUNCEMENT Wednesday by the Douglas Robinson, Charles S. Brown Co. of the sale of the five 5-sty flats at the northwest corner of Madison av and 89th st, being 1242 Madison av and 17 to 23 East 89th st, there was a reminder of the deal made a short time ago in which Arthur Curtis James purchased the 12-sty apartment on the northeast corner of 5th av and 81st st from the Century Holding Co., composed of Lee & Fleischman. In addition to the 4 flats on the southwest corner of Amsterdam av and 86th st, which were mentioned at that time as given by Commodore James in part payment, the Madison av corner plot also figured in the deal, being another portion of the James holdings given in part payment for the 5th av apartment. Title has just passed to the Madison av corner, 100.8 ft. on the avenue by 104.5 on 89th st, and the Century Holding Co. has given back a mortgage of \$125,000. Mr. James also took title Wednesday to the 5th av apartment, on plot 102.2x125 ft., subject to a mortgage of \$1,400,000.

REAL ESTATE APPRAISALS.

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

ESTATE OF EDWIN R. FAY.—premises 516-520 West 157th st, three 3-sty frame buildings, on plot 50x99.11, valued at \$32,000.

WILLIAM LESLEY SHEAFER—corner Grace av and Hammersley av, Arden, plot 100x100, \$1,200; plot on Ely av, near Burke av, Arden, \$2,000; vacant plot of 6 lots northeast corner Brook av and 137th st, \$100,000; northwest corner Townsend av and 174th st, vacant plot, \$20,000; northwest corner Broadway and 77th st, four 5-sty apartment houses (Nos. 2181-2187 Broadway), on plot 76.22x107.9x76.22x96.9, \$240,000; 2189 Broadway, 5-sty apartment house, 20x96.9, \$70,000; northwest corner 168th st and Concourse, 50x100, \$9,000; Russell property (11 acres) in Kingsbridge, \$70,000; Flint property (25 acres) at Riverside Drive, Dyckman st, etc., \$483,000; plot on East 136th st, running through to 137th st, 165.16x200x160.65x200, \$71,500; southwest corner of Broadway and 105th st, 6-sty apartment, 73.8½x98.9x68x67.5, \$200,000; Schiefelin property, Arden, \$180,610; northeast corner of Gerard av and 168th st, irreg., \$30,000; northwest corner White Plains Road and 231st st, vacant, \$14,000.

Real Estate Committee in Session.

A meeting of the taxation and legislation committee of the Real Estate Board of New York was held on Monday, Robert E. Dowling, chairman, presiding.

The members of the committee present were Robert E. Dowling, David A. Clarkson, John P. Leo, Charles H. Ayres, Edward B. Boynton, Louis V. Bright, Donald W. Brown, Joseph L. Bittenwieser, Charles E. Duross, Austin Finegan, E. C. Cammann, J. Edgar Leacycraft, A. H. Mathews, Charles Griffith Moses, T. B. Robertson, Charles H. Schnelle, Richard Collins, Walter C. Wyckoff, E. S. Willard and Joseph P. Day.

The general plan of the committee's work for the coming year was discussed, and various sub-committees are to be appointed by the chair. One sub-committee is to have in charge the proposed legislation and taxation in Albany, another sub-committee to have in charge all matters coming before the Board of Estimate and Apportionment and another to have in charge all matters coming before the Board of Aldermen. The chairmen of these sub-committees will report back to the committee as a whole recommending such action as they believe should be taken in the various matters. Nothing definite was decided on, and the committee adjourned subject to the call of the chair.

Brooklyn Board's Committee.

The standing committees of Brooklyn Board of Real Estate Brokers are as follows, the first named being the chairman, in each case:

Executive.—Wm. G. Morrisey, Howard C. Pyle, DeHart Bergen.

Ways and Means.—E. J. Grant, Chas. A. O'Malley, Jos. T. McMahon.

Arbitration (Alternates).—John F. James, Wm. G. Morrisey, Z. D. Berry, Thos. Hovenden, A. H. Waterman, Wm. H. Smith.

Legislation and Taxation.—Frank H. Tyler, Robt. A. Wright, I. H. Cary, W. J. T. Lynch, Chas. C. Stelle, I. O. Horton, Geo. E. Lovett.

Entertainment.—F. B. Snow, W. J. T. Lynch, A. B. Gritman, Chas. L. Gilbert, E. J. Grant, Geo. H. Gray, A. H. Waterman.

Press.—Geo. H. Gray, F. B. Snow, DeHart Bergen.

Municipal Improvements.—David Porter, John F. Churlo, Thos. Redmond, H. A. Crosby, C. B. Smith, Sig. Cederstrom, Frank A. Seaver, M. G. Straus, W. A. A. Brown.

Transportation and Subways.—Howard C. Pyle, I. Cortelyou, Thos. Hovenden, A. B. Gritman, A. J. Murphy, F. B. Small, A. J. Waldron, Jas. L. Brumley, Wm. H. Goldey, John F. James, Jos. M. May, David Porter, Wm. P. Rae, A. H. Waterman.

Auction Market.

There were 20 properties offered this week at the Exchange Salesrooms, and 2 went to outside bidders. Parties in interest secured 12 and 6 were adjourned or withdrawn. The 4-sty tenement, with rear stable, was bought by James C. Foley for \$12,000, and the 1-sty frame shop at 2113 1st av, by Anthony B. Thomas, for \$8,000. These were the only two outside bidders.

Notable among the properties scheduled for sale at auction next week is the 15-sty Hotel Claridge, formerly the Hotel Rector, at Broadway and 44th st, to be sold at the stand of Bryan L. Kennelly. The action is brought by the Title Guarantee and Trust Co., as trustee, against the Hotel Rector Co. and others to secure a judgment of \$552,037 and interest, together with costs, etc. There are back taxes, etc., of \$78,000 on the property, which is to be offered subject to a prior mortgage of \$1,600,000, with back interest, together with other advance loans. The structure occupies a frontage of 102.3 ft. on Broadway and 131.3 in 44th st. The immediate corner, 25.2x70, is leasehold. The sale will be under the direction of Grenville T. Emmet, referee.

Joseph P. Day will sell 260 Grand st, a 6-sty loft building near Forsyth st. Mr. Day will also sell a number of other properties, including the dwellings at 23 West 120th st, 24 West 121st st, 1411 Nelson av, 1685 Weeks av, \$22 Ritter pl, and 263 West 54th st, and the 6-sty loft and store building at 237 Rivington st. The other auctioneers will offer the usual assortment of miscellaneous properties.

Dyckman Taxpayers' Meeting.

A special meeting of the Dyckman Taxpayers Association was held on Dec. 21 at the Isham Mansion at Isham Park and reports were received from the standing committees.

A committee on schools and school sites reported inadequate facilities and recommended the appointment of a special committee hastening the building now planned for the corner of Academy and Vermilyea streets.

A committee on lighting and police protection reported the need of additional lighting facilities on Ninth avenue and recommended the early illumination of Ninth avenue as well as 204th street. The Police Commissioner is requested to increase the detail of police to this location as the 11,000 dwellers here have fewer patrolmen than the same number of people further down-town. This section is occupied entirely by working people whose hours may be irregular and it, therefore, was deemed necessary to report this inadequate police service to the Police Commissioner.

It was recommended that a new stairway street at 215th street connecting Broadway and Park Terrace base be placed in the hands of the Park Department instead of the Bureau of Highways on account of the parkings that will need attention and the flower beds that are to be laid at the various landings.

Reports from the Housing Committee were most satisfactory. There exists less than 2% of vacancies in the Dyckman section. This is most gratifying and proves conclusively that the forecast made by the organization that builders coming to this section would be able to rent satisfactorily and put their houses on an investment basis.

The work on the water front was given special consideration and a meeting is soon to be called at which the Hon. Congressman Goulden is expected to address some remarks on the relocation of the Harlem Ship Canal.

Suburban Real Estate Conditions.

The approach of the year's end, in the experience of Long Island land developers and home builders, marks not alone a hopeful outlook for real estate activity next year as many would imagine, but the culmination of a substantial business this year. It is pointed out, too, that the slump in real estate has been more pronounced within the "reater city during the year now ending than in the suburbs. No suburban land company of importance has been financially involved this year. On the contrary, a number of companies that are developing and building on Long Island have showed a strengthening of their resources. One company owning a large tract in Nassau county is completing thirty houses for delivery next Spring, whereas at the beginning of 1913 the completion of the operation was hardly deemed advisable. Other companies in all parts of Nassau county have done a steady if not an extraordinary amount of business. No properties have been withheld from the market in order to await a more propitious selling period. In fact, so salutary have been suburban conditions that during the last six months at least three large new suburban developments have been placed before the investing public. Even in suburban New Jersey one very choice tract has recently been placed on the market. Consequently it is declared that there is some money going into suburban real estate.

The year now ending has demonstrated that there is a steady influence at work in suburban real estate, which is manifested in the fact that small buyers are no longer buying lots in territories remote from railroad stations to an appreciable degree. Furthermore the majority of lot buyers now are an educated quantity in real estate possibilities. They demand to see transit facilities in operation and not on land maps.

The fact that Nassau county has new transit facilities and that prospective investors have to utilize them in traveling to see various land developments there, together with the adjacency of the territory to Manhattan has been the prime cause of growth there during the year. Another contributing cause is the fact that New York City's growth is no longer entirely northward. That the southern and central sections of Nassau county are growing apace was well indicated last week when a Brooklyn newspaper that has long featured Long Island news announced its plans to remove its main office from the eastern district where it has been for sixty years to a building opposite the Flatbush avenue station of the Long Island Railroad. This station serves primarily the southern and central parts of Long Island.

AUCTION SALES OF WEEK.

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

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

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 26, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st. and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Bank st, 40, ss, 145.2 e 4th, 20x90.1x 19.5x90.3, 3-sty & b bk dwg; adj Jan 9.

*Charlton st, 112, see Greenwich, 547-9.

Greenwich st, 547-9 (), see Charlton (No 112), 50x75, 6-sty bk loft & str bldg; due, \$59,123.97; T&c, \$682.53; Wolcott G Lane et al exrs. 66,500

*18TH st, 217 W, ns, 225 w 7 av, 25x92, 4-sty bk tnt & 2-sty bk rear stable; due, \$7,954.59; T&c, \$593.70; Jas C Foley. 12,000

54TH st, 327 E (), ns, 326.6 w 1 av, 24.2x100.5, 5-sty bk tnt & str; due, \$4,827.14; T&c, \$162.90; Peter Otten. 17,500

134TH st, 318 W (), ss, 250 w 8 av, 25x 99.11, 5-sty bk tnt; due, \$21,369.73; T&c, \$1,407.92; Jas K Holly trste. 21,000

156TH st E (), ss, 90.1 e Eagle av, 37.6x 100, vacant; due, \$3,182.52; T&c, \$523.76; Sarah Sibbald. 3,950

Madison av, 1877 (), es, 37 s 122d, 18x 100, 3-sty & b stn dwg; due, \$15,164.31; T &c, \$720.59; Mary Kahn. 8,000

St Lawrence av, 1239 (), ws, 143.4 s Westchester av, 25x100; due, \$4,344.60; T &c, \$180; Jacob Cooper et al trste. 3,800

*1ST av, 2113-15, ws, 50.10 s 109th, 50x 17.5x66.8x62.10, 1-sty fr shop; partition; Anthony B Thomas. 8,000

6TH av, 476 (), es, 43.5 s 29th, 20x75, 4-sty bk tnt & str, 2-sty ext; Jane E Britton; due, \$79,333.03; T&c, \$2,842.35; Jane E Britton. 75,000

7TH av, 2304-6 (), ws, 49.11 n 135th, 50x100, 5-sty bk tnt & str; due, \$5,608.29; T&c, \$1,050.68; sub to two 1st mtgs aggregating \$54,000; Saranac Constrn Co. 28,000

HENRY BRADY.

94TH st, 341-3 E (), ns, 50 w 1 av, 50x 63.2, 6-sty bk tnt & str; due, \$3,337.12; T &c, \$—; Milton Stern. 27,900

*Delavelle av, ws, 150 n Hollers av, 25x 100; withdrawn.

BRYAN L. KENNELLY.

*Chambers st, 102, see Church, 143-7.

*Church st, 143-7, nec Warren (No 32), 175.10 to Chambers (No 102) x24.8x175.10x 25; withdrawn.

*Warren st, 32, see Church, 143-7.

*Belmont av, ws, 299.3 s 179th, see Hughes av, 1978.

*Hughes av, 1978, es, 299.3 s 179th, 26x 95, to Belmont av x26x95, 2-sty fr dwg; due, \$3,158.05; T&c, \$23.83; adj Jan 6.

L. J. PHILLIPS & CO.

Bradhurst av (), see 147th (Nos 308-10), 49.11x100, 6-sty bk tnt; due, \$6,537.99; T&c, \$1,225.37; sub to pr mtgs aggregating \$51,000; Isabel H Cohen. 58,500

CHAS. A. BERRIAN.

167TH st E (), ss, 94.2 w Tiffany, 50x 100, vacant; due, \$5,475.87; T&c, \$1,562.38; Cath A Burton. 6,000

SAMUEL GOLDSTICKER.

133D st W (), ns, 325 e 12 av, 125x99.11, vacant; due, \$40,156.52; T&c, \$900; O'Donohue Estates. 30,000

U. S. MARSHALL'S SALE.

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

*14TH st, 126-30 E, ss, 262.6 w 3 av, 62.6 x206.6 to 13th (Nos 123-7), 1 & 3-sty bk theatre & 2-3-sty bk dwgs in 13th; adj Jan 16.

Total \$366,150
Corresponding week 1912..... 823,852
Jan. 1, 1913, to date..... 49,132,257
Corresponding period 1912.... 48,157,541

Borough of Brooklyn.

The following are the sales that have taken place during the week ending Dec. 23, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

ELDERT ST, ses, 150 sw Hamburg av, 25x 100; Purchase Holding Corp. 6,500

E 2D ST, es, 361 s Av I, 26.6x100; A B Roberts. 2,500

E 34TH ST, ws, 120.6 n Church av, 20x100; Jay Holding Corp. 3,900

HOPKINSON AV, ws, 290 n Pitkin av, 25x 100; A B Roberts. 8,000

NEW LOTS AV, swc Alabama av, 20x75.2; adj sine die.

NOSTRAND AV (*), ws, 196.3 s Butler, 100x 100.1; V Everette Macy et al. 6,000

RAILROAD AV (*), ws, 25 n Weldon, 25x97.5; Frank C Lang. 800

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WM. P. RAE.

18TH ST (*), sws, 18 nw 8 av, 20x75; Weiz & Zerwick. 2,100
E 34TH ST, ws, 100 n Church av, 20.6x100; adj sine die.

ATLANTIC AV, ns, 215.8 w Schenectady av, 25x99.1; Howell Bros. 2,300

CHURCH AV, swc Brighton Beach R R, 38.8x 59.7x irreg; also CHURCH AV, ss, 38.8 w Brighton Beach R R, 20x68.9; Chas S Saitta. 2,500

CHAS. SHONGOOD.

56TH ST (*), sws, 540 nw 8 av, 20x100.2; Julius Behn. 3,750

BEDFORD AV, es, 35 s Winthrop, 25x100; adj Jan 23.

LIBERTY AV, nec Van Sicklen av, 20x100; Sarah V Gentry. 5,500

LINDEN AV (*), ns, 271 e Flatbush av, 26.3 x93.2; Aug Kuhnla. 8,000

THROOP AV, ws, 75 s Hopkins, 25x80; B Cohen et al, def. 8,250

TOMPKINS AV, ws, 34.8 n Floyd, 40.4x100; withdrawn to be readvertised.

CHAUNCEY REAL ESTATE CO.

DEAN ST, sec Rogers av, 115x120; adj Jan 22.

FLATBUSH AV (*), es, 464.7 s Clarendon rd, 40.8x91x irreg; Montague Constrn Co. 1,500

JERE JOHNSON, JR., CO.

MERMAID AV, swc W 36th, 37x100; Sig- mund Wechsler. 1,820

MERMAID AV, ss, 37 w W 36th, 80x100; Sig- mund Wechsler 3,120

Total \$66,540
Corresponding deew, 1912 80,775

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. 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, 20x 100.11, 3-sty & b bk dwg; Jno Moller et al, trstes—Solomon Simon et al; Bowers & Sands (A), 46 Cedar; Jno W Ingram (R); due, \$18,050.06; 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.

DEC. 30.

RIVINGTON ST, 237, ss, 65 e Willett, 20x70, 6-sty bk loft & str bldg; Mary J Quinn—Joe Weiser et al; Krakower & Peters (A), 309 E Wway; Jno Reilly (R); due, \$30,355.07; T&c, \$1,700; Joseph P Day.

TIFFANY ST, 871, see So Boulevard, swc Tiffany.

121ST ST, 24 W, ss, 80 e Lenox av, 20x100.11, 4-sty & b bk dwg; Williamsburgh City Fire Ins Co—Stella M Ehrlich et al; A S & W Hutchins (A), 84 William; Jno Z Lowe (R); due, \$17,615.04; T&c, \$597.60; Joseph P Day.

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.

176TH ST, 503, on map 501 W, ns, 109 w Ams av, 42.6x99.11, 5-sty bk tnt; Ferd G Kneer et al—Wm A Towner et al; Cook & Benjamin (A), 189 Montague, Bklyn; Irving Washburn (R); due, \$3,136.65; Joseph P Day.

FULTON AV, 1397, ws, 48.1 s 170th, 36.7x96.5 x37.1x96.2, 3-sty bk & fr dwg; North Side Savgs Bank—Marion Holding Co et al; Adolph R Gutgsell (A), 38 Park Row; Isidor Wels (R); due, \$7,569.62; T&c, \$140.95; Samuel Marx.

SO BOULEVARD, swc Tiffany (No 871), 35x 100, 5-sty bk tnt & str; Eberhardt & Podgur—Bronx & Yonkers Realty Co et al; Strauss & Singer (A), 27 Cedar; Wilbur Larremore (R); due, \$10,792.06; T&c, \$977.84; sub to pr mtg of \$38,000; D Phoenix Ingraham.

3D AV, 3997-9, ws, 201.9 n 173d, 50.11x131.7x 50x131.3, 6-sty bk tnt & str; David F Butcher—Worcester Constrn Co et al; Woodford, Boyce & Butcher (A), 1 Madison av; Melvin G Palliser (R); due, \$5,238.34; T&c, \$1,013.60; sub to pr mtg of \$50,000; mtg recorded Aug 3'09; Joseph P Day.

DEC. 31.

55TH ST, 327 W, ns, 306.3 w 8 av, 18.9x100.5, 3-sty & b stn dwg; Wm H Davis Free Industrial School for Crippled Children—Arthur J Gormley et al; Cary & Carroll (A), 59 Wall; Jos M Schenk (R); due, \$15,092.99; T&c, \$646.05; Henry Erady.

183D ST, 458 E, ss, 163.8 w Washington av, 16.3x100, 2-sty fr dwg; Mary E S Burdick, extrx—Fredk A Downes et al; Julius D Tobias (A), 99 Nassau; Chas Putzel (R); due, \$3,995.67; T&c, \$187; Henry Brady.

NELSON AV, 1411, ws, 183.4 n Boscobel av, 16.8x95.6x18.6x87.7, 2-sty fr dwg; Wm J Broderick—Regina Heineck et al; Jas E Duross (A), 100 Broadway; Hyman Turchin (R); due, \$632.71; T&c, \$54.30; Joseph P Day.

STEBBINS AV, 1267, nws, 154.2 sw Chisholm, 24.9x48.1x46.1x20.2x66.11, 3-sty fr tnt & str; Jno Bussing, Jr, et al—Pasquale J Lamberti et al; Smith Williamson (A), 364 Alexander av; Chas E Moore (R); due, \$6,443.43; T&c, \$488.31. James L Wells.

WEEKS AV, 1685, ws, 6 n 173d, 30x95, 2-sty frame dwg & str; North Side Savgs Bank—Emelle Kramer et al; Adolph E Gutgsell (A), 38 Park Row; Jos M Hartfield (R); due, \$5,979.20; T&c, \$296.67; Joseph P Day.

JAN. 2.

RITTER PL, 822, ss, 135 w Prospect av, 25x 99.11, 2-sty fr dwg; Alex E Flack—Hinley Realty Co et al; Rudolph Loewenthal (A), 1347 Boston rd; Thos W Churchill (R); due, \$6,002.28; T&c, \$136.85; Joseph P Day.

4TH ST, 169-6 W, see Bway, 1508-12.

5TH ST, 293 W, ns, 43.9 e 8 av, 18.9x62.11, 4-sty & b stn dwg; Amv A C Montague—Frank R McLean et al; Andw H A Thompson (A), 40 Wall; Edw D Dowling (R); due, \$3,793.16; T&c, \$20,000; Joseph P Day.

113TH ST, 117-9 E, ns, 121.4 e Park av, 42.8x 100.11, 6-sty bk tnt & str; Julius C Kohn—Saml Cohen et al; J Chas Wechsler (A), 141 Bway; Melvin G Palliser (R); due, \$13,912.57; T&c, \$1,010.68; Joseph P Day.

BROADWAY 1508-12, see 44th, runs s102.3xe 67.8xw2.1xv18.3xv100.5 to 44th (Nos 160-6) xw 130.6 to beg, 15-sty bk Hotel Rector; Title Guarantee & Trust Co—Hotel Rector Co et al; Harold Swain (A), 176 Bway; Grenville T Emmet (R); due, \$552,392.10; T&c, \$77,947.90; Bryan L Kennelly.

1ST AV, 2012, es, 75.11 s 104th, 25x69, 4-sty bk tnt & str; Sol Sulzberger—Ferdinando Mazzacane et al; Myron Sulzberger (A), 38 Park Row; H C S Stimson (R); due, \$1,557.95; T&c, \$343.55; sub to mtg of \$14,000; mtg recorded Oct 6'09; J H Mayers.

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

1ST AV, 2014, es, 50.11 s 104th, 25x69, 4-sty
bk tnt & str; Sol Sulzberger—Ferdinando Maz-
zacano et al; Myron Sulzberger (A), 38 Park
Row; H C S Stimpson (R); due, \$1,557.95;
T&c, \$342.55; sub to pr mtg of \$14,000; mtg re-
corded Oct6'09; J H Mayers.

JAN. 3.

No Legal Sales advertised for this day.

JAN. 5.

HALSEY PL, swc Washington av, see Wash-
ington av, 1331.

MADISON ST, 350, ss, 216.5 e Scammel, 23.6x
95.1, 5-sty bk tnt & str; Alex W Cahn—David
Kotler et al; Rosenthal & Steckler (A), 155
Bway; Irving J Joseph (R); due, \$6,417.23;
T&c, \$647.46; sub to 1st mtg of \$17,500; Saml
Goldsticker.

1ST ST, 56 E, ns, 250 w 1 av, 20.8x100.4x25.3
x100, 6-sty bk tnt & str; State Bank—Hyman
Berkowitz et al; Jerome A Kohn (A), 1400 5
av; Ernest E L Hammer (R); due, \$10,195.70;
T&c, \$1,700; mtg recorded May13'07; Joseph P
Day.

134TH ST, 728-30 E, ss, 303 w Willow av, 26x
106.11, two 3-sty fr tnts & str; Theo F Holtorf
—Henry Brinckmann et al; Henry B Ketcham
(A), 2 Rector; Walter A Hirsch (R); due, \$2,-
225.20; T&c, \$327.94; Joseph P Day.

147TH ST, 729-831 E, ns, 80 e Jackson av, 37.6
x79, 4-sty bk tnt; Minnie Meyer—Twyford Realty
Co et al; Rabe & Keller (A), 258 Bway; Jno
J Hynes (R); due, \$19,078.50; T&c, \$300.11;
mtg recorded Aug15'11; Joseph P Day.

WASHINGTON AV, 1331, swc Halsey pl, 25.4
x104.5x25x108.5, Westchester; E Colgate Jones—
Frank A Barnett et al; Jas F Donnelly (A),
41 Park Row; Jerome H Buck (R); due, \$2,-
178.91; T&c, \$500; Henry Brady.

Brooklyn.

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

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 Invest-
ing 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.

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. 30.

FULTON ST, swc Smith, 48.9x125.10; also
CAMBRIDGE PL, es, 240 s Greene av, 20x100;
Oran S Baldwin—Peoples Trust Co et al;
Hedges, Ely & Frankel (A), 165 Eway; Alex
McKinny (R); Wm H Smith.

PARK PL, swc Kingston av, 24x125; Kings
& Westchester Land Co—Building Corp of
Kings County et al; Action 12; Wm H Orr (A),
350 Fulton; Fred M Ahern (R); Wm P Rae.

E 3D ST, es, 31.6 n Neptune av, 92.9x40; Geo
H Whittaker—Henry Swartz et al; Hovell, Mc-
Chesney & Clarkson (A), 177 Montague; Geo
Eckstein (R); Wm H Smith.

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

71ST, nes, 440.1 sw 18 av, 18.6x100; Harry
Vogel et al—Jacob Kaiser Improvement Co et
al; Louis F Hollenbach (A), 367 Fulton; Harris
G Eames (R); Wm H Smith.

79TH ST, ns, 17 w 20 av, 16.10x100; Max
Borck—Michl Murray et al; Chas L Borck (A),
38 Park Row, Manhattan; Chas Y Van Doren
(R); Wm H Smith.

JEROME AV, ss, adj land of Stephen I Voor-
hies, run e1,114.2xse—xsw1,368xnw1,013.9 to beg,
4-5 pt; also PARCEL of land at Hog Point adj
land of party of the first part, runs sel,408.3
to Broad Creek by s, se&n—xnw—xw— to beg,
containing 53.10 acres, lot 18, map of land at
Gravesend belonging to Jno I Voorhies; also
PARCEL of land beg at intersec land of Stephen
Van Derveer & Stephen I Voorhies, runs s1,775 to
Hog Point Creek xw— to Hog Point Sprout xw—
to beg; also PARCEL of land beg on ns Hog
Point Creek in the line dividing lands of Danl
D Stilwell & C S & R D Stryker xw— to Hog
Point Sprout xn—xw—xs—xe—xnw— to beg;
also LAND bounded by land of Richd Stilwell &
lands of Jno I, Stephen, Jacobus, Wm & Bar-
nardus Voorhies & Henry Van Dyke s by land
of Richd Stilwell e land of Jacob Voorhies being
1 chain 17½ links wide on es, 10 chains 40
links on ss, 1 chain 80 links on ns, 10 chains
39¾ links wide on ws; also LAND bounded n
by land of Jacobus Voorhies e by land of Henry
Van Dyke xs land of Bernardus Voorhies xw
land of Wm Voorhies; also PARCEL of land
beg at sec land of F Smith and a right of way
runs sw70xse—xne70xnw— to beg; also LOTS 6,
7 & 8, map of land of Alanson Tredwell & Jno
H Wray; also PARCEL of land known as Plum
Island bounded s by Sheepshead Bay & Coney
Island Inlet & Atlantic Ocean, e by Dead Horse
Creek, wx Hog Point Creek, except parts sold to
U S Government, which comprises about 50
acres; except parts released; Mechanics Bank,
Bklyn et al—Brighton Beach Racing Assn et
al; Owens, Gray & Tomlin (A), 189 Montague;
Frank H Cothren (R); Jas L Brumley.

NEW UTRECHT AV, ws, 40 s 49th, 20x99.7;
Lena Zevin—Barnet Waldman et al; Morris A
Vogel (A), 60 Wall, Manhattan; Geo A Green
(R); Wm P Rae.

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ST MARKS AV, sec Rogers av, 16.6x95; Charlotte E Findlay et al—Emma J Holly et al; McGuire, Delany, Niper & Connolly (A), 189 Montague; Thos F McGuire (R); Wm H Smith.

WYCKOFF AV, sws, 20 se Ralph av, 40x104.2; Anna W Wlecke—Mary J Wlecke et al; Wm J Pape (A), 189 Montague; Emil A Williams (R); partition; Wm H Smith.

LOT 47, block 6123, sec 18; Hyles Realty Co—Wm Keegan et al; Litchfield F Moynahan (A), 233 Bway; Ralph K Jacobs (R); Wm P Rae.

LOT 40, block 6123, sec 18; Jannie M Hamilton—Wm Keegan et al; Litchfield F Moynahan (A), 233 Bway; Harry S Lucia (R); Wm P Rae.

DEC. 31.

BUTLER ST, ss, 280 w Hoyt, 20x100; Frank M McQueeney—Cath A T Vansworth et al; Jacob Remsen (A), 26 Court; Oscar A Lewis (R); Wm P Rae.

CONGRESS ST, ss, 80 e Henry, 20x72.6; Franklin Trust Co—Edw H McKee et al; McKeen, Brewster & Morgan (A), 20 Exchange pl, Manhattan; Howard E Greene (R); Chas Shongood.

PACIFIC ST, ns, 202.6 w Hopkinson av, 24.6 x100; Wood Harmon Warranty Corp—Monaton Realty Investing Corp et al; Action 1; Isaac Roth (A), 261 Bway; Louis Karasik (R); Wm P Rae.

PACIFIC ST, ns, 227 w Hopkinson av, 25x100; same—same; Action 2; same (A); J V Carabba (R); Wm P Rae.

PACIFIC ST, ns, 252 w Hopkinson av, 25x100; same—same; Action 3; same (A); Paul Jones (R); Wm P Rae.

PACIFIC ST, ns, 277 w Hopkinson av, 25x100; same—same; Action 4; same (A); Sidney H Weinberg (R); Wm P Rae.

43D ST, ss, 200 w 17 av, 80x100.2; Louis Schwartz—Ellen M Gunn et al; Schwartzman & Schwartzman (A), 44 Court; Benj T Hock (R); Chas Shongood.

54TH ST, ns, 275 w 3 av, 17.6x100.2; Louise H C Kruse—Carrie E Dallon et al; Jos H Breaznell (A), 26 Court; Abr Rockmore (R); Jas L Brumley.

AV H, swc E 14th, 40x100; Archibald W J Pohl—Patk J Sullivan et al; Otis S Carroll (A), 40 Wall, Manhattan; Fredk A Drake (R); Wm H Smith.

DRIGGS AV, ws, 75 s N 8th, 25x100; Pasquale Nunziata—Vincenzo Fierro et al; Ira L Rosenson (A), 258 Bway; Hamilton McInnes (R); Chas Shongood.

EASTERN PARKWAY, ss, 406.3 e Buffalo av, —x—; Anna Seekamp—Howard Robinson et al; Watson & Kristeller (A), 100 William; Alexander S Drescher (R); Wm H Smith.

HOPKINSON AV, ws, 92.11 s Pitkin av, 75x100; South Amboy Terra Cotta Co—Sam Howe Assn et al; Phillips & Avery (A), 41 Park Row, Manhattan; Fredk P Bellamy (R); Wm H Smith.

SNYDER AV, ns, 40 e E 51st, 40x100; also E 43D ST, ws, 132.8 — E Bway, 40x100; Sheriff's sale of all right, title, &c, which Wm O'Brien has in above; Chas B Law, sheriff; Wm P Rae.

JAN. 2.

FULTON ST, ns, 48.4 nw S Oxford, 20x57.5x irreg; Bertha Lazarus et al—David Michel et al; Julius C Feder (A), 42 Eway; Meier Steinbrink (R); Wm H Smith.

E NEW YORK AV, ses, intersec ws Ames, 210x 93.8x irreg to Douglass; Union Bank of Bklyn—Abr Fuchs et al; Louis Goldstein (A), 26 Court; Henry Lissner (R); Wm H Smith.

NEW YORK AV, ws, 21.6 s Martense, 19.6x 100; Mary E Bond—Theo W Baker et al; Jno Z Lott (A), 164 Montague; Jno L Mitchell (R); Jas L Brumley.

JAN. 3.

No Legal Sales advertised for this day.

JAN. 5.

HERKIMER ST, ns, 82 e Buffalo av, 18x75; Chas F W Deutsch et al—Anna McMillan et al; Robt M Johnston (A), 375 Fulton; Leon R Jacobs (R); partition; Wm H Smith.

BLAKE AV, ss, 40 w Railroad av, 40x90; Lint, Butscher & Ross, Inc—Saml Siff et al; Jno L Bernstein (A), 5 Beekman, Manhattan; Milton M Brooke (R); Wm P Rae.

FORECLOSURE SUITS.

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

Manhattan and Bronx.

DEC. 20.

HONEYWELL AV, sec 182d, 100.6x17.6; Jennie E Brolles—Guiseppa Tuoti et al; Fuller & Prest (A).

3D AV, ws, 78.10 s 170th, 79.6x116.5; Thos McLure—Ionic Realty & Constn Co et al; Stoddard & Mark (A).

DEC. 22.

111TH ST, 312-14 W; Shenk Realty & Construction Co—Faultless Constn Co et al; Morrison & Schiff (A).

125TH ST, 510 W; Isidor H Kempner—Morris Feder et al; Eisman, Levy, Corn & Lewine (A).

140TH ST, ss, 506.6 e Alexander av, 22x75; Christine Wilkie extrx—Wm H Harden; J Hejerman (A).

BATHGATE AV, swc 184th, 35x94.5; Henry C Wissemann et al—Arch Realty & Constn Co et al; M Steiner (A).

GIFFORD AV, ns, 330.8 e Balcom av, 75x100 three actions; Central Mtg Co—Rudolf Hall et al; Otis & Otis (A).

DEC. 23.

HENRY ST, 97; also HENRY ST, ns, 85.4 w Pike, 4 1/2 ins x67.6x irreg; Pierre Mali et al—Lewis Seligman et al; H Parsons (A).

9TH ST, ns, 105 e Av C, 100x100; also 9TH ST, ss 8th, ns, lot 201, westerly 1/2, Bronx; Jennie G Buckley et al—Colorado Realty Co et al; E Berry (A).

75TH ST, 327 E; Lizzie Van Boskerck—Mary C Stewart et al; C P Northrop (A).

91ST ST, 166 E; Lina Eitlinger—Morris Forach et al; W C Goodale (A).

115TH ST, 258-60 W; two actions; Matthew McNamara—Mollie Harris et al; T J Bannon (A).

BROADWAY, 456; Windham Realization Co, Inc—City Real Estate Co et al; H Swain (A).

BROOK AV, es, 50 s 150th, 25x100; Stephen D Pringle—Adelaide E McIntire et al; C Wood (A).

1ST AV, 420; Wm Shrotski—Sarah Cohn et al; L L Levy (A).

DEC. 24.

ATTORNEY ST, 41; Louise S Walter et al—Jos Kisselsuein et al; J Hunter Lack (A).

CHARLOTTE ST, 1521; Edw H Bailey—Fleischmann Realty Co et al; Roelker, Bailey & Stiger (A).

CHARLOTTE ST, 1517; Martin D Fink—Fleischmann Realty Co et al; Roelker, Bailey & Stiger (A).

MADISON ST, 352; Wm F Randolph et al—David Cohen et al; Cary & Carroll (A).

100TH ST, ns, 220 e 2 av, 40x100.11; Equitable Trust Co of N Y—Gittel Goldberg et al; amended; Cary & Carroll (A).

163D ST, 459-61 W; two actions; Abram Morris et al; Ferdinand Cahn et al; Strasbourger, Eschwege & Schallek (A).

175TH ST, nwc Fordham av, 96x54.2xireg; East River Savgs Institution—175th St & 3d Av Corp et al; C F Hibbard (A).

FORDHAM AV, ws, 104.8 n 175th, runs w100 xs104.8 to 175th xe4xn54.2xe96xn50.6 to beg; East River Savgs Inst—175th St & 3d Av Corp et al; C F Hibbard (A).

MORNINGSIDE AV E, es, 53.2 s 116th, 53.10 x68.3xirreg; Chas S Furst—Oscar Stevenson et al; W S Burt (A).

7TH AV, swc 54th, 100.5x100; Geo S Hall et al; Oregon Apartments Co et al; T C Ennever (A).

DEC. 26.

16TH ST, ss, 388 w 5 av, 21x103.3; Chas C Bull et al—Julius B Fox et al; H Hasbrouck (A).

27TH ST, 153-9 W; Morris W Levine—28th St & 7th Av Co et al; M & S Meyers (A).

EVERGREEN AV, es, 154 n Westchester av, 40x100; Eliz Betz—Pew Realty Corp et al; H Craeauer (A).

PROSPECT AV, es, 217.4 s 180th, 33.1x150.3; Wm E Pritchard et al—Giosue Galiani et al; Carrington & Pierce (A).

VALENTINE AV, es, 100 n 187th, 101.11x135; Mortimer Smith—Marie J C Carey et al; Salter & Steinkamp (A).

WALTON AV, ws, 470.11 s Fordham rd, 19.10x 96.6; Edw H Bailey—Jas T Bunt et al; Roelker, Bailey & Stiger (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan and Bronx.

DEC. 18.

SOUTHERN BLVD, nws, 185 sw Tiffany, 50x 100; Wm H Caldwell, Jr—Levine & Atlas Co; Arthur Knox (A); Andw Byrne (R); due, \$8,499.95.

DEC. 19 & 20.

No Judgments in Foreclosure Suits filed these days.

DEC. 22.

120TH ST, 345 E; Mary A H Glasson—Rosie Apsel et al; Wilsom M Powell (A); Wm G Brown (R); due, \$36,944.44.

DEC. 23.

134TH ST, ss, 438 w 5 av, 22x99.11; Julius Wolford—Harrison M Stewart; Arthur L Davis (A); Robt S Conklin (R); due, \$6,019.84.

SOUTHERN BLVD, nws, 235 sw Tiffany, 50x 100; Wm H Caldwell, Jr—Levine & Atlas Co; Arthur Knox (A); Andw Byrne (R); due, \$8,449.05.

DEC. 24.

No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

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

Manhattan and Bronx.

DEC. 20.

176TH ST, ns, 46.1 w Marmion av, 25x100; Mary E Roberts—Cecelia A Buttikofer et al; foreclosure of transfer of tax lien; Merchant, Olena & Merchant (A).

3D AV, es, 175 s 171st, 50x100; North Side Hoisting Co, Inc—Wendover Bronx Co et al; action to foreclose mechanics' lien; W A Todd (A).

DEC. 22.

DELANCEY ST, 88; also LUDLOW ST, 87; Eva M Volk—Sarah Volk admtrx et al; partition; B Lewinson (A).

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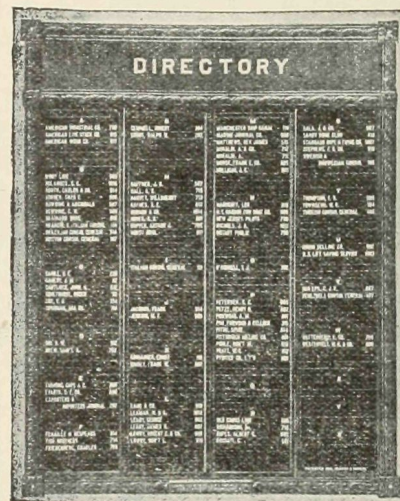
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CROTONA PKWAY, es, 274.6 s 177th, 109.9 x126.5x irreg; Mary C Leary et al—Defender Constn Co et al; action to foreclose mechanics lien; S Weinstein (A).

LOT 129, map of Village of Mount Eden, Bronx; Anna R Crossin—Mary Pepper et al; partition; H Swain (A).

DEC. 23.

30TH ST, 128-32 W; Helen O Zurich—Jacob Hirsh et al; amended partition; Eisman, Levy, Corn & Lewine (A).

DEC. 24.

125TH ST, 253-9 W; Arthur Greenfield, Inc—Saml D Lit et al; action to foreclose mechanics lien; Eidlitz & Hulse (A).

126TH ST, ss, 275 e 8 av, 75x99.10; Arthur Greenfield, Inc—Adelaide B Cromwell et al; action to foreclose mechanics lien; Eidlitz & Hulse (A).

138TH ST, 207 W; David Baum—Winifred Cooke et al; foreclosure of tax lien; Aronson & Salant (A).

LOT ST, block 2844, Sec 11; Anna R Crossin—Annie Rohill et al; foreclosure of tax lien; H Swain (A).

DEC. 26.

127TH ST, 275 W; Rebecca I Dempewolf—Eliza I Jonas et al; partition; J E Roesser (A).

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Lis Pendens, Manhattan and Bronx (Continued)

CARPENTER AV. ws, bet 234th & 237th, gore lot No 124; Isabella McKenzie—Robt Croskey et al; foreclosure of tax lien; E L Brisbane (A).

7TH AV, sec 59th, 200.10x416.6; Title Guar & Trust Co—Bankers Trust Co trustee et al; action to determine claim; H Swain (A).

Brooklyn.

DEC. 18.

CHESTNUT ST, w s, 990 n 4th, 20.6x100; Thos F McGee—Hugo Elmhorst; to foreclose mechanics lien; Wm C McGann (A).

PROSPECT PL, es, 89.11 s Herkimer, 22.11x 90, Martin A von Lehn—Mary Shapiro et al; Van Alen & Dykman (A).

REGENT PL, ss, 27 e E 21st, 27x100; Anna M Renner—Morris Cohn et al; R E Moffett (A).

REGENT PL, ss, 54.1 e E 21st, 27x100; Louis Fink—Morris Cohn et al; R E Moffett (A).

UNION ST, nwe Utica av, runs n20xw61.9xse 57.8xw57.8; Isaac Gold—Sterling Hills Co; to set aside deed; H N Steinfeld (A).

71ST ST, ss, 140 w 22 av, 40x100; Flora M Levy—Assets Realities Corp; K C & M V McDonald (A).

77TH ST, ns, 190.8 w 14 av, 22.6x100; Edgar J Phillips—South Brooklyn Homes Corp et al; Cary & Carroll (A).

77TH ST, ns, 258.8 w 14 av, 22.8x100; Edgar J Phillips—South Brooklyn Homes Corp et al; Cary & Carroll (A).

77TH ST, ns, 213.2 w 14 av, 22.10x100; Edgar J Phillips—South Brooklyn Homes Corp et al; Cary & Carroll (A).

77TH ST, 258.8 w 14 av, 22.8x100; Edgar J Phillips—South Brooklyn Homes Corp et al; Cary & Carroll (A).

HOWARD AV, es, 184 s Herkimer, 16.10x98; Walter P Williams—Susan E Hill et al; partition; R L Perry (A).

3D AV, sec Degraw, 20x97.10; Jno H Woolley—Jno Mulstein et al; W H Garrison (A).

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

PLOT on Sheephead Bay & Emmons av, part of parcel 5, map of Treadwell & Wray, runs se 106.6xne349.4xw101.1 xsw333.7; Henry B Twombly—Herrick McClenthen et al; H J Davenport (A).

DEC. 19.

S 3D ST, sc Roebing, 40x71.3; Solomon Wine—Esther Schoenfeld; H J Krinsky (A).

36TH ST, nes, 87.6 se Minna, runs e73.6xs 20.4xw64.4 to 36th xw22.4 to beg; Albt Rosenberg & ano—Mary L Behrens et al; T F Redmond (A).

36TH ST, nes, 43.7 se Minna, runs e91.9xs 20xw82.8 to 36th xn21.11 to beg; N Y Investors Corp—Mary L Behrens et al; T F Redmond (A).

38TH ST, 1438, Louis Goldblatt—Marie Levine et al; G M Moscovitz (A).

77TH ST, ns, 145.4 w 14 av, 22.8x100; Geo B Covington—S Brooklyn Homes Corp et al; Cary & Carroll (A).

86TH ST, nes, 80 se 21 av, 40x100; Lewis D Mason—Kingshire Realty Co, Inc, et al; H L Thompson (A).

AV R, sec E 12th, runs s81.8xe93.6xn81.6 xs86.7; Mary J Rothenbach—Hab Bldg Co et al; H S & C G Bachrach (A).

ATKINS AV, ws, bet New Lots & Hegeman avs, old description Ward 26, block 942, lots 34-35; Rudolph Wallach Co—Austin Meegan et al; tax lien; E S Pope (A).

BAY RIDGE AV, wc 1 av, runs nw226.7xne 290xse202xs291.1 to beg; also BAY RIDGE AV, ec 1 av, runs se8.4xne—to 68th xw33xs—to beg; also 1ST AV, wc 68th, runs ne146.10xnw134.5 xsw146.6xse146.11 to beg; also 68TH ST, nes, 146.11 nw 1 av, 50x146.4; also NARROWS AV, es, 60 n 75th, 40x100; American Scandinavian Foundation—Irwin J Kidney et al; H E Elmsberg (A).

FLATBUSH AV, nes, 45 nw Sterling pl, runs ne99.6xse14.10xne60xw25xsw134.2xs50 to beg; Henry A Jackson, Jr—Geo P Foote et al; Kieran & Moore (A).

FRANKLIN AV, es, 40.6 s Union, 30.2x100; Eastern Dist Sav Bank—Justus Doenecke et al; C L Sicard (A).

FRANKLIN AV, es, 70.8 s Union, 30.2x100; E D Saves Bank—Justin Doenecke et al; C L Sicard (A).

FRANKLIN AV, es, 100.10 s Union, 30.2x100; E D Saves Bank—Justin Doenecke et al; C L Sicard (A).

GREENE AV, ns, 508 e Nostrand av, 17x100; Tillie Goldinger—Wm Dahl; for failure to perform agreement; Weinberg Bros (A).

RYDER AV, ns, 63.3 w E 10th, runs n74.1xw 19.8xs80.4 to Ryder av xe20.8 to beg; Charlotte Nesmith—Frandel Realty Co et al; H L Thompson (A).

VERMONT AV, ws, 50 s Baltic, 25x100; Freida Guelcher—Edw Hardy et al; partition; F F Giles (A).

1ST AV, ne 68th, runs ne146.10xnw134.5xe146.6 xse146 to beg; also NARROWS AV, es, 60 n 75th, 40x100; American Scandinavian Foundation—Irwin J Kidney et al; H E Elmsberg (A).

12TH AV, ses, 40.2 sw 43d, 20x100; Dora Morgan—Flora Winter et al; Herbert Reeves (A).

12TH AV, ses, 20.2 sw 43d, 20x100; Oswald Gueth—Flora Winter et al; Herbert Reeves (A).

DEC. 20.

DEAN ST, ns, 100 w Kingston av, 20x100; Aug Lewis—Sophie M L Marks et al; H L Thompson (A).

ST JOHNS PL, ns, 275 e Ralph av, 120x125; Felber Engineering Wks—The Monok Co et al; to establish a lien; T F Keogh (A).

W 5TH ST, es, 213.6 s Av R, 19.4x82.6; Charlotte E Findlay & ano—Neck Road Realty Co et al; McGuire, Delany, Niper & Connolly (A).

40TH ST, nes, 275 nw 8 av, 25x100.2; Chas R Stilwell—Jos B Silman et al; Wm C Rodger (A).

47TH ST, ns, 140 w 16 av, 40x100.2; Margt A Murphy—Mary S Young et al; H J Davenport (A).

66TH ST, sec 19 av, 40x100; Bankers & Merchants Mtg Co, Inc—Jno A Jones Bldg Co et al; Isaac Roth (A).

67TH ST, sws, 240 se 13 av, 60x125; Bond & Mtg Guar Co—Antonio Beninati et al; H L Thompson (A).

FILLMORE AV, sec Utica av, runs e200xs 199.10xw207.2xel144.5 Alfred Rumble—Kriner Realty Co; H J Davenport (A).

KENT AV, ws, bet S 4th & S 5th; State of N Y—American Sugar Refining Co; Thos Carmody (Attorney General).

KINGSLAND AV, es, 125 n Nassau av, 25x 100; also SUTTON ST, es, 103.9 n Driggs av, 25x100; Penobscot Realty Corp—Julia Walter & ano; to fulfill contract; E J Reily (A).

DEC. 22.

BALTIC ST, ss, 100 e Bond, 25x100; Johanna Moran—Edw L Hearn et al; J D Prince, Jr (A).

GRAND ST, ss, 100 w Humboldt, 24.4x100; Geo Fischer—Lena Fischer et al; partition; Bernhard Block (A).

PRESIDENT ST, nec New York av, 21.6x 120.7; Jacob Levinson—Abram Barasch et al; to establish lien; H S Mansfield (A).

SEIGEL ST, ss, 50 e Leonard, 25x100; Edw A Koenig—Lizzie Stone et al; H J Greifenstein (A).

STANHOPE ST, ses, 100 sw Central av, 18x 114.8; Isaac Simon—Ida Frey et al; Zirn & Zirn (A).

77TH ST, ns, 417.4 w 14 av, 22x100; Jas Arthur—South Brooklyn Homes Corp et al; Cary & Carroll (A).

77TH ST, ns, 100 w 14 av, 22.8x100; Wm H Hamilton—South Brooklyn Homes Corp et al; Cary & Carroll (A).

77TH ST, ns, 394.8 w 14 av, 22.8x100; Margt E De Winter—South Brooklyn Homes Co et al; Cary & Carroll (A).

77TH ST, ns, 303.10 w 14 av, 22.10x100; Rebecca R Schmidt—South Brooklyn Homes Corp et al; Cary & Carroll (A).

83D ST, ss, 336.4 se 20 av, 18.2x100; Mary Kemmerer—Morris L Baird et al; Saml Seiderman (A).

84TH ST, ns, 230 w 3 av, 60x100; Bond & Mtg Guarantee Co—Fields S Pendleton et al; amended; H L Thompson (A).

4TH AV, nec 46th, 100.2x100; Francis E O'Callaghan—Norwegian Lutheran Trinity Church & ano; Saml Frank (A).

LOT 769, block 22 on map of 1,197 lots on map of Wm Ziegler; Antonia M Jaeger—Geo Hamilton et al; Eugene Sweeney (A).

DEC. 23.

ST JOHNS PL, ns, 100 w Rochester av, 40x 100.7; Audley Realty Co—Bristol Constr Co et al; W F Connell (A).

W 5TH ST, ws, 150 s Av T, 19.8x100; Home Title Ins Co—Beatrice Amato et al; H J Davenport (A).

W 9TH ST, es, 160 n Av U, 20x100; Home Title Ins Co—Antonietta Crimi et al; H J Davenport (A).

BAY 35TH ST, nes, 201 sw Bath av, 62.6x96.8; 2d United Cities Realty Corp—Beatrice Harbo et al; I Roth (A).

77TH ST, ns, 349.4 w 14 av, 22.8x100; Sarah Salmon—S Bklyn Homes Corp et al; Cary & Carroll (A).

BEDFORD AV, ws, 100 n Ross, runs w110xs 20xe37.6xsl1xe15xs6.6xe57.5xn27.5 to beg; Sarah Weill—Jeannette Levy et al; H E Lewis (A).

BLAKE AV, nec Grafton, 100x300.5; Toby Schneider—Tecom Realty Co; H Hetkin (A).

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

MARCY AV, es, 160 s Monroe, 20x100; Druss Realty Co—Edw Taunay; specific performance; I Solomon (A).

NEW UTRECHT AV, ws, 179 n 84th, 85.3x100 x83.2x100; Louis Spach & wife—Elam G Hess et al; H J Davenport (A).

ST MARKS AV, ss, 100 w Albany av, 37.6x 127.9; Vassar College—Louis Cohen et al; H L Thompson (A).

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

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. 20.

FRANKLIN ST, 54-6; Louis Myers—Greyback Land Co, Shaw Walker & Schwartz Bros (366). 79.00

19TH ST, 405-7 E; Abram Stein—Chas A & Sophia Bondy (364). 140.00

21ST ST, 531-39 W; Isaac S Bossell—Clement C Moore & Chas Hofferberth (renewal) (365). 14,193.00

45TH ST, 7-11 W; Gurney Heater Mfg Co—Forty-Fifth St Realty Co, Fleischman Bros Co & P J Duff & Sons, Inc (361). 2,713.80

150TH ST, ss, whole front bet River av & Gerard av, 200x100—x148.9; Gurney Heater Mfg Co—Henry L Morris, Willys Berland Co, Jno McKeefrey & P J Duff & Sons, Inc (362). 1,200.00

TRINITY AV, 708; Cassel Franklin et al—Patk A Geoghegan & Bert G Faulhaber & Co (355). 12.40

TRINITY AV, 710; same—same (356). 12.40

TRINITY AV, 712; same—same (357). 12.40

TRINITY AV, 714; same—same (358). 12.40

TRINITY AV, 716; same—same (359). 12.40

TREMONT AV, 414; Tiloine Co—Denis & Mary Mullins & Gorman & Grant (360). 220.00

DEC. 22.

DUANE ST, 14; also NEW CHAMPEERS ST, 2; Hoffman & Elias—Berg Cafe & Hotel Co, Cath Divver extrx, Saml Glantz & Tower Construction Co (369). 352.50

45TH ST, 7-11 W; G L Nell Asbestos Co—Forty-fifth St Realty Co & P J Duff & Sons Inc (368). 170.00

53D ST, 429-31 W; Crane & Clark—Beakes Dairy Co & J Hooper (367). 96.56

77TH ST, 327 W; Nicholas Fehlenger—Jno H Quirk (370). 167.00

132D ST, 62 W; Jos Leacock—D Phoenix Ingraham extr & Jno R Glead (379). 54.50

BROOK AV, 1502; Benj Solomon—Jas S Bryant, J Wilson Bryant & Davis Levin (374). 125.00

HUGHES AV, 2310; Gino Bartalini—Nicola Todeschi & Chas Corley (371). 750.00

PINEHURST AV, swc 181st, 114x112; Harris Passloff et al—Comfort Realty Co (376). 250.00

SOUTHERN ELVD, 1304; Angelo Altieri Co, Inc—Danl Ostrow & Geo Brown (373). 217.00

TRINITY AV, 708-16; Frank A Clark—Patk McKenna & Estate of Patk A Geoghegan (375). 1,672.00

VILLA AV, 3165; Fred Bernard—Monaco Constn Co, Inc (378). 200.00

3D AV, 3244; Morris B Gold et al—Adelia M Lankenau & Sandhop Contracting Co (372). 175.00

5TH AV, 1466-70; Dimock & Fink Co—Simon Hoffman & Benj Roth (377). 92.77

DEC. 23.

37TH ST, 44-6 W; Phillips Balsam—44-46 W 37th St, Inc, & Nicholas Chido (393). 135.00

45TH ST, 7-11 W; Starratt & Jones Co—Forty-Fifth St Realty Co, P J Duff & Sons & Fleischman Eros & Co (381). 473.48

45TH ST, 7-11 W; Sam S Glauber, Inc—Forty-Fifth St Realty Co & P J Duff & Sons, Inc (388). 180.85

56TH ST, 321-47 E; Jos J Keirle—Winston Realty Co & Jas Cartwright (384). 16.38

129TH ST, ss, 125 e Riverside dr, 50x100 to Riverside dr; Atlas Window Shade Co—London Constn Co & Albt London (390). 179.50

150TH ST, ss, whole front bet Gerard & River avs, 200x100; Sam S Glauber, Inc—Henry L Morris & P J Duff & Sons, Inc (389). 110.96

AUDUBON AV, 220-34; Atlas Window Shade Co—N Y Real Estate Security Co, McVickar & Gaillard Realty Co & Jas M Rose, rec'r (391). 160.95

AV A, sec 7th, 36x100; Triborough Marble & Tile Works—Jno Doe et al, Architectural Ecclesiastical Marble Interior Decorating Co (395). 476.00

BROADWAY, 1391; American Radiator Co—Hanan & Son & J P Duff & Sons, Inc (394). 129.39

BEDFORD PARK BLVD, 216; Victor Magri—Cath Kearney (387). 408.00

PARK AV, 929; Chamberlin Metal Weather Strip Co—929 Park Av Co (386). 525.00

3D AV, swc 182d, 80x103; Guerino Baldi et al—Corgil Realty Co (392). 175.00

3D AV, 1164; Norman Lipsky—Kath B O'Reilly (383). 390.00

DEC. 24.

MADISON ST, 206; Isidore Hyman—Danl Abrahams (407). 57.00

45TH ST, 7-11 W; Delaney & Otton Co, Inc—45th St Realty Co, P J Duff & Sons, Inc, & Fleischman Bros Co (405). 145.00

95TH ST, ns, 127 e 3 av, 54x100.8; Harry Klein—Lauro Oppenheim & Louis Oppenheim (404). 570.00

135TH ST, 209 W; Henry Newman—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (401). 24.50

135TH ST, 213 W; Henry Newman—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (399). 11.50

135TH ST, 211 W; Henry Newman—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (397). 27.00

145TH ST, 155-7 W; Henry Newman—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (398). 79.25

145TH ST, 159-61 W; Henry Newman—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (400). 115.25

171ST ST, 505 W; Morris Siegel—Louis Weiss & Aaron Weiss (402). 110.68

226TH ST, ss, 350 e Barnes av, 40x90; Jno Croci—C Guidone (408). 806

BROADWAY, 1391; Pothemoni Bros—Jno H, Altd P, Herbert W, & Addison G Hanan & P J Duff & Sons, Inc (396). 190.00

GRAND BLVD & CONCOURSE, ws, 424.10 s 204th, 75x— to Villa av; Sam S Glauber, Inc—St Phillips Church & P J Duff & Sons, Inc (403). 161.00

VYSE AV, es, 100 n 179th, 40x100; Jos Shanske—Henry C Gerhard (406). 2.75

DEC. 26.

47TH ST, ss, 150 w Bway, 90x60; Sol J Vohen—Jacob M Seidenberg, Jacob Kostman & Frolic Restaurant Co; renewal (416). 675.00

105TH ST, 136-8 W; Aug Mugler—Mary A Loeffler & Louis Burghard (417). 10,400.00

167TH ST, 1015 E; Daxe & Vucker—Saml Lyttle (412). 122.50

AV A, sec 7th, 36x100; Triborough Marble & Tile Works Inc—Jno Doe et al, Architectural Ecclesiastical Marble & Interior Decorating Co (414). 517.00

BRYANT AV, 1134; Daxe & Vucker—Saml Lyttle (409). 39.25

BRYANT AV, 1138; same—same. (410). 60.00

HOE AV, 1237 & FREEMAN ST, 930; Daxe & Vucker—Saml Lyttle (411). 113.25

BRYANT AV, 1130; Daxe & Vucker—Saml Lyttle (413). 68.05

BRYANT AV, 1125; Daxe & Vucker—Saml Lyttle (415). 61.75

Brooklyn.

DEC. 18.

FULTON ST, 721; Frank Szemko—Wm Farrell, Edw Burwell, Kern & Geo Shurman. 131.00

HICKS ST, nec Remsen, 78x—; E F Kealing Co—Est of Louis Bossert & Wm Vail Co. 995.48

PULASKI ST, 186; Blecher Bros—Abr Gus-sow. 40.00

74TH ST, ss, 120 w 17 av, 180x100; Luigi Lavia—Jno A Jones Bldg Co & Jno A Jones. 400.00

SAME PROP; Guiseppa Licciardi—same. 200.00

74TH ST, ss, 220 w 17 av, 100x100; Domenico Grillo—Jno A Jones Bldg Co & Jno A Jones. 55.00

LAWRENCE AV, ss, 300 w 1st, 63x108; Lorenzo Gistuliese—Bishop McDonnell & Henry F Booth Co. 24.00

SAME PROP; Guiseppa Giangusso—same. 30.00

SUTTER AV, nwc Chester, 30x100; Elias M Pilzer—Simon Abrahamson. 175.00

SUTTER AV, swc Milford, 60x100; Hyman Danshy—Joe Cohen. 85.50

DEC. 19.

DOUGLASS ST, nwc Livonia av, 100x250.2; Hendrix Bldg & Development Co—Douglass Bldg Co. 200.00

S ELLIOTT PL, ws, 324.7 n Lafayette av, 40.5 x100; Gold & Taylor Cut Stone Co—Arm Realty Co, Inc. 350.00

DUMONT AV, nwc Ames, 240x100; Hendrix Bldg & Development Co—Douglass Bldg Co. 200.00

DUMONT AV, swc Douglass, 100x240.2; Hendrix Bldg & Development Co—Douglass Bldg Co. 200.00

DEC. 20.

FULTON ST, 721; L J Kelly—Wm Farrell. 185.00

HENDRIX ST, es, 24 s Sunnyside av, 20x100; Frank Richards—Abr, Isaac, Victor & Frieda Rashkis & Geo Bernard. 85.00

VANDERBILT ST, ws, bet 18th & Prospect av, 160x100; Fred Cecconi—Acme Homes Co & Jas V Cunningham. 398.61

ALABAMA AV, 319-23; Bklyn Hoist & Dumb-waiter Co—W F S Constn Co, Habaena, Inc & Morris Wellenstein. 28.00

KENT AV, 954-76; Vulcan Rail & Constn Co—Julius Kayser & Co & Oswin W Shelly. 517.00

DEC. 22.

BERGEN ST, ns, 180 w New York av, 120x71; Byrnes Lumber & Mfg Corp—Bergen St Co, Inc. 319.00

BUTLER ST, 144-8; Saml Millett—Centilla J Malcolm & Edw E Ecker. 85.00

S ELLIOTT PL, ws, 324.7 n Lafayette av, 40.5x100; Wm Savage—Arm Realty Co. 414.00

56TH ST, ns, 380 w 6 av, —x—; Peter Russo—Robt & Wm Smith & Smith Bros. 27.00

LAFAYETTE AV, nwc Sumner av, 20x100; Saml Stolier—Saml Kohn & Mark J Kalashan. 425.00

MARCY AV, 829; Saml Millett & ano—Druss Realty Co & Mary Dawson. 66.80

UTICA AV, nwc Union, 57.8x80; Acme Metal Ceiling Co—Sterling Hills Corp & Geo Potts, Jr. 115.00

2D AV, nec 71st, 66x100; Jacobson & Vinograd—Island View Corp. 475.00

DEC. 23.

ESSEX ST, es, 191 s Atlantic av, 22x100; J La Maestra—St Rita's R C Church & Eorgia Contracting Co. 1,200.00

GRAND ST, nwc Bushwick av, —x—; Martin D Walsh & Sons—Jones Woods Realty Co & H H Yought & Co. 635.00

STERLING PL, s s, 89.10 e Bedford av, 20x 127; Congress Varnish Works—M & J Constn Co & Saml R Kantor. 28.75

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- 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.

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ORDERS SERVED.

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

MANHATTAN ORDERS SERVED.

Named Streets.

- Allen st, 151-3—Meyer Eloom et al.....C
- Battery pl, 5—Edward F. Searles.....C
- Baxter st, 13—Rothman, Greenberg & Co.....G
- Bayard st, 68—Jacob Rosenberg.....C
- Beaver st, 63-5—Consolidated Gas Co.....C
- Beaver st, 63-5—Farmers Loan & Trust Co.....C
- Beaver st, 76-80—Mrs Hamilton Fish.....SS
- Beaver st, 82-92—Consolidated Gas Co.....C
- Beekman st, 16—Kenneth M. Eyland.....D
- Beekman st, 16—Sidney Goldman.....D
- Bleecker st, 95—Albert Van Der Bergh.....SS
- Bleecker st, 123-5—Becker Bros.....G
- Bleecker st, 123-5—M D Mirsky & Co.....G
- Bond st, 2—Clara Nagler & Lena Dolan.....G
- Broad st, 64-8—Valentine Building Co.....SS
- Broome st, 125—Louis Levi.....C
- Broome st, 242—Morris Saiman.....C
- Broome st, 242—Joseph Wepner.....C
- Canal st, 98—Samuel D. Babcock Est.....C
- Canal st, 250—Martin Von Glahn.....C
- Canal st, 440-44—A Siegrist Co.....C
- Canal st, 440-44—Theo W Morris.....C
- Catherine st, 14—Max J Shultz.....C
- Central Py S, 58—New York Athletic Club.....E
- Centre st, 66-8—Samuel Kreissberg.....C-G
- Centre st, 66-8—Julius Neuske.....C-G
- Centre st, 247-49—August Trenckman Est.....C-SS
- Centre st, 247-9—Silverman Bros.....H-G-C-L
- Centre st, 247-9—Robt M Prophet.....H-G-C
- Chambers st, 143—St James P E Church.....SS
- Cherry st, 281—Germania Bank.....C
- Clinton st, 80-82—Blinderman & Cohen Amusement Co.....F-C-J-I
- Cortlandt st, 24-6—Havemeyer R E Co.....SS
- Clinton st, 180—K & G Amuse Co.....I-A-C
- Division st, 35—Eldridge T Gerry.....C
- E Broadway, 16—Bernhardt Herman.....G
- E Broadway, 16—Irving A Elson.....G
- E Broadway, 32—Nathan Schiff & Abraham Greenhaus.....G
- E Broadway, 43—Schaffer & Kaplan.....C-G-H
- E Broadway, 43—Samuel Leaf.....H-A-G
- E Broadway, 43—Roggen & Eisenstein.....H-C-G
- E Broadway, 44—Manhattan Mfg Co.....G
- E Broadway, 45—Stern & Fineman.....A-C-G-H
- E Broadway, 45—Harris Wolf.....C-A-G
- E Broadway, 45—Michael Forman.....A-G
- E Broadway, 123—Gertrude Lait.....C-A-G-H
- E Broadway, 123—Aaron Cohn.....C
- E Broadway, 123—Chas H Lebendeger.....C-A-G-H
- E Broadway, 123—Bernard Levine.....C-A-G-H
- E Broadway, 123—Hyman Cohen.....H-C-A-G
- E Broadway, 123—Harry Goldstein.....H-C-A-G
- E Broadway, 123—Joseph Hirschfeld.....H-C-A-G
- E Broadway, 123—Chas Lapchinsky.....H-C-A-G
- E Broadway, 185-7—Jewish Daily News.....C
- E Houston st, 132—Morris Rossin.....C
- E Houston st, 159-61—Jacob Bock.....C
- E Houston st, 222-6—Frederick Vogel.....C
- E Houston st, 228—Benjamin Malman.....G
- Eldridge st, 88—S & M Paper Box Co.....G
- Eldridge st, 222—Louis Rudner.....A
- Eldridge st, 222—Jacob Seidmin.....A
- Elm st, 28—Walter Seeck & Max Kade.....H-G
- Essex st, 133—Morris Kosiner.....G
- Essex st, 133—Max Swartz.....G
- Essex st, 133—Henry Steiner.....C
- Fletcher st, 34-40—Waterman Building Co.....SS
- Gold st, 30-4—N Y Telephone Co.....SS-A
- Grand st, 10-14—Henry V St George.....H
- Grand st, 176-80—Excelsior Pearl Works Co.....H-G
- Grand st, 176-80—National Metal Spinning & Stamping Co.....H-G
- Grand st, 176-80—International Gas & Elec Fixture Co.....H-G
- Grand st, 176-80—Martin Vogel.....H-G
- Grand st, 188—Miller, Maphem & Kaplan.....G
- Grand st, 258-60—Eclipse Electric Light Co.....G
- Grand st, 300—Mrs Cath A Trowbridge.....C
- Grand st, 534—Max Leibowitz.....C
- Great Jones st, 9—Roosevelt Hospital.....SS
- Great Jones st, 30—Julius Schattman, Jr.....SS-A
- Greene st, 31—Feldman & Schwartz.....G-H
- Greene st, 121-3—Eagle Paper Box Co.....G
- Greene st, 121-3—Herman Mahler & Bro.....G
- Greene st, 121-3—Abraham Shulman.....G
- Greene st, 121-3—United Corrugated Case Co.....G-C
- Greene st, 125—Sylvester Brush Estate.....SS
- Greene st, 145-51—Vincent Astor.....A-SS
- Greene st, 145-51—Abraham J Rafelson.....A-G-C
- Greene st, 197—Julius Loewenthal & Co.....SS

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Greene st, 258-60—Sailors Snug Harbor...SS
Greenwich st, 237—Herman & Isidore Handl.G-A
Greenwich st, 237—Keller Provision Co.A-G-C-H
Greenwich st, 237—Walter Goodchild & Wm
Aucherlonie...A-I
Greenwich st, 237—Columbia College Trstes.C-E
Hester st, 53—Herman Meyerson...H
Hudson st, 392-4—Myer Kamenstein...C
Lafayette st, 417—Jacob Cohen...A-C
Lafayette st, 443-9—Brokaw Eros...D
Lewis st, 32—Jacob Siegelaub...C
Lewis st, 69—Samuel H Wetzel...C
Lewis st, 69—Leizer Zinreich...C
Lewis st, 69—Max Zion...C
Lewis st, 179-83—Louis Shultzky...C
Liberty st, 92-4—Fidelity & Casualty Co...SS
Lispenard st, 11—Max Diamond & Co...C
Ludlow st, 80 1/2—Jacob Kushner...C-I
Ludlow st, 80 1/2—David Kosofsky...I-C
Madison st, 29—James Doncas...C
Manhattan st, 40—Julius Sarzen...I
Mercer st, 85-7—Joseph Wechler Est...G
Monroe st, 47—George Martini...C-I
Monroe st, 231-3—Benjamin J Well...C-G
Mott st, 10—Gertrude Isaacs...E-C
Mulberry st, 116—Donato Boffa & Donato di
Lassa...G
Murray st, 33-5—George Whittemore...C
North Moore st, 9—Frank A Tannis...C
North River, pier 49—City of N Y...A-SS
Orchard st, 49—Wolf Nadler...C
Orchard st, 63-5—Edward A Ridley...C
Pearl st, 338-40—Police Gazette Printing Co.SS-A
Pike st, 71-3—Heyman Schaffer...C
Pike st, 71-3—Louis Bernstein...C
Pike st, 71-3—Harris Rosenfeld...D
Pike st, 71-3—Israel Battelsky...C
Pike st, 71-3—Meyer Bernstein...C
Prince st, 120-6—Frederick A Southworth...A
Prince st, 122—Antonio Manze...C
Rector st, 26-8—Habem Bros...C
Rector st, 26-8—Moses Abbdons...C
Rivington st, 62—Lizzie Zarch...C
Rivington st, 183—Edw Denbrozky...C
Rivington st, 183—Jacob Dannetzky...C
Rose st, 35-7—Mary E Wardell...C
Rose st, 35-7—John Bracebridge...C
Rutgers slip, 82-6—Jacob Salinsky...C
Sheriff st, 13—Samuel Wachinsky...C
Spring st, 75-77—Chas A Gould...SS
Spring st, 261-73—Garvin Machine Co...C
Stanton st, 8—Henry A Holman...C
Stanton st, 49—Joseph Rosenzweig...C
State st, 9—John V Dollard...B-E
Sullivan st, 29-37—Olmsted-Flint Co...C
Thompson st, 102-4—Amos F Eno...SS
Trinity pl, 46-8—American Express Co...SS
Trinity pl, s/w Cedar st—Rev Jas H McGean...F
Union sq, 28—Morris Goldie...F
Union sq, 31—William W Cole...SS
Van Dam st, 95-7—Carl Kuchler...I
Warren st, 50—Manhattan Drug Co...C
Warren st, 57—Ransom-Parker Co...A
Warren st, 57—Adolf Kraut Co...A
Warren st, 57—Pauline Weiss...C
Washington st, 60-62—Rev Stephen Corkemaz
Watts st, 58—James Stewart...J-G
West st, 47-9—Benj Crystal & Sons...SS
West st, 489—Wm Thielking...C
White st, 46—Wm R Walker...C
White st, 90—Alexander Laird...C
William st, 105—James V Forster...SS
William st, 136—Berlin & Jones Envelope Co.DR
William st, 227—Chas J O'Brien...G-C
Wooster st, 141-3—Chisholm Realty Co...SS
Wooster st, 141-3—Nelson, Siegel & Co...G

Numbered Streets.

3d st, 17-19 W—Wm Lonsdall & Geo Sleicher.H-G
3d st, 17-19 W—Henry C Poppenhausen...H-G
3d st, 17-19 W—Finkelstein & Naitone Co.H-G
3d st, 17-19 W—West'n Flower & Feather Co.
H-G
3d st, 106 W—United Box & Lumber Co...G-C
3d st, 230 & 234—Davis Rosenkrantz...C
3d st, 234 E—Morris Baum...C
3d st, 274 E—Herman Kurtzweiz...C
4th st, 3-7 W—Joseph Marrow Rose Co...H
4th st, 15-17 W—Witthaus Est...A-SS
4th st, 25 E—Julius Schattman...SS
4th st, 28-30 W—Max Weinhandler...G
4th st, 28-30 W—Forman & Co...SS
4th st, 34-8 W—James C Smith...G
8th st, 19 E—Louis Singer...G
8th st, 41 E—Chas Horowitz...G
8th st, 41 E—Brown & Moskowitz...G
8th st, 41 E—Morris Milstein...G
9th st, 35 E—Feinstein & Heger...G
9th st, 35 E—The Sailors' Snug Harbor...C
11th st, 45 W—45 West 11th St Co...SS
11th st, 55 E—Myles Tierney...C-SS
11th st, 56 E—Newman & Klapper...G
11th st, 56 E—Fremont Thread Co...G
11th st, 56 E—Isaac Alexander...G
11th st, 56 E—David Feinstein...G
11th st, 56 E—Bagedenow Bros...G
11th st, 56 E—William Colgate...C-G
12th st, 10-14 E—Benj S Moss & Co...H-G-C-A
12th st, 10-14 E—Yorkshire Mfg Co...G
12th st, 10-14 E—Emanuel Ackerman...G
12th st, 39-41 E—Saml Silverstein & Louis
Schain...G-C
12th st, 39-41 E—Henry Fischer...G
12th st, 39-41 E—Cohen & Byrnes...A-G
14th st, 342 W—Edward J Schwabe...C-G
15th st, 7 E—Young Women's Christian Assn.SS
15th st, 29 W—Hermitage Co...SS
15th st, 36 W—Edward F Caldwell...SS
16th st, 4 W—Canebreak Realty Co...SS
16th st, 9-11 E—Calumet Mfg Co...H
16th st, 9-11 E—Joseph Ullman...H
16th st, 9-11 E—Walker & Heisler...H
16th st, 14 E—Young Women's Christian Assn.
SS-A
16th st, 18-24 E—Central Realty Co...SS
16th st, sec 7th av—Ligget & Meyers Tobacco
Co...SS
17th st, 33 W—Ormond Realty Co...SS
17th st, 33 W—Louis Frank...G
17th st, 45 E—Everett Investing Co...F-SS-C
17th st, 45 E—Stevens, Stanford & Jordan...F
17th st, 45 E—Manton B. Metcalfe...F
17th st, 45 E—Geo E Kunhardt...F
17th st, 45 E—Bridgeport Coach Lace Co...F
17th st, 45 E—Goldwin & Starrett...F
17th st, 45 E—Julius Kayser & Co...F
17th st, 45 E—Strouse, Adler & Co...F
17th st, 45 E—James T Leonard...F
17th st, 45 E—Curtis & Warren...F
17th st, 45 E—S Slajfer & Son...F

17th st, 45 E—Wm Stursberg, Schell & Co...F
17th st, 45 E—James T Leonard...C
17th st, 45 E—Lay & Way...F
17th st, 47-53 W—United Merchants Realty &
Improvement Co...SS
17th st, 138 W—Chas Hirschorn et al...D
18th st, 10 E—Marreh H Beers Est...C-SS
18th st, 15-17 W—Sauger & Treuhder...G-C-A
18th st, 15-17 W—Peterson, Arlick & Co...G-A
18th st, 15-17 W—Abraham & Moses Kahn...H-A
18th st, 15-17 W—Boston Thread Co...SS-G-H
18th st, 15-17 W—Excellent Mfg Co...G-A-H
18th st, 15-17 W—M Schachter & Co...G-A
18th st, 32-36 W—Chelsea Dress & Costume
Co...D-R
18th st, 134-6 E—Coulter Huyler...SS
19th st, 106 E—Chas E Johnson...SS
19th st, 133 E—Robert J Blake...SS
20th st, 13-15 W—Mrs Solomon Lindenborn...SS
20th st, 24 E—John J Kelly & Co...H
20th st, 24 E—Doykes Eros...H
20th st, 27-33 W—Edward S Rapallo...SS-A
20th st, 30-2 E—Robert Colgate...SS
20th st, 35-7 E—Emily Hopkins...SS
20th st, 37-45 W—Anna C Ewing...SS
20th st, 45 E—Ira A Kap, Jr...SS
21st st, 15-17 W—Lion Waist Co, Inc...DR
21st st, 36 W—Leo Barta...D
21st st, 36 W—Morris Fass...D
21st st, 41 E—Augusta Osserman...SS
21st st, 54-62 W—Louis Rothstein...DR
21st st, 54-62 W—Isidore Rosenschein...DR
21st st, 54-62 W—Meyer I Bayer...DR
21st st, 225 E—Nicholas Morris...G
22d st, 24 E—Oscar Herman & Rosa H Suss-
wein...C
22d st, 24 E—Milton A Katz Co...H
22d st, 24 E—Columbia Raincoat Co...H
22d st, 24 E—Arthur W Miller...H
22d st, 129-31 W—Cohen & Ginsberg...G
22d st, 140-44 W—Lachman Hirsch Co...H-G
22d st, 140-44 W—C B Backes & Co...H-G
22d st, 140-44 W—Hygrade Button Co...H-G
22d st, 140-44 W—Bay Bros Cloak Co...H-G
22d st, 140-44 W—Albert & Schulz...H-G
22d st, 140-44 W—Dorfman & Oshinsky...H-G
22d st, 140-44 W—Edwin, Leo & Robt Schaele.
H-G
22d st, 140-44 W—Julius Lertuman...H-G
22d st, 229 E—Elias Butler...G-C
23d st, 34 E—Alfred E Schimerhorn...SS
23d st, 114 E—Louis Weinstein Eros...H-G
23d st, 114 E—Abraham W Cowen & Bro...H
23d st, 114 E—Samuel Eisman & Co...H
23d st, 347 E—Mary Kaezmarczepk...C
23d st, 403-7 E—Thomas J Mooney...C
23d st, 412-16 E—Samuel Block...G
24th st, 413-15 E—John Kreib & Son...C-A-G-H
24th st, 413-15 E—International Tobacco Co.
H-G-L-A-C
25th st, 112-18 W—Henry Mailard...SS
25th st, 119-25 W—American Watch Case Co.DR
25th st, 119-25 W—W R Schnied & Co...DR
25th st, 119-25 W—Bartlett Orr Press...DR
25th st, 119-25 W—George Knoche...DR
25th st, 119-25 W—The Wolf Co...DR
25th st, 119-25 W—Fox, Lederer & Co...DR
25th st, 119-25 W—American Negligee Co...DR
25th st, 119-25 W—Arlington Skirt Mfg Co...DR
25th st, 119-25 W—Paramount Mfg Co...D-E
25th st, 137-9 W—Max & Isidor Halpert...G
25th st, 151-55 W—American Shirt Waist Co...C
26th st, 244 E—Henry Saxlaugh...E
27th st, 6-8 E—Phillip Katz...C
27th st, 6-8 E—Abraham Tutelman...C
27th st, 6-8 E—Max Kurzrok...C
27th st, 31-7 W—Samuel Hirschbein...G
27th st, 200 E—The Eureka Realty Co...SS-A
27th st, 547-53 W—Augustus Meyers...SS-C
27th st, 547-53 W—Berlin & Jones Envelope
Co...H-C-G
28th st, 15-17 E—Roy Realty Co...SS
29th st, 129-33 W—Reich & Co...DR
29th st, 129-33 W—Isidor Essensfeld & Co...DR
29th st, 129-33 W—S Max Becker Bros & Co...DR
29th st, 129-33 W—Adolph Schwartz...DR
29th st, 129-33 W—Flaxman & Freund...DR
29th st, 129-33 W—Weinberg, McCartie &
Brandes...DR
29th st, 129-33 W—Greenberg & Sokolower, Inc
DR
29th st, 129-33 W—Fishlowitz & Dantes...DR
29th st, 129-33 W—United Garment Co...DR
29th st, 129-33 W—Max Sternberg...DR
29th st, 129-33 W—East 30th St Constn Co...DR
30th st, 656 W—Louis Ferguson...SS
31st st, 142-56 E—John Wanamaker...SS-A
31st st, 154 W—Mary J McDowell...K
33d st, 1-13 E—Embroidered Garment Co...H
33d st, 1-13 E—Henry Corn...H-G
33d st, 22 E—Benjamin Levitan...C
33d st, 22 E—Sarah Tucker...C
34th st, 43-5 W—Mrs Mary Robinson...G
34th st, 43-5 W—Frank De Clinton Huyler...DG
34th st, 43-5 W—Samuel Greene...DG
34th st, 45 W—John Levinton...D
34th st, 45 W—Aaron Kosofsky...D-G
34th st, 43-5 W—Samuel Green.G-D-C-E-F-A-SS
34th st, 43-5 W—J R Stanley Chemical Co...G
34th st, 43-5 W—Kelly Dental Supply Co...G
34th st, 43-5 W—George Law...C
36th st, 19-21 W—William M Sperry...SS
37th st, 427 W—Mrs Araminta Sillery...G
37th st, 427 W—William Young...B-C
39th st, 200 W—Mary A Early...C
42d st, 215-17 E—St Bartholomew's Clinic...SS
43d st, 26 W—Walter Salomon...C
45th st, 141 W—Circle Amuse Co...I-E-C
48th st, 249 W—Frank S Scofield...B-C
48th st, 306 W—William Ravelle...B-F
52d st, 408 W—Mary Ewald et al...C
52d st, 447-9 E—American Cigar Co...C-H
59th st, 67 E—G I C Realty Co...C
59th st, 67 E—Bernard Hollander...C
63d st, 163 W—William Kohn...C
64th st, 221-3 W—Herman Boymann...C
68th st, 243 W—Arthur M Day...K
70th st, 104 W—William J Moss...C-G-A
74th st & East River—Interborough Rapid
Transit Co...G-C-L
84th st, 509 E—Mrs Nancy Donnell...C
87th st, 177-81 E—Herman Singer...G
87th st, 177-81 E—Sophie Hergesell...G
88th st, 155-7 E—Oakley & Rhineland...C
93d st & Central Park, Catskill Aqueduct, shaft
13—Grant, Smith & Co & Locher...D
94th st, 160 E—William Wilson...C
102d st, 429-37 E—Consolidated Gas Co...C
106th st & Central Pk W—Catskill Aqueduct
shaft 12—Pittsburgh Contg Co...D
111th st, 125-7 W—Claudia B Stone...C

115th st, 216 E—Mrs Emma Wineburger...C
120th st, 165-71 E—John Kerr...G
125th st, 117 W—Eden Amusement Co...I
125th st, 132-44 W—H C Koch & Co...B
145th st, 103 W—Johanna N Howe...B
145th st, 421 W—St Matthew's Parish School.
C-B-F-E
145th st, 501 W—Walker Estate...D
148th st, s/wc Amsterdam av—Heimsoth Est...B
171st st, 563 W—George Reed...C
178th st, 670 W—William McGarvey...C-F-A

Named Avenues.

Av A, 27—H Lebovitz & Heiner Bros...G
Av A, 27—Max Berman...C-B
Av A, 27—Michael Lamm...G-C
Av B, 93—Hugo Realty Co...D
Av C, 19—New York Edison Co...D
Av C, 19—Julius Stoloff...E-A-B
Av C, 48—Alexander Isaacs...C
Amsterdam av, 732—Philip Freund...C
Bowery, 99—Ackerman Estate...D
Bowery, 99—Ludwig Sobel...D
Bowery, 99—Samuel Goldberg...D
Bowery, 99—Michael Flynn...D
Bowery, 79 1/2-81—Lazal Shulman Est.C-B-E-G
Bowery, 79 1/2-81—Rodolph & Jos Paglinghi...F
Bowery, 143—Consolidated Gas Co...C
Broadway, 13—Wm H Mairs...C-A-G
Broadway, 13—Raimondo Braguglia...A-G
Broadway, 52-6—Wm Waldorf Astor...C
Broadway, 69-73—The Orlando B Potter Prop-
erties, Inc...SS-A
Broadway, 72-4—Century Building Co...SS
Broadway, 115—U S Realty & Imp Co...SS-C
Broadway, 135-7—Title Insurance Co...G-SS
Broadway, 179—G E Keith & Co...SS
Broadway, 187—Mercantile Lunch Co...CG
Broadway, 187—Bremner Talking Machine Co.G
Broadway, 187—Edw F Seales...C-G-B
Broadway, 447—Chas S Drew & H R Lipke.
C-G-L
Broadway, 462—Guttman Bros...G
Broadway, 471—John T Lord...C
Broadway, 473—Joseph J Little Est...A-SS
Broadway, 512—Nathan Bregston...G
Broadway, 568-78—Henry O Havemeyer Est...A
Broadway, 625—David Silver...G
Broadway, 625—Samuel S Horowitz...G
Broadway, 661—Moses Sahlein...SS
Broadway, 704-6—Adolph Boskowitz...SS
Broadway, 714—Est of Leopold Scinseimer...SS
Broadway, 718-20—Josephine Macdonald Est...H
Broadway, 718-20—Julius Smolin...H
Broadway, 718-20—Goodkind & Robinson, Inc.H
Broadway, 718-20—B Rothblatt & Son...H
Broadway, 718-20—Chas Spilka & Co...H
Broadway, 718-20—Empire Novelty Co...H
Broadway, 718-20—Levy & Markowitz...H
Broadway, 718-20—M Cohn & Bro...H
Broadway, 734—Marie C Post...SS
Broadway, 743-5—Samuel & Rubin...E
Broadway, 743-5—Sailors' Snug Harbor...G
Broadway, 752—Sailors' Snug Harbor...G
Broadway, 756-60—John Wanamaker...SS
Broadway, 812—Elmer A Darling...SS
Broadway, 1123—Townsend Est...C
Broadway, 1648-50—Hudson Auto Lamp Wks...A
Broadway, 1933—Cornelius Leventhal...C
Broadway, 1935—Joseph Dink...C-G
Broadway & 242d st—James Thom...C
Lenox av, 128—Joseph Liebowitz...I-G-A
Lexington av, 161-3—Michael Benenecae...A-SS
Lexington av, 541—Bible Teachers' School &
Hotel...SS-A
Madison av, 102-6—Elbridge T Gerry...E-B-C
Madison av, 102-4-6—Mrs Mattie V Baker.G-F-A
Madison av, 102-4-6—Consolidated Gas Co...C
Madison av, 70th & 71st sts—Presbyterian
Hospital...C-G
Riverside dr, 362—Paul B Pugh...SS
West Broadway, 570-6—Third Street Rly Co.SS

Numbered Avenues.

1st av, 8—Adolph Gold...C
1st av, 45—Goldberg & Solomon...C
1st av, 653-7—Herman Winter...C
2d av, 1397-9—Havana American Cigar Co.DR
2d av, 2074—Benjamin Greenberg...A-C
3d av, 3498—Victor Sapsowitz...G
4th av, 229-33—Pocono Co...SS
5th av, 9-17—Sailors' Snug Harbor...SS
5th av, 320-22—Mary Bell...SS
6th av, 683—Photodrome Co...I
7th av, 926-30—Chas Appleby...C
7th av, 932-4—Central Pk Riding Academy...D
8th av, 312-14—Leo Gerscher...F
8th av, 2459—Simon Boyadjian...I-G

BRONX ORDERS SERVED.

Numbered Streets.

135th st, 282-90 E—James T & E R Riley.C-G-A
136th st, 383 E—Elizabeth Fishkill...C
136th st, 385 E—Mannett Boerskel...C
167th st, 441 E—Henry Kullman...I
222d st, 749 E—Leonard Wawroskie...C-I-G

Named Avenues.

Brook av, 1418—Mrs Mary F Butzel...C-A
Cambrelling av, 2481—Margaret Austerberg...E
City Island av, 632—James P Dymock...C
Courtlandt av, 786—Chas Farrell...A-C-G
Crescent av, 668—Ferdinand Bauman...C
Prospect av, 1378—Central Union Gas Co...C
Prospect av, 1378—Morris Levin...C-A-G
Prospect av, 1378—Solomon Adler...C-A-F
Prospect av, 1378—John N Strauss...B-G-C
Prospect av, 1378—Damiano Gallipoli...C-A
Prospect av, 1378—Morris Levine...A-G
Prospect av, 1378—Sam Adler...F-A
Prospect av, 1378—Jacob Strauss...C-E
Prospect av, 1378—Morris Levine...H
Prospect av, 1378—Domino Gallipoli...A
Wales av, 560—Anthony McOwen...B-C-E
Wales av, 560—Chas G Francklyn...C
Wales av, 560—James McGonagle...G-A
Webster av, 2867—Peter S O'Hara...E

Numbered Avenues.

3d av, 4061-3—S & G Amuse Co...I

BROOKLYN ORDERS SERVED.

Bergen st, 470—Chas Stelle...C
Fulton st, 481-3—Rochester Clothing Co.H-G-C-A
Herkimer st, 681—Alfred T Culliford...C
Johnson st, 112—Benj Elum...C
St Johns pl, 1368-70—Regis Amuse Co...A
(Continued on page 1199.)

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

A New Trinity Chapel.

It is probable that a building site will soon be determined upon in the vicinity of Dyckman street and Broadway by the trustees of Trinity Corporation for improvement with a new parish church. The vestry has decided to move Trinity Chapel from 25th street, just west of Broadway, to a location within more convenient reach of its parishioners. Tentative sketches have already been made by a firm of architects but nothing definite has been decided upon. Rev. John Mockridge is vicar, and Rev. Dr. William T. Manning, rector of Trinity Parish. In recent church operations by the corporation plans have been prepared by Charles C. Haight and Cram, Goodhue & Ferguson.

To Improve Cafe Boulevard.

The old Cafe Boulevard, located at Second avenue and 10th street, is about to undergo extensive interior alterations, including an open-air roof garden with a seating capacity to accommodate over 2,500. It is also said that novel decorative features are to be contracted for with European architects. The new lessees are Clinton M. Hall and Troy Alexander. Work is to be completed by early spring.

Maynicke & Franke Selected Architects.

Maynicke & Franke, 25 East 26th street, were selected architects this week for the eight-story factory and warehouse, 200x150 feet, to be erected at Thompson and Nott avenues, Orton and Manley streets, Long Island City, for the American Ever-Ready Company, of 308 Hudson street, Manhattan. Conrad Hubert is president and N. S. Kolby, secretary and treasurer. Bids will be called for in January. The construction will be of reinforced concrete and the cost is estimated at \$200,000.

Factory for Towns & James.

Henry Otis Chapman, 334 Fifth avenue, is preparing plans and will soon take bids on the general contract for a seven-story concrete factory, 62x100 feet, to be erected in Duffield street near Willoughby street, Brooklyn, for Towns & James, chemicals, of 174 Fulton street, Brooklyn. Robert W. Boyd, 105 West 40th street, is structural engineer.

Knights of Pythias to Build.

The Knights of Pythias, care of Wm. Grossman, 1151 Broadway, contemplate the erection of a Temple Knights of Pythias somewhere in Manhattan. The building will probably be seven stories in height and 100x100 feet in size. It will be about two months yet before either a site or an architect is selected.

Rumor of New Freight Yard.

It is said that the New York Central Railroad Company contemplates extensive freight yard improvements at Sparkill, N. Y. The sale of a tract of some 800 acres on the outskirts of Sparkill gives impetus to the report.

PERSONAL AND TRADE NOTES.

LOUIS A. RISSE, civil engineer and city surveyor, has removed his offices from 331 Madison av. to 500 5th av., room 302. Telephone, Bryant 4672.

WM. H. GOMPERT, architect, of the "Burrell Building," 171 Madison av., announces that his offices will be located in that building after December 20, 1913, where he will occupy the 17th story. Telephone, 3020 Murray Hill.

F. W. JANVRIN, who for a number of years has been manager of the promotion department of the Standard Varnish Works, N. Y. C., will, after Jan. 1st, 1914, be district manager of the jobbing department, with headquarters at 120 Tremont street, Boston, Mass.

THE AMERICAN MASON SAFETY TREAD CO., of Lowell, Mass., was awarded a gold medal at the International Exposition of Safety and Sanitation, held under the auspices of the American Museum of Safety at the Grand Central Palace, New York City, December 11 to 20, 1913.

THE UNITED STATES CIVIL SERVICE COMMISSION announces an open competitive examination for inspector of mechanical and electrical engineering, for men only, on January 21, 22 and 23, 1914. From the register of eligibles resulting from this examination certification will be made to fill a vacancy in this position, at \$2,000 a year, in the Office of the Supervising Architect of the Treasury, and vacancies as they may occur. Persons who desire this examination should at once apply for Form 1312 to the United States Civil Service Commission, Washington, D. C.

MEMORIAL TO D. H. BURNHAM.—Miss Janet Scudder, the sculptor, whose "Young Diana" and "Little Lady by the Sea" attracted attention at the recent exhibition of her work, has been selected by the National Art Commission appointed to beautify Manila to design a memorial to the late Daniel Hudson Burnham, the "Creator of the Chicago World's Fair," who was Chairman of that body. The memorial was to be neither a bust nor a portrait, but decorative, with an inscription, so Miss Scudder decided upon a fountain, with an inscribed base. It will be placed in Burnham Green, part of the famous Luneta Park, facing Manila Bay, the most attractive spot in the Philippine capital.

THE FIRM OF VAN VLECK & GOLDSMITH, architects, 111 5th av., which will be dissolved after Jan. 1, 1914, after an association extending over a period of about fifteen years, designed and erected many buildings of high character in the suburbs of New York. Joseph Van Vleck, Jr., graduated from Columbia University in 1896 and was associated with the office of Howard & Cauldwell until he formed the partnership with Mr. Goldsmith. Mr. Van Vleck is to retire from the practice of architecture and will devote his entire time to the interest of his estate, but maintaining for a time at least the old offices at 111 5th av. Goldwin Goldsmith, who was a classmate at Columbia University of Mr. Van Vleck, and received his early training in the office of McKim, Mead & White, has accepted a call from the University of Kansas to occupy the chair of Architectural Engineering at that University. The Department of Architects there is soon to be enlarged into a School of Architecture and Engineering and Mr. Goldsmith will have a large part in its development. He will take up his duties at the University January 1, 1914. The firm has practically completed all the commissions in hand and retire from their practice with the heartiest wishes of all their friends in the architectural profession and building trades.

FIRE COMMISSIONER JOSEPH JOHNSON closed his notable administration by inaugurating a wireless telegraph service and a new type of fire alarm box invented by two of his experts as a means of breaking up a long standing monopoly. Commissioner Johnson has done great things for the department during his time. For example: Curtailed incendiarism here, reducing it to the lowest point within five years. During his administration there have been 178 arrests and 85 convictions for arson. Motorized the fire department by adding 154 pieces of motor propelled apparatus. On June 1, 1911, there were 14 motor propelled vehicles in the fire department. There are now 168. Developed a standard type of motor propelled engine—a steam pumping apparatus with a front-drive tractor. This enables the utilization of the old horse-drawn engines in the motorization plan. Added 46 new fire houses to the department. Twenty-five of these houses have been opened and are now occupied. Others are under construction or contract. Extended the fire department by organizing 31 new companies. Of these, 17 were engine companies and 14 were truck companies. Many millions of dollars invested in buildings in this city, formerly unprotected by the fire department, have been safeguarded by this extension. Reorganized the Bureau of Repairs and Supplies of the department, incorporating a Division of Audit and Accounts and establishing the position of Chief of Construction in the Fire Department. Developed and broadened the scope of the Fire College, adding

an Automobile School to the course of instruction. In this school firemen are trained to operate the motor apparatus.

OBITUARY

FREDERICK P. THORP, civil engineer, 400 Riverside Drive, died Sunday, Dec. 21, of peritonitis in St. Luke's Hospital. He was born in Wyandotte, Mich., in 1868, and up to the time of his illness was employed by New York State in condemnation proceedings of rock-crushing plants along the Palisades. Mr. Thorp was a member of the American Society of Mechanical Engineers, the Engineers' Club and other organizations.

JAMES G. HILL, architect, of Washington, D. C., died at his home Sunday, Dec. 21, aged seventy-two years. He was formerly supervising architect of the U. S. Treasury Department, and during his administration designed and superintended the erection of the Bureau of Printing and Engraving, the Government Printing Office and many post office buildings.

TRADE AND TECHNICAL SOCIETY EVENTS.

THE ARCHITECTURAL LEAGUE of New York will hold its annual exhibition in the American Fine Arts Building, 215 West 57th st., February 8 to 28.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st., New York. Meets first and third Wednesday, except in July and August.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York, except in July and August.

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20, 1914.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st., New York City.

STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20, 1914.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st., New York City.

HEATING AND VENTILATING.—The annual meeting of the American Society of Heating and Ventilating Engineers will be held January 20, 21 and 22, 1914, at the Engineering Societies Building, 25 West 39th street.

MUNICIPAL ENGINEERS.—The eleventh annual dinner of the Society of Municipal Engineers of New York City will be held Jan. 10, 1914.

METROPOLITAN HARDWARE ASSOCIATION will hold its annual dinner at the Hotel Astor Tuesday, Jan. 20, 1914. H. A. Cornell, 123 Court st., Brooklyn, is chairman of the dinner committee.

BUILDING TRADES EMPLOYERS.—The annual convention of the National Building Trades and Employers' Association will be held in Louisville, Ky., Jan. 21-23 next. Officers of the National Association are: President, Herbert J. West, West Construction Co., Baltimore, Md.; secretary, I. H. Scates, secretary of Baltimore Builders' Exchange.

QUEENS CHAMBER OF COMMERCE.—Arrangements are being made for the third annual dinner of the chamber to be held at the Waldorf-Astoria Hotel on the evening of Tuesday, Jan. 20, 1914. Prominent officials of the city will be present. The following committee has charge of the arrangements: Ellis Parker Butler, George C. Dickel, Jesse F. Ellsworth, W. W. Gillen, John N. Booth, John J. Kindred, chairman.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The members of the National Builders' Supply Association will hold their annual convention Feb. 17 and 18 with headquarters at the Hotel La Salle, Chicago, Ill. The first afternoon of the convention will be left open for a general visit to the Cement Show, which will occur in the Coliseum at that time. If the plans of the Board of Directors meet with the success now expected small dealers will be an important factor in the coming convention. As the dues of the association have been reduced it is expected that this will be the means of bringing many dealers into the organization who heretofore have felt that they were not doing sufficient business to justify them in affiliating with the supply association.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—The sixty-first annual meeting of the American Society of Civil Engineers will be held Wednesday and Thursday, Jan. 21 and 22, 1914, at the society house in New York City. The business meeting will be called to order at 10 o'clock Wednesday morning. The annual reports will be read, officers for the coming year elected, reports of special committees presented

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Trade and Technical Society Events (Continued)

for discussion and other business transacted. Three special meetings will be held on the two days following the annual meeting. The topic for discussion will be "Road Construction and Maintenance."

THE BIDDLE HARDWARE COMPANY and the Supplee Hardware Company, two old Philadelphia hardware concerns, have consolidated, making one of the largest hardware combinations in the country. The firm will be known as the Supplee-Biddle Hardware Company and will include all of the present officers and employees of the two firms. The officers of the new concern are: Chairman of the Board, Charles M. Biddle; President, James E. Eaum; Vice-Presidents, Charles M. Biddle, Jr., Alfred Klein and J. S. Bonbright; General Manager, Robert Biddle, 2d; Treasurer, E. S. Fogg; Secretary, Edward Knight; Auditor, Richard Baum and Assistant Secretary and Assistant Treasurer, George S. Spence. The present home of the company at 5th and Commerce sts., Philadelphia, will be enlarged.

THE TURNER CONSTRUCTION COMPANY, of 11 Broadway, is sending out to prospective builders and architects, a complimentary folder entitled "Ten Cents a Cubic Foot" that should reach the hands of everyone that is considering factory or commercial building construction of any kind. Everybody knows about the model Bush Terminal buildings and two of these, Nos. 19 and 20 loom up strongly as models of the workmanship of the great reinforced concrete contracting and engineering company. The pamphlet is well illustrated and its text is arranged with special consideration for the busy business man.

THE NATIONAL X-RAY REFLECTOR COMPANY, 505 Fifth av., is graphically showing by means of blue print and form letter how 4:13 average foot candles of illumination can be obtained with an expenditure of only .57 watts per square foot. It is a telling argument in favor of its system of reflecting light.

RECENT INCORPORATIONS.

THE SARASOTA REALTY & IMPROVEMENT CO. is a \$25,000 corporation chartered to do a realty and construction business with offices in Manhattan. The papers were filed by Jack L. Woldenberg, Edmond R. Lyon and John J. Hayden, all of 258 Broadway, as directors. Hastings & Gleason, 258 Broadway, are the attorneys.

BATHGATE REALTY CORP. has been incorporated with a \$10,000 capitalization with offices in Manhattan, to do a realty and construction business. Louis Altschul, Solomon Collier and Edward Collier, all of 356 11th st., Brooklyn, are the directors. Collier & Collier, 27 Cedar st., are the attorneys.

BAY RIDGE IRON WORKS has been chartered with \$20,000 capital stock with offices in Brooklyn, to manufacture and deal in structural and ornamental iron work. The incorporators are Louis Hershheim, 26 Court st., Brooklyn, Franz Sigel and Sidney L. Buck, both of 38 Park Row, N. Y. C. The attorney for the company is Franz Sigel, 38 Park Row, N. Y. C.

DRURY REALTY CO., realty and construction, has filed papers with \$21,000 capital stock with offices in The Bronx. Elizabeth C. Drury, Helen L. Drury and Hugh J. Drury, all of 339 East 141st st., and four others are the directors. M. J. Sullivan, Smith Building, N. Y. C., is the attorney.

IMPERIAL INVESTING CORP. is a \$25,000 corporation, chartered to do a realty and construction business with offices in Manhattan. The directors are Stephen W. Collins, Purchase, N. Y., Frederick Willets, Scarsdale, N. Y., and Clifford C. Reeve, 618 Union pl., Richmond Hill, N. Y. Stephen W. Collins, 63 Wall st., is the company's attorney.

NORTH HAVANA LAND CO. is a \$300,000 corporation, with offices in Manhattan, to do a realty and construction business. The papers were filed by John J. Sullivan, John H. Leary, and Paul R. E. Steier, all of 135 Broadway, as incorporators. Bailey & Sullivan, 135 Broadway, are the attorneys for the company.

HAKALIST REALTY CORP., realty and construction, has been incorporated with \$25,000 capital stock with offices in Manhattan. The directors are Arthur C. Hays, 244 Circuit road, New Rochelle, N. Y., Norvin R. Lindheim, 63 West 38th st., and William Abramson, 60 Wall st. Hays, Kaufman & Lindheim, 60 Wall st., N. Y. C., are the attorneys.

HENRY GARDNER has filed incorporation papers with \$10,000 capital stock to do a realty, contracting, construction and dealing in building materials business with offices in Manhattan. The incorporators are Henry Gardner, 28 Campbell av., Caldwell, N. J., Henry C. Dater, 622 West 137th st., and Francis B. Wood, 233 Broadway. Francis B. Wood, 233 Broadway, is the attorney for the company.

HEF CORPORATION is a \$25,000 company chartered to do a realty and construction business with offices in Flushing. Ada L. Rein, 1210 Hoe av., N. Y. C., Fred B. Staples, 48 Wardell st., L. I. City, and Harry Colyer, 16th st., Flushing, are the incorporators. F. G. Randall, Long Island City, is the company's attorney.

THE CLAIRE REALTY CO. has been chartered with \$10,000 capital stock to do a realty and construction business. The directors are Marcus H. Burnstine, Claire K. Burnstine, both of 790 Riverside dr., and Wilson Dee Bush, 217 East 27th st. Marcus H. Burnstine, 115 Broadway, is the attorney for the company.

W. & W. ELECTRICAL CONTRACTING CORP. has been chartered with offices in Manhattan to do a general contracting, electrical and mechanical engineering, fixtures and supplies, and construction business. Papers were filed by Jewell Williams, M. T. Williams, and J. W. Wellington, all of 563 West 145th st., as directors. The Corporation Trust Co., 57 Wall st., N. Y. C., is the company's attorney.

(Continued on page 1199.)

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—Richard Trimble, care of the U. S. Steel Corp., 71 Broadway, contemplates the erection of a 5-sty brick and stone residence in the north side of East 96th st., 225 ft. east of 5th av, for which no architect has been selected.

MANHATTAN.—The Knights of Pythias, care William Grossman, 1151 Broadway, contemplates the erection of a new building. Site and architect have not been selected.

MANHATTAN.—St. Marks M. E. Church, 231 West 53d st., W. H. Brooks, pastor, 316 West 53d st., contemplates altering the stable at 235-237 West 53d st., into a parish house, for which no architect has been selected. Project will probably go ahead in the spring.

OLEAN, N. Y.—Gabriel Serean, Portville, N. Y., contemplates the erection of a 2-sty brick store at 1st and North Union sts., for which no architect has been selected. Work will go ahead in the spring.

NEWARK, N. Y.—B. M. Phelps, of Newark, is interested in raising funds and forming a company to finance a cold storage building. No architect has been selected. Probable cost \$100,000.

SPARKILL, N. Y.—The First National Bank, Oswald A. Bauer, chairman building committee, contemplates the erection of a bank building, brick and limestone. Site and architect have not been selected. Cost about \$30,000.

BEACON, N. Y.—The Board of Education, E. McComber, president, expect to erect a new high school, 16 rooms, with auditorium, to seat 600. Site and architect have not been selected. Estimated cost, \$80,000.

POUGHKEEPSIE, N. Y.—A. V. Haight Co., printers, 10 Liberty st., A. V. Haight, president, W. T. Ward, treasurer, W. D. Haight, secretary, contemplate the erection of a printing building at 198 Church st. No architect has been selected.

ELIZABETH, N. J.—The Linden Building and Construction Co., Linden, N. J., contemplate the erection of a 4-sty loft building in North Broad st., brick, semi-fireproof. No architect has been selected.

FRANKLIN FURNACE, N. J.—The Board of Education of Franklin Furnace, M. M. Dolan, clerk, contemplate the erection of a high school here to cost about \$50,000. No architect has been selected.

PLANS FIGURING.

DWELLINGS.

ENGLEWOOD, N. J.—Nelson K. Vanderbeek, 22 Morse pl., is taking bids for a 2½-sty residence, 36x37 ft., to be erected here for M. J. Bogert, of Demarest, N. J.

FACTORIES AND WAREHOUSES.

SCHENECTADY, N. Y.—Bids are being received by W. L. Stoddard, 30 West 38th st., N. Y. C., for the erection of a 3-sty factory, 200x50 ft., with a 1-sty wing, 130x50 ft., for the Mica Insulator Co., 68 Church st., N. Y. C.

HOSPITALS AND ASYLUMS.

BROOKLYN.—The Libman Contracting Co., 107 West 46th st., is figuring the general contract for a new kitchen building at the Kingston Av. Hospital from plans by Clinton & Russell, 32 Nassau st., architects.

MUNICIPAL WORK.

ELECTRIC EQUIPMENT.—Bids will be received by the President of the Borough of Queens until Tuesday, Dec. 30, for labor and material for electric equipment, town hall, Jamaica, Queens.

STEEL CABINETS.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity until Wednesday, Dec. 31, for furnishing and installing steel cabinets, desks, etc.

ELECTRIC, PLUMBING, GAS FITTING, STEAM HEAT.—Bids will be received by the Department of Public Charities until Monday, Jan. 5, for labor and materials required for the erection and completion of the general contract and electric work; also for the erection and completion of the plumbing, gas fitting and steam heating for the additions and alterations to the storehouse at Blackwell's Island.

CEMENT WALKS, IRON FENCES, ETC.—Bids will be received by the Department of Public Charities until Tuesday, Dec. 30, for labor and materials required for the construction and completion of cement walks and steps, grading and seeding, iron fences and gates, door and window screens, weather strips, roof garden enclosure and awning support for children's hospital, Kings County Hospital, Borough of Brooklyn.

PLUMBING AND HEATING.—Bids will be received by the Board of Health until Tuesday, Dec. 30, to erect and complete, with all necessary alterations and other work incidental thereto, excepting plumbing and heating, one brick kitchen building at Kingston Av. Hospital, Brooklyn.

ELECTRIC WIRING, GAS PIPING, ETC.—Bids will be received by the Department of Public Charities until Monday, Jan. 5, for electric wiring, gas piping and fixture work for training school for nurses, maternity ward, reception building and boiler house, City Hospital District, Blackwell's Island.

BUILDING.—Bids will be received by the President of the Borough of The Bronx until Tuesday, Dec. 30, for the installation of heating and ventilating system in the public comfort station at 149th st and Bergen av.; also for the erection of a public comfort station at

149th st and Bergen av, Bronx, except plumbing and gas fitting and heating and ventilation; also for the installation of plumbing and gas fitting system in public comfort station at 149th st and Bergen av, The Bronx.

BOGOTA, N. J.—Bids will be opened by Wm. N. Smith, Mayor, Dec. 30, for about 4.4 miles of vitrified sewers, 8 to 24 ins., two sewage disposal plants, with necessary piping, etc. Harlan P. Ross., borough clerk; engineer, Clyde Potts, 30 Church st, New York.

THEATRES.

MANHATTAN.—William Zahn, 315 East 43d st, architect, is taking bids for alterations to the residence at 348-350 East 72d st into a moving picture theatre. Charles Belsky, 1351 1st av, owner. Cost about \$20,000.

MANHATTAN.—Plans are still being figured for alterations to the 1-sty brick store 64-66 West 130th st and 392-396 Lenox av into a moving picture theatre for Theodore W. Meyer, 20 New st, owner. Theodore A. Meyers, 114 East 28th st, is architect. Cost about \$15,000.

MISCELLANEOUS.

BOSTON, MASS.—Bids will be received by the directors of the Port of Boston, 40 Central st (Frank W. Hodgdon, Ch. Engr.), until Jan. 14, for building a railroad terminal yard capable of accommodating about 400 cars at South Boston.

FT. HANCOCK, N. J.—Bids will be received by the Quartermaster at Ft. Hancock until Jan. 14 for a steam heating plant.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

VERMILYEA AV.—Samuel Katz, 1 Madison av, has been selected architect for two flats, 5-stys, to be erected on the west side of Vermilyea av, 100 ft. west of Academy st, to cost \$100,000. The Ensign Improvement Co., Joseph E. Damsy, president, 945 Hoe av, is the owner.

155TH ST.—George & Edward Blum, 505 5th av, have completed plans for the 10-sty apartment house to be erected at the northeast corner of 155th st and Riverside drive for the Strathcona Construction Co., 48 St. Nicholas pl, owner. Cost about \$600,000.

2D ST.—Jacob Fisher, 25 Av A, has completed plans for alterations to the 5-sty tenement at 105 East 2d st for Dora Bierman, 314 East 5th st, owner.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids Dec. 22, for Item 1, installing heating and ventilating apparatus and Item 2, installing temperature regulation in new Public

School 97, Manhattan. Item 1, Blake & Williams, \$58,282; other bidders were: E. Rutzler Co, \$64,668; Daniel J. Rice, \$62,156; Wells & Newton Co. of New York, \$64,889; Wm. J. Olvany, \$67,376; Raisler Heating Co., \$67,300. Item 2, Johnson Service Co., \$3,848, lowest bid.

STORES, OFFICES AND LOFTS.

CANAL ST.—Chas. M. Straub, 147 4th av, is preparing plans for two 5-sty brick and stone stores and lofts, to be erected at the northeast corner of Canal st, 99 ft. south of Bowery, for Nathan Himowich, 113 Canal st, owner. Bids will soon be called by the architect.

35TH ST.—Buchman & Fox, 42d St. and Madison Av. Building, are preparing plans for the 11-sty addition to the store and loft building at 56-58 West 35th st for Oppenheim, Collins & Co., 35 West 34th st, owner. Charles A. Cowen & Co., 1123 Broadway, are the general contractors. Cost about \$150,000.

THEATRES.

90TH ST.—Thomas W. Lamb, 644 8th av, is preparing plans for a 1-sty theatre, 101x162 ft., to be erected at the southwest corner of 90th st and Eroadway for Robert Goelet, 9 West 17th st, owner. Bids will be received by architect about January 15. Cost, about \$100,000.

6TH AV.—Thomas W. Lamb, 644 8th av, is completing plans for a 1-sty brick theatre, 41x131 ft., to be erected at 821 6th av for the Manhattan Fee Co., Walter J. Solomon, president, 17 West 42d st. Bids will be received on general contract about Jan. 2. Cost, about \$125,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

167TH ST.—A. J. Schwarzler Co., builders, 1340 Brook av, contemplate the erection of a 5-sty apartment house with stores at the southwest corner of 167th st and Clay av. Chas. Schaefer, Jr., Webster and Tremont avs, will probably prepare plans.

CHURCHES.

MORRIS AV.—Robert La Velle, 197th st and Valentine av, is preparing plans for a 3-sty brick and stone synagogue, 33x100 ft., to be erected at Morris av and 166th st, for the Temple Juda Holheim, Mr. Buyer, president, 1048 Morris av, owner. Plans will be ready about Jan. 1.

SCHOOLS AND COLLEGES.

BRONX.—Bids were opened by the Board of Education Dec. 22, for Item 1, erecting stone retaining wall, tunnel, sidewalk, etc., and Item 2, erecting iron and glass partitions enclosing workshop and janitor's office at Public School 7, Bronx. Item 1, Victor Zambetti & Bro., \$5,800, low bid. Item 2, J. M. Knapp, \$739, low bid.

THEATRES.

MELROSE AV.—Gronenberg & Leuchtag, 303 5th av, have been selected architects for a brick

moving picture theatre and stores, seating capacity 600, to be erected on the east side of Melrose av, south of 157th st, for the Benenson Realty Co., 407 East 163d st. Owner builds.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

60TH ST.—Chas. A. Olsen, 1221 66th st, is preparing plans for a 3-sty brick tenement with stores, 20x72 ft., to be erected in the south side of 60th st, west of 12th av, for V. Vitale, 1068 60th st, owner and builder. Cost, about \$6,500.

EASTERN PARKWAY.—J. Strauss Realty Co., 153 Remsen st, Brooklyn, will erect five 4-sty apartment houses, 67x95 ft. each, at Eastern parkway, Franklin av and Lincoln pl, from plans by Benjamin Driesler, 157 Remsen st, architect. Cost, about \$30,000 each.

76TH ST.—F. W. Stork, 7416 3d av, Brooklyn, 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 for the Esor Realty Corporation, Mr. Richberg, president, 7416 3d av, Brooklyn, owner. Cost about \$30,000.

BROOKLYN.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty high class apartment house to be erected at 220-222 Ross st, Brooklyn, on a plot 47x100 ft., for Jacob Siris, of Manhattan, owner. The structure will cost \$50,000.

15TH AV.—Maxwell A. Cantor, architect, 39 West 38th st, is preparing plans for the improvement of the block front on 15th av, between 38th and 39th sts, with five high-class flats to be erected by the Sherman Holding Co. Cost about \$120,000.

DWELLINGS.

60TH ST.—Chas. A. Olsen, 1221 66th st, Brooklyn, is preparing plans for a 2-sty brick extension to the bakery and residence at 1334 60th st, for Costelli Bros., on premises, owner. Cost, about \$3,000. The owners will take bids.

JAMAICA AV.—L. Dananher, 332 Fulton st, Jamaica, L. I., has completed plans for two residences to be erected at the southwest corner of Jamaica av and Wyona st for the Brooklyn Court Square Co., Isaac Bloomgarden, president, 1115 East 36th st, Brooklyn, owner and builder. Cost about \$30,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids Dec. 22, for Item 1, general construction, also Item 2, plumbing and drainage of new Public School 178, Brooklyn. Item 1, Libman Contracting Co., \$256,586, low bidder. Other bidders were: Peter Cleary, \$292,134; Werner-Eartels Co., \$293,847; Mitchell Const Co., \$288,987; H. C. Stowe Const. Co., \$277,240; Durkin & Laas, \$270,000; T. A. Clarke Co., \$267,300. Item 2, Jarcho Bros., Inc., \$18,700, low bidders. Other bidders were: Geo. E. Gibson Co., Inc., \$21,564; John W. Sands Co., \$20,335; Wells & Newton of New York, \$18,922; the United

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Plumbing & Const. Co., \$19,132; John J. Kenney Co., \$19,570; James Harley Plumbing Co., \$20,097.

THEATRES.

BROADWAY.—W. E. Wills, 1181 Myrtle av, is preparing plans for alterations to the 1-sty brick moving picture theatre, 40x100 ft., at the northeast corner of Broadway and Ellery st, Brooklyn, for the Estate of Louis Stutz & Son, on premises, owner. Cost, about \$9,000.

Queens.

DWELLINGS.

FOREST HILLS, L. I.—Plans have been completed for a 2½-sty hollow tile and stucco residence, 35x45 ft., for W. C. Hartwig, Forest Hills Inn, Forest Hills, owner. The Sage Foundation Homes Co., 47 West 34th st, N. Y. C., is general contractor. Cost, about \$12,000.

BELLE HARBOR, L. I.—B. F. Hudson, 319 9th st, Brooklyn, is preparing plans for two 2½-sty frame and stucco residences, 24x40 ft., for Charles Schurmeister, Jr., 310 Ocean parkway, Brooklyn, owner and builder, who will take bids on subs. Cost about \$11,000.

SCHOOLS AND COLLEGES.

BAYSIDE, L. I.—A new school is soon to be erected on Crocheron av to cost about \$150,000. The Board of Education will soon complete plans. Citizens of Bayside are also contemplating the erection of a police sub-station.

Suffolk.

DWELLINGS.

COLD SPRING HARBOR, L. I.—Murphy & Dana, 331 Madison av, N. Y. C., are preparing plans for a 2½-sty brick residence and garage, 40x85 ft., to be erected here to cost about \$125,000. Bids on general contract will be taken about February 1.

EASTHAMPTON, L. I.—Harrie T. Lindeberg, 2 West 47th st, N. Y. C., is preparing sketches for a 2½-sty stucco residence and garage to be erected at Lilly Pond rd for Claren e Olecht, care of architect, owner. Cost about \$25,000.

Westchester.

DWELLINGS.

TARRYTOWN, N. Y.—C. P. H. Gilbert, 1123 Broadway, N. Y. C., has been selected architect for a residence 2½-stys, to be erected on South Broadway, for David L. Luke, of 358 West 8th st, Tarrytown.

BRONXVILLE, N. Y.—Harry Leslie Walker, 103 Park av, N. Y. C., owner and architect, is preparing plans for a 2½-sty frame residence, 34x48 ft., to be erected on Woodside av, to cost about \$10,000.

HOSPITALS AND ASYLUMS.

MAMARONECK, N. Y.—William H. Beers, 235 5th av, N. Y. C., has nearly completed plans and will soon take bids from a selected list of contractors for the 2-sty Palmer Memorial Hospital to be erected on Boston Post rd, near Orienta rd, for the Palmer Hospital Association, William S. Johnson, president. Cost about \$40,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

MUNICIPAL WORK.

NEWARK, N. J.—Contract for the paving of Broad st with wood block has been awarded by the Bd. of Works to Newark Paving Co., 133 1st st, at \$273,473.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Libman Construction Co. has received the contract to erect the 6-sty public school, known as 178, on the north side of Dean st, east of Saratoga av, Brooklyn, on plot 335x108 ft. The plans were made by C. B. J. Snyder, architect. Work is to start immediately so that the school may be ready for occupancy before September, 1914.

PITTSBURGH, PA.—N. Serracino, architect, of 1170 Broadway, N. Y. C., has awarded the general contract for the 4-sty parochial school in Forbes st, Pittsburgh, Pa., to Cuthbert Brothers Co., of Pittsburgh. The owner is St. Peter's Church, Rev. A. Parziale, rector.

STORES, OFFICES AND LOFTS.

35TH ST.—Chas. A. Cowen & Co., 1123 Broadway, have received the general contract to erect the 11-sty addition to the store and loft building at 56-58 West 35th st, for Oppenheim Collins & Co., 35 West 34th st. Buchman & Fox, 42d st and Madison av, are the architects. Cost, about \$150,000.

3D ST.—The Midtown Contracting Co., 303 5th av, has received the contract to make fire repairs to the 8-sty loft, 55-57 West 3d st, for the Livingston Holding Co., 37 Liberty st, Nathan Myers, Newark, N. J., is architect. Cost about \$10,000.

THEATRES.

MADISON ST.—John Auer & Sons, 648 Lexington av, Brooklyn, have received the general contract to erect the 2-sty brick theatre, 122x87 ft., in Madison st, adjoining the Bushwick Theatre on Broadway, for B. F. Keith, 1496 Broadway, N. Y. C., owner. W. H. McEllPatrick, 701 7th av, N. Y. C., is architect. Cost about \$25,000.

MISCELLANEOUS.

BROOKLYN.—The Brown Hoisting Machinery Co., 50 Church st, has received the contract to erect the reinforced concrete coal bunker for the Atlantic Hygeia Ice Co., 1864 Atlantic av, at Rochester and Atlantic avs.

**PLANS FILED FOR NEW
CONSTRUCTION WORK.**

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

ST. NICHOLAS TERRACE, 25-39, two 6-sty brick apartments, 99x100; cost, \$250,000; owner, Manchester Const. Co., Morris Golde, Pres., 223 Wooster st; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 500.

160TH ST, 638-644 West, 6-sty brick tenement, 100x87; cost, \$150,000; owner, Podwie Realty Co., 1029 East 163d-st; architect, Samuel Katz, 1 Madison av. Plan No. 502.

95TH ST, 158-166 West, 9-sty brick tenement, 85x100; cost, \$150,000; owners, Julius Fishman & Sons, Inc., 290 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 503.

BRADHURST AV, 216, 6-sty brick tenement, 39x87; cost, \$50,000; owner, Steinmetz Const. Co., 1416 Glover st; architects, Moore & Land-siedel, 148th st and 3d av. Plan No. 504.

STORES AND TENEMENTS.

15TH ST, 512½ West, 1-sty brick store, 10x25; cost, \$150; owner, Thomas J. Dennis, 512 West 15th st; architect, Otto Melin, 176 Wooster st. Plan No. 501.

Bronx.

DWELLINGS.

DUDLEY AV, n s, 75 w Mayflower av, 2-sty brick dwelling, tin roof, 20.6x49; cost, \$5,000; owner, Fritz Gaertner, 771 Trinity av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 654.

STABLES AND GARAGES.

BELMONT AV, e s, 108 s 189th st, 1-sty brick stable, tar and gravel roof, 40x45; cost, \$2,500; owner, Peter Dillon, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 651.

STORES AND TENEMENTS.

TINTON AV, w s, 400 s 163d st, 1-sty brick store and mark t, plastic slate roof, 27x130; cost, \$7,500; owner, Samuel Cohen, 314 East 161th st; architect, Max Krenidel, 338 East 121st st. Plan No. 630.

MELROSE AV, s e cor 162d st, two 6-sty brick tenements, plastic slate roof, 48x62.5 and 52x54.7; cost, \$105,000; owner, Cedar Constn. Co., Jos. J. Lese, 35 Nassau st, Pres.; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 653.

MISCELLANEOUS.

BELMONT AV, e s, 108 s 189th st, two 1-sty frame sheds, 13x55; cost, \$150; owner, Peter Dillon, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 652.

Brooklyn.

DWELLINGS.

AV T, s s, 80 e East 17th st, 2-sty frame dwelling, 23x36, shingle roof, 1 family; cost, \$3,200; owner, John G. McDonald, 2214 East 17th st; architect, same. Plan No. 6732.

KINGSTON AV, e s, 50 n President st, three 3-sty brick dwellings, 19.4x55, gravel roof, 2 families each; total cost, \$19,500; owner, Sycamore Const. Co., 60 Wall st, N. Y.; architect, R. Von Lehn, 2701 Glenwood rd. Plan No. 6752.

MAPLE AV, n s, 120 e Highland av, 2-sty frame dwelling, 22x28, shingle roof, 1 family; cost, \$3,000; owner, M. G. Lemon, 69 South Elliott pl; architect, R. I. Dodge, 233 Broadway, N. Y. Plan No. 6730.

VAN SICLEN AV, w s, 200 s Livonia av, three 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, \$15,000; owner, Max Cohen, 599 Van Siclen av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6742.

HEGEMAN AV, s s, 20 w Williams av, seven 2-sty brick dwellings, 20x44, tin roof, 2 families each; total cost, \$28,000; owner, Wm. Treib & ano, 511 Christopher av; architects, Cohen Bros., 361 Stone av. Plan No. 6769.

WILLIAMS AV, s w cor Hegeman av, 2-sty brick dwelling, 20x45, tin roof, 2 families; cost, \$5,000; owners, Wm. Treib & ano, 511 Christopher st; architects, Cohen Bros., 361 Stone av. Plan No. 6768.

WATKINS ST, s w cor Hegeman av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, \$3,800; owner, Abraham Sogolowitz, 676 Snediker av; architect, M. Rothstein, 627 Sutter av. Plan No. 6817.

WATKINS ST, w s, 220 s Hegeman av, three 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$10,500; owner, Abraham Sogolowitz, 676 Snediker av; architect, M. Rothstein, 627 Sutter av. Plan No. 6816.

WEST 23D ST, e s, 110 s Surf av, 2-sty store and dwelling, 20x54, gravel roof; cost, \$3,500; owner, Leo Blutman, 2925 West 15th st; architect, Geo. H. Suess, 2568 West 29th st. Plan No. 6823.

WEST 31ST ST, w s, 280 s Mermaid av, 1-sty frame dwelling, 12x35, shingle roof, 1 family; cost, \$600; owner, Lillian Wilkins, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6825.

58TH ST, n s, 180 w 9th av, four 2-sty brick dwellings, 20x50, gravel roof, 2 families each; total cost, \$16,000; owners, Gragnano Construction Co., 63 Withers st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6824.

WYONA ST, w s, 100 s Jamaica av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, \$4,000; owner, Brooklyn Court Sq. Co., 1115 East 36th st; architect, L. Dananher, 332 Fulton st, Jamaica. Plan No. 6790.

WEST 36T HST, w s, 310 n Mermaid av, 1-sty frame dwelling, 14x40, shingle roof, 1 family; cost, \$1,000; owner, Emma C. Smith, on premises; architect, E. C. Theis, 65 Lawrence av. Plan No. 6837.

SAME PROP. 1-sty frame dwelling, shingle roof, 14x33, 1-family; owner and architect, same as above. Plan No. 6838.

PARKSIDE AV., n s, 200 w Bedford av, ten 3-sty brick dwelling, 20x43, gravel roof, 1 family each; total cost, \$80,000; owner, E. H. Bishop, 20 Halsey st; architect, A. S. Hedman, 371 Fulton st. Plan No. 6841.

SURF AV., e cor West 37th st, twelve 2-sty frame dwellings, 20x28.10, shingle roof, 2 families each; total cost, \$12,000; owner, G. Aquino, 389 Broome st, N. Y.; architects, Davis, McGrath & Kiessling, 175 5th av, N. Y. Plan No. 6843.

SURF AV., ss, 54 e West 37th st, twelve 2-sty frame dwellings, 20x28.10, shingle roof, 2 families each; total cost, \$12,000; owner, G. Aquino, 389 Broome st, N. Y.; architects, Davis, McGrath & Kiessling, 175 5th av, N. Y. Plan No. 6844.

FACTORIES AND WAREHOUSES.

PACIFIC ST., n s, 324 w Sackman st, 1-sty brick storage, 19x17, — roof; cost, \$300; owner, Pietro Rivenzo, 2349 Pacific st; architect, C. P. Cannella, 60 Graham av. Plan No. 6808.

CARROLL ST., s s, 250 e Hoyt st, 1-sty brick store and storage, 20x43, gravel roof; cost, \$1,800; owner, M. Cali, 334 Carroll st; architect, W. J. Conway, 400 Union st. Plan No. 6827.

STABLES AND GARAGES.

BARBEY ST., w s, 125 s Blake av, 1-sty frame stable, 24x17, gravel roof; cost, \$300; owner, M. Spin, 570 Barbey st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 6754.

BUSHWICK AV., w s, 256 s Melrose st, 1-sty brick garage, 75x105, gravel roof; cost, \$17,000; owner, Dora Starr, 61 East 118th st, N. Y.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6792.

STORES AND DWELLINGS.

HINSDALE ST., s e cor Hegeman av, 2-sty brick store and dwelling, 20x45, tin roof, 2 families; cost, \$5,000; owners, Wm. Treib & ano; 511 Christopher av; architects, Cohen Bros., 361 Stone av. Plan No. 6770.

JAMAICA AV., s w cor Wyona st, 1-sty brick store and dwelling, 20x61, — roof, 2 families; cost, \$7,000; owner, Brooklyn Court Sq. Co., 1115 East 36th st; architect, L. Danancher, 332 Fulton st. Plan No. 6791.

JAMAICA AV., s s, 205 w Wyona st, three 3-sty brick stores and dwellings, 55x49, gravel roof, 2 families each; total cost, \$15,000; owner, Brooklyn Court Sq. Co., 1115 East 36th st; architect, L. Danancher, 332 Fulton st. Plan No. 6789.

STORES AND TENEMENTS.

CLARENDON RD., s e cor Bedford av, 4-sty brick tenement, 40x90, slag roof, 16 families; cost, \$40,000; owner, Morris Kalt, 5306 15th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6753.

BRISTOL ST., w s, 140 n Blake av, two 4-sty brick tenements, 42.6x88, gravel roof, 16 families each; total cost, \$44,000; owner, Chester Bldg. Co., 121 Williams av; architects, Cohn Bros., 361 Stone av. Plan No. 6785.

CLASSON AV., w s, 100 n Prospect pl, 4-sty brick tenements, 45x100, gravel roof, 20 families; cost, \$28,000; owner, Novelty Bldg. Co., 1199 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 6782.

CLASSON AV., w s, 145 n Prospect pl, 4-sty brick tenement, 22x93, gravel roof, 8 families; cost, \$15,000; owner, Novelty Bldg. Co., 1199 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 6781.

LINCOLN PL., s s, 100 w Franklin av, 4-sty brick tenement, 67x47, gravel roof, 16 families; cost, \$25,000; owner, Julius Strauss Realty Co., 153 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 6778.

VANDERBILT AV., w s, 95 s Pacific st, 1-sty brick tenement, 25x79, gravel roof, 8 families; cost, \$10,000; owner, P. J. Ryan, 528 Vanderbilt av; architect, Jas. F. Rily, 422 St. Marks av. Plan No. 6830.

STORES, OFFICES AND LOFTS.

2D AV., n w cor Hamilton av, 1-sty brick office, 24x28, gravel roof; cost, \$240; owner, S. E. Hagerty, on premises; architect, Jas. A. Boyle, 373 Fulton st. Plan No. 6793.

ROCKAWAY AV., e s, 230 s Vienna av, 1-sty brick office, 17x30, iron roof; cost, \$1,000; owner, Herman Dichtung, 338 Jamaica av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 6835.

THEATRES.

QUINCY ST., s s, 55 e Bedford av, 1-sty brick theatre, 48x100, slag roof; cost, \$10,000; owners, Regent Amusement Corp., 205 Park pl; architect, W. Debus, 83 Cedar st. Plan No. 6759.

MISCELLANEOUS.

ATLANTIC AV., s s, bet Schenck and Barbey sts, 3-sty brick dairy, 150x100, composition roof; cost, \$120,000; owner, Empire State Dairy Co., 502 Broadway; architect, Otto Straub, 214 East 23d st, N. Y. Plan No. 6755.

Queens.

DWELLINGS.

ARVERNE.—Vernam av, w s, 200 n Railroad av, 2-sty frame dwelling, 22x45, shingle roof, 2 families, steam heat; cost, \$4,800; owner, Mrs. C. Shuits, 17 Kane av, Rockaway Beach; architect, A. Hansen, Arverne. Plan No. 3669.

FOREST HILLS.—Greenway terrace, n w cor Middleway circle, 2½-sty brick dwelling, 40x35, tile roof, 1 family; cost, \$20,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 3676.

JAMAICA.—Lewis av, w s, 265 n Hillside av, 2-sty brick dwelling, 20x35, tin roof, 2 families; cost, \$3,500; owner, Jacob Schmidt, 208 East 35th st, N. Y. C.; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 3671.

MIDDLE VILLAGE.—Main av, e s, 250 n Market st, 2-sty frame dwelling, 16x32, tin roof, 2 families; cost, \$2,000; owner, Middle Village Building Co., 464 Grand st, N. Y. C.; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 3657.

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Plans Filed, New Buildings, Queens (Cont.).

RICHMOND HILL.—Gherardi av, s e cor Jamaica av, eight 2-sty brick dwellings, 19x55, tin roof, 2 families; cost, \$28,500; owner, Kaplan Realty Co., 184 Dresden st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 3672 to 3675.

ROCKAWAY BEACH.—Lincoln av, e s, 260 n Newport av, six 2½-sty frame dwellings, 25x34, shingle roof, 1 family, steam heat; cost, \$21,000; owner and builder, Geo. H. Closs, Rockaway Beach; architect, Edw. Berrian, North Thompson av, Rockaway Beach. Plan No. 3660 to 3665.

ROCKAWAY BEACH.—Columbus av, e s, 380 n Newport av, three 2½-sty frame dwellings, 25 x34, shingle roof, 1 family, steam heat; cost, \$10,500; owner, Geo. H. Closs, Rockaway Beach; architect, Edw. Berrian, North Thompson av, Rockaway Beach. Plan Nos. 366-67-68.

SOUTH JAMAICA.—Harrison av, e s, 64 s Conduct av, 2-sty frame dwelling, 16x30, shingle roof, 1 family; cost, \$2,500; owner, Ruth Carpenter, Harrison av & Rockaway rd, South Jamaica; architect, Lawrence J. Frank, 206 Crescent st, Brooklyn. Plan No. 3659.

ARVERNE.—Meredit av, w s, 188 s Amstel Boulevard, 1-sty brick dwelling, 18x53, shingle roof, 1 family; cost, \$1,000; owner, S. Fritz, 2150 84th st, Brooklyn; architect, Phillip Caplan, Boulevard, Rockaway Beach. Plan No. 3704.

COLLEGE POINT.—7th st, w s, 100 n 2d av, 2-sty frame dwelling, 21x36, shingle roof, 1 family; cost, \$3,300; owner, Gustave Hellmich, 511 7th st, College Point; architect, Peter Schreiner, 3 Causeway, College Point. Plan No. 3683.

CORONA.—Junction av, w s, 25 n Tulip st, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$3,500; owner, Wm. Zumstine, 7 DeWitt st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3678.

DOUGLAS MANOR.—Hollywood av, s s, 330 e Center Drive, 2½-sty frame dwelling, 54x24, shingle roof, 1 family; cost, \$6,500; steam heat; owner, Mrs. B. P. Withers, 1356 University pl, Bronx; architect, Phillip Resnik, 40 West 32d st, N. Y. C. Plan No. 3680.

EAST ELMHURST.—Harbour Terrace, w s, 180 n Columbus Boulevard, 2-sty frame dwelling, 32x36, shingle roof, 1 family; cost, \$4,200; owner, Walter M. Randel; architect, M. E. Smith, McCormack av, Ozone Park; steam heat. Plan No. 3703.

MASPETH.—Clinton av, n s, 258 w Willow st, 1-sty frame dwelling, 22x25, tin roof, 1 family; cost, \$1,000; owner, Jacob Dumbroski, Clinton av, Maspeth; architect, Albert H. Stines, 3d st, L. I. City. Plan No. 3679.

QUEENS.—Hendrickson st, e s, 100 n Jericho Turnpike, 2-sty brick dwelling, 22x26, shingle roof, 1 family; cost, \$3,000; owner and architect, C. Fisher, Queens. Plan No. 3705.

ROCKAWAY BEACH.—Bond av, e s, 525 s Boulevard, six 2-sty frame dwellings, 14x25, shingle roof, 1 family; cost, \$9,600; owner, Chas. Halpern, care of architects; architects, Sprung & Wertheimer, Rockaway Beach. Plan Nos. 3698 to 3700.

RICHMOND HILL.—North st, s s, 100 e Wyckoff av, 2½-sty frame dwelling, 20x38, shingle roof, 1 family, furnace heat; cost, \$4,000; owner, George Stossel, 110 North st, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 3707.

ROCKAWAY PARK.—1st av, w s, 280 n Triton av, four 3-sty frame dwellings, 20x47, shingle roof, steam heat, 1 family; cost, \$19,000; owner, John H. Naughton, 153 East 53d st, N. Y. C.; architect, Marshal R. Grimes, 39 East 42d st, N. Y. C. Plan Nos. 3708-9-10-11.

HOTELS.

RIDGEWOOD.—Fresh Pond rd, n e cor Hughes st, 3-sty brick hotel, 25x63, slag roof; cost, \$15,000; owner, Excelsior Brewing Co., 254 Hart st, Brooklyn; architect, Harry A. Koelble, 114 East 28th st, N. Y. C. Plan No. 3677.

STABLES AND GARAGES.

FLUSHING.—Jamaica av & Juniper av, 1-sty frame stable, 11x16, gravel roof; cost, \$100; owner, Wm. Ruhl, on premises. Plan No. 3670.

L. I. CITY.—Hallett st, e s, 250 s Woosley av, 1-sty brick garage, 10x16, tin roof; cost, \$250; owner, Frank Mulacek, 142 Hallett st, L. I. City; architect, Emil Motl, 806 2d av, L. I. City. Plan No. 3701.

STORES AND DWELLINGS.

COLLEGE POINT.—13th st, e s, 75 s 5th av, 2-sty brick store and dwelling, 22x62, tin roof, 1 family; cost, \$5,000; hot water heat; owner, Jacob Greaser, 134 13th st, College Point; architect, Peter Schreiner, 3 Causeway, College Point. Plan No. 3681.

STORES AND TENEMENTS.

RIDGEWOOD.—Woodbine st, s s, 124 e Fresh Pond rd, twenty-two 4-sty brick tenements, 36x70, slag roof, 8 families; cost, \$252,000; Double-day av, n w cor Woodbine st, nine 4-sty brick tenements, 36x65, slag roof, 8 families; cost, \$113,000; Madison st, n s, 24 e Doubleday st, six 4-sty brick tenements, 36x65, slag roof, 8 families; cost, \$72,000; and Madison st, s s, 781 e Fresh Pond rd, 4-sty brick tenement, 36x65, slag roof, 8 families; cost, \$12,000; owner, Ring-Gibson Co., 766 Fresh Pond rd, Ridgewood; architect, Carl L. Otto, 130 Fulton st, N. Y. C. Plan Nos. 3684 to 3696.

MISCELLANEOUS.

L. I. CITY.—Freeman av, n e cor 5th av, frame fence, 8x94; cost, \$230; owner, Arrow Motor Realty Co., 253 West 54th st, N. Y. C. Plan No. 3697.

RIDGEWOOD.—Woodbine st, w s, 123 s Covert av, 1-sty frame shed, 19x19, slag roof; cost, \$200; owner, Henry F. Eichacker, 716 Seneca av, Ridgewood. Plan No. 3682.

MISCELLANEOUS.

FLUSHING.—Bradford av, s s, 314 w Jagger av, 1-sty frame carriage shed, 11x30, tin roof; cost, \$200; owner, John McElroy, Barclay st, Flushing. Plan No. 3706.

Richmond.

DWELLINGS.

CORTELYOU PL. s s, 191 e Lafayette av, New Brighton, 2-sty brick frame dwelling, 19x31; cost, \$2,700; owner, Jas. Lyon, New Brighton; architect and builder, John A. B. Larsen, Port Richmond. Plan No. 865.

KINGSLEY PL. n s, 260 e Brighton av, West New Brighton, 2-sty brick dwelling, 24x32; cost, \$1,800; owner, Pasquale Ricardella; architect, Daniel Santoro, Tompkinsville; builder, C. Soriento, Tompkinsville. Plan No. 866.

JACKSON AV. w s, 180 n Cedar av, South Beach, 2-sty brick dwelling, 32x26; cost, \$3,000; owner and builder, Vitro Citrolo, South Beach; architect, M. F. Nastasi, South Beach. Plan No. 869.

PRIVATE RD. w s, 75 s Todt Hill rd, New Dorp, 3-sty brick parish house, 84x50; cost, \$30,000; owner, United Brethren Church, New Dorp; architect, James E. Grunet, New Dorp; builders, Henry Spruck & Son, Stapleton. Plan No. 861.

STABLES AND GARAGES.

COTTAGE PL. 45, Port Richmond, 1-sty frame garage, 10x11; cost, \$50; owner and builder, Grover C. Merrill, Port Richmond. Plan No. 860.

AMEOY RD. s s, 75 e Brehaut av, Tottenville, 1-sty frame garage, 12x16; cost, \$55; owner and builder, N. E. Joline, Tottenville. Plan No. 859.

JEWITT AV. w s, 32, Port Richmond, 1-sty frame stable, 12x12; cost, \$200; owner, architect and builder, Phillip Rappaport, Port Richmond. Plan No. 862.

STORES AND DWELLINGS.

ROMA AV. s e, 100 s Beacon pl, New Dorp, 2-sty frame store and dwelling, 17x45; cost, \$4,000; owner, Peter Marram, New Dorp; architect, Paul Collett, 13 Dennett pl, Brooklyn. Plan No. 863.

STORES AND TENEMENTS.

JERSEY ST. s s, 200 s w Richmond turnpike, New Brighton, 1-sty frame store, 22x16; cost, \$300; owner and builder, Samuel Dunn, New Brighton. Plan No. 867.

THEATRES.

RICHMOND AV. w s, 164 n Grove av, Port Richmond, 2-sty brick theatre and store, 53x123; cost, \$—; owner, Emma De Hart, Port Richmond; architect, Harry W. Pelcher, Port Richmond. Plan No. 864.

MISCELLANEOUS.

FRESH KILLS RD. n s, 600 e Giffords la, Great Kills, 1-sty frame chicken coop, 28x32; cost, \$300; owner, Blanche W. Saeger, Great Kills; builder, Conrad Roberts, Great Kills. Plan No. 868.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEEKMAN PL. 24, new partitions and skylight to 4-sty brick tenement; cost, \$200; owner, David Spitzer, 87-89 5th av; architect, Otto Reissmann, 30 1st st. Plan No. 4203.

BROOME ST. 226, new store front to 7-sty brick stores and tenement; cost, \$100; owner, Abraham Lowenthal, 126 5th av; architect, Morris Schwartz, 126 5th av. Plan No. 4184.

DELANCEY ST. 73, masonry to 6-sty brick stores and tenement; cost, \$75; owner, Morris Weinstein, 116 Nassau st; architect, Harold L. Young, 1204 Broadway. Plan No. 4209.

LIBERTY ST. 120, iron grating to 12-sty brick store and offices; cost, \$1,000; owner, Edward F. Robinson, 120 Liberty st; architect, Edwin Wilbur, 120 Liberty st. Plan No. 4208.

MERCER ST. 133, new opening to 8-sty brick store and lofts; cost, \$60; owner, Robt. M. Bush, 347 5th av; architect, Wm. A. Hynd, 28 East 23d st. Plan No. 4206.

MURRAY ST. 71-73, new dumbwaiter to 12-sty brick store and offices; cost, \$350; owner, Daniel E. Seybel, 41 Park Row; architect, Jno. H. Adamson, 59 Ann st. Plan No. 4219.

RIVINGTON ST. 158, 1-sty extension to 4-sty brick store and studios; cost, \$15,000; owner, Renlo Mortgage Co., 158 Rivington st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 4189.

SPRING ST. 55, new store front to 5-sty brick stores and tenements; cost, \$300; owner, Celestino De Marco, 239 East 17th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 4186.

UNIVERSITY PL. 126, new store front to 4-sty brick store and lofts; cost, \$250; owner, Ward Trust, 84 William st; architect, Fred. O. Platt, 1123 Broadway. Plan No. 4207.

WASHINGTON ST. 24, alteration from stable to 1-sty brick moving picture; cost, \$5,000; owners, Ann White et al, 141 Broadway; architect, David Scott, 119 West 33d st. Plan No. 4187.

WOOSTER ST. 212-218, new doors to 6-sty brick loft; cost, \$200; owner, Arthur H. Ely, Greenwich, Conn.; architect, Mort C. Merritt, 1170 Broadway. Plan No. 4210.

13TH ST. 236-38, new partitions to 6-sty brick tenement; cost, \$100; owners, August Luff and Albert Hocheter, 52 West 120th st; architect, Henry Regelman, 133 7th st. Plan No. 4212.

13TH ST. 244-46 East, new partitions to 6-sty brick tenement; cost, \$100; owners, August Luff and Albert Hocheter, 52 West 120th st; architect, Henry Regelman, 133 7th st. Plan No. 4213.

14TH ST. 34-42 West, alterations to 5-sty brick store and lofts; cost, \$2,000; owners, Eernharde L. Ludwig et al, 1 Union sq; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 4222.

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22D ST, 140 East, sleeping porch to 4-sty brick dwelling; cost, \$262; owner, Dr. Leonard Landes, 140 East 22d st; architect, Chas. C. Grant, 37 East 28th st. Plan No. 4229.

23D ST, 151-159 West, masonry to 3-sty brick amusement hall; cost, \$175; owner, Eden Musee American Co., 159 West 23d st; architect, Wm. M. Leonard, 162 West 20th st. Plan No. 4196.

26TH ST, 125 West, new store front to 3-sty brick stores and loft; cost, \$75; owner, Jno. G. Weser, 26 West 31st st; architect, Morris Schwartz, 194 Bowery. Plan No. 4202.

27TH ST, 10 West, new store front and partitions to 3-sty brick store and offices; cost, \$300; owner, Philip Libermann, 1458 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 4199.

29TH ST, 13-15 West, steel and masonry to 4-sty brick store and offices; cost, \$300; owner, Louis L. Kane, care H. S. Ely Co., 21 Liberty st; architect, David Scott, 119 West 33d st. Plan No. 4191.

34TH ST, 158 West, new store front to 4-sty brick stores and dwelling; cost, \$90; owner, Daniel Loring, 29 West 34th st; architect, Jas. A. Reese, 249 West 18th st. Plan No. 4204.

35TH ST, 59 West, alterations to 2-sty brick store and dwelling; cost, \$1,500; owner, Adam Engel, 264 West 91st st; architect, W. J. Russell, 1476 Broadway. Plan No. 4223.

36TH ST, 247-249 West, new roof and window to 7-sty brick store and loft; cost, \$580; owner, Louise McAllister, 143 West 30th st; architect, Edward A. Lehmann, 40 Cedar st. Plan No. 4200.

37TH ST, 6 West, masonry to 6-sty brick store and loft; cost, \$250; owner, Alfred F. James, 6 West 37th st; architect, H. Craige Severance, 4 West 37th st. Plan No. 4224.

46TH ST, 126-132 West, new partitions to 12-sty brick stores and lofts; cost, \$1,000; owner, Leavitt Realty Co., 107 West 46th st; architect, Otto H. Taub, 107 West 46th st. Plan No. 4234.

48TH ST, 113 West, rear extension to 4-sty brick store and dwelling; cost, \$2,500; owners, Societe Culinaire Philanthropique, 113 West 48th st; architect, James W. Cole, 403 West 51st st. Plan No. 4214.

49TH ST, 10 East, extension to 4-sty brick dwelling; cost, \$4,000; owner, Pauline C. Chapin, 10 East 49th st; architects, Albro & Phipp, 2 West 47th st. Plan No. 4236.

50TH ST, 200-2 West, new stairs and ball-room to 5-sty brick restaurant and offices; cost, \$7,000; owners, Chelsea Hotel Co., 200 West 50th st; architect, Simeon B. Eisendrath, 500 5th av. Plan No. 4216.

56TH ST, 34 West, new door to 4-sty brick dwelling; cost, \$150; owners, Edwin Hawley Estate, 25 Broad st; architect, Chas. E. Reid, 132 East 23d st. Plan No. 4221.

56TH ST, 351 West, new partitions to 4-sty brick dwelling; cost, \$100; owners, Wm. & Edward Lester, 351 West 56th st; architect, Samuel Cohen, 500 West 176th st. Plan No. 4227.

56TH ST, 17 West, new partitions to 4-sty brick club; cost, \$2,000; owner, Edith A. Logan, 17 West 56th st; architect, Louis S. Weeks, 101 Park av. Plan No. 4228.

62D ST, 46 West, new store fronts to 5-sty brick stores and tenement; cost, \$1,000; owner, Mahuken Estate, 33 West 61st st; architect, Morris Schwartz, 194 Bowery. Plan No. 4183.

67TH ST, 205 East, fireproofing to 5-sty brick dance hall and meeting rooms; cost, \$1,500; owner, Max Verschleisser, 205 East 67th st; architect, Max Hirsch, 391 Fulton st, Brooklyn, N. Y. Plan No. 4226.

69TH ST, 12 East, extension and alterations to 4-sty brick residence; cost, \$40,000; owner, Jas. W. Ellsworth, 18 East 53d st; architect, Wm. Welles Bosworth, 527 5th av. Plan No. 4240.

71ST ST, 413 East, ventilating to 3-sty brick stores and tenement; cost, \$50; owner, Catherine Bohlmann, 431 East 71st st; architect, Geo. Dress, 1436 Lexington av. Plan No. 4194.

96TH ST, 176 East, new partitions to 5-sty brick store and tenement; cost, \$500; owner, George Ehret, 235 East 92d st; architect, Julius G. Kern, 424 East 92d st. Plan No. 4198.

106TH ST, 1 West, water tank to 5-sty brick store and tenement; cost, \$265.50; owner, Elizabeth L. Hume, 116 West 85th st; architect, Chas. Ericson, 286 Columbus av. Plan No. 4185.

113TH ST, 511-517 West, masonry to 8-sty brick tenement; cost, \$50; owner, Southern Holding Co., 25 Broad st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 4195.

126TH ST, 108 West, masonry to 4-sty brick dwelling; cost, \$1,200; owner, L. G. Crab, 291 Riverside drive; architect, Joseph J. Eberle, 489 5th av. Plan No. 4238.

143D ST, 263-267 West, new partition to 6-sty brick stores and tenement; cost, \$50; owner, Sophie Sterns, 36 West 77th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 4218.

168TH ST, 521 West, new partitions to 5-sty brick stores and tenement; cost, \$200; owner, Fred F. Peper, 606 West 113th st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 4188.

BROADWAY, 1690-1692, new stairs and partitions to 7-sty brick stores and tenement; cost, \$500; owner, Hugh M. Suman, 10 Cotton Exchange; architect, Otto L. Spannake, 233 East 78th st. Plan No. 4190.

BROADWAY, 5-11, iron stairs to 16-sty office; cost, \$1,000; owner, Broadway Realty Co., 43 Exchange pl; architects, Wells Arch't'l Iron Co., 151st st and River av. Plan No. 4192.

BROADWAY, 872, pent house to 4-sty brick store and lofts; cost, \$200; owners, Susan G. Cammann et al, Bronxville, N. Y.; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 4197.

BROADWAY, 365, new floor to 6-sty brick store and lofts; cost, \$150; owners, American Express Co., 65 Broadway; architect, Chris. A. Ketchum, Jr., 381 4th av. Plan No. 4211.



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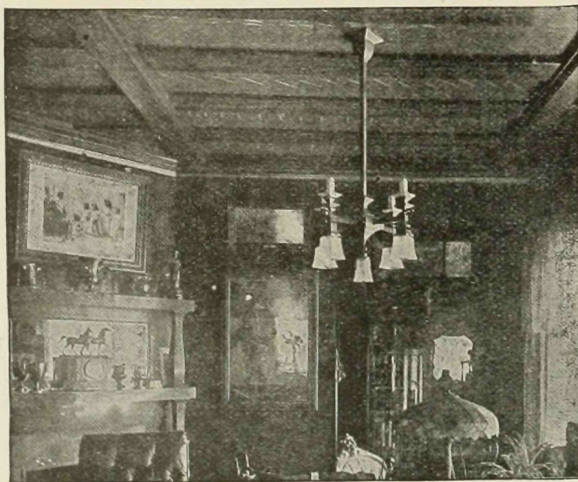
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Plans Filed—Alterations—Manhattan (Contin'd)

BROADWAY, 229-237, masonry to 55-sty brick offices; cost, \$250; owner, Broadway-Park Place Co., 233 Broadway; architects; Betz Bros., 583 Van Sicklen av, Brooklyn. Plan No. 4231.

MADISON AV, 1068-70, new partitions and fixtures to 8-sty brick tenement; cost, \$5,000; owner, Moses Ehrenreich, 1070 Madison av; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 4225.

RIVERSIDE DRIVE, 50, new partitions and skylight to 4-sty brick residence; cost, \$200; owner, Albert E. Smith, 530 West End av; architects, Tiffany Studios, 45th st and Madison av. Plan No. 4181.

ST. NICHOLAS AV, 1543, new front to 3-sty brick dwelling; cost, \$200; owner, Edward Stett, 1543 St. Nicholas av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 4205.

1ST AV, 2127, alterations to 4-sty brick store and tenement; cost, \$400; owner, Severio Noblo, 2127 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 4193.

2D AV, 2035, new partitions to 5-sty brick moving picture theatre and lofts; cost, \$150; owners, Ignatius Schwartz et al, 1404 Wilkens av; architect, Oscar Lowinson, 5 West 31st st. Plan No. 4235.

3D AV, 993-995, increase seating to 1-sty brick moving picture theatre; cost, \$500; owner, Henry Stedeker, 993 3d av; architect, M. E. Rountree, 3 East 44th st. Plan No. 4237.

3D AV, 472, new partitions to 4-sty brick tenement; cost, \$300; owner, Elizabeth S. Potter, 55 East 78th st; architect, Harry Zlot, 230 Grand st. Plan No. 4239.

3D AV, 1847, new partition to 3-sty brick store and dwelling; cost, \$300; owner, Isadore Cohen, 2842 Broadway; architect, Frank M. Straub, 25 West 42d st. Plan No. 4215.

5TH AV, 106, reset store front to 4-sty brick store and lofts; cost, \$500; owners, The Rothschild Realty Co., 98-100 5th av; architect, Albert S. Gottlieb, 156 5th av. Plan No. 4217.

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5TH AV, 98-100, reset store front to 15-sty brick stores, lofts and offices; cost, \$500; owners, The Rothschild Realty Co., 100 5th av; architect, Albert S. Gottlieb, 156 5th av. Plan No. 4201.

6TH AV, 513-519, new partitions, stairs and store fronts to 4-sty brick department store; cost, \$12,000; owners, Abraham & Samuel Mahler, 507 5th av; architects, Howell & Howell, 1182 Broadway. Plan No. 4182.

7TH AV, 425-7, side extension to 4-sty brick restaurant and lofts; cost, \$1,000; owners, Agnes Booth and Annie C. Biehn, 45 West 90th st; architect, Jno. C. Westervelt, 36 West 34th st. Plan No. 4220.

7TH AV, 2480, new store front to 6-sty brick store and tenement; cost, \$580; owner, Daniel S. McElroy, 2482 7th av; architect, Leroy Dennis, 29 West 32d st. Plan No. 4230.

7TH AV, 2196, new partition and toilet to 5-sty brick stores and tenement; cost, \$300; owner, Theresa Goldsmith, 29 East 79th st; architect, Jacob Shapiro, 303 West 117th st. Plan No. 4233.

8TH AV, 2324, new partition to 4-sty brick lofts; cost, \$60; owner, George Ehret, 235 East 91st st; architect, Henry T. Gustaveson, 278 East 136th st. Plan No. 4232.

Bronx.

ELTON AV, w s, 72 n 156th st, move 3-sty frame store and dwelling; cost, \$2,500; owner, Jos. Pirara, 757 Elton av; architect, Edw. J. Byrne, 3029 3d av. Plan No. 657.

151ST ST, n s, 200 w Morris av, new seats, new ventilator to 2-sty brick nicollette; cost, \$500; owner, G. Fusco, 409 East 116th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 655.

216TH ST, n e cor Bronx Boulevard, 2-sty brick extension, 54x115 to 2-sty brick factory; cost, \$10,000; owners, Veri Lace Mfg. Co., Maurice C. Sternbach, 149 5th av, Pres.; architect, W. T. Koch, 311 East 204th st. Plan No. 654.

BARKER AV, n w cor Unionport rd, new cellar and move 2-sty brick dwelling; cost, \$1,500; owner, Rose Trainor, 1517 Commonwealth av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 656.

ST LAWRENCE AV, w s, 25 s Merrill st, new store front to 3-sty frame dwelling; cost, \$150; owner, John E. Loffel, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 658.

VAN NEST AV, s s, 25 e Melville st, raise to grade 3-sty frame dwelling; cost, \$1,000; owners, Henry & Donavin, 150 Nassau st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 659.

VAN NEST AV, s s, 25 w Melville st, raise to grade 2-sty frame dwelling; cost, \$500; owner, Serefino Bellotti, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 660.

VAN NEST AV, s s, 50 w Melville st, raise to grade 1-sty frame store; cost, \$100; owner, Frank Ravonetti, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 661.

WHITE PLAINS RD, junction Unionport rd and Mead st, move and two 1-sty frame extensions, 17.5x43.32, 21x6, to two 3 and 2-sty frame stores and dwellings; cost, \$2,500; owner, Henrietta Spears, 349 East 149th st; architect, T. J. Kelly, 643 Morris Park av. Plan No. 653.

Brooklyn.

AINSLIE ST, n e cor Lorimer st, interior alterations to store and dwelling; cost, \$500; owner, Wm. Shields, 135 Ainslee st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 6757.

BARBEY ST, e s, 58.9 s Atlantic av, exterior and interior alterations to dwelling; cost, \$150; owner, L. Lipitz, 67 Morrell st; architect, Max Cohn, 280 Bedford av. Plan No. 6814.

BERRY ST, n e cor North 9th st, exterior and interior alterations to tenement; cost, \$500; owner, McKeiley, 650A Halsey st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 6794.

CARROLL ST, n e cor Clinton st, interior alterations to church; cost, \$3,850; owner, Bishop Greer, 416 Lafayette st, N. Y.; architects, Cram & Ferguson, 33 West 42d st, N. Y. Plan No. 6787.

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COURT ST, e s, 50 n Nelson st, exterior alterations to church; cost, \$1,000; owner, Rev. J. O'Connell, on premises; architect, F. J. Bulebach, 260 Graham av. Plan No. 6836.

DRESDEN ST, e s, 224 s Fulton st, extension to carpet cleaning establishment; cost, \$2,500; owner, Arthur Clarence, 197 Dresden st; architect, E. H. Latje, 106 Van Siclen av. Plan No. 6818.

MONROE ST, n s, 300 w Reid av, extension to 3-sty dwelling; cost, \$750; owner, Solomon Present, 639 Monroe st; architect, Tobias Goldstone, 49 Graham av. Plan No. 6751.

MONTGOMERY PL, s s, 200 e 8th av, extension to dwelling; cost, \$200; owner, C. Coles, 24 Montgomery pl; architect, R. B. Field, 30 East 42d st. Plan No. 6805.

NELSON ST, n s, 25 e Hamilton av, exterior and interior alterations to store and dwelling; cost, \$150; owner, G. Silmos, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 6761.

NOLL ST, n s, 55 w Evergreen av, exterior and interior alterations to boiler house; cost, \$2,500; owners, S. Liebman & Sons, Brenen and Forrest sts; architect, T. Engelhardt, 905 Broadway. Plan No. 6840.

NOLL ST, n s, 98 e Bremen st, interior alterations to kiln building; cost, \$300; owners, S. Liebman's Sons Brew. Co., Bremen & Noll sts; architect, T. Englehardt, 905 Broadway. Plan No. 6766.

PULASKI ST, n s, 320 w Throop av, exterior alterations to dwelling; cost, \$150; owner, Meyer Cohen, 173 Pulaski st; architects, Farber & Markwitz, 189 Montague st. Plan No. 6728.

RICHARD ST, n w cor Sullivan st, plumbing to mission; cost, \$400; owner, Bethel Skeib Mission, on premises; architect, Thomas Edgerton, 211 5th av. Plan No. 6747.

ST. JOHNS PL, s s, 138.5 e Rogers av, extension to dwelling; cost, \$1,000; owner, Gustave Girard, 215 Montague st; architect, A. W. Pierce, 59 Court st. Plan No. 6750.

WATKINS ST, w s, 200 n Riverdale av, interior alterations to dwelling; cost, \$500; owner, Mollie Kaufman, 428 Watkins st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6767.

SOUTH 1ST ST, s s, 90 e Bedford av, exterior alterations to boiler room; cost, \$900; owner, Fannie Klauber, 297 Bedford av; architect, John J. Keiler, 344 Sackett st. Plan No. 6774.

SOUTH 2D ST, s s, 50.6 e Berry st, interior alterations to tenement; cost, \$200; owner, Jacob Hiller, 110 South 2d st; architect, P. Gagliardi, 239 Navy st. Plan No. 6809.

3D ST, n s, 210 w Bond st, exterior alterations to tenement; cost, \$250; owner, Vincenzo Aniarante, 104 3d st; architect, D. A. Lucas, 98 3d st. Plan No. 6735.

NORTH 5TH ST, s s, 142.5 e Roebing st, exterior and interior alterations to tenement; cost, \$400; owner, Chris Kelly, 47 Throop av; architect, W. J. Conway, 400 Union st. Plan No. 6743.

7TH ST, n s, 298.4 w 5th av, exterior alterations to garage; cost, \$100; owner, R. H. Safier, 365 7th st; architect, T. Harris, 406 9th st. Plan No. 6740.

WEST 16TH ST, w s, 200 n Mermaid av, extension to storage; cost, \$125; owner, Parmella Martorello, 2860 West 16th st; architect, Rocco Mega, 2857 West 5th st. Plan No. 6745.

WEST 28TH ST, w s, 260 s Mermaid av, extension to dwelling; cost, \$400; owner, A. De Mais, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6842.

73D ST, n s, 370 e 12th av, extension to dwelling; cost, \$200; owner, A. Raitano, on premises; architect, C. A. Olsen, 1221 66th st. Plan No. 6833.

AV X, s s, 60 e East 13th st, exterior alterations and plumbing to dwelling; cost, \$200; owner, Geo. Levasor, on premises; architect, M. M. Foley, 2247 Homecrest av. Plan No. 6733.

ATLANTIC AV, n s, 75 w Court st, exterior and interior alterations to theatre; cost, \$1,500; owner, Jos. Fearina, 201 Atlantic av; architects, Eisenla & Carlson, 16 Court st. Plan No. 6739.

ATLANTIC AV, s s, bet Schenck and Barbey sts, interior and exterior alterations to dairy stable; cost, \$10,000; owner, Empire State Dairy Co., 502 Broadway; architect, Otto Straub, 214 East 23d st, N. Y. Plan No. 6756.

ATLANTIC AV, s s, 180 w Underhill av, plumbing to tenement; cost, \$150; owner, Barbara Miglino, 890 Atlantic av; architect, D. A. Lucas, 98 3d st. Plan No. 6762.

BEDFORD AV, e s, 80 s Quincy st, extension to brick theatre; cost, \$2,000; owner, Regent Amusement Co., 205 Park pl; architect, Wm. Debus, 86 Cedar st. Plan No. 6760.

BEDFORD AV, s e cor Quincy st, plumbing to store and tenement; cost, \$150; owner, John S. Klinger, 319 4th st; architect, Wm. Debus, 86 Cedar st. Plan No. 6763.

BELMONT AV, s e cor Watkins st, exterior and interior alterations to tenement; cost, \$350; owner, Morris Cohen, 173 Watkins st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6786.

BROADWAY, s s, 60 w Hopkinson av, extension to dwelling; cost, \$100; owner, John Hartman, 1576 Broadway; architect, F. Wonnberger, 30 Snediker av. Plan No. 6780.

CARLTON AV, e s, 402.11 s Fulton st, exterior and interior alterations to dwelling; cost, \$600; owner, R. Gallo, 456 Carlton av; architects, Laspia & Salvati, 525 Grand st. Plan No. 6819.

FLATBUSH AV, n w cor 4th av, glass awning to cafe; cost, \$1,000; owner, John Karn, on premises; architect, Thos. Jones Co., Hudson av and Concord st. Plan No. 6772.

GRAHAM AV, 555, interior alterations to theatre; cost, \$100; owner, Mollie Sacks, on premises; architect, E. J. Meisinger, 394 Graham av. Plan No. 6771.

GRAND AV, w s, 84 s St Marks av, exterior and interior alterations to tenement; cost, \$100; owner, D. Blase, 626 Grand av; architect, J. F. Bly, 422 St Marks av. Plan No. 6832.



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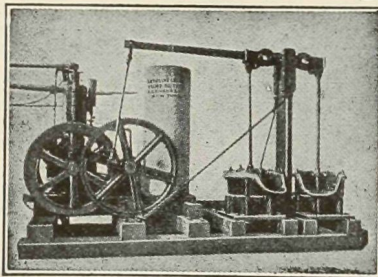
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BROOKLYN

Plans Filed—Alterations, Brooklyn (Continued).

GRAHAM AV, e s, 20 n Engert st, exterior and interior alterations to store and dwelling; cost, \$1,000; owner, Chas. Wolf, 553 Graham av; architect, W. Richter, 4411 18th av. Plan No. 6776.

GREENPOINT AV, n s, 225 e Manhattan av, exterior and interior alterations to two tenements; cost, \$700; owner, Benj. Krampf, 521 Graham av; architect, H. Entlich, 29 Montrose av. Plan No. 6729.

MANHATTAN AV, e s, 194 s Meserole st, interior alterations to theatre; cost, \$100; owner, P. C. Heideberger, 1085 Manhattan av; architect, F. J. McFarland, 671 Leonard st. Plan No. 6784.

MANHATTAN AV, n e cor McKibben st, interior alterations to 3 stores and dwellings; cost, \$150; owner, Jacob Canning, on premises; architect, L. Wallant, 212 Ten Eyck st. Plan No. 6834.

METROPOLITAN AV, s s, 182.5 w Lorimer st, exterior and interior alterations to dwelling; cost, \$150; owner, G. Baraninsky, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 6813.

NEW UTRECHT AV, w s, 669 s 60th st, extension to dwelling; cost, \$1,500; owner, Louis Barnett, 1355 60th st; architect, B. P. Wilson, 854 Bronx Park South. Plan No. 6798.

PITKIN AV, n s, 40 e Chester st, extension to store and dwelling; cost, \$900; owner, Samuel Palley, 1683 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6741.

SNEDIKER AV, w s, 150 s Belmont av, exterior and interior alterations to dwellings; cost, \$2,000; owner, Harris Eilowitz, 171 Av A. N. Y.; architect, John A. Friend, 148 Alexander av, N. Y. Plan No. 6822.

STILWELL AV, w s, 50 n Mermaid av, extension to dwelling; cost, \$345; owner, F. Parelli, 2828 Stilwell av; architect, Rocco Mega, 2857 West 5th st. Plan No. 6796.

WASHINGTON AV, e s, 292 n Fulton st, plumbing to dwelling; cost, \$800; owner, M. Greason, 481 Washington av; architect, D. S. Lyons, 660 Fulton st. Plan No. 6820.

4TH AV, w s, 20 n President st, exterior and interior alterations to tenement; cost, \$300; owner, Beni Porsio, 591 Carroll st; architect, Laspia & Salvati, 525 Grand st. Plan No. 6821.

Queens.

ARVERNE.—Clarence av, 137, erect new porch on dwelling; cost, \$50; owner, S. Pollick, premises. Plan No. 2367.

ARVERNE.—Undine av, foot of Jamaica Bay, 1-sty frame extension, 16x6, on side boat house, new plumbing; cost, \$300; owner, Wm. Schen, 1 Cedar av, Arverne. Plan No. 2370.

BLISSVILLE.—Greenpoint av, 240, install gas in dwelling; cost, \$10; owner, John Bergan, premises. Plan No. 2369.

COLLEGE POINT.—15th st, e s, 125 n Av G, interior alterations to dwelling; cost, \$35; owner, Frank Meier, 1221 15th st, College Point. Plan No. 2355.

FLUSHING.—Myrtle av, 96, install new plumbing in dwelling; cost, \$30; owner, M. Finkelstein, Flushing. Plan No. 2375.

FLUSHING.—Robertson av, 46, install new plumbing in dwelling; cost, \$150; owner, M. Finkelstein, premises. Plan No. 2373.

FLUSHING.—Union st, e s, 106 s Washington av, 1-sty frame extension, 56x96, on rear moving picture show, tar and gravel roof, interior alterations; cost, \$10,000; owner, Rebecca Agnew, 604 East 135th st, N. Y. C.; architect, Thos. W. Lamb, 644 8th av, N. Y. C. Plan No. 2361.

FLUSHING.—Main st, 56, install gas in dwelling; cost, \$25; owner, P. Sellers, premises. Plan No. 2378.

FLUSHING.—Delaware st, 77, install new plumbing in dwelling; cost, \$50; owner, Estate Louise Fitch, premises. Plan No. 2379.

GLENDALE.—Webster av, e s, 312 s Central av, install new plumbing in dwelling; cost, \$75; owner, F. Hamlen, premises. Plan No. 2364.

JAMAICA.—Lincoln av and Old South rd, install new plumbing in disposal plant; cost, \$200; owner, Bureau of Sewers, L. I. City. Plan No. 2358.

JAMAICA.—Beaufort st, s w cor South st, install gas in dwelling; cost, \$15; owner, W. Prower, premises. Plan No. 2366.

JAMAICA.—Chichester av, 103, 1-sty frame extension on rear frame dwelling, tin roof; cost, \$500; owner, Morris Trisheberg, premises; architects, S. Millman & Son, 1789 Pitkin av, Brooklyn. Plan No. 2371.

JAMAICA.—1st st, s s, 300 w Hoffmann av, install new plumbing in dwelling; cost, \$125; owner, J. E. Gormand, premises. Plan No. 2386.

L. I. CITY.—Marion st, 66, install gas in dwelling; cost, \$30; owner, D. Giovarrano, premises. Plan No. 2380.

L. I. CITY.—Sunswick st, 35, install gas in dwelling; cost, \$15; owners, Tourof & Karp, premises. Plan No. 2360.

L. I. CITY.—Washington av, 160, install gas in dwelling; cost, \$10; owner, F. Torvidek, 74 Sherman st, L. I. City. Plan No. 2362.

L. I. CITY.—Main st, n s, 135 e Woolsey av, interior alterations to moving picture show; cost, \$400; owner, Chas. C. Horn, 28 Hallett st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 2353.

MASPETH.—Grand st, s s, 50 e Columbia av, 1-sty frame extension, 7x5, on rear moving picture show, interior alterations, tin roof; cost, \$150; owner, Albert Rocker, premises; architect, Albert H. Stines, 3d st and Jackson av, L. I. City. Plan No. 2374.

RIDGEWOOD.—Fresh Pond rd, 866, erect new electric sign on dwelling; cost, \$100; owner, F. Kahlbrenner, premises. Plan No. 2357.

RICHMOND HILL.—Atlantic av, 4413, 1-sty frame extension, 4x22, side 1-sty store, tin roof; cost, \$50; owner, Frank S. Cicione, premises. Plan No. 2359.

RICHMOND HILL.—Jefferson av, w s, 210 s Atlantic av, install new plumbing in dwelling; cost, \$70; owner, C. Smith, premises. Plan No. 2352.

RICHMOND HILL.—Jamaica av, n s, 112 e Greenwood av, install new plumbing in dwelling; cost, \$150; owner, Mrs. J. Goldschmidt, 1150 Sterling st, Brooklyn. Plan No. 2366.

RICHMOND HILL.—Chichester av, n s, 100 w Church st, install new plumbing in dwelling; cost, \$60; owner, H. Buwater, premises. Plan No. 2385.

RIDGEWOOD.—Wyckoff av, w s, 220 n Myrtle av, install gas in dwelling; cost, \$10; owner, Jos. Nitchel, premises. Plan No. 2354.

ST. ALBANS.—Neck rd, s s, 600 e Merrick rd, 1-sty frame extension, 18x12, tin roof (rear), barn; cost, \$200; owner, H. Augustine, Springfield av, Springfield. Plan No. 2368.

WINFIELD.—Queens Boulevard, s e cor Burroughs av, 1-sty frame extension side dwelling, interior alterations; cost, \$400; owner, Theo. Wable, Fisk av, Winfield. Plan No. 2363.

WINFIELD.—Queens Boulevard, n s, 50 w Fisk av, 1-sty frame extension, 22x5, front 2-sty frame store and dwelling, tin roof, interior alterations; cost, \$1,000; owner, Chas. Schumidler, Fisk av, Maspeth; architects, Ed. Rose & Son, Grand st, Elmhurst. Plan No. 2350.

WINFIELD.—Queens Boulevard, n s, 50 w Fisk av, 1-sty frame extension, 18x6, rear 2-sty frame store and dwelling, tin roof; cost, \$100; owner, Chas. Schumidler, Fisk av, Maspeth. Plan No. 2351.

WINFIELD.—Meyers av, w s, 100 n Thompson av, install new plumbing in dwelling; cost, \$25; owners, Herschberger & Windroth, premises. Plan No. 2384.

WOODSIDE.—Greenpoint av, n s, 250 w Betts av, interior alterations to dwelling; cost, \$225; owner, H. Braun, premises. Plan No. 2381.

WOODSIDE.—Greenpoint av, s w cor 1st st, erect new foundations under two dwellings; cost, \$600; owners, Ritter & Koch, premises. Plan Nos. 2382-83.

WOODSIDE.—Greenpoint av, n s, 325 w 5th st, erect new foundation under dwelling; cost, \$200; owner, John Vittel, premises. Plan No. 2372.

ROCKAWAY BEACH.—Washington av, n e cor Pier av, erect new post foundation under two dwellings; cost, \$75; owner, Lena Ahern, premises. Plan Nos. 2376-77.

Richmond.

GORDON ST, 53, Stapleton, masonry to frame stable; cost, \$55; owner and builder, F. De Mattio, Stapleton. Plan No. 493.

RICHMOND TERRACE, s s, 225 w Richmond av, Port Richmond, 1-sty addition to frame store; cost, \$200; owner (lessee), architect and builder, Willard Conklin, Port Richmond. Plan No. 492.

RICHMOND TERRACE, w s, 560 s Railroad 1944, Port Richmond, masonry and partitions to frame store and dwelling; cost, \$1,000; owner and builder, Samuel Molinoff, Port Richmond; architect, John Davies, Tompkinsville. Plan No. 497.

RICHMOND TERRACE, n s, 100 w Broadway, 1015, West New Brighton, masonry and extension to frame store; cost, \$2,000; owner, Anna McQuade, West New Brighton; architect and builder, Jas. Wheeler, Jr., West New Brighton. Plan No. 498.

BURGHAR AV, e s, 175 s Henderson av, West Brighton, new partitions to frame dwelling; cost, \$600; owner, Salvatore Uricinoli, West New Brighton; architect, E. Klenert, Port Richmond. Plan No. 491.

FISHER AV, s e cor & Broadway, Tottenville, masonry to frame dwelling; cost, \$40; owner, A. Boroski, Tottenville; builder, H. Stolzenthaler, Tottenville. Plan No. 496.

FRESH KILLS RD, n s, 600 w Journey av, Greenridge, masonry and partitions to frame dwelling; cost, \$3,000; owner, Jas. Dolan, Greenridge; builders, Craig & Ferguson, Greenridge. Plan No. 494.

RICHMOND AV, w s, 200 s Castleton av, 263, Port Richmond, masonry and new girders to frame store and dwelling; cost, \$450; owner, John Werra, Port Richmond; architect and builder, John Ransen, Port Richmond. Plan No. 495.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Dec. 20. The location is given, but not the owner's address:

NEWARK.—John H. Mayzel Co., 6-S Orleans st, 4-sty brick, \$24,000; Alexander Milmoé, 86 Littleton av, 3-sty frame alteration, \$300; Aaron Wolper, 141 Prince st, 4-sty frame alteration, \$1,000; John H. Dunn & Sons, 32 South 10th st, 3-sty brick, \$35,000; Jacob Levy, 401 15th av, 3-sty frame alteration, \$800; Harry Waxman, 12 Somerset st, 3-sty frame alteration, \$500; Charles Sweidinger, 85 Houston st, 3-sty frame, \$5,000; Thomas Lubas, 507 South 17th st, 3-sty frame, \$5,000.

WEST HOBOKEN.—Raffaello & Francesco Menconi, 324 Mountain rd, 2-sty brick, \$7,000; Joseph Cademartori, 170 Clinton av, 3-sty brick, \$9,000.

NUTLEY.—Robert Bell, e side Centre st, 150 ft. north of Woodland av, two 3-sty frame, \$9,000.

PATERSON.—Salvatore Guarraia, 24-26 Army rd, two 3-sty frame, \$7,000; Michael Scussel, 67 Hamburg av, 3-sty brick, \$6,000.

BOUND BROOK.—Giuseppe Dannuci, 18 Vosseller av, 3-sty frame alteration, \$300; Stefano Frezza, 128 Talmage av, 4-sty brick alteration, \$2,600.

EAST ORANGE.—Irvington Realty Co., east side Amherst st, 157 ft. south of Central av, 3-sty frame, \$6,000.

HARRISON.—Morris Meltz, s e cor Harrison av and Washington st, 4-sty brick, \$15,000.

ATLANTIC CITY.—May G. Halfpenny, n w cor New Hampshire and Euclid avs, 3-sty brick, \$12,000.

KEARNY.—Joseph Bartzewicy, s s Pomeroy av, 238 ft. w Schuyler av, 2-sty frame, \$5,000.

JERSEY CITY.—Richard Dorison, 195-7 Jackson av, two 3-sty brick, \$11,000; Pasquale Grisco, 194 Bay st, 3-sty brick alteration, \$1,500.

ORANGE.—Domenico Angiuoli, 34 Frankford st, 3-sty brick, \$12,000.

WEST NEW YORK.—Samuel M. Adelman, n e cor Hudson av and 6th st, 4-sty brick, \$25,000.

NEWARK.—Heller & Beloserkowsky, 428, 430 & 432 Avon av, three 3-sty frame, \$15,000; Jacob Kinney, 230 West Kinney st, 4-sty frame alteration, \$1,500; Louis Brack, 300 New York av, 3-sty frame, \$5,000; Frank Berger, 230 Belmont av, 3-sty frame alteration, \$800; John K. Duym, 475 South 19th st, 3-sty frame, \$5,000; Mrs. Andrew Deisler, 28 & 32 Blum st, two 3-sty frame, \$18,000; William Nietmann, 17 Winans av, 3-sty frame, \$6,000; Fred Hirst, 731 South 19th st, 3-sty frame, \$5,000; Frank Huber, 16 Garrison st, 3-sty frame, \$7,000; Chas. Schuster, n e cor Clinton pl & Tillinghast st, 3-sty frame, \$9,000; Louis Weber, 628-30 South 20th st, two 3-sty frame, \$10,000; Vincenzo Altieri, 40-2 West Kinney st, two 4-sty brick, \$34,000; Abraham Marx, 529-31-33-35 18th av, four 3-sty frame, \$20,000; Samuel & Abram Kaplan, 552-56-58 South 13th st, three 3-sty frame, \$15,000; William J. Ward, n e cor Warren st and Fairmount av, 3-sty frame, \$12,000; John H. Dunn & Sons, 153, 155, 171 & 211 Jelliff av, four 3-sty frame, \$20,000; Joseph A. Quinn, 134 Littleton av, 3-sty frame, \$6,000; John Ellermann, 736, 741, 743 & 745 South 12th st, four 3-sty frame, \$22,000; Zucker & Yanowitz, 772 & 774 South 18th st, two 3-sty frame, \$11,000; Joseph Garodnick, 787 South 17th st, 3-sty frame, \$6,000; Theobald Herrmann, 568 South 13th st, 3-sty frame, \$5,000; Peter Granata, 428 13th av, 3-sty frame, \$4,000; John H. Dunn & Sons, 608 15th av, 3-sty frame, \$7,000; David R. Seglin, 618 & 622 South Orange av, two 3-sty frame, \$16,000; Livio DiGirolamo, 135 Parker st, 3-sty frame, \$4,000.

JERSEY CITY.—Max Meltzer, 183 14th st, 3-sty frame alteration, \$600; Bartholomew Patt, 364 Montgomery st, 4-sty brick alteration, \$5,000.

TRENTON.—Charles G. Lennon, 229 East Hanover st, 3-sty brick, \$15,000.

TOWN OF UNION.—Gervas & Coniello, 351 & 353 Broadway, 3-sty frame alteration, \$3,000.

ELIZABETH.—William Langdon, s w cor Walnut st & Magnolia av, 3-sty brick, \$13,000.

PATERSON.—Kate Gausser, 424 River st, 4-sty frame alteration, \$400; Eugenia DiLoreto, 143 Mill st, 3-sty frame alteration, \$500.

APARTMENTS, FLATS AND TENEMENTS.

WEST NEW YORK, N. J.—Louis Meystre & Son, Savings Bank Building, Hoboken, N. J., are preparing plans for two 4-sty brick flats to be erected at Broadway and 20th st, West New York, N. J., for Joseph De Russi, care of architect, owner. Cost about \$30,000.

NEWARK, N. J.—W. J. Aschenbach, Springfield av, is preparing plans for a 4-sty bachelor apartment house, 25x85 ft., to be erected at 77 Bleeker st for the Arthur D. Crane Co., 928 Essex Building, owner. Cost about \$25,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for two 3-sty frame flats, 22x54 ft., to be erected at 469-471 South 17th st for Chas. Gizzo, 22 Badger av, owner and builder. Cost about \$5,000 each.

JERSEY CITY, N. J.—Cicarelli & Marangelo, 2d National Bank Building, Hoboken, N. J., is preparing plans for a 2-sty apartment house 25 x80 ft., to be erected at 454 Central av for Irak Schutzbeger, care of architect, owner. Cost about \$8,000.

NEWARK, N. J.—Nathan Welitoff, 222 Washington st, has completed plans for six 3-sty frame flats, 30x60 ft., to be erected at 641-651 South 20th st, for the Guarantee Land & Improvement Co., care of Chas. Loebel, 222 Washington st, owner. Cost, about \$9,000 each.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 3-sty flat, 27x71 ft., to be erected at the southwest corner of Jackson av and Wegman pl, for Abe Gorlin, 613 Garfield av, owner and builder. Cost, about \$10,000.

BAYONNE, N. J.—W. L. Clarkson, 424 Av E. Bayonne, is preparing plans for a 2-sty brick apartment with stores and offices, 52x108 ft., to be erected at Broadway and 20th st, for Berkowitz Bros., Broadway and 19th st, Bayonne, owners. Bids will be received about February 1. Cost, about \$20,000.

FACTORIES AND WAREHOUSES.

HARRISON, N. J.—Geo. W. Bailey, Philadelphia, Pa., will erect a warehouse, 125x100 ft., mill construction, at Middlesex st and Morris av.

HALLS AND CLUBS.

PERTH AMBOY, N. J.—Dayton & Smith, 102 Market st, are preparing plans for a 3-sty brick, terra cotta and limestone clubhouse, 39x100 ft., to be erected on Madison av, near Smith st, for the E. P. O. Elks, 784 Perth Amboy, owner, H.

E. Pickergill, chairman of building committee. Cost about \$35,000. Bids will be called about Feb. 1.

MUNICIPAL WORK.

CAMDEN, N. J.—The construction of a boulevard from Broadway and Atlantic av to a point in Haddon av, near Harleigh Cemetery, is contemplated by the city. About 88,000 sq. yds. of pavement and 15,000 lin. ft. curb will be required; estimated cost about \$140,000.

STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—J. A. Resch, 170 Lexington av, has completed plans for a 2-sty brick cafe and restaurant, 25x52 ft., with an L 25x28 ft., to be erected at Fulton and West Side avs, for the Christian Feigenspan Brewing Co., 50 Freeman st, Newark, owner. Cost, about \$9,000.

Other Cities.

CHURCHES.

POUGHKEEPSIE, N. Y.—Edward C. Smith, 39 Market st, is preparing plans for a 1-sty brick and limestone church, 90x65 ft., to be erected at Raymond and Haight avs, for the Arlington Reformed Church, care of architect, owner. Cost, about \$25,000. Bids will be called for about Jan. 1.

HOSPITALS AND ASYLUMS.

EATON, N. Y.—Architect I. V. Van Duzer, of Cazenovia, states that the proposed almshouse for Madison County, to be erected at Eaton, will be a fireproof building, 2 stories and basement, 70x160 ft., and cost about \$70,000. Bids will probably be received in March.

MUNICIPAL WORK.

MIDDLETOWN, N. Y.—A sewage disposal plant is under consideration here. Nothing definite will be done for about two months. Geo. A. Johnson, 150 Nassau st, N. Y. C., is engineer.

PUBLIC BUILDINGS.

SCHOHARIE, N. Y.—At a meeting of the Supervisors of Schoharie County held at Schoharie on Saturday, Dec. 20, some six sets of plans were submitted by competing architects for the new building to contain clerks and surrogates offices on the main floor and supervisors assembly room, committee rooms and offices on the second floor. The plans submitted by Demers, Mosley & Campaigne, architects, of Troy, N. Y., for a stone building with fireproof floors, furniture, etc., were accepted, outlay not to exceed \$27,000.

SCHOOLS AND COLLEGES.

ENDICOTT, N. Y.—All bids recently received by Board of Education at office of Tiffany & Conrad, architects, Phelps Building, Binghamton, for erecting Union-Endicott high school have been rejected as they exceeded the appropriation.

MISCELLANEOUS.

BOSTON, MASS.—The Harvard Germanic Museum Association will call for bids early in January for the erection of a museum. James M. Olmstead is chairman Board of Directors.

SONYEA, N. Y.—Bids will be received by Percy L. Lang, president board of managers Craig Colony for Epileptics, until Jan. 13, for the installation of new equipment in the disposal plant at the institution.

Government Work.

BEDFORD CITY, VA.—Sealed proposals will be received until Jan. 26, 1914, for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures and approaches) of the United States Post Office at Bedford City, Va. Building is 2-stys and basement and has a ground area of approximately 4,240 sq. ft.; non-fireproof construction, brick facing, composition roof. Drawings and specifications may be obtained from the custodian of site, at Bedford City, Va., or at the office of the supervising architect, O. Wenderoth, Washington, D. C.

BELLAIRE, OHIO.—Sealed proposals will be opened 3 p. m., Jan. 19, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures and approaches) of the United States post office at Bellaire, Ohio. One-story basement and mezzanine building; ground area, 4,500 sq. ft.; fireproof construction; stone facing, tin roof. Drawings and specification may be obtained from the custodian of site at Bellaire, Ohio, or at the office of the supervising architect, O. Wenderoth, Washington, D. C.

CLARKSDALE, MISS.—Sealed proposals will be opened 3 p. m., Jan. 27, 1914, for the construction complete (including mechanical equipment and approaches) of the United States post office and courthouse at Clarksdale, Miss. Three-story and basement building; ground area, 5,200 sq. ft.; first floor fireproof, stone and brick facing, composition roof. Drawings and specifications may be obtained from the custodian of site at Clarksdale, Miss., or at the office of the supervising architect, O. Wenderoth, Washington, D. C.

RECENT INCORPORATIONS.

(Continued from page 1190.)

NEW YORK & EASTERN DEVELOPMENT CO. has been incorporated with a \$10,000 capitalization to do a realty and construction business. The papers were filed by Chas. Walder, 2108 Daly av, Henry Siegel, 1375 Franklin av, and Jos. Frank, 2366 Crotona av, as directors. Andrew I. Albert, 132 Nassau st, is the attorney.

LUCIA HOLDING CO., realty and construction has been chartered with \$10,000 capital stock with offices in The Bronx. The papers were filed by Joe Avallone, 2159 Mapes av, Liberato Biondi, 292 East 149th st, and Domenick Paul, 517 East 149th st, Samuel Goldstein, 61 Park Row, is the attorney for the company.

NEWBURGH SUPPLY CO. is a \$25,000 corporation with offices in Manhattan to do a general contracting, deal in sand, gravel, cement, concrete, etc., electrical construction, etc., business. William N. Hackland, 125 Post av, N. Y.

C., and Byron W. Dole, Newark, N. J., and John W. Lane, East Orange, N. J., are the directors. William H. Osborne, 111 Broadway, is the attorney for the company.

URSA REALTY CORP. has filed papers with \$10,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are Albert E. Reisenbach, 60 Liberty st, N. Y. C., Chas. E. Scribner, Boonton, N. J., and Mark Hyman, 23 Broad st, N. Y. C. Hyman & Campbell, 25 Broad st, N. Y. C., are the attorneys for the company.

UNITED GAS & ELECTRIC ENGINEERING CORP. is a \$100,000 corporation chartered to do general consulting, contracting, engineering and construction work with offices in Manhattan. The incorporators are Henry Morean, 37 Pine st, Geo. H. Olney, 37 Pine st, William M. Clark, 52 William st, and two others. The attorneys are Beekman, Menken & Griscom, 52-54 William st.

THE C. V. O. HUGHES ESTATES CO., realty and construction, has been incorporated with offices in Manhattan, with C. V. Oden Hughes, 322 West 42d st, Hugo Wintner and Peter A. Hatting, both of 5 Beekman st, as directors. The attorney is Hugo Wintner, 5 Beekman st.

INDUSTRIAL STEEL PRODUCTS CO. is a \$10,000 corporation with offices in Manhattan, chartered to manufacture, deal in ornamental and structural iron and general construction. The directors are Louis Brooks, 1678 Bathgate av, Ellis Riser, 57 East 111th st, and Louis Rosenberg, 531 West 143d st. The attorney is Louis Rosenberg, 116 Nassau st.

M. EHRLICH has filed incorporation papers to deal in gas, electric and steam fixtures, cornices and skylights with offices in Brooklyn. The directors are Abraham Pradiger, 24 Bogart st, Harry Singer, 103 Stockton st, and Samuel Freiberg, 607 Marcy av, all of Brooklyn. The attorneys are I. & H. Silberman, 140 Nassau st, N. Y. C.

THE ECMA CO. has been chartered with a \$10,000 capitalization to do a realty and construction business with offices in Manhattan. The directors are Fannie Kraus, 106 East 15th st, Samuel Kraus, 145 East 14th st, and Herman L. Reis, 306 West 99th st. C. L. Hoffman, 31 Nassau st, is the attorney.

CHAS. H. PARSONS MARBLE CO. has been incorporated to do a general marble and tile business with offices in Manhattan. The directors are E. J. Forhan, F. S. Knowlton and D. A. Cashin, all of 154 Nassau st. M. A. Barney, Tribune Building, is the attorney.

CLEVELAND PROPERTY CO. is a \$10,000 corporation chartered to do a realty and construction business with offices in Brooklyn. The directors are Jas. M. Kelly, Fred G. H. Strohsall and Jas. G. Purdy, all of 189 Montague st, Brooklyn. The company's attorneys are Purdy & Strohsall, 189 Montague st, Brooklyn.

JORALEMON STREET HOLDING CO. is a \$25,000 corporation chartered to do a realty and construction business with offices in Brooklyn. The directors are C. Rovall Frazer, Herbert A. St. George, Earl A. Barr and William M. G. Watson, all of 41 Park Row. The attorneys are Phillips & Avery, 41 Park Row.

JAGENBERG MACHINE CO. has been chartered with a \$10,000 capitalization to manufacture and deal in machinery, hardware and tools with offices in Manhattan. The directors are Emil Jagenberg, Dosseldorf, Germany; Carl L. Schurz, 45 Broadway, N. Y. C., and Martin Feybusch, 31 Union sq, N. Y. C. C. L. Schurz, 45 Broadway, is the attorney.

LACONIA CONTRACTING CO. has been incorporated to a general engineering and construction business with offices in Manhattan. The incorporators are John J. Dougan, Mary M. Dougan and Anna M. Dooling, all of 80 Maiden la. The attorneys are Knox & Dooling, 27 Cedar st.

M. R. BOWDESWELL CO., with offices in Brooklyn, has been chartered to do general plumbing and deal in fixtures and supplies, with Milton R. Bowdeswell and Francis A. Bowdeswell, both of 133 Madison st, and Albert J. Bowdeswell, 838 70th st, all of Brooklyn, as directors. The attorney is Edgar R. Mead, 30 Church st, N. Y. C.

NATHAN JAFFE has been chartered with offices in Queens to deal in paints, decorations, hardware, etc., with Nathan Jaffe, 516 Boulevard, Rockaway Beach; Abraham Levine and Jos. Levine, both of 1466 1st av, N. Y. C., as directors. The attorney is Aaron A. Feinberg, 350 Broadway.

NEW YORK DOUBLE-PHONE SALES CO., realty, building, contracting and engineering, with offices in Manhattan, has filed papers with Elihu N. Kleinbaum, 419 West 119th st, and Walter M. Goldsmith, 320 West 105th st, N. Y. C., and Osmond K. Fraenkel, Lawrence L. I. as directors. The attorney is Osmond K. Fraenkel, 55 Liberty st.

OLLENDORF GAS & ELECTRIC FIXTURE CO. has filed papers with offices in Brooklyn to deal in gas and electric fixtures. David M. Ollendorf, Annie Ollendorf and Jeanette Ollendorf, all of 304 24th st, are the directors. Samuel Weinstein, 60 Graham av, Brooklyn, is the attorney.

A Lighting Fixture Display.

The Wahle-Phillips Company announces an interesting and unique feature in the display of lighting fixtures. The new exhibition rooms accurately reproduce a vestibule, hall, library, drawing room, reception room and conservatory. Each room contains fixtures especially adapted and designed for its individual use. Lighting fixtures are displayed in their proper settings enabling clients to study their true effect and to compare the scale of the fixtures with the finished room. Architects and their clients are invited to visit the company's display rooms in the Architects' Building, 101 Park avenue.

DEPARTMENTAL RULINGS.

(Continued from page 1188.)

St Paul's ct, 2—Robert Liptrott.....A-G-H Troutman st, 71—Michael Mayer.....H Union st, 600—W L Newman.....A Winthrop st, 51—John B Hohman.....K

Numbered Streets.

26th st, 326 E—Henry Meyer.....C-M 26th st, 330 E—Henry Meyer.....C-M 26th st, 336 E—Henry Meyer.....C-M 26th st, 340 E—Henry Meyer.....C-M 26th st, 342 E—Henry Meyer.....C-M 26th st, 346 E—Henry Meyer.....C-M 26th st, 352 E—Henry Meyer.....C-M 26th st, 354 E—Henry Meyer.....C-M 26th st, 358 E—Henry Meyer.....C-M 26th st, 362 E—Henry Meyer.....C-M

Named Avenues.

Av C, 805—Frank A Wollinsak.....K-H Broadway, 513—Wm Green, Clarence S Green, member of firm.....C-G Broadway, 1510—Jefferson M P Co.....F Christopher av, 66-68—Samuel Friedberg.....H Christopher av, 66-68—Hyman Wolland.....H Graham av, 71—Rosie L Dryling.....A Greenpoint av, 174, 161st Precinct—City of N Y.....B-M Harrison av, 59—Morris Berlin.....H Kent av, 819—Guiseppe Piacente.....D Lee av, 29-31—Corse Payton's Amuse Co.....C Manhattan av, 910—David Saks.....A Montrose av & Leonard st—Littman & Auerbach.....A Myrtle av, 1365—Chas Dooks.....H Ocean parkway, 18-20—Julia Pastre.....C-K Prospect av, 263-69—John A Kolls.....C Waverly av, 135—Mary Fagan.....G Wyckoff av, 222—John Schustzer.....F-E-A Wythe av, 658—Taylor & Fox Realty Co.....C-G

Numbered Avenues.

4th av, nwc 51st st—Peter Lythgoe.....K 5th av, 402—S Liebman's Sons.....C

QUEENS ORDERS SERVED.

Numbered Streets.

Beach 62d & Larkin av (Arverne, L I)—Mrs Jennie Simon.....B-E-C

Named Avenues.

Flushing av, 79 (L I C)—Isadore Lubensky..G Jackson av, 326—Alfred Lauders.....D Jackson av, 378-84—Warren L Cort.....C

RICHMOND ORDERS SERVED.

Named Avenues.

Richmond Terrace, 501-3 (New Brighton)—J Welt.....C-G-A New York av, 953 (Clifton)—William Bowen..C York av, 203-5 (New Brighton)—Contois & Rosenholz.....C

BOARD OF EXAMINERS.

(Decisions.)

APPEAL 150 of 1913, New Building 5987 of 1913, premises north side Quincy Street, 350 feet east of Nostrand Avenue, Brooklyn, S. Millman & Son, appellants.

Walls; height 12-inch walls. APPROVED ON CONDITION that an unpierced brick wall be built from cellar floor up to and through the roof, twelve inches (12") thick in the cellar and eight inches (8") above, at the points marked "A" and "B" on the second and upper floor plans.

APPEAL 151 of 1913, New Building 16 of 1913, premises 111 to 115 East 85th Street, Manhattan, Arthur G. C. Fletcher, appellant.

Covered passageway, connecting convent with school. APPROVED. APPEAL 152 of 1913, Alteration 3780 of 1913, premises 205-7-9 West 19th Street, Manhattan, Walter Haefeli, appellant.

Pent house. APPROVED. APPEAL 153 of 1913, New Building 667 of 1913, premises 7-9-11 West 45th Street, Manhattan, Schwartz & Gross, appellants.

Window frames and sash non-fireproof. DISAPPROVED.

APPEAL 154 of 1913, New Building 349 of 1913, premises west side 5th av 62' 3 1/2" south of 27th Street, south side 27th Street, Broadway to 5th Avenue, east side Broadway 105' 9" south of 27th Street, Manhattan, Schwartz & Gross, appellants.

Walls, thickness and height. APPROVED ON CONDITION that all parts of the rear walls included between the arrow-head lines marked "A" in red on the plan of the second, third and fourth floors be made twenty inches (20") thick in the first story and sixteen inches (16") in the second and third stories.

APPEAL 155 of 1913, Alteration 3972 of 1913, premises 27 to 31 West 44th Street, and 26 to 36 West 45th Street, Manhattan, "Harvard Club," McKim, Mead & White, appellants.

Walls, thickness and height. APPROVED (so far as it relates to the wall thickness objection) ON CONDITION that the second story walls be made twenty inches (20") thick; and on the further condition that, as stated by the appellants, each story of the easterly wall of the extension, above the present building, will be carried independently on steel framing.

APPEAL 156 of 1913, New Building 169 of 1913, premises north side of 207th Street, 59 feet northwest of Sherman Avenue, Manhattan, Paul B. La Velle, appellant.

Theatre; gradients. APPROVED ON CONDITION that the gradients of the tunnel floor shall not be steeper than one in ten.

APPEAL 157 of 1913, Fireproof shutter case 5 of 1913, premises 628 Water Street, Manhattan, Louis A. Sheinart, appellant. APPROVED.

CURRENT WHOLESALE PRICES.

(Continued from page 1175.)

12x12x12 in.....	15
Interior—	
2x12x12 in.....	\$0.048
3x12x12 in.....	.052
4x12x12 in.....	.052
6x12x12 in.....	.072
8x12x12 in.....	.096
LIME (Standard 300 lb. bbls. wholesale, select finishing):	
Farnham Cheshire.....	\$1.55 @
LINSEED OIL—	
American Seed City Raw.....	\$.052 @ \$0.53
American Seed City Boiled.....	.53 @ .54
LUBRICANTS (Mineral):	
Black, refined.....	13 @ 13½
Black, reduced, 27 gravity, 35 @ 30 c. t.....	13½ @ 14
Black, reduced, 30 gravity, 15 cold test.....	14½ @ 15
Cylinder, light, filtered.....	21½ @ 23
Dark, steam, refined.....	15½ @ 25
Paraffin, high, viscosity.....	19 @ 26
2½ @ 24 gravity.....	15 @ 15½
28 gravity.....	13 @ 13½
Wax, crude..... per lb.	3½ @ 3¾
Refined, 120 m. p..... per lb.	4½ @ —
Refined, 125 m. p..... per lb.	4¾ @ —
Refined, 130 m. p..... per lb.	5¼ @ —
LUMBER (Wholesale prices, New York City):	
Yellow pine (merchantable 1905, f. o. b. N. Y.)	
8 to 12 in.....	\$23.00 @ \$27.50
14 to 16 in.....	31.00 @ 34.50
Heart face siding 4-4 & 5-4.....	30.00 @ 31.00
Flooring, 13-16x2½ & 3 ins.....	15.50 @ 28.00
Hemlock, Pa., f. o. b. N. Y. base price per M.....	@ 24.50
Hemlock, W. Va., base price per M.....	@ 24.50
Hemlock, Eastern mixed cargoes.....	19.50 @ 22.50
(To mixed cargo price add freight, \$1.50.)	
Spruce (W. Va., f. o. b. N. Y., lighterage limits)	
2x4, 18 and 20 ft.....	\$29.50
2x6, 10 and 14 ft.....	24.00
2x8, 12 and 14 ft.....	25.00
2x10, 3x10, 10 to 16 ft.....	29.00
8x8 and under, 16 ft and under.....	26.00
9 in, 16 ft and under.....	31.00
4x10 to 10x10, 16 ft and under.....	31.00
2x10 and 3x12, 16 ft and under.....	31.00
12 in, 18 and 20 ft.....	32.00
Add \$1.00 per M. for each inch over 12 ins.	
Add \$1.00 per M. for every 2 ft over 20 ft in length.	
1x2 shingling lath, rough or dressed one side.....	\$28.00
4-4x6 in merchantable quality.....	28.00
4-4x8 in merchantable.....	26.00
4-4x10 in merchantable.....	29.00
4-4x12 in merchantable quality.....	32.50
LATHS (Eastern spruce f. o. b. N. Y.):	
1½ in. round wood.....	@ —
1½ in. slab.....	\$4.00 @ \$4.10
PLASTER—(Wholesale dealer prices, alongside, Manhattan):	
Masons finishing in 100-lb. bags, per ton.....	\$10.50
BLOCKS:	
2 in. (solid) per sq. ft.....	.06
3 in. (hollow).....	.06½
4 in. (hollow).....	.07¼
Boards ¾ in. thick, per sq. yd.....	.16
SAND:	
Screened and washed Cow Bay, 500 cu. yd. lots, wholesale.....	\$0.50
SLATE (Per Square, N. Y.):	
Penn. Bangor ribbon.....	\$4.10 @ \$4.75
Munson, Maine No. 1.....	5.50 @ 7.75
Munson, Maine No. 2.....	4.50 @ 6.75
No. 1 red.....	10.00 @ 12.00
Unfading green.....	4.00 @ 6.00
Genuine Bangor.....	4.75 @ 6.75
Pen Argyle.....	4.00 @ 6.00
Vermont, sea green.....	3.00 @ 4.20
STRUCTURAL STEEL (tidewater):	
Beams and channels up to 14 in. 1.31½ @ 1.36½	
Beams and channels over 14 in. 1.31½ @ 1.36½	
Angles 3x2 up to 6x8.....	1.31½ @ 1.36½
Zees and tees.....	1.31½ @ 1.36½
Steel bars, half extras.....	1.31½ @ 1.36½
Steel bars, half extras.....	1.31½ @ 1.36½
Universal & sheared 3½ in & und 1.41½ @ 1.46½	
WHITE LEAD: Per lb.	
American, dry, car lots.....	\$0.07
In oil, in 100, 250 and 500-lb. kegs.....	.08½
In oil, in 25 and 50-lb. kegs.....	.09
On lots of 500 pounds or more a discount of ¼c per pound is allowed.	
Red Lead and Litherage—	
In 100-lb. kegs.....	\$0.08
On lots of 500 pounds or more a discount of ¼c per pound is allowed.	

THE BUFFALO BUILDERS SUPPLY CO., Inc., has consolidated with M. A. Reeb, of that city, and has assumed the assets and liabilities of the latter concern, but does not assume the accounts receivable or liabilities of the old Buffalo Builders Supply Co. The consolidation includes the retail distribution of builders supplies in the city of Buffalo, formerly conducted by M. A. Reeb. The officers are S. M. Hamilton, president; Daniel W. Streeter and Charles L. Hayes, vice-presidents; Bryant H. Prentice, treasurer, and R. J. Randall, secretary. The directors are prominent bankers, lawyers and business men of Buffalo.

NATIONAL TUBE COMPANY'S Bulletin No. 12, obtainable at the general offices of the concern, Frick Building, Pittsburgh, contains much valuable information on the characteristics of National pipe, which should be of more than passing interest to persons interested in welded and seamless pipe.

Bronx Local Improvements.

The Local Board of Van Cortlandt, 25th District, Borough of the Bronx, authorized the following improvements at a meeting held December 15.

1075. Constructing a receiving basin and appurtenances on the west side of Jerome avenue, opposite East 204th street, together with all work incidental thereto. Total cost, \$300, or \$10 for each 25-ft. lot.

1078. Acquiring title to the lands necessary for the widening of Fordham road, on its northerly side, between Decatur avenue and Marion avenue.

1080. Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Davidson avenue, Grand avenue and Harrison avenue, from the northerly line of the property of the Jerome Avenue Realty Company to West 181st street, together with all work incidental thereto.

1037. Constructing sewer and appurtenances in West 260th street, between Broadway and Fieldston road, and all work incidental thereto. Total estimated cost, \$11,800, or \$150 for each 25-ft. lot.

LOCAL BOARD OF CROTONA.

1064. Regulating, grading and paving with sheet asphalt on a concrete foundation (permanent pavement), the portion of Prospect avenue, now occupied by a center plot, from East 152d street to a line 80 feet northerly therefrom, setting curb where necessary, together with all work incidental thereto. Total estimated cost, \$250, or \$125 for each 25-ft. lot.

LOCAL BOARD OF CHESTER.

1072. Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Allerton avenue, from Bronx Park East to White Plains road, together with all work incidental thereto. Total estimated cost, \$14,650, or \$244.75 for each 25-ft. lot.

1082. Acquiring title to the lands necessary for Fairmount avenue, from Eastern boulevard to Wilcox avenue.

Local Materials and Labor in Government Work.

The Treasury Department is frequently requested to include in its specifications for the construction, etc., of Federal buildings the requirement that the successful bidder for work shall use a particular material, fixture, appliance, or method, or that certain of the materials and labor to be used in the construction of the buildings must be obtained in the localities in which they are to be erected. The department, according to a circular issued by Secretary McAdoo, is compelled to deny these requests for the following reasons:

The law requires that proposals for the construction of Federal buildings shall be solicited by public advertisement unless the public exigencies require the immediate delivery of the articles or performance of the services sought to be obtained. The obvious purpose of the law is to secure through broad competition the lowest terms obtainable. This object would be defeated if bidders were restricted to the products of any particular State or locality, or if the bidding were similarly restricted to residents of any particular section of the country.

The department always declines to indicate by name or brand the particular materials, fixtures, appliances, methods, etc., to be used, but specifies the grade of both materials and labor. Bidders are free to procure these anywhere obtainable, provided they meet the specification's requirements.

Nothing in the specifications for the different buildings prevents local contractors from bidding on the work. Nor is there ever anything in the department's specifications which would prohibit a successful bidder residing elsewhere from obtaining his materials or labor from the manufacturers or dealers and the artisans of the locality in which the proposed building is situated, provided the specification requirements, as to quality, etc., are met.

The department is always gratified whenever local materials and labor are found to answer its requirements, but it can not undertake to restrict competition by limiting bidders to locate materials and labor. Whenever the department has information concerning an available local stone or face brick, it endeavors to draw its specifications so that proposals may be submitted on these materials, but can not do so to the exclusion of materials of the same class produced elsewhere.

Those interested in the development of local industries or the employment of local labor are always free to bring the same to the attention of the successful bidder for a particular Federal building. Whenever materials, etc., the use of which it is sought to have the department specify or require, are submitted for approval by a contractor for a Federal building, they are invariably given due consideration.

The Industries of Queens.

The Chamber of Commerce of the Borough of Queens has just received from the Department of Labor a copy of the Industrial Directory of New York State issued by that department. This volume, which gives complete information as to the industries of every section of New York State, devotes considerable space to Queens Borough, stating:

"Queens is of importance from three standpoints: as an industrial community, as a residential section, as a truck farming section. Although since 1897 Queens County has been part of New York City, organized as the Borough of Queens, the numerous communities in the county still retain their commercial and industrial independence. The communities of greatest importance from the industrial standpoint are situated along Newtown Creek and on or near the East River and the Sound north of Flushing; the principal residential communities are in the central part of this county; truck farming is carried on in the less highly developed sections."

The report states that there were 720 farms, comprising 14,588 acres (total area of borough, \$2,883 acres), which had an assessed valuation of \$29,554,000. The total value of their products for the year 1912 were \$2,789,000, of which over half were fruit and vegetables.

The report also shows that in 1912 there were 851 factories located in the Borough of Queens, employing 31,687 people as follows: 24,801 males, 5,118 females, 1,768 office force.

Over 110 different lines of manufacturing are carried on in Queens Borough. The following list will give an idea of some of the more important factories:

Article Manufactured.	Number of Factories.	Number of Employees.
Sheet iron work.....	18	2,616
Automobiles.....	17	1,533
Oil Products.....	8	1,524
Silk goods.....	10	1,522
Sheet metal.....	3	1,422
Cut stone.....	30	1,312
Pianos.....	4	1,250
Chemicals.....	10	1,128
House trim.....	32	1,120
Machinery.....	25	978
Gas.....	8	921
Rubber goods.....	5	850
Sugar refining.....	1	636
Buttons.....	14	595
Hosiery and knit goods.....	8	593
Smoking pipes.....	1	542
Corsets, garters, etc.....	1	525
Paint and varnish.....	13	449
Brass and bronze.....	7	432
Terra cotta.....	2	405
Caps.....	1	295
Electricity.....	15	281
Ship building.....	8	278
Electric apparatus.....	3	259
Printing.....	28	257..
Ornamental glass.....	5	253

Improvement of Flushing Creek.

The Commerce Committee of Chamber of Commerce of the Borough of Queens, of which Captain Frederick Russell is chairman, has sent to Borough President Connolly a petition for the improvement of Flushing Creek with the signatures of many of the abutting property owners. These signatures were obtained through the efforts of the Commerce Committee.

The petition which will be acted upon by the Joint Local Board of Newtown and Jamaica reads as follows:

"To legally acquire all those certain lots, pieces or parcels of land under water, and land under water filled in, not already owned or acquired by the City of New York, situate, lying and being in the Borough of Queens between the bulkhead and pierhead lines along the easterly and westerly sides of Flushing Creek as shown on a map approved by the Secretary of War, March 6th, 1911, from its mouth at Delavall street to Livingston street."

Among the signers of this petition are Cornelius M. Breen of Flushing; Daniel M. Gerard of Huntington, owner of the Phillips Tract; the John Clarke Estate; the Cord Meyer Realty Company; Cupee Realty Company, of which Mr. John W. Rapp of College Point is President; and the New York & Queens Electric Light & Power Co., of which Mr. C. G. M. Thomas is President.

At a meeting of the various owners of property abutting on Flushing Creek held last Summer at the rooms of the Chamber of Commerce, the bulkhead lines adopted by the United States Government on March 6, 1911, were approved. These bulkhead lines will give Flushing Creek a width of 200 ft. from its mouth at Flushing Bay to Strongs Causeway, practically following the present line of the creek; and from that point to almost a mile from Union Turnpike the bulkhead lines are 200 ft. apart in a straight line instead of following the many curvatures of the stream.

Walter I. Willis, Secretary of the Chamber who has just returned from the National Riv. & Harbors Congress in Washington, in speaking of the importance of this improvement stated today:

"The rectification of the lines of Flushing Creek is one of the most important waterway improvements not only of the Borough of Queens but of the City of New York, and will be a great impetus to the development of this section of the Borough. Its possible future connections with the improvements in Jamaica Bay, the industrial development which has been planned in the Flushing section, the proposed location of a large canal terminal of the New York State Barge Canal System on Flushing Bay, all combined with the improvements of the East River to cost \$15,000,000—makes this improvement of the greatest importance. The National, State and City Governments have cooperated thus far to improve this stream, and it now requires the cooperation of the Borough Government and the adjacent property owners in acquiring title to all the land between the bulkhead lines. Until this is done abutting property owners are unable to make any permanent improvements, and the United States Government will not make any further appropriations for dredging an improved channel in this stream."

TRADE LITERATURE

THE KELLEY ISLAND LIME & TRANSPORT CO., of 103 Park avenue and Cleveland, O., is issuing to architects, owners and builders two attractive booklets, one of which is entitled, "Specifications for Plastering" and "Plastering," describing the use of lime, particularly hydrated lime for scratch, brown and white coat plastering. It makes comparison between hydrated lime and gypsum hard wall plaster. The latter booklet treats extensively of the relative merits of the sound and insulating properties of lime mortar and gypsum hard wall plaster. Copies will be sent upon request.

THE NATIONAL TUBE COMPANY, 30 Church street, is issuing a circular entitled "Kewanee Union," the keynote of which is the possible saving of time and money. The circular illustrates the regular octagonal pattern as well as the round end, hexagon and the M. & F. patterns of the air tested union with no inserted parts. The subject is presented in the form of a question and answer interview and is well presented. Copies of this circular can be obtained upon request at the local offices of the company.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS 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. 2389

New York, December 27, 1913

(26)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

Allen st, 190.
Attorney st, 147-9.
Barrow st, 27-31.
*Cathedral Pkway (nec Lenox av), blk 1594-2.
Christopher st, 14.
Delancey st, 40-42 & 242 & 244.
Front st, 130.
Horatio st, 72-4.
Madison st, 206.
*Ridge st, 139-43 (or Stanton st, 200).
Stanton st, 200 (or Ridge st, 139-43).
Suffolk st, 114.
*Waverly pl, 130 (s e c 6th av, 74).
1st st, 71 E.
4th st, 9 E.
4th st, 159-61 E.
6th st, 221 E.
7th st, 270 E.
*8th st, 404-6 E(s w c Av D, 107-9).
12th st, 413, 707 & 711 E.
15th st, 105-7 E.
26th st, 322 E.
26th st, 147-9 W.
30th st, 145-9 & 429 W.
31st st, 406, 422-4 W.
32d st, 22-6 W.
38th st E (s s), blk 969, pt lt 23.
39th st, 244-6 W.
44th st, 219-23 E.
49th st, 37 E.
49th st, 104-6 W.
55th st, 329 W.
*56th st, 401 E (or 1st av, 1026).
65th st, 11 W.
66th st, 66-8 E.
*66th st, 70 E (swc Park av, 634-6).

66th st, 245 W.
68th st, 306 W.
74th st, 132 E.
74th st, 323 W.
76th st, 324 W.
77th st, 352 E.
*81st st E (nec 5th av), blk 1493-1.
83d st, 109 W.
86th st, 335 E.
*86th st, 200 W (swc Ams av, 530-6).
86th st, 202-6 W.
*88th st W (nec Bway), blk 1236-17).
89th st, 17-25 E.
89th st, 27-9 E (nwc Madison av, 1242).
89th st, 67 E.
*89th st W (sec Bway), blk 1236-44.
90th st, 318 W.
93d st, 159 & 175-7 E.
94th st, 341-3 E.
*97th st W on map 301, (n w c West End av, 761).
102d st, 109-11 W.
104th st, 71 E.
109th st, 127 E.
111th st W (s s), blk 1594-54.
112th st, 328-32 E.
113th st, 320-2 E.
113th st, 265 W.
114th st, 98-106 E.
116th st, 58-60 E.
116th st W (s s), blk 1867-69.
117th st, 109 W.
119th st, 4 & 508 E.
118th st, 130 W.
119th st, 316 W.
*122d st, 50 E (or Madison av, 1881).
123d st, 54 E.

124th st, 331 E.
*124th st W, map No 546 (sec Bway), blk 1978-61.
*132d st W on map No 84 (see Lenox av) blk 1729-69.
134th st W (ns), on map No 55, blk 1732-17.
135th st, 7-15 & 36-8 W.
138th st, 629 W.
138th st, 644 W (or Riverside dr, 604-8).
140th st, 59-63 & 516-8 W.
146th st W (s s), blk 2014-48-53.
*152d st W (nec Bradhurst av), blk 2046-49.
*153d st W (sec Bway, 3696), blk 2084-61.
158th st W, 545-7 (on map 543-51).
181st st W (swc Pinehurst av), blk 2177-16.
Av A, 153.
Av D, 107-9.
Amsterdam av, 410.
Amsterdam av, 530-6 (s w c 86th, 200 W).
Bradhurst av, on map No 202 (nec 152d st), blk 2046-49.
Broadway (nec 88th st), blk 1236-17.
Broadway (sec 89th st), blk 1236-44.
Broadway (e s), blk 1978-61 (or 124th st, 546 W).
Broadway, 3696 (s e c 153d st).
Convent av, 104-8.
Lenox av, on map Nos 2-8 (nec Cath Pkway) blk 1594-2.

Lenox av, 270.
Lenox av, 440-2 (s e c 132d st).
*Madison av, 1242 (n w c 89th st).
Madison av, 1881 (or 122d, 50 E).
Park av, 628-30.
Park av, 634-36 (s w c 66th st, 70 E).
*Pinehurst av (s w c 181st), blk 2177-116.
*Riverside dr, 604-8 (or 138th st, 644 W).
St Nicholas av, 938.
West End av, on map No 761 (nwc 97th st, 301 W).
West End av (ws), blk 1887-51-54.
1st av, 1026 (or 56th st, 401 E).
1st av, 1028-30.
2d av, 1390.
3d av, 1893.
5th av, 998 on map 1000-5 (nec 81st st).
6th av, 74 (sec Waverly pl).
7th av, 2187.
8th av, 2556 & 2574.

WILLS.

Duane st, 80.
Mulberry st, 140.
Sullivan st, 61.
98th st, 42-4 W.
153d st W (ss), 2099-60-62.
153d st W (sec Riverside dr), 2099-63.
*Riverside dr (es) or W 153d st (ss), blk 2099-60-62.
*Riverside dr (sec 153d st), blk 2099-63.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a

conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings. All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrix—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—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T & c—taxes, etc.
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. 19, 20, 22, 23 & 24.

Allen st, 190 (2:417-40), es, 146.4 n Stanton, 22.2x88x22x87.6, 4-sty bk tnt & str; Max M Bernstein to Fredk C Callen, 115 Vanderbilt av, BKlyn; QC; Dec8; Dec24'13; A\$15,000-18,000. 180

Attorney st, 147-9 (2:350-73-74), ws, 65.6 n Stanton, 34x60, 5-sty bk loft & str bldg; Wilhelmine Abendschein to Albert Abendschein, 157 E 47; 2-6 pts; AT; B&S; Dec 19; Dec20'13; A\$18,000-26,000. O C & 100

Attorney st, 147-9 Helen Abendschein to same; 1-6 pt; AT; B&S; Dec19; Dec20'13. O C & 100

Barrow st, 27 (2:590-58), ss, abt 115 e Bleeker, 37.6x80, 4-sty bk tnt & 2-sty bk rear stable; Jas A Lowe to Co-Operative Social Settlement Soc of the City NY, a corp, 26 Jones; B&S & CaG; mtg \$15,000; Dec22; Dec23'13; A\$14,000-22,000. O C & 100

Barrow st, 29 (2:590-57), ss, abt 95 e Bleeker, 18.9x80, 3-sty fr bk ft tnt; Kate Masterson & ano to Co-Operative Social Settlement Soc of the City NY, a corp, 26 Jones; mtg \$7,000; Dec22; Dec23'13; A \$6,000-7,000. O C & 100

Barrow st, 31 (2:590-56), ss, abt 75 e Bleeker, 18.9x80, 3-sty bk tnt & str; Luigia Ramazzotti to Co-Operative Social Settlement Soc of the City NY, a corp, 26 Jones; mtg \$6,000; Dec22; Dec23'13; A \$6,000-9,500. O C & 100

Cathedral Pkway, nec Lenox av, see Lenox av, 2-8.

Christopher st, 14 (2:593-45), ss, 177.9 e Waverly pl, runs s48.9xse11.6xne18.4 to Gay (No 20), xn41.11 to Christopher, xw21 to beg, 5-sty bk loft & str bldg; A\$14,500-26,000; also 140TH ST, 516-8 W (7:2071-41 1/2-42), ss, 225 w Ams av, 30x99.11, 2-3-sty bk dwgs; Chas Dickinson, EXR, &c, Jno Dickinson, decd, et al to Gertrude A Vanderbeck, 149 W 126; B&S; AL; Dec19; Dec22'13; A\$14,400-21,000. nom

Delancey st, 40 (2:420-77), ns, 50 e Forsyth, 25.2x100, 5-sty bk tnt & str; A\$32,000-45,000; also DELANCEY ST, 42 (2:420-76), ns, 75.2 e Forsyth, 25.1x100, 5-sty bk tnt & str; Flora Grosner ADMTRX Isidor Simon to Saml Grosner, 1361 Mad av & Rae I Goldfarb & Morris Simon, both at 532 W 111; mtg \$40,000; Dec19'13; A\$32,000-45,000. 101,500

Delancey st, 40-2; Ella Wilinski et al to same; mtg \$40,000; Dec19'13. O C & 100

Delancey st, 40-2; Simon Badt to same; AT; QC; Dec19'13. nom

Delancey st, 42, see Delancey, 40.

Delancey st, 242-4 (2:338-73-74), ns, 25 w Sheriff, 50x75, 2-5-sty bk tnts & str; Esther Langer to Annie Schneidn, 487 18 av, Newark, NJ; AL; Nov25; Dec24'13; A\$32,000-48,000. nom

Front st, 130 (1:38-36), ws, 40.10 s Pine, 23.4x72.1x22.10x73.6, 4-sty bk loft & str bldg; Isaac Newlin to Lester S Holmes, 49 W 56; mtg \$20,000; Dec22; Dec 23'13; A\$21,000-27,000. nom

Gay st, 20, see Christopher, 14.

Horatio st, 72-4 (2:642-52), ss, 276.1 e Washington, 50x87.5, 4-sty bk stable; Jno J Brady to May Bradley, both at 645 West End av; B&S; Dec24'13; A\$21,000-P35,000. O C & 100

Madison st, 206 (1:271-23), ss, 104.6 e Rutgers, 36.3x100, 6-sty bk tnt & str; David Abrahams to Rebecca Kaufmann, 395 West End av; B&S; AL; Dec22; Dec23 '13; A\$28,000-54,000. 250

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

Stanton st, 200 (2:345-29), nwc Ridge (Nos 139-43), 25x80, 6-sty bk tnt & str; Louis Simon to Louis Daniels, 1775 Mad av; mtg \$59,500 & AL; Dec19'13; A\$29-000-55,000. nom

Suffolk st, 114 (2:348-9), es, 125 s Rivington, 25x100, 5-sty bk tnt & str; Simon Marshack to Isaak Goldberg, 639 Williams av, BKlyn; AT; B&S & CaG; mtg \$31,500; Dec18; Dec19'13; A\$25,000-36,000. nom

Waverly pl, 130, see 6 av, 74.

1ST st, 71 E (2:442-34), ss, 57.11 w 1 av, 20.2x35.10x20x33.2, 4-sty bk tnt & str; Augusta Kaltenbach to Conrad Kaltenbach, 69 W 106; QC; July2'12; Dec22'13; A \$7,000-9,000. O C & 100

4TH st, 9 E; Alfred L Anderson to Jno H Day, Orange, NJ [150 Bway, NYC]; mtg \$40,000; Dec22; Dec23'13. O C & 100

4TH st, 9 E (2:545-56), ns, 160 e Bway, runs n98.10xw60x25x5x35x73.7 to st x25 to beg, 6-sty bk loft & str bldg; Marie M Mills to Alfred L Anderson Closter, NJ; mtg \$40,000; Dec22; Dec23'13; A\$45,000-55,000. O C & 100

4TH st, 159 E (2:432-45), ns, 275 w Av A, 25x96.2, 4-sty bk tnt & str; A\$17,000-23,000; also 4TH ST, 161 E (2:432-44), ns, 250 w Av A, 25x96.2, 4-sty bk tnt & str; A\$17,000-21,000; Sarah S wife & Robt J Collier to Beekman-Nassau Investing Co, 140 Nassau; Sept15; Dec22'13. O C & 100

4TH st, 161 E, see 4th, 159 E.

6TH st, 221 E (2:462-39), ns, 145.4 e Hall pl, 23.5x90.10, 5-sty bk tnt & str; Moses Cowen, ref, to Max Dorf, 4820 14 av, BK-

lyn [43 W 24]; mtg \$20,000; FORECLOS Dec19; Dec23; Dec24'13; A\$16,000-27,000. 25,336.08

7TH st, 270 E (2:376-27), ss, 183.8 w Av D, 22.8x90.5, 4-sty bk tnt; Dora Schonzeit individ, EXTRX, &c Meyer H Schonzeit, to David Shapiro, 366 E 8; mtg \$15,000; Dec15; Dec23'13; A\$13,000-16,500. O C & 100

8TH st, 404-6 E, see Av D, 107-9.

12TH st, 413 E (2:440-53), ns, 173 e 1 av, 24.4x103.3, 6-sty bk tnt & str; Augustine R McMahon, ref, to Kips Bay Brewing & Malting Co, a corp, 650 1 av; mtg \$30,000 & AL; FORECLOS Dec12; Dec20 '13; A\$15,000-35,000. 4,725

12TH st, 707 E (2:382-56), ns, 110.3 e Av C, 23.10x103.3, 5-sty bk tnt & str; Louis Koplik et al to Abr Koplik, 1065 2 av; 1/2 pt; mtg \$16,815; Dec22'13; A\$8,000-16,500. O C & 300

12TH st, 711 E (2:382-54), ns, 158 e Av C, 25x100, 5-sty bk tnt; Jno. Sterneckner to Pew Realty Corp [Nathl Wilson pres], 1029 E 163; mtg \$13,500 & AL; Dec18; Dec 19'13; A\$8,500-17,500. nom

15TH st, 105-7 E (3:871-7), ns, 150 e 4 av, 50x103.3, 10-sty bk tnt; Geo H Kemater to Wm A Lincoln, Springfield, Mass; mtg \$270,000; Dec18; Dec20'13; A\$72,000-275,000. nom

26TH st, 322 E (3:931-43), ss, 300 w 1 av, 25x98.9, 5-sty bk tnt; Michl Josephsohn to Amelia Neumeayer, Hastings, NY; mtg \$19,500; Dec16; Dec19'13; A\$10,000-20,000. exch & 100

26TH st, 147-9 W (3:802-14), ns, 475-w 6 av, 30.10x98.9x31x98.9, 6-sty bk loft & str bldg; Ida L Churchill to Lawrence W Churchill at Scarsdale, NY [2 Rector, NYC]; mtg \$56,000 & AL; Dec20; Dec23'13; A\$50,000-85,000. O C & 100

30TH st, 145-9 W (3:806-9), ns, 150 e 7 av, 75x98.9, vacant; Karnack Realty Co, a corp, to Alfred L Brown, 44 W 77; mtg \$396,057.36; Dec13; Dec23'13; A\$165,000-P175,000. O C & 100

30TH st, 429 W (3:728-19), nes, 325 nw 9 av, 25x113.11x25x115.6, 4-sty bk tnt & 3-sty bk rear tnt; Adolph C Hottenroth to Sandrock Realty Co, 261 Bway; AT; Sept25; Dec23'13; A\$9,500-15,000. nom

31ST st, 406 W (3:728-42), sws, 150 nw 9 av, runs sw87.9xsw30xne103.4 to st xnw25 to beg, 3-sty bk tnt & str & 1-sty bk rear bldg; Mary Riley, DEVISEE, Michl Burns, to Isabelle L Seacombe, 459 W 22; AL; Dec19; Dec20'13; A\$9,000-11,000. O C & 100

31ST st, 406 W (3:728-42), sws, 150 nw 9 av, runs sw87.9xsw30xne103.4 to st xnw25 to beg, 3-sty bk tnt & str & 1-sty bk rear bldg; A\$9,000-11,000; also 31ST ST, 424 W (3:728-51), ss, 450 e 10 av, 23x82x- x83.6, 3-sty bk tnt & 2-sty bk rear tnt; A\$6,000-7,500; also 31ST ST, 422 W (3:728-50), ss, 473 e 10 av, 23x80x23x82, 3-sty bk tnt & 3-sty bk rear tnt; A\$6,000-7,500; Isabelle L Seacombe to Montrose Realty Co, a corp, 135 Bway; mtg \$39,000 & AL; Dec 19; Dec20'13. O C & 100

31ST st, 422 W (3:728-50), ss, 473 e 10 av, 23x80x23x82, 3-sty bk tnt & 3-sty bk rear tnt; John J Campbell Jr et al to Isabelle L Seacombe, 459 W 22; July3; Dec 20'13; A\$6,000-7,500. O C & 100

31ST st, 422-4 W, see 31st, 406 W.

31ST st, 424 W (3:728-51), ss, 450 e 10 av, 23x82x-x83.6, 3-sty bk tnt & 2-sty bk rear tnt; John H McGuckin, heir, &c, Michl Burns to Annie T Campbell, 459 W 22; mtg \$5,000 & AL; June27; Dec20'13; A\$6,000-7,500. O C & 100

31ST st, 424 W; Annie T Campbell to Isabelle L Seacombe, 459 W 22; mtg \$12,000; Dec16; Dec20'13. O C & 100

32D st, 22-6 W (3:833-57), ss, 325 w 5 av, 75x98.9, 17-sty bk loft & str bldg; Lucius T Sheffield et al to Imperial Investing Corp, 63 Wall; B&S; mtg \$750,000; Dec 23; Dec24'13; A\$330,000-P330,000. O C & 100

38TH st E (3:769-pt lot 23), sws, 159 1 av, runs sw37xse25xne9.1xse- to original h w l of East River xne26.6 to 38th xnw62 to beg, 2-sty bk home; Mary E Jones to Bide-A-Wee Home Assn, Inc, a corp, 410 E 28; AL; Dec22'13; A\$- \$. nom

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; Lulu Quigg to Richd Vallender, 3209 Park av; AL; Dec17; Dec23'13; A\$60,000-62,500. O C & 100

44TH st, 219-23 E (5:1318-11-12-13), ns, 305 w 2 av, 75x100.6, 3 5-sty bk tnts; Jessie Folsom to Mary A Thornton, 500 W 143; mtg \$22,000; Nov27; Dec23'13; A\$30,000-57,000. nom

44TH st, 219-23 E; Mary A Thornton to Jos F A O'Donnell, 500 W 143; mtg \$36,000; Dec23'13. O C & 100

44TH st, 219-23 E; Jos F A O'Donnell to Frank W Mosher, 152 E 50; mtg \$36,000; Dec23'13. O C & 100

49TH st, 37 E (5:1285-25 1/2), ns, 105 e Mad av, 20x100.5, 5 & 6-sty bk dwg; Chas P Lating to Isabella C Lating, 37 E 49; B & S; Dec1; Dec23'13; A\$40,000-70,000. O C & 100

49TH st, 104-6 W (4:1001-37), ss, 100 w 6 av, runs s100xw21.8xso.5xw21.4xso.5 to st x43 to beg; 9-sty bk hotel Maryland; Barnet House to Nathan C House, 90 Pinehurst av; AL; Dec23'13; A\$70,000-175,000. nom

55TH st, 339 W (4:1046-15), ns, 362 e 9 av, 18x100.5, 3-sty & b stn dwg; Hensle Constn Co to Florence H Rahm at New Rochelle, NY; mtg \$16,500; Dec17; Dec23 '13; A\$13,000-17,000. O C & 100

56TH st E, nec 1 av, see 1 av, 1026-30.

65TH st, 11 (31) W (4:1118-23), ns, 220 w Central Park W, 30x100.5, 5-sty stn tnt; Simon Rothschild to Ursuline Realty Co, a

corp [c/o A Schwoerer & Sons], 530 E 80; mtg \$37,000 & AL; Nov22; Dec20'13; A \$24,000-40,000. O C & 100

66TH st, 66-70 E, see Park av, 628-36.

66TH st, 243 W (4:1158-6), ns, 125 e West End av, 25x100.5, 5-sty bk tnt; Bernard Gordon to Meyer Frankel, 200 W 111; AL; Dec18; Dec20'13; A\$8,000-15,000. O C & 100

68TH st, 306 W (4:1179-39), ss, 150 w West End av, 25x100.5, 5-sty bk tnt & str; Plainfield Plumbing, Hardware & Paint Supply Co to Ernst Kupler, 332 Bleeker; mtg \$18,250; Dec20; Dec22'13; A\$8,000-20,000. nom

74TH st, 132 E (5:1408-61), ss, 93.9 w Lex av, 18.9x102.2, 5-sty bk dwg; Julian L Peabody to Chas A Peabody 224 Mad av; mtg \$18,500; Jan9; Dec19'13; A\$20,000-38,000. O C & 100

74TH st, 323 W (4:1184-64), ns, 28.11 e Riverside dr, 30x80, 5-sty & b bk dwg; Robt E Todd to 74th St Holding Co, Inc, a corp, 30 E 42; July28; Dec23'13; A \$33,000-63,000. nom

74TH st, 323 W; 74th St Holding Co, Inc, a corp, to 323 W 74th St Co, Inc, a corp, 37 Wall; mtg \$60,000; Dec19; Dec23'13. O C & 100

76TH st, 324 W (4:1185-37), ss, 300 w West End av, 22x102.2, 4-sty & b bk dwg; Jos D Kelly ref to Abr Leipzig, 50 W 77; mtg \$31,000; FORECLOS Dec16; Dec19'13; A\$22,000-39,000. 3,000

77TH st, 352 E (5:1451-30 1/2), ss, 75 w 1 av, 25x102.2, 4-sty bk tnt & str; Abr Levin to One Hundred & Eleventh Street Constn Corp, 132 Nassau [r 520]; AL; Dec10; Dec20'13; A\$9,000-18,000. O C & 100

81ST st, 1 E, see 5 av, 1000-5.

83D st, 109 W (4:1214-28), ns, 100 w Col av, 17x102.2, 3-sty & b stn dwg; Harkness B De Voe to Florence M DeVoe, 109 W 83; mtg \$9,000; Dec22; Dec23'13; A\$10,000-13,500. nom

86TH st, 335 E (5:1549-16), ns, 270 w 1 av, 25x100.8, 5-sty bk tnt & str; Jos Selg to Amelia Grob, 546 E 86; 1/2 RT&I; mtg \$10,000; June24; Dec22'13; A\$10,000-20,000. nom

86TH st, 200-6 W (4:1233-33-37-39-41), swc Ams av (Nos 530-6), 250x102.2, 1 7 & 3 6-sty bk tnts, str on cor; Arthur C James et al heirs, EXRS &c of Danl Willis James to Century Holding Co, a corp, 1182 Bway; AL; Dec19; Dec23'13; A\$315,000-590,000. O C & 100

88TH st W, nec Bway, see 89th W, ss, at cl old Bloomingdale rd.

89TH st, 17-23 E, see Madison av, 1242.

89TH st, 67 E (5:1501-28), ns, 184.5 w Park av, 25.6x100.8, 3-sty & b bk parish house; Rector &c of The Church of the Beloved Disciple to TRSTES of the Estate and prop of the Diocesan Convention of NY, a corp, 32 Liberty [r 1405]; Oct14; Dec19'13; A\$- \$. nom

89TH st W (4:1236-17 & 44), ss, at cl old Bloomingdale rd (closed), runs w80.6 to es Bway xs- to ns 88th xe100xnl100.8x w- to cl said old rd xne- to beg, being all RT&I to land formerly in said old rd, 1 & 2-sty bk & fr bldgs of coal yd; Elihu Chauncey, EXR Thos Eggleston, to Metropolitan Impt Co, a corp, 100 Bway [r 1818]; Dec18; Dec22'13; A\$970,000-975,000. 814.80

89TH st W (4:1236), same prop, being all title to land formerly in said old rd; Wm Jay to same; QC; Dec6; Dec22'13. nom

89TH st W (4:1236), same prop, being all title to land formerly in said old rd; Eleanor R Putnam to same; QC; Nov29; Dec22'13. nom

89TH st W (4:1236), same prop, being AT to bed of said old rd; Alex J Bruen to same; QC; Dec19; Dec23'13. nom

90TH st, 318 W (4:1250-109), ss, 233 w West End av, 17x100.8, 3 & 4-sty & b stn dwg; Georgianna Brower, widow, to Chas Gulden, 318 W 102; AL; Dec11; Dec22'13; A\$12,500-24,000. O C & 100

93D st, 159 E (5:1522-21 1/4), ns, 370 w 3 av, 14x61, 3-sty & b bk dwg; Ensign Realty Co, a corp, to Jos Cohen, 1433 Lex av; mtg \$5,000 & AL; Dec19'13; A\$5,000-7,000. O C & 100

93D st, 175-7 E (5:1522-26-27), ns, 220.6 w 3 av, 59.10x100.8, 2 4-sty & b stn dwgs; Aimee Oppenheimer to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg \$40,000; Dec18; Dec22'13; A\$29,000-49,000. O C & 100

94TH st, 341-3 E (5:1557-23), ns, 50 w 1 av, 50x63.2, 6-sty bk tnt & str; Henry A Friedman, ref, to Benson Realty Co of City of NY, a corp, 31 Nassau; mtg \$27,000; FORECLOSED & drawn Dec22; Dec 23'13; A\$13,000-27,000. 400

97TH st, 301 W, see West End av, 761.

102D st, 109-11 W (7:1857-26), ns, 150 w Col av, 45.10x100.11, 6-sty bk tnt; Ellsworth J Healy ref to G P Sherwood & Co, a corp, 1123 Bway; mtg \$56 500; FORECLOS Dec18; Dec18; Dec19'13; A\$27,500 65,000. 1,000

104TH st, 71 E (6:1610-33 1/2), ns, 80 w Park av, 12.6x100.11, 3-sty & b bk dwg; Lizzie Epstein to Meyer Friedberg, 71 E 104; mtg \$6,000; Dec24'13; A\$5,500-6,000. O C & 100

109TH st, 127 E (6:1637-12), ns, 255 e Park av, 25x100.11, 5-sty stn tnt & str; Metropolis Securities Co to Louis B Hasbrouck 146 Central Park W; B&S; Dec20; Dec23'13; A\$11,000-22,000. nom

111TH st W (6:1594-54), ss, 100 e Lenox av, 350x71.10, several 1-sty fr bldgs & vacant; Gustave R Tuska et al EXRS Emanuel Heilner to One Hundred & Eleventh Street Constn Corp, 132 Nassau [r 520];

¼ pt; mtg \$81,410; Nov18; Dec20'13; A \$126,000-126,000. O C & 1,000

112TH st, 328-32 E (6:1683-37-39), ss, 325 e 2 av, 75x100.10, 2 4-sty bk tnts & str & 3-sty bk stable, 1-sty fr ext; Jos Fagelle to Frank Teti, 141 Mott; AL; Oct7; Dec23 '13; A\$25,500-36,500. nom

113TH st, 265 W (7:1829-10), ns, 224 e 8 av, 18x100.11, 3-sty & b bk dwg; Isaac M Witt to Geo Kilian, 244 E 68; mtg \$10,000; Dec18; Dec19'13; A\$10,000-11,000. nom

113TH st, 320 E (6:1684-44), ss, 237.6 e 2 av, 31.3x100.11, 5-sty bk tnt & str; Teresa Rienzo to Antonio Spinelli, 320 E 113; ½ pt; AT; AL; Dec17; Dec22'13; A \$10,500-29,000. nom

113TH st, 322 E (6:1684-43), ss, 268.9 e 2 av, 31.3x100.11, 5-sty bk tnt & str; Antonio Spinelli & Maria, his wife, to Teresa Rienzo, 320 E 113; ½ pt; AT; AL; Dec17; Dec22'13; A\$10,500-29,000. nom

114TH st, 98-106 E (6:1641-67-69), ss, 34.10 e Park av, 80x100.11, 2-6-sty bk tnts & str; Hyman Rubin to Archie Realty Co, a corp, 102 Delancey; AL; Dec18; Dec24 '13; A\$35,000-90,000. O C & 100

116TH st, 58-60 E (6:1621-46-47), ss, 130 e Mad av, 40x100.11, 2 5-sty bk tnts & str; Ridgewood Development & Constn Co, to Ridgewood Estates at Ridgewood, NJ [30 Church, r 3391; mtg \$18,000; Dec18; Dec23'13; A\$26,000-40,000. O C & 100

116TH st W (7:1867-69), ss, 225 w Morningside dr, 25x100.11, vacant; Jos D Kelly, ref, to Arthur S Luria, 430 W 116; FORECLOS tax Hen Nov24; Dec24'13; A\$15,000-15,000. 12,625

117TH st, 109 W (7:1902-26), ns, 135 w Lenox av, 20x100.11, 4-sty & b stn dwg; Jos Fine to Jacob Fine, 135 W 115; mtg \$20,750; Dec23; Dec24'13; A\$11,200-20,000. O C & 100

118TH st, 130 W (7:1902-47), ss, 336 w Lenox av, 20x100.11, 3-sty & b stn dwg; Rachel Schreier to Harry Schreier, 130 W 118; mtg \$21,000 & AL; Dec18; Dec22'13; A\$11,200-21,000. nom

119TH st, 4 E (6:1745-68½), ss, 85 e 5 av, 25x50, 5-sty bk tnt; Jos T Ryan, ref, to Jno F Halsted, 93 Remsen, Bklyn; Henry F Taylor, at Morristown, NJ, & Francis L Noble, 200 Hicks, Bklyn, TRSTES will Hiram M Forrester (dec'd); FORECLOS Dec9; Dec24'13; A\$8,000-15,000. 12,000

119TH st, 508 E, see 6 av, 74.

119TH st, 316 W (7:1945-43), ss, 250 w 8 av, 25x100.11, 5-sty bk tnt; David Chaves to Jos Gottlieb, 518 W 159; mtg \$21,000; Dec24'13; A\$14,000-22,000. nom

122D st, 50 E, see Madison av, 1881.

123D st, 54 E (6:1748-29), ss, 118.9 e Madison av, 18.9x100.11, 3-sty & b bk dwg; Jos B Konlik to Isador Konlik, 54 E 123; mtg \$10,000 & AL; Dec2; Dec20'13; A\$8,500-11,000. O C & 100

124TH st, 331 E (6:1801-14), ns, 330 e 2 av, 20x100.11, 3-sty & b stn dwg; Louis M Ogden, ref, to Harlem Savings Bank, a corp, 124 E 125; FORECLOS Dec3; Dec 23'13; A\$7,000-8,500. 6,350

124TH st, 546 W, see Bway, sec 124.

132D st, 84 W, see Lenox av, 440-2.

134TH st, 55 W, see 135th st, 36-8 W.

135TH st, 7 W (6:1733-31½), ns, 128.4 w 5 av, 17.8x99.11, 4-sty bk tnt; Millie Schwarz to Revenue Realty Co, 320 Bway; mtg \$7,750; Dec22; Dec23'13; A\$8,700-12,500. nom

135TH st, 7 W (6:1733-31½), ns, 128.4 w 5 av, 17.8x99.11, 4-sty bk tnt; Revenue Realty Co to Henry E White & Fannie B, his wife, 5 W 135, tenants by entirety; mtg \$9,500; Dec22; Dec24'13; A\$8,700-12,500. nom

135TH st, 7 W (6:1733-31½), ns, 128.4 w 5 av, 17.8x99.11, 4-sty bk tnt; A\$8,700-12,500; also 135TH ST, 15 W (6:1733-29), ns, 199 w 5 av, 17.8x99.11, 4-sty bk tnt; Richd H Hunt et al, EXRS & Cath C Hunt to Millie Schwarz, 1044 Findlay av; Dec16; Dec23'13; A\$8,700-12,500. O C & 100

135TH st, 9-11 W (6:1733-30-31), ns, 146 w 5 av, 35.4x99.11, 2-4-sty bk tnts; Revenue Realty Co to Henry E White & Fannie B, his wife, 5 W 135, tenants by entirety; mtg \$20,000; Dec22; Dec24'13; A \$17,400-25,000. nom

135TH st, 9 & 11 W (6:1733-30-31), ns, 146 w 5 av, 35.4x99.11, 2 4-sty bk tnts; Louise C Hoppin to Millie Schwarz, 1044 Findlay av; Dec16; Dec23'13; A\$17,400-25,000. O C & 100

135TH st, 9-11 W; Millie Schwarz to Revenue Realty Co, 320 Bway; mtg \$16,500; Dec22; Dec23'13. nom

135TH st, 15 W (6:1733-29), ns, 199 w 5 av, 17.8x99.11, 4-sty bk tnt; Revenue Realty Co to Fannie B White, 5 W 135; mtg \$10,500; Dec22; Dec24'13; A\$8,700-12,500. nom

135TH st, 15 W, see 135th, 7 W.

135TH st, 15 W (6:1733-29), ns, 199 w 5 av, 17.8x99.11, 4-sty & b bk dwg; Millie Schwarz to Revenue Realty Co, 320 Bway; mtg \$8,750; Dec22; Dec23'13; A\$8,700-12,500. nom

135TH st, 36-8 W (6:1732-56-57), ss, 360 e Lenox av, 50x99.11, 3-sty bk theatre; A \$24,000-39,000; also 134TH ST, 55 W (6:1732-17), ns, 385 e Lenox av, 25x99.11, vacant; A\$9,000-9,000; Saml A Cunningham to Ruth L Cunningham, 30 Rue Desrenaudes, Paris, France; AL; Dec20; Dec24 '13. O C & 100

138TH st, 629-31 W (7:2087-16), ns, 132.6 e Riverside dr, 50x99.11, 5-sty bk tnt; Jno A Holloway to Mary F Martin, 2610 Grand av; AL; Nov29; Dec22'13; A\$21,000-55,000. O C & 100

138TH st, 644 W, see Riverside dr, 604-7.

140TH st, 59-63 W (6:1738-7-9), ns, 125 e Lenox av, 75x99.11, 2 6-sty bk tnts; Jno R Gleox to Irwin Realty Co, 99 Nassau [r 304]; mtg \$75,500; May29; Dec23'13; A\$21,000-72,000. nom

140TH st, 516-8 W, see Christopher, 14.

146TH st W (7:2014-48-53), ss, 350 w Lenox av, 150x99.11, vacant; Stewart A Farrell, ref, to Mutual Life Ins Co of NY, a corp, 32 Nassau; FORECLOS Dec18; Dec22'13; A\$36,000-36,000. 30,000

152D st W, nec Bradhurst av, see Bradhurst av, 202.

153D st W, see Bway, see Bway, 3696.

157TH st W, see St Nicholas av, see St Nicholas av, 938.

158TH st, 543-51 W (8:2117-61), ns, 125 e Bway, 100x99.11, 6-sty bk tnt; Lou Pegram to Moray Realty Co, Inc, a corp, [c/o Walter M Pegram], 530 W 150; Dec22; Dec 23'13; A\$50,000-150,000. nom

181ST st W, swc Pinehurst av, see Pinehurst av, swc 181st.

Av A, 153 (2:437-27), ws, abt 55 s 10th, —x—, 4-sty bk tnt & str & 4-sty bk rear tnt; Nathan Kohn to Sarah Kohn, 569 W 150; mtg \$20,000; Dec19; Dec20'13; A\$24,000-30,000. O C & 100

Av D, 107-9 (2:377-37), swc 8th (Nos 404-6), 60x50, 6-sty bk tnt & str; Morris Shapiro to Moses A Horowitz, 156 E 94; mtg \$65,000; Nov7; Dec24'13; A\$35,000-65,000. nom

Amsterdam av, 410 (4:1227-33), ws, 77.2 s 80th, 25x100, 5-sty bk tnt & str; S Taber Bayles to Ethel B Underwood, 122 W 79; mtg \$40,000; Dec17; Dec23'13; A\$27,000-41,000. O C & 100

Amsterdam av, 530-6, see 86th, 200-6 W.

Bradhurst av, 202 (7:2046-49), es, 159.8 s 153d, 40.2 to ns 152d x100, vacant; Akron Bldg Co, a corp, to Edgar B Van Winkle, 115 E 70; QC; Dec12; Dec22'13; A\$19,500-19,500. nom

Broadway, nec 88th, see 89th W, ss, at cl Old Bloomingdale rd.

Broadway (7:1978-61), sec 124th (No 546), 100.11x100, 6-sty bk tnt & str; Alonzo Hutchinson to Geo L Tighe, 3422 Bway; ½ pt; AL; Dec10; Dec19'13; A\$110,000-200,000. 4,000

Broadway, 3696 (7:2084-61), sec 153d, 24.11x100, 5-sty bk tnt; Trinity Studio Co, a corp, to Chas Dickson, 1190 Bway, TRSTE for Mary L Hillhouse; B&S; mtg \$55,000; Dec22'13; A\$36,000-59,000. O C & 100

Convent av, 104-8 (7:1970-58), ws, 50 s 133d, 72x100, 5-sty bk tnt; Convent Park Constn Co to Augustine C McGuire, at Pelham, NY, & Mary C McGuire, at New Rochelle, NY; mtg \$7,000 & AL; Dec15; Dec20'13; A\$—\$. nom

Edgecombe av, swc 157th, see St Nicholas av, 938.

Lenox av, 270 (6:1721-74), es, 97.5 n 123d, 18x75, 3-sty & b stn dwg; William Young to Jennie M Wildman at Easton, Pa; Eliz Q Malcolm at Rosell, NJ, & Emily E Wilson, at Winnetka, Ill; B&S; mtg \$14,000; Dec22; Dec23'13; A\$16,000-20,000. O C & 100

Lenox av, 2-8 (6:1594-2), nec Cathedral Pkway, 100x250, 1 & 2-sty fr hotel; Winston Holding Co to Juno Realty Corn, 2 Lenox av; mtg \$176,900; Dec23; Dec24'13; A\$223,000-227,000. O C & 100

Lenox av, 440-2 (6:1729-69-70), sec 132d (No 84), 33.8x85, 1 & 2-sty bk theatre; Revenue Realty Co to Jacob Van Brink, 605 3 av; mtg \$25,000 & AL; Dec20; Dec 22'13; A\$28,000-32,500. nom

Madison av, 1242 (5:1501-11-16), nwc 89th (Nos 17-23), 100.8x164.5; 5 5-sty bk tnts; Wm W Carman to Century Holding Co, Inc, a corp, 1182 Bway; AL; Dec19; Dec23'13; A\$324,000-385,000. O C & 100

Madison av, 1881 (6:1747-72), sec 122d (No 50), 19x100, 3-sty & b stn dwg & 1-sty bk rear garage; Bernard Gordon to Meyer Frankel, 200 W 111; AL; Dec18; Dec20'13; A\$19,000-25,000. O C & 100

Park av, 628-36 (5:1380-37-40), swc 66th (Nos 66-70), 100.5x100, 2-2 & 1-3-sty bk tnts & str & 2-4-sty & b bk dwgs; Elbridge T Gerry to Fullerton Weaver Realty Co, a corp, 1 Mad av; Dec19; Dec22'13; A\$183,500-210,000. nom

Pinehurst av (8:2177-116), swc 181st, 109.9x112.10x114.11x117.9, 6-sty bk tnt; Comfort Realty Co to Utility Realty Co, a corp, 30 E 42; B&S; Dec22; Dec23'13; A\$—\$. nom

Riverside dr, 604-7 (7:2086-54), sec 138th (No 644), 100.7x58.1x99.11x70, 6-sty bk tnt; Simax Realty Co, a corp, to S E & M E Bernheimer Co, a corp, 2566 Bway; AL; Dec18; Dec19'13; A\$87,000-147,000. O C & 100

St Nicholas av, 938 (8:2107-20), sec 157th runs e150.11 to ws Edgecombe av xs40 & 59.11xw123.5 to St Nicholas av xn103.7 to beg, 6-sty bk tnt; Geo Doctor Co, a corp, to Pauline Doctor, 938 St Nicholas av; mtg \$230,000; Dec18; Dec19'13; A\$90,000-255,000. O C & 100

West End av, 761 (7:1887-50-54), nwc 97th (No 301), 126.2x100, vacant; Saml McMillan to 74th St Holding Co, Inc [c/o A S Wolff] 30 E 42; mtg \$29,500; Dec22; Dec 23'13; A\$134,000-134,000. O C & 100

1ST av, 1026-30 (5:1368-1 to 2), nec 56th, 60x94, 3-4-sty bk tnts & str; Ferd C Bamman to Rose Simon, 924 Kelly; mtg \$49,000; Dec16; Dec19'13; A\$28,000-45,000. O C & 100

2D av, 1390 (5:1446-52), es, 706 s 72d, runs e60xn0.6xe40xs32.2xw100 to av xn31.8 to beg, 5-sty bk tnt & str; Abr H Rabinowitz to Green Holding Corp [Empress Novelty Col, 84 W 27; mtg \$28,000 & AL; Dec24'13; A\$18,000-36,000. O C & 100

3D av, 1893 (6:1654-47), es, 50.5 s 105th, 25.3x74, 4-sty bk tnt & str; A\$15,500-21,000; also 3D AV, 1895 (6:1654-46), es, 25.2 s 105th, 25.3x74, 4-sty bk tnt & str; Bernard Gordon to Meyer Frankel, 200 W 111; AL; Dec18; Dec20'13; \$15,500-21,000. O C & 100

3D av, 1895, see 3 av, 1893.

5TH av, 1000-5 (5:1493-1), nec 81st (No 1), 102.2x125, 12-sty bk tnt; Century Holding Co, a corp, to The Curtiss Securities Co, a corp, 99 John [r 202]; mtg \$1,400,000 & AL; Dec23; Dec24'13; A\$750,000-P 1,500,000. O C & 100

6TH av, 74 (2:552-44), sec Waverly pl (No 130), runs s30.3xe59xn45xe0.8xn21.6 to ss Waverly pl xw61.5 to beg, 4-sty bk tnt & str; A\$30,000-45,000; also 119TH ST, 508 (504) E (6:1815-46), ss, abt 145 e Pleasant av, —x—, 4-sty stn tnt; A\$4,000-7,500; also McDONOUGH ST, 346, Blyn; also STRBLING PL, 25, Bklyn; Saml & Edw Goldschmidt, TRSTES Saml B H Judah to Saml A Goldschmidt, 39 W 73 & Celestine A Burchell, 790 Riverside dr, TRSTES under deed of trust date June22-91, on account of Celestine A Gardner; Dec9; Dec23'13. nom

7TH av, 2187 (7:1914-4), es, 74.11 n 129th, 25x96, 5-sty bk tnt & str; Clarence Herman to Annie Herman, 312 W 112; mtg \$20,000 & AL; Dec20; Dec22'13; A \$19,500-29,000. nom

7TH av, 2187 (7:1914-4), es, 74.11 n 129th 25x96, 5-sty bk tnt & str; Berthold Landauer to Clarence Herman, 312 W 112; mtg \$20,000 & AL; Dec19'13; A\$19,500-29,000. nom

8TH av, 2556 (7:1942-3), es, 49.11 n 136th, 25x88, 5-sty bk tnt & str; Thos Scholes to Laura Wherry, 321 W 137; mtg \$16,000; Dec 19; Dec23'13; A\$16,000-25,000. nom

8TH av, 2574 (7:2033-3), es, 49.11 n 137th, 25x80, 5-sty bk tnt & str; Adolph E Gutgsell to Minnie & Gussie Helmsley & Ida Tonjes, all at 560 W 180; B&S; mtg \$22,000 & AL; Dec 17; Dec 23'13; A\$15,500-24,500. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Bayard st, 70 (1:201-34), ns, abt 50 e Mott, 22.10x100, 7-sty bk tnt & str; redeowner; Annina, wife Michele Lalli to Michl Del Papa, 520 W Clinton, Elmira, NY [147 Mott, NYC]; Dec22; Dec23'13; A\$16,000-43,000. nom

Charles st, nwc Greenwich, see Greenwich, 720-4.

Greenwich st, 556 (2:598); consent to 3d track; Jno D Steffens at Corona, LI to Manhattan Railway Co; Nov20; Dec19'13. 360

Greenwich st, 720-4 (2:632), nwc Charles; consent to 3d track; Henry T Sloane, owner, to Manhattan Railway Co; Nov22; Dec19'13. 1,453.33

Greenwich st 720-4; consent to 3d track; Importing Warehouse Co, lessee to Manhattan Railway Co; Dec3; Dec19'13. nom

Horatio st, 85-9, see Washington, 799-801.

Jane st, 34, see 4th, 331 W.

Lafayette st, 54-60, see Leonard, 117-9.

Leonard st, 117-9 (1:171), owned by party 1st pt; also LAFAYETTE ST, 54-60, owned by party 2d pt; agmt & license to party 2d pt to maintain & erect iron platform & stairs from 8th fl to roof, which extends over land of party 1st pt; Theo B Sayre, 469 Washington av, Bklyn, with Civic Centre Co, a corp, 54-60 Lafayette; Dec11; Dec24'13. nom

Monroe st, 130½-132 (1:256); also GATES AV, 751, Bklyn; certf as to payment of transfer tax of \$46.64; Jas A Wendell, Deputy Comptroller of State NY, to Sol Friedland, 132 Monroe, EXR Fannie Friedland; Dec3; Dec22'13. —

Washington st, 799-801 (2:643-36), nec Horatio (Nos 85-9), 42x89, 6-sty bk storage & str; mtg \$50,000; A\$30,000-70,000; option to exch above for 92D ST, 124-32 E (5:1520-60-62), ss, abt 75x100, 5-3-sty & b bk dwgs; A\$45,000-60,000; Robt Weber owner of 2d parcel with Geo A Macdonald, 40 Wall, owner of 1st parcel; Dec17; Dec 24'13. nom

4TH st, 331 W (2:615-60), sec Jane (No 34), 22x55, 2 & 3-sty fr bk fl tnt & str; CONTRACT; Edw A Helfer with Adlena M Cramer, 376 Bleecker; ¼ pt; AT; Dec 24'13; A\$11,000-13,500. 3,000

8TH st, 404-6 E, see Av D, 107-9.

12TH st, 13 E (2:570-39), ns, abt 180 w University pl, —x—, 3-sty & b stn dwg; A\$31,000-35,000; ½ int, valued at \$17,500; certf as to payment of transfer tax for \$125; Jas A Wendell, Deputy Comptroller State NY, to Eliz Hardenbergh [13 E 12], EXR of Julia A Cox, late of Washington, DC; Dec16; Dec22'13. —

16TH st W (3:818), ns, 158.4 w 5 av, extends n92; parties of 1st pt own lands e of said line & parties 2 part own lands w of said line; agmt as to encroachments, &c; Mary R Goelt [608 5 av] et al, individ & TRSTES Ogden Goelt, decd, with Robt P Perkins [10 E 41] et al exrs &c Eliz W Perkins; June17; Dec23'13. nom

29TH st E, nwc 2 av, see 2 av, 521-5.

80D st, 124-32 E, see Washington, 799-801.

122D st, 335-7 E (6:1799; asn rents; Geo Gabriel, of Bklyn, to Royal Co of NY, 93-5 Nassau; Dec17; Dec22'13. 500

123D st, 352 E, see 123d, 354 E.

123D st, 354 E (6:1799), owned by party 1st pt; also 123D ST, 352 E; owned by party 2d pt; party wall & encroachment agmt; Gussie Raynes, 16 E 105, & Yetta

Herskowitz, 394 E 8 with Park Ridge Realty Co, a corp'n [Magnolia av, Park Ridge, NJ]; Dec2; Dec19'13. nom

Av D, 107-9 (2:377), s/w 8th (Nos 404-6), 60x50; re judgmt for \$184.78; John Bene to Moses A Horowitz, 156 E 94; QC; Dec 22; Dec24'13.

Madison av, 1889 (6:1748), agmt canceling ext of mtg recorded May28'13 & release party 2d pt by party 1st pt from all claims (title to above now in name of Elsie J Donelan); Alfred G Reeves & ano TRSTES Annie S Miller with Martha Aronson, 1875 Mad av; Dec17; Dec19'13. nom

2D av 521-5 (3:910), n/w 29th; consent to 3d track; Annie J Bouillon, owner, to Manhattan Railway Co; mtg \$40,000; Dec 3; Dec19'13. 740.63

2D av, 521-5; consent to 3d track; Bowery Savgs Bank mortgage to same; Dec9; Dec19'13. nom

2D av, 521-5; consent to 3d track; Max Haselkorn lessee of store No 521 2 av to same; Dec6; Dec19'13. nom

Power of atty (P A); Fannie Friedman to Morris Greenwald; Dec19'13.

Power of atty (Misc); Louise Van B Bond, 21 E 60 to Jno W A Davis, 21 E 53; Nov1; Dec19'13.

Power of atty (Misc); Mary E D Mitchell, 24 W 10 to Jno W A Davis, 21 E 53; Nov1; Dec19'13.

Power of atty (misc); Arabella M Bois-sevain, N Y, to Jno Magee, as pres & Jno H Lang, vice-pres & treas of Fall Brook Coal Co, both at Corning, NY; Dec18; Dec 20'13.

Power of Atty (misc); Helen Harris to Alex J Baruch, 339 W 70; Feb19'12; Dec23 '13.

WILLS.

Borough of Manhattan.

Duane st, 80 (1:154-12), ss, 136.7 e Bway, 25x77.3x irregular, 3 & 4-sty bk loft & str bldg; A\$60,000-62,000; also 153D ST (7:2099-60-63), see Riverside dr, 130x irreg; vacant; A\$42,500; Francis Higgins Est, Jno Burke, 104 W 57, & Morgan J O'Brien, 2 Rector, EXRS; attys, O'Brien, Boardman & Platt, 2 Rector, Will filed Dec22'13.

Mulberry st, 140 (1:237-6), es, 175 s Grand, 25x100, 1-5-sty tint & str & 1-4-sty tint in rear; 1/4 int; Mary McCoy Est, Sarah Reulban, EXR, 367 E 62; atty, Patk J McGrath, 27 Cedar; A\$19,000-22,000. Will filed Dec23'13.

Sullivan st, 61 (2:489-4), es, 63 n Broome, 21x80, 5-sty bk tint & str; Bartholomeo Gandolfo Est, Margherita Gandolfo, EXTAX, 61 Sullivan; atty, Chas Zerbarino, 346 Bway; A\$9,500-17,000. Will filed Dec 18'13.

95TH st, 42-4 W (7:1833-49-50), ss, 400 w Central Park West, 50x100.11, 2-5-sty bk tnts; Alois Pfitzer Est, Eliz Pfitzer, ADMR, 849 10 av; atty, Wm H Mansfield, 41 Park Row; A\$30,000-56,000. Letters of admr filed Dec19'13.

CONVEYANCES.

Borough of the Bronx.

Bronx ter (*), es, 711 s 224th, 60x105, Wakefield; Giovanni Turco to Antonio Forlano, 158 Mott; AL; Dec15; Dec22'13. O C & 1,000

Elm pl, sec Kingsbridge rd, see Webster av, ws, 275 n 189th.

Elm pl, s/wc Marion av, see Webster av, ws, 275 n 189th.

Elsmere pl, s/wc Marmion av, see Marmion av, 1915.

Gilbert pl, sec Hunts Point av, see Hunts Point av, sec Gilbert pl.

Lorillard pl, 2394 (11:3054), es, 41.1 s 187th, 16.8x100, 2-sty fr dwg; Mary A McKeon, widow, et al, heirs & c Stephen J McKeon, to Mary A Radlein, 2389 Lorillard pl; Dec15; Dec24'13. O C & 100

Main st (*), es, extends from Bowne to Beach, 425x200 to Minnieford av, City Island, except pt for Main; Norma A Duryea to Richd N Arnow, Belden Ia, City Island; B&S; AL; Dec19; Dec22'13. O C & 100

Manida st (10:2765), ws, 100 s Spofford av, 50x100, vacant; Lyttleton Fox, ref, to Robt Catterson, 4314 Verio av; FORECLOS Dec4; Dec22; Dec23'13. 2,000

Minford pl, 1558-64, on map 1558-60 (11:2977 & 2978), es, 33 s 173d, 87.3x102.3x65.11 x100, 2-5-sty bk tnts; Pincus Lowenfeld to Aimee Oppenheimer, 23 Morningside av; mtg \$60,000; Dec19; Dec20'13. O C & 100

Mt Hope pl, 228 (11:2802), ss, 112.6 e Mt Hope av, runs s75xw12.6xs34 to ss Morris (now discontinued) xel62.3xn110 to Mt Hope pl xw149.8 to beg, 2-sty fr dwg, 2-str fr stable & vacant; Jno J Paulsen to Martin L Bamman at Asbury Park, NJ, Jno J Paulsen, 221 Echo pl, & August F Paulsen, 2041 5 av; QC; Dec17; Dec23'13. nom

Review pl (12:3271), land in bed of st in front of lot 68 map Van Cortlandt Estate; Harry Isaacson, 512 E 145, to City NY; B&S; Aug22; Dec22'13. nom

Review pl (12:3271), land in bed of st in front of lot 67, same map; Ada Karger, 139 Montague, Bklyn, to City NY; B&S; Aug19; Dec22'13. nom

Review pl (12:3271), land in bed of st in front lot 79, same map; Leo Mayer, 91 Hudson st, Hoboken, NJ, to City NY; B&S; Aug16; Dec22'13. nom

Review pl (12:3271), land in bed of st in front lots 34 to 37 & 41, same map; Harriet S James to City NY; B&S; Aug19; Dec22'13. nom

Review pl (12:3271), land in bed of st in front of lot 67, same map; Ada Karger, 403 6 av, to City NY; B&S; Aug19; Dec22 '13. nom

Review pl (12:3271), land in bed of st in front of lot 33, same map; Isabella Brown, 3318 Jamaica av, Richmond Hill, LI, to City NY; B&S; Aug19; Dec22'13. nom

Review pl (12:3271), land in bed of st in front of lots 25 & 26, same map; Reid Realty Corp'n to City NY; B&S; Aug18; Dec22'13. nom

Review pl (12:3271), land in bed of st in front lots 31 & 32, same map; Robt G Schaefer, 825 W 180, to City NY; B&S; Aug16; Dec22'13. nom

Review pl (12:3271), land in bed of st in front lot 24, same map; Herman Menaker, 428 E 157, & Abr Stolwein, 600 E 167, to City NY; B&S; Aug21; Dec22'13. nom

Review pl (12:3271), being land in bed of pl in front of lots 69 to 72 map Van Cortlandt Estate; also 239TH ST (12:3271), being land in bed of st in front of lot 72, same map; also 239TH ST (12:3271), being land in bed of st in front of lot 91, same map; also PUTNAM AV (12:3271), being land in bed of av in front of lot 91, same map; Annie Kaufmann to City NY; B&S; July24; Dec24'13. nom

Thwaites pl, ss, 257.8 w Boston rd, see Thwaites pl, ss, 107.8 w Boston rd.

Thwaites pl (*), ss, 107.8 w Boston rd, 50x175; also THWAITES PL (*), ss, 257.8 w Boston rd, runs s124.2xw126.10 to Thwaites pl xe26xse78.7xw83.3 to pl xs 25 to beg, except pts for Richard st (now Olinville av); Jno Perry to Kathern Brown, 206 E 102; mtg \$5,400; Dec19; Dec 22'13. O C & 100

Whittier st (10:2765), ws, 100 n Lafayette av, runs w100xn325xe52.7 & 50.9 to st xs307.10 to beg, vacant; J F M Company to Theresa McEwenie, 839 Johnson, Bklyn; AL; Dec19; Dec20'13. nom

137TH st, 626 E (10:2549), ss, 214.5 w Cypress av, 37.6x100, 5-sty bk tint & str; Metropolitan Mtg Co, a corp'n, to Alice Mc-Bain, 223 W 140; mtg \$30,000; Nov18; Dec 24'13. O C & 100

137TH st, 626 E; Alice Schimmer (Mc-Bain) to Selvin Realty Co, Inc, 5 Beekman; mtg \$30,000; Dec22; Dec24'13. O C & 100

140TH st E (10:2570), ns, 78 w So Blvd, 25.2x132.5x25x134, vacant; Simon Badt et al to Silvestro, Giacomo & Francesco Chirico, all at 520 E 142, & Jos Mitola, 2000 Dean, Bklyn; mtg \$2,145; Dec22; Dec 24'13. O C & 100

145TH st, 356 E (9:2306), ss, 78.4 e 3 av, 25x100, 2-sty & b fr dwg; Hiram T Wood to Lydia Katz, 2168 La Fontaine av; mtg \$6,500 & AL; Dec19'13. nom

147TH st, 436 E (9:2291), ss, 415.1 w Brook av, 25x100, with all title to strip in rear lying n of cl of blk, —x— 5-sty bk tint; Jno H Bodine to Pincus Lowenfeld 106 E 64 & Wm Prager, 129 E 74; mtg \$16,500; Dec17; Dec19'13. O C & 100

156TH st, 298 E (9:2415), ss, 499.7 w Courtlandt av, 25x98.7x25x98.8, 2-sty fr dwg; Magdalena, wife Conrad Gierisch, to Mary A Handbode, 2345 Tiebout av; mtg \$4,000; Dec6; Dec24'13. O C & 100

159TH st, 392 E, see Melrose av, 807-9.

161ST st E, n/wc Courtlandt av, see Park av, s/wc 161st.

161ST st E, s/wc Park av, see Park av, s/wc 161st.

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; AL; Dec18; Dec19'13. nom

165TH st, 699 E (10:2640), ns, 74.5 e Trinity av (Grove), 25.3x71, 3-sty bk dwg; Cath Martin, widow, to Kath M Everett & Eliz M Stacom, both at 4387 3 av; Dec 3; Dec22'13. nom

170TH st E, n/wc Wilkins av, see Wilkins av, n/wc 170th.

172D st E, sec Bathgate av, see Bathgate av, 1612.

175TH st E (*), ws, 206.8 s Gleason av, 50x100; Lillian B Rogers to Blanche D Taylor, at Stockton, NY; AL; Oct11; Dec24'13. O C & 100

178TH st E, n/wc Lafontaine av, see Lafontaine av, 2007.

180TH st, 731 E, see Clinton av, 2100-6.

181ST st, 730-2 E, see Clinton av, 2100-6.

183D st, 438-40 E, see Park av, 4532.

187TH st, 705 E, see Beaumont av, nec 187th.

197TH st E, nec Grand blvd & concourse, see Grand blvd & concourse, nec 197th.

197TH st E, ns, 37.5 e Grand blvd & concourse, see Grand blvd & concourse, nec 197th.

213TH st E, ns 100 e Bronxwood av, see 213th E, nec Bronxwood av.

213TH st E (*), nec Bronxwood av, 100 x75; also 213TH ST E (*), ns, 100 e Bronxwood av, 450x100; Ellen Smyth, widow, et al, to Fanny M Prochet, 19 N High st, Mt Vernon, NY; mtg \$7,500; Nov15; Dec 22'13. O C & 100

226th st E (*), s/ws, 555 se White Plains av, or rd, 50x114, Wakefield; Wm Bernard ref to Frances R Silver, 985 Aldus; FORECLOS Nov20; Dec19'13. 1,950

Astor av (*), ns, 61.6 e Bouck av, runs n 44.10xne— to ws Wilson av xn— to pt 100 s Waring av xw100 to cl blk xs150xw50xs 109.6 to Astor av xe11.5 to beg; also WARING AV (*), s/wc Young av, runs w25 xs100xw175 to es Wilson av xs104.7xne—

to ws Young av xn107.3 to beg; also WARING AV (*), sec Young av, runs e25xs65.10 xsw— to es Young av xn78 to beg; with all title to lands in beds of sts; Wm V Astor to Benj Stern, 59 W 55; AL; Nov28; Dec19'13. O C & 100

Astor av (*), ss, plot bounded on e by cl blk bounded by Wilson, Astor & Bouck avs & Bronx & Pelham pkway N, on n by ss Astor av, w & s/w by lands of grantor & Wm V Astor, & s by said pkway, with all title to lands in beds of sts; Benj Stern to Wm V Astor at Rhinebeck, NY; Dec1; Dec19'13. O C & 100

Barker av (*), cl at ss Mace av, runs s 100 & w30 to ws Barker av xn100 to Mace av & e30 to beg, being land in bed of av; deed of cession; Margarethe Waechter to City NY; Sept27; Dec24'13. nom

Barker av (*), cl at ns Mace av, runs n along Barker av 100xe30 to es of av xs 200 to Mace av xw30 to beg, being land in bed of av; deed of cession; Margarethe Waechter to City NY; Sept27; Dec24'13. nom

Bassford av, 2319 (11:3053), ws, 42.3 n 184th, 20.1x85, 2-sty fr dwg; Wm E Sengens, ref, to Annie J Hicks, of Wantaugh, LI; AL; FORECLOS May20; Dec17; Dec 22'13. 1,000

Bassford av, 2319; Annie J Hicks to Wm C Roe & Alice R, his wife, at Great Neck, LI, tenants by entirety; B&S & CaG; Dec 16; Dec22'13. nom

Bathgate av, 1612 (11:2919), sec 172d (Bathgate pl), old lines, 55x87x55.2x91.5, except pt for av; also BATHGATE AV (11:2919), sec 172d, new lines, 0.4 to old ss Bathgate pl x—x0.5x87.7, 2-sty bk dwg & 2-sty fr stable; Thos J Healey et al to Taxpayers Realty Co, a corp'n, 1109 Forest av; mtg \$9,500 & AL; Dec18; Dec24'13. O C & 100

Beaumont av (11:3105), nec 187th (No 705), 100x50, 5-sty bk tint & str; Maria Scalzo & ano to Giovanni Lordi, 26 1 pl, Bklyn; mtg \$41,000; Dec17; Dec22'13. O C & 100

Boston rd, 1057 (10:2607), ws, 355.7 s 166th, 37.5x117.9x37x123.4 5-sty bk tint; Kassel Oshinsky to K O Realty Corp'n, 350 Bway; mtg \$32,000; Dec19'13. O C & 100

Boston rd, 1230-4 (10:2663), es, 258.1 n 168th, 98.11x181.3x91.8x222.8, 2 5-sty bk tnts; Emil S Levi & Belle, his wife, to Bellmil Realty Corp'n, 22 W 19; mtg \$86,000; Dec22; Dec24'13. nom

Briggs av, 2763 (12:3301), ws, 220 n 196th, 20x93.9x20x93.5, 3-sty bk dwg; David Steckler to Henry F Bunke, 1770 Grand blvd & concourse; mtg \$7,000; Dec 15; Dec20'13. O C & 100

Bronxwood av, nec 213th, see 213th E, nec Bronxwood av.

Brook av, 1530 (11:2895), sec Claremont pkway or Wendover av (No 420), 104.10x 25.11x104.8x26, 4-sty bk tint & str; Benenson Realty Co, a corp'n, to Hyman Shapiro, 2949 3 av, & Morris Lipschitz, 1499 Eastern pkway, Bklyn; mtg \$19,000; Dec19; Dec19 '13. O C & 100

Bryant av, 1427 (11:2994), ws, 300 n Jennings, 25x100, 3-sty fr dwg; Henry Burdewik to Barbara Burdewik, his wife, 1427 Bryant av; mtg \$7,500; Dec19; Dec20'13. nom

Chatterton av, s/wc Zerega av, see Zerega av, s/wc Chatterton av.

Claremont pkway, or Wendover av, 420, see Brook av, 1530.

Clinton av, 2100-6 (11:3096), nec 180th (No 731), runs n275.4 to ss 181st (Nos 730-2), xe97xsl40.2xw66xsl135.2 to ns 180th xw 31 to beg, 5-sty bk tint & str & 2-sty fr dwg & vacant, except Clinton av, 2100-6, nec 180th (No 731), 135.4x31, 5-sty bk tint & str; Alfred C Bachman to Eliz Van Alst, at New Rochelle, NY; B&S; AL; June24'10; Dec24'13. O C & 100

Colden av, s/wc Pierce av, see Pierce av, s/wc Colden av.

Courtlandt av, n/wc 161st, see Park av, s/wc 161st.

Courtlandt av, 794 (9:2404), es, 24 s 158th, 24.11x91.11x24.6x91.11, 4-sty bk tint; Jos McCue & Kath, his wife, to Hale Realty Co, a corp'n, 35 Nassau; mtg \$9,000 & AL; Dec19; Dec23'13. nom

Courtlandt av, 794; Hale Realty Co to Jos McCue, 2340 Aqueduct av; mtg \$9,000 & AL; Dec19; Dec23'13. nom

Crotona av (11:3101), es, 119.11 s 183d, 24.2x42 to ws Clinton av (closed) x24x 41.2, vacant; Mona Specialty Co to Wm B Murphy, 817 E 181; Dec22; Dec24'13. O C & 100

Cruger av (*), es, 295 n Morris Park av, runs n25xw30 to cl of av xs25xe30 to beg, being land n bed of av; Gerald Tushak to City NY; Jan31; Dec24'13. nom

Cruger av (*), es, plot begins at line bet lands of Astor & Richd M Hunt lying to the w at es Cruger av, runs n— to sl Bronx & Pelham Pkway xw60 to ws of av xs—xse288.5 to beg, being land in bed of av; deed of cession; Wm V Astor to City NY; AT; Sept30; Dec24'13. nom

Cruger av (*), es, 515 n Morris Park av, runs n55xw25 to cl Cruger av xs55xe 25 to beg, being land in bed of av in front of above; Regent Realty Co to City NY; QC; Oct17; Dec24'13. nom

Cruger av (*), cl, 295 n Morris Park av, runs e25xn25xw25xs25 to beg, being land in bed of av; Regent Realty Co to Gerald Tushak, 1830 Cruger av; QC; Jan28; Dec 24'13. nom

Cruger av (*), es, 515 n Morris Park av, runs n55xw5x55xe5 to beg; Board of Managers of The Diocesan Missionary & Church Extension Soc of The Protestant Episcopal Church in Diocese of N Y to City NY; QC; Sept17; Dec24'13. nom

Decatur av, 2846 (12:3279), es, 26.9 n 199th, 25.2x107.11x25x105, 2-sty fr dwg; Wm J Prest, ref, to Henrietta G Doherty, 160 W 119; FORECLOS Dec9; Dec22; Dec23'13. **S,000**

Decatur av, 3327 (12:3352), ws, 275 n 209th, 30.3x100.11x16.5x100, 2-sty fr dwg; Edson Bldg Co to Jennie E Teichman, 147 Morton pl; Dec22; Dec23'13. **O C & 100**

Delafield av, swc 263d, see Riverdale av, es, 203.9 s from n line City NY.

Delavelle av (*), ws, 100 n Hollers av, 25x100; Antonio Scagnelli et al to Benvenuto, Filomena & Giuseppe Scagnelli, all at 56 Delleville av; 3-6 pts; AL; Nov29; Dec20'13. **nom**

De Milt av, ns, 102.3 w Pell pl, see De Milt av, ns, 68.2 w Pell pl.

De Milt av (*), ns, 68.2 w Pell pl, 34.1x 121.4x33.4x115; also DE MILT AV (*), ns, 102.3 w Pell pl, 34.1x95x33.4x88; Sarah F Cahill to Viola M O'Hare, 1531 Vyse av; AL; Dec15; Dec22'13. **O C & 100**

Digney av (*), es, 150 n Jefferson av, 50x100; Frank Fischer to Home Specialty Co, Inc, a corpn, 385 E 161; mtg \$1,500; Dec20; Dec23'13. **O C & 100**

Fairmount av, ss, 25 e Clarence av, see Zerega av, swc Waterbury av.

Eagle av (10:2627), es, 100 n 161st, 100x 130, vacant; Lillian B Rogers to Chas T Streeter Constn Co, a corpn, 161st & Elton av; mtg \$10,000; Dec19; Dec20'13. **O C & 100**

Edgewater rd, 1487 (11:3012), ws, 472.7 n Westchester av, 25x100, 2-sty bk dwg; Fredk W Goodnow to Carrie White, Keyport, NJ; mtg \$4,000; Dec15; Dec22'13. **nom**

Edgewater rd (10:2762), es, 175 n Seneca av, 75x150 to h w mark Bronx River, with all title to lands under water, riparian rights, &c; vacant; Henrietta Walther to Geo N Reinhardt, 1341 Franklin av; mtg \$5,250; Dec23'13. **nom**

Elton av (9:2378), ws, 74 n 156th, 26x 100.8, vacant; Harry Beutler to Julius Heiderman, 783 Elton av; QC; Dec10; Dec19'13. **nom**

Elton av (9:2378), same prop; Julius Heiderman to Jos Ferrara, 757 Elton av; Dec18; Dec19'13. **O C & 100**

Evergreen av, 1214 (*), es, 144 n Westchester av, 40x100; R Clinton Norton to Terbor Impt Corpn, 115 Bway; mtg \$27,000 & AL; Dec18; Dec19'13. **nom**

Forest av, 887-93 (10:2648), ws, 154 n 161st, 72.7x92, 2 4-sty bk tnts; Edw J Sheeran et al to Forest Av Realty & Constn Co, a corpn, 160 Bway; Dec20; Dec23'13. **O C & 100**

Grand Blvd & Concourse (12:3304-112), nec 197th, 90x8.3x90x7.5, vacant; also 197TH ST E (12:3304-147), ns, 37.5 e Grand Blvd & Concourse, 25x90, vacant; Robt S Conklin, TRSTE in bankruptcy of German Real Estate Co, bankrupt, to Bertha Pirk, 114 E 198; mtg \$2,500 & AL; Oct11; Dec23'13. **O C & 100**

Grant av, 959 (9:2446), ws, 215.6 n 163d, 20x95, 3-sty bk dwg; Julia Huerstel to Leonie H Scott, 440 West End av, & Edw W F T Percival A & Clarence A Huerstel, all at 959 Grant av; AL; Oct19'11; Dec24'13. **gift**

Grand av, nws, at es, Macombs rd, see Macombs rd, es, at nws Grand av.

Gunther (Fox) av, 4111 (*), ws, 100 n Jefferson av, 25x100; Theresa Tengstrom to Ida C Smith, 4111 Gunther av; mtg \$4,000; Sept23'10; re-recorded from Sept23'10; Dec23'13. **nom**

Harrison av, swc Tremont av, see Macombs Dam rd, ses, &c.

Hoe av, 1520 (11:2989), es, 125 n 172d, 25 x100, 2-sty bk dwg; Albt Neumann et al, heirs &c, Louisa Neumann to Jos Neumann, Sr, 1520 Hoe av; ½ pt; AT; mtg \$7,000; Dec16; Dec19'13. **nom**

Holland av (*), es, 595 n Morris Park av, runs n25xw25 to cl of Holland av xs25xe 25 to beg, being land in bed of av in front of above; Regent Realty Co to Thaddeus B Whitlock, 205 W 147; QC; Nov11; Dec24'13. **O C & 100**

Holland av (*), es, 595 n Morris Park av, runs n25xw30 to cl of av xs25xe30 to beg, being land in bed of av; deed of cession; Thaddeus B Whitlock to City NY; Nov11; Dec24'13. **nom**

Holland av (*), nec Bear Swamp rd, runs n— to ss Brady av xw60 to ws Holland av xs— to ns of rd xse— to beg, being land in bed of av; deed of cession; Wm V Astor to City NY; Nov20; Dec24'13. **nom**

Hull av (12:3348), ws, 41.8 n 209th, 41.8 x100, vacant; Harry Fishman to Annie Pike, 575 W 172; mtg \$500; Sept20'07; Dec19'13. **O C & 100**

Hull av (12:3348), ws, 83.4 n 209th, 41.8 x100, vacant; Harry Fishman to Annie Pike, 575 W 172; mtg \$500; Sept20'07; Dec19'13. **O C & 100**

Hunts Point av, svs, at ws Longfellow av, see Longfellow av, ws, 200 s Randall av.

Hunts Point av, svs, 182.4 se Randall av, see Longfellow av, ws, 200 s Randall av.

Hunts Point av (10:2761 & 2764), see Gilbert pl, 25.8x113.4x25x119.2, vacant; J F M Company to Theresa McEvenie, 839 Johnson, Bklyn; AL; Dec19; Dec20'13. **nom**

Intervale av (10:2699), ws, 193.10 n Westchester av, 50x100, vacant; Annie Lomax to Lomax-Astoria Corpn, 82 Woolsey, B of Q; AL; Dec15; Dec19'13. **nom**

Inwood av (11:2856), es, 429.11 n Clarke pl, 25x225 to ws old MacCombs Dam rd or Jerome av. (No 1363), 4-sty bk tnt & str; Sol Kohn, ref, to Bway Trust Co, 233 Bway; FORECLOS Nov12; Dec22'13. **20,700**

Jerome av, 1363, see Inwood av, es, 429.11 n Clarke pl.

Kearney av, ws, 100 s Fairmount av, see Zerega av, swc Waterbury av.

Kingsbridge rd, sec Elm pl, see Webster av, ws, 275 n 189th.

Kingsbridge rd, nwc Elm pl, see Webster av, ws, 275 n 189th.

Kingsbridge rd, sec Marion av, see Webster av, ws, 275 n 189th.

Lafontaine av, 2007 (11:3061), nwc 178th, 37.6x100, 5-sty bk tnt & str; Andrea La Sala to Mundane Realty Co, a corpn, 55 Liberty; AL; Dec8; Dec22'13. **nom**

Longfellow av, nsw, at sws Hunts Point av, see Longfellow av, ws, 200 s Randall av.

Longfellow av (10:2764, 2769 & 2770), ws, 200 s Randall av, 25x100; also HUNTS POINT AV, svs, at ws Longfellow av, runs n22.5xw100xe99.4 to Longfellow av xn25.1 to beg; also HUNTS POINT AV, svs, 182.4 se Randall av, 100x100, vacant; Casualty Co of America to Jno P Magner, 151 W 95; QC; Dec23'13. **nom**

Longfellow av (11:3007), es, 100 s Jennings, 25x107.6x26.1x100, vacant; Adolph Auerbach to Wm T Atkinson, at Cauldwell, NJ; mtg \$1 475; Dec17; Dec19'13. **O C & 100**

Mace av (*), cl at cl Barker av, runs s40 to ss Mace av xw 55xn40 to cl Mace av xe55 to beg; deed of cession; Margarethe Waechter to City NY; Sept27; Dec24'13. **nom**

Mace av (*), cl at cl Barker av, runs e along Mace av 80xn40 to ns Mace av xw 80 to cl Barker av xs40 to beg, being land in bed of av; deed of cession; Margarethe Waechter to City NY; Sept27; Dec24'13. **nom**

Macombs rd (11:2865 & 2866), es, at nws Grand av, runs n57.9xe24xe24.10xsw57.9 to beg, gore, vacant; Moss Estate, Inc, to Jas J & Nich J Botsacos, 1365 St Nich av; Nov25; Nov28'13. (Corrects error in issue Dec 6, appeared as nes Grand av.) **O C & 100**

Macomb's Dam rd (11:2866-2867), ses, being plot bounded nw by former Macombs Dam rd, n & nw by former Morris st now Tremont av, which separates the premises from lands now or late Mary McGrath, se by a private st or la called Grove la & sw by land now or late of Lewis B Brown, being tract now or late known as the New Villa at Fordham, formerly pt farm of Lewis G Morris, contains 6 acres except pt for Aqueduct av, now University av, Tremont av, Macombs rd & Harrison av, vacant; also LAND at Yonkers & Greenburgh West Co, N Y; Henry E. Huntington of County of Los Angeles, Cal, to Arabella D Huntington, 603 S Main st, Los Angeles Cal; ½ part; B&S; Oct28; Dec20'13. **nom**

Marion av, sec Kingsbridge rd, see Webster av, ws, 275 n 189th.

Marion av, swc Kingsbridge rd, see Webster av, ws, 275 n 189th.

Marmion av, 1915 (11:2955), swc Elsmere pl, 100x25, 5-sty bk tnt; Rachel Singer to Steinmetz Constn Co, a corpn, 1416 Glover av; mtg \$29,000; Dec22; Dec23'13. **O C & 100**

Mathews av (*), ws, 275 s Brady av, 25 x100; Jno F Thorpe & Mary A, his wife, to Mary C Thorpe, 203 W 80; mtg \$750; Dec15; Dec24'13. **O C & 100**

Melrose av, 807-9 (9:2405), swc 159th (No 392), 98.3x24.6, 5-sty bk tnt & str; Jno Miller to Geo H Scheele, 1438 Commonwealth av; CaG; mtg \$30,000; Dec23'13. **O C & 100**

Mosholu Pkway S (12:3309-67), ws, 40 s 204th, 35.11x398.9 to Valentine av x30.1x 378.11, vacant; Francis W Pollock, ref, to Tax Lien Co of NY, 68 William; FORECLOS tax lien Nov26; Dec17; Dec23'13. **2,500**

Neil av (*), see Radcliff av, 25x100; Jno Beiswanger to Marie Beiswanger, 302 Stockholm, Bklyn; mtg \$840; Dec24'13. **nom**

Park av (late Terrace pl) (9:2419), swc 161st (late William), 56.6x139 to ns Courtlandt av x50 to ws William (now 161st), 112.7, except pts for Courtlandt & Railroad avy & 161st, 3-sty bk tnt & str; Jno E Griffiths to Ernest R Grauer, 4225 3 av; mtg \$16,500 & AL; Dec22; Dec23'13. **O C & 100**

Park av, 4532 (11:3038), sec 183d (Nos 438-40), 90x43.8x90x47.1, 4-sty bk tnt & str & 1-sty bk str; Hermann N Meyer to Henry Bruning, 535 E 180; mtg \$20,000 & AL; Dec18; Dec19'13. **nom**

Paulding av (*), ws, 207.6 n Lydig av, 25x100, vacant; Morris Park Estates to Isidor M Korn, 1489 St Marks av, Bklyn; Dec11; Dec20'13. **nom**

Pelham rd (*), es, 200 s Emily, 25x100, Throggs Neck; Swedish-American Realty Co to Jos De Rosa, 1472 Ams av; Dec18; Dec23'13. **O C & 100**

Pierce av (*), swc Colden av, 50x100, vacant; Richd D Morse to Joshua Hale, 300 High st, Newburyport, Mass; AL; Oct29; Dec20'13. **nom**

Richardson av (*), ses, 475 nw 241st late Becker av, 25x100; Fredk G Weed to Chas J Reinhardt, 4755 White Plains rd; QC; Nov19; Dec19'13. **nom**

Richardson av (*), same prop; Ellen Edel widow, et al, heirs, &c, of Otto Edel to same; QC; Nov17; Dec19'13. **nom**

Riverdale av (13:3423), es, 203.9 s from n boundary line of City N Y, runs ne262.9 xe on curve 95.4xe238.10xe619.9xe105.2xn & w85.11xsw229.3xw113.2xsw250.7 to av xnw61.2 to beg, except pt for Liebig av, vacant; also DELAFIELD AV (13:3423),

swc 263d, runs se563.1 to land of Forster xne60.1 to es Delafield av xnw554.11 to ss 263d xsw61.2 to beg, being land in bed of st; Jno C Rodgers et al to City NY; QC; Feb28; Dec22'13. **O C & 100**

Riverdale av (13:3426), ws, 636 s 261st, 50x100, vacant; Cath Connolly to Mary T McMahon, 260th & Riverdale av; mtg \$3,000; Dec4; Dec24'13. **nom**

Road (*), leading from Village of West Farms to Westchester, —, runs s along rd 112 to lands Est Jno Veltman Sr xsw 104 to lot 11 on map pt of Est Jno Mapes x— to lot 11 on said map xnw108.6xne 171.6 to beg; Anna Neuman to Edw W Murphy, 277 Bway; mtg \$4,000; Jan7'10; Dec24'13. **O C & 100**

Tinton av, 682 (10:2665), es, 241.11 n 152d, 20x125, 3-sty fr tnt; Chas Hamm to Peter Sefferien & Mina, his wife, 161 E 89, tenants by entirety; mtg \$7,500 & AL; Dec16; Dec24'13. **O C & 100**

Tompkins av (*), es, 425 n 152d, 25x58.4x 31.8x77.9; Katie Marcon to Frank Gass, 2248 Powell av; mtg \$160; Mar24; Dec22'13. **nom**

Tremont av, sec University av, see Macombs Dam rd, ses, etc.

Tremont av, swc Harrison av, see Macombs Dam rd, ses, etc.

Union av, 608 (10:2674), es, 35 s 151st, 17.6x90, 3 & 4-sty bk tnt & str; Chas A Laumeister to Fredk W Ehrsam 525 Wales av; mtg \$4,500; Dec18; Dec19'13. **O C & 100**

University av, sec Tremont av, see Macombs Dam rd, ses, etc.

Valentine av, 2831 (12:3304), ws, 90.1 n 197th, 25x153.7x25x155, 2-sty fr dwg; Mary wife & Matthew Casson to Anne Casson, 149 Willis av; mtg \$6,500; Dec15; Dec19'13. **O C & 100**

Valentine av, 2831; Anne Casson to Matthew Casson & Mary his wife, 2831 Valentine av, joint tenants; mtg \$6,500; Dec15; Dec19'13. **O C & 100**

Vyse av, 1141 (10:2752), ws, 200 n 167th, 20x100, 3-sty bk tnt; Lewis G Wallace, ref, to Emily S Arnold, 303 Lex av; mtg \$—; FORECLOS Dec17; Dec22; Dec24'13. **2,500**

Vyse av, 1143 (10:2752), ws, 220 n 167th, 20x100, 3-sty bk tnt; Lewis G Wallace, ref, to Emily S Arnold, 303 Lex av; mtg \$—; FORECLOS Dec17; Dec22; Dec24'13. **2,500**

Wales av, 516 (10:2581), es, 150 n 147th, 25x100, 2-sty & b fr dwg; Fredk W Ehrsam to Chas A Laumeister 322 E 155; Dec18; Dev19'13. **O C & 100**

Wales av, 558 (10:2653), es, 75.2 n 149th, 24.3x105, 2-sty fr dwg; Thos P Connor to Philip I Hover, at Ridgewood N J; mtg \$5,000; Dec9; Dec20'13. **O C & 100**

Waring av, see Astor av, ns, 61.6 e Bouck av.

Waring av, swc Young av, see Astor av, ns, 61.6 e Bouck av.

Waring av, sec Young av, see Astor av, ns, 61.6 e Bouck av.

Washington av, 1071 (9:2387), ws, 217.10 s 166th, runs nw200xne25xse— to av xsw25 to beg except pt for av, 5-sty bk tnt & str; Marcellin F. Dellac to Jno Campbell, 274 Cumberland, Bklyn; mtg \$24,000 & AL; Dec19; Dec20'13. **O C & 100**

Washington av, 1475 (11:2902), ws, 127.6 s 171st, 37.6x140.2, 5-sty bk tnt; Carrie Freund & ano to Anthony & Adolph Deutsch, 319 E Houston; mtg \$30 000 & AL; Dec18; Dec19'13. **O C & 100**

Waterbury av, swc Zerega av, see Zerega av, swc Waterbury av.

Webster av (11:3030), es, 124 s 183d, 72x 90, vacant; Ernest R Grauer to Jno E Griffiths, 304 E 140; mtg \$6,000; Dec22; Dec23'13. **O C & 100**

Webster av (11:3030), es, 220 s 183d, 48x 90, vacant; Jennie E Teichman to Inland Holding Co, 507 Tremont av; mtg \$5,000; Dec22; Dec23'13. **O C & 100**

Webster av (11:3026), ws, 275 n 189th, 100x124.5x100x117.3, vacant; also KINGSBRIDGE RD (11:3026), sec Marion av, runs e256.6xsw118.6xw18.5xsw18.3xw18.5x25.10xw18.6xsw25.1xw19xsw54.8xw125 to Marion av xn99.2 to beg, vacant; also KINGSBRIDGE RD (11:3023), sec Elm pl, 179.7 to Marion av x123.11x169.11 to pl x89.9, 5-sty bk tnt & str; also KINGSBRIDGE RD (11:3023), nwc Elm pl, runs w104xsw on curve 102.6xsel08.8xsw12.5xe129.6 to Elm pl xn165.6 to beg, vacant; also AT to any & all other real estate in Borough of Bronx; Thos Keary to Anne E Carroll, 330 W 102; Fannie I Lawler, 238 Corlies av, Pelham Heights, NY, & Margt Hoff, 157 W 79; AT; Dec20; Dec22'13. **nom**

White Plains rd (*), ws, 125 s Van Nest av, 25x70, except part for rd; Dominic A Trotta to Henrietta Spears, 664 E 166; mtg \$800; Dec10; Dec24'13. **O C & 100**

Wilkins av (11:2965), nwc 170th, 144x 97.7x125.1x107.5, vacant; M Bayard Brown to Louis E Kleban Co, 1116 Jackson av; B&S; Dec9; Dec22'13. **O C & 100**

Willis av (9:2307), ws, 50 s 147th, runs s25xe— to cl of av xn25x— to beg; Emily A Scott et al to Louis F Haffen, 308 E 162; QC; Dec17; Dec24'13. **nom**

Wilson av, ws & es, see Astor av, ns, 61.6 e Bouck av.

Young av, swc Waring av, see Astor av, ns, 61.6 e Bouck av.

Young av, sec Waring av, see Astor av, ns, 61.6 e Bouck av.

Young av (*), cl at div line bet lands of parties 1st & 2d pts, runs s— to cl Waring av xe55xsw104.1 to land Benj Stern xne— to land of Watson xnw— to beg; Wm V Astor to Parkmont Realty Co, a corpn, 154 Nassau; AL; Dec19; Dec24'13. **O C & 100**

Young av (*), cl at line bet lands Parkmont Realty Co & Eastchester Syndicate Co, formerly of Watson, which pt is 200.11 s of cl Mace av, runs sw97.11lx— to cl Young av n— to beg; Parkmont Realty Co to Wm V Astor, at Rhinebeck, NY; Dec19; Dec24'13. O C & 100

Zerega av (*), swc Waterbury av, 103x 94.3; also FAIRMOUNT AV (*), ss, 25 e Clarence av, 50x100; also KEARNEY AV (*), ws, 100 s Fairmount av, 50x100; Eliz Pratt to Elsie Pratt, 985 E 179; mtg \$1,500; Dec17; Dec24'13. nom

Zerega av (*), swc Chatterton av, 108x 105, Unionport, except pt for Chatterton & Zerega avs; Rose E Nance to Alice V Conklin, 1451 Minford pl; AL; Nov30; Dec 22'13. nom

5TH av (11:2836), es, 250 s Walnut, 50x 100, vacant; Harold Swain to Anna R Crossin, 1446 E 5, Bklyn; B&S; Dec17; Dec19'13. nom

8TH av, ws, 300 s Walnut, see 8th av, w s, 100 s Walnut.

8TH av (11:2837), ws, 100 s Walnut, 50x 100; also 8TH AV (11:2837), ws, 300 s Walnut, 100x100, being 30, 34, 35 & 427 on map Mt Eden, the said lot 427 not described in above location as map does not locate same with all title to land in bed of 8 av & awards, etc; Anna A Byrne to Harold Swain, 1650 Grand Blvd & Concourse; B& S; Aug25; Dec19'13. nom

Lot 13084 (12:3361), sec 148, map party 1st pt, contains 480 superficial ft; Woodlawn Cemetery, a corp, to Jos A Reid, 215 E 179; Apr22; Dec20'13. 1,440

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Bowne st, nec Main, see Main, nec Bowne.

Main st (*), nec Bowne, 350x200 to Minnieford av, except pt for st, City Island; re mtg; Helen Arnow to Richd N Arnow, at Belden Pt, City Island; Dec20; Dec22 '13. 11,200

Odell st, es, 605 n Starling av, see Purdy, ws, 605 n Starling av.

Purdy (Washington) st (*), ws, 605 n Starling av, 25x216 to Odell; re mtg; Jos Kammerer to Vincenzo Caruso, 1551 Odell, & Nicola Gatto, 1551 Odell; Aug30; Dec24 '13. 666.67

Review pl (12:3271); land in bed of st in front of lots 27 & 28 on map (1628) of Van Cortlandt Estate; re mtg; Augustus Van Cortlandt Jr to City NY; QC; Aug22; Dec22'13. nom

Review pl (12:3271); land in bed of st in front lots 31 & 32, same map; re mtg; Augustus Van Cortlandt Jr to City NY; QC; Aug22; Dec22'13. nom

Review pl (12:3271); land in bed of st in front lots 34 to 37 & 41, same prop; re mtg; Augustus Van Cortlandt Jr to City NY; QC; Aug22; Dec22'13. nom

Review pl (12:3271); land in bed of st in front lot 79, same map; re mtg; Augustus Van Cortlandt Jr to City NY; QC; Aug22; Dec22'13. nom

Review pl (12:3271); land in bed of st in front lot 42, same map; re mtg; Augustus Van Cortlandt Jr to City NY; QC; Aug22; Dec22'13. nom

Review pl (12:3271); land in bed of st in front of lot 67, same map; re mtg; Augustus Van Cortlandt Jr to City NY; QC; Aug22; Dec22'13. nom

Review pl (12:3271); land in bed of st in front lots 25 & 26, same map; re mtg; Augustus Van Cortlandt Jr to City NY; QC; Aug22; Dec22'13. nom

Review pl (12:3271); land in bed of st in front of lot 68, same map; re mtg; Augustus Van Cortlandt Jr to City NY; QC; Aug22; Dec22'13. nom

Review pl (12:3271); land in bed of st in front of lot 24, same map; re mtg; Augustus Van Cortlandt Jr to City NY; QC; Aug25; Dec22'13. nom

Review pl (12:3271); land in bed of st in front of lot 33, same map; re mtg; Augustus Van Cortlandt Jr to City NY; QC; Aug22; Dec22'13. nom

Review pl (12:3271); being land in bed of pl in front of lots 69 to 72 map Van Cortlandt Est; also 239TH ST (12:3271), being land in bed of st in front of lot 72, same map; also 239TH ST (12:3271), being land in bed of st in front of lot 91, same map; also PUTNAM AV (12:3271), being land in bed of av in front of lot 91, same map; re mtg; Augustus Van Cortlandt Jr to City NY; QC; Aug22; Dec24'13. nom

Review pl (12:3271); being land in bed of pl in front of lots 73 to 78 map Van Cortlandt Estate; also 239TH ST (12:3271), being land in bed of st in front of lot 73, same map; Frank V Ketcham to City NY; B&S; Sept16; Dec24'13. nom

Review pl (12:3271), being land in bed of pl in front of lots 73 to 78 map Van Cortlandt Estate; also 239TH ST (12:3271), being land in bed of st in front of lot 73, same map; re mtg; Augustus Van Cortlandt Jr to City NY; QC; Aug22; Dec24'13. O C & 100

168TH st E, swc Union av, see Union av, swc 168th.

Arthur av (11:3066), ws, 27.7 n 187th, 50x113x50x113.9, except pt for av, vacant; re mtg; Michl Manfredi, 305 E 111, to Anna De Feo, 1743 Underhill av; Dec18; Dec22'13. 1,000

Beach av, ws, 200 & 250 n Randall av, see Beach av, ws, 300 n Randall av.

Beach av (*), ws, 300 n Randall av, 25x 100; also BEACH AV (*), ws, 250 n Randall av, 25x100; also BEACH AV (*), ws, 200 n Randall av, 25x100; re mtg; Wooster Beach et al to Classon Realty Co, 2069 Westchester av; Dec20; Dec22'13. nom

Crescent av (11:3072), sec Adams pl, 128.9x—, owned by party 3d pt; also PLOT adj above on e to a depth of abt 24 s of ss Crescent av, owned by party 1st pt; also PLOT adj 1st parcel on e & being immediately s of plot owned by party 1st pt, owned by party 2d pt; agmt as to encroachment of bldg on party 3d pt on lands of 1st & 2d pts; Tesora Constn Co, at nwc Crotona av & 189th, party 1st pt, & Patk Connelly, 2311 Hughes av, party 2d pt, with Coszeno Bldg Co, 705 E 187, party 3d pt; Oct30; Dec24'13. nom

Holland av (*), es, 595 n Morris Park av, runs n25xw30 to cl of av xs25xe30 to beg, being land in bed of av; re mtg; Fishkill Savgs Instn to City NY; Feb18; Dec24'13. nom

Pelham rd (*), es, 200 s Emily, 25x100, Throggs Neck; re mtg; Jacob Faulhaber to Swedish-American Realty Co, a corp, 51 E 42; Dec18; Dec23'13. 690

Road from West to Eastchester (*), lots 2 & 5 map (No 29 in Westchester Co) of Jemina Watson to be sold by Sheriff of Westchester Co Sept4'13, — to Grifins Creek, parts excepted; re mtg as to all land lying west of cl of Young av; Israel Watson Realty Co to Parkmont Realty Co, 154 Nassau; QC; Oct8; Dec24'13. nom

Union av (10:2672), swc 168th, 41x91.1; certf that interest to extent of \$3,000 in mtg of \$38,000 recorded Dec17'10, has been paid; Leopold Harris, 66 Pitt, to Adolph Hoertkamp; Dec23'13. —

White Plains rd (*), old es, 225.9 n Locust av, 26.5x101.5x9.3x100, with all title to land in bed of st bet old Boston rd & White Plains rd, as widened; CONTRACT; Stephen Wray, 60 Treno st, New Rochelle, NY, with Ellinor O Mortensen, 731 N Oak dr, Bronxwood Park; mtg \$2,000; Dec22 '13. 3,400

Interior lot (11:3234), begins 40.9 w Sedgwick av & 143.5 s Fordham rd, runs w11xs58.4xe77xn58.4 to beg; re mtg; Jas M Anderson, TRSTE Jas W Anderson (decd), to Alice M Dall, 2293 Sedgwick av; QC; Dec20; Dec22'13. nom

LEASES.

Borough of Manhattan.

DEC. 19, 20, 22, 23 & 24.

Allen st, nwc Division, see Division, nwc Allen.

Bleecker st, 211-9 (2:542), nec Minetta, 92.1x100; asn Ls; Pietro Alvino & ano EXRS Rocco M Marasco to Alfred Custer, 1640 Green st, Phila, Pa; mtg \$28,000; Dec 18; Dec19'13. 40,000

Cathedral pkway, nec Bway, see Bway, 2840.

Christie st, 153; also DELANCEY ST, 18 (2:425); asn Ls; Jane E wife of & Michl F Cusack to Jas T, Annie L, Sarah L & Mary T Horn, 13 E 53; Dec1; Dec23'13. 13,000

Christie st, 195 (2:426); s store; Morris Rosenbaum & ano to H Brown, 201 E 104th; 3yf Dec16; 2y ren; Dec20'13. 1,200

Delancey st, 18, see Christie, 153.

Division st (1:293), nwc Allen; asn Ls & agmt recorded Sept29'10 with consent by Interborough Rapid Transit Co; Adelphi Holding Co to Jos S Josephs, 550 Ams av; mtg \$5,500; Dec10; Dec22'13. nom

Division st (1:293), nwc Allen; asn five leases & agmts; same to same; Dec20; Dec 22'13. nom

Eldridge st, 72 (1:307), b str; Moses H Tames to Saml Rothman, 71 Eldridge; 3yf May1'14; Dec24'13. 1,080

Liberty st, 55 (1:64), store No 7; asn Ls; Louis Zelazo to Wm Carroll, 336 President, Bklyn; Dec10; Dec22'13. nom

Liberty st, 55, store No 7; asn Ls; Wm Carroll to Geo S Bennett, 642 2d; Dec18; Dec22'13. nom

Minetta st, nec Bleecker, see Bleecker, 211-9.

Orchard st, 146 (2:411); asn Ls; Sam Glickman to Morris Tekofsky, 116 2d & ano; mtg \$—; Dec15; Dec20'13. nom

Whitehall st, 49 (1:8); all; Laura C Decker to Hermann H Fajen, 480 13th, Bklyn, & ano, firm Fajen Bros; 10yf May 1'14; Dec23'13. 8,000

4TH st, 159-61 E (2:432), ns, 250 w Av A, 50x96; asn two leases; Jos Gans to Nassau-Beeckman Investing Co, 140 Nassau; Dec19; Dec22'13. nom

10TH st, 198-204 E, see 2 av, 156-60...

15TH st W, swc 6 av, see 6 av, 225-7.

37TH st W, nec Bway, see Bway, 1378.

38TH st, 301-3 W, see 8 av, 571.

42D st E, sec 5 av, see 5 av, 501.

42D st, 308 W (4:1032), str & pt b; Jno E Ludin & ano EXRS Ann Wiley to Arthur C Matson, 238 W 43; 5yf Jan1'14; Dec22'13. 1,800

42D st W, nec Bway, see Bway, nec 42.

46TH st, 340 E (5:1338); str, 6 rooms above & pt c; Rosina A Cannon & ano to Geo Hieronymus, 340 E 46; 3yf Jan1'14; Dec23'13. 756

81ST st E, swc 1 av, see 1 av, 1549.

105TH st, 315-7 E (6:1677); asn Ls; Frank Canizio to Wm Zoll, 564 W 149; mtg \$1,090; Sept9; Dec24'13. nom

114TH st, 349 E (6:1686), main str & 1/2 b; Angelo Reda to Mike Sasso, 351 E 118th; 5yf Jan1'14; Dec20'13. 960

126TH st, 108 W (7:1910), ss, 115 w Lenox av, 20x99.11; all; S Georgiana Crabb to Mecca Enterprise, Inc, a corp, 1269 Bway; 20 11-12yf Mar1'14; Dec23'13. taxes & c & 1,400

129TH st E, sec Park av, see Park av, 1895.

149TH st W, nwc 8 av, see 8 av, nwc 149.

191ST st W, nwc St Nicholas av, see St Nicholas av, nwc 191.

Bowery, 119 (1:304), all; Callahan Estate, a corp, to Max Himmel, 73-5 Delancey; 5 4-12yf Jan1'14; Dec19'13. 2,100

Broadway, 189-91 (1:63); basement fl; Oceanic Investing Co to Saml Geneen, Berkeley Heights, NJ; 10yf Jan1'14; Dec 23'13. 5,000 to 6,000

Broadway, 1378 (3:813), nec 37th, 2d story; Longacre Land Co Inc to Monroe Clothes Shop Inc, 1476 Bway; 6yf Mar1 '14, with 4yren at \$20,000; Dec19'13. 12,500 to 20,000

Broadway, 1378 (3:813), nec 37th, 2d str & b, south of Bway entrance to bldg; Times Square Impt Co to Aaron I Binsky, 284 Grand; 5yf May1'14; 5yren at \$8,500; Dec19'13. 8,000

Broadway, 2840 (7:1882), nec Cathedral pkwy; pt of ground fl; Ada L Westcott et al TRSTES Robt E Westcott to Nicholas P Cosmas, 249 W 109; 9 9-12yf Dec15'12; Dec23'13. 3,500 & 3,750

Park av, 1895 (6:1777), sec 129th; asn Ls, with all title to chattels; Thos Caferty & ano to Thos F O'Reilly, 239 W 46; mtg \$4,500; Oct15'12; Dec24'13. nom

St Nicholas av (8:2169), nwc 191st, cor str & b; Almeda Constn Co to Jas J Koff, 546 W 124; 10yf Aug1; Dec19'13. 900 to 1,700

West End av, 54 (4:1154), cor str & pt c; Wildhart Realty Co to Jos L Waters, 252 W 62; 5yf Nov1; Dec22'13. 1,380 & 1,740

1ST av, 1549 (5:1543), swc 81st, cor str & c; Pauline Larchan to Wm Nathanson, 433 E 80; 10 4-12yf Jan1'14; Dec23'13. 1,500 & 1,560

2D av, 156-60 (2:451), sec 10th (Nos 198-204, all); Rosenfeld Realty Co to Clinton M Hall at Garden City, LI; 10yf Dec 19; 5yren; Dec19'13. 17,640

3D av, 39 (2:465), str fl; Jno Brennan to Jas L & Wm T Brennan, firm Brennan Bros, 1519 Roselle; 10yf Sept1; Dec19'13. 2,100

5TH av, 501 (5:1276), sec 42d, str No 3 on 42d, with office 213; Edwin Wolf, of Phila, Pa, to Auto Strop Razor Co, 345 5 av; 4yf May1'12; Dec24'13. 4,500 & 5,000

5TH av, 601 (5:1284), front part of cellar & b, front 1/2 of 2d fl & all of 3d, 4th & 5th floors & pent house on roof; Edmond F & Edmond C Bonaventure to A H Davenport Co, a corp, 96-8 Washington, Boston, Mass, & 150 Mad av, NY; 8 8-12yf Feb1'14; 11y ren at \$15,000; Dec20'13. 13,500

5TH av, 601 (5:1284) portion of agmt as to sur of Ls; H O Watson & Co with Edmond F & Edmond C Bonaventure, 318 W 106; Dec19; Dec20'13. nom

5TH av, 1367 (6:1619), str & rooms adj; Louis Siegman to Michl Bartnofsky, 1367 5 av; 5yf May1'16; Dec24'13. 1,740

6TH av, 225-7 (3:790), swc 15th, runs w 120xs83.3xe20xn40xe100 to av xn43.3 to beg, all; Jas J & Harriet G Coogan to Abe Fischowitz, 860 E 161 & Louis Newfield, 1311 Chisholm, et al; 9yf Apr30'14; Dec19'13. 10,000

8TH av, 571; also 38TH ST, 301-3 W (3:762), all; Frances Hein, widow, to Delia, wife Michl J Rowan, 7 3d st, Union Hill, NJ; 7yf Dec1; Dec22'13. 4,200 to 4,800

8TH av (7:2045), nwc 149th; str & b; Aug Hannibal & ano TRSTES Chas Faas, to Thos Fair, 301 W 149; 5yf May1'14; Dec 23'13. 1,500 & 1,800

LEASES.

Borough of the Bronx.

Minford pl, 1530-8 (11:2977), four bldgs, all; Saml London to Chas Levy, 950 E 180 & Max Oldsheim, 916 Tiffany; 2 11-12y & 15 days f Apr15; Dec23'13. 8,500

139TH st E, cor Brook av, see Brook av, 260.

146TH st E, sec 3 av, see 3 av, 2756.

161ST st, 818 E (10:2677), str; Henry Miller to Louis Kanowitz, 815 E 161; 5yf Sept1'11; Dec22'13. 360 & 396

180TH st, 441 E (11:3037); asn Ls; Jas P McEvoy to Cornelius Forbes, 326 E 37; mtg \$7,500; Dec18; Dec24'13. nom

181ST st E, see Boston rd, 181st & 182d.

182D st E, see Boston rd, 181st & 182d.

197TH st E, nwc Webster av, see Webster av, nwc 197.

Boston rd (11:3138), 181st & 182d; Bronx Park Casino, with fixtures, &c, the hotel, saloon, restaurant & dancing hall; Wm Lowe to Chas S Rich, 1547 Bway; 10yf Jan1'14, 5y ren at \$10,500; Dec24'13. 7,500 to 9,500

Brook av, 260 (9:2266), cor 139th, str & b; Alex E Cohen to Isidor Appelbaum, 260 Brook av; 2yf May1'14; Dec24'13. 1,200

Burnside av, sec Davidson av, see Jerome av, swc Burnside av.

Burnside av (11:2863), swc Jerome av; asn Ls; Michl J Broderick to Julia M Broderick, swc 177 & Burnside av; Dec11; Dec19'13. nom

Crescent av, 636 (11:3087), str fl & pt c; Kate I Reilly to Julius Rossick, 2310 Belmont av; 10yf Jan1'14; Dec19'13. 840 to 1,500

Davidson av, sec Burnside av, see Jerome av, swc Burnside av.

Jerome av, swc Burnside av, see Burnside av, swc Jerome av.

1Jerome av (11:2863), swc Burnside av, 75x— to Davidson av x3x228, all; David A Schulte to Michl J Broderick, 2023 Jerome av; 4yf Nov1; Dec19'13. 1,420 to 1,760

1Melrose av, 758-60 (9:2378), s str fl & b; Wilhelmina Lanzer to Bernhard Greenebaum, 285 E 158; 5yf Jan1'14 Dec23'13. 600

1Webster av (12:3278), nwc 197th, 98.2x 104.6; sobrn of Ls to mtg; F & G Amusement Co to Abel King, 148 E 65th & Isaac Schorsch, 38 W 97; Dec22; Dec23'13. nom

13D av, 2535 (9:2320), 3-sty bk bldg, all; Eliz M O'Reilly to Theo Neckles, 4327 3 av; 10yf July1; Dec19'13. 2,120 to 3,600

13D av, 2535 (9:2320), 3-sty bk bldg; all; Eliz M O'Reilly to Theo Neckles, 4327 3 av; 10yf July1; Dec20'13. 2,120 to 3,600

13D av, 2756 (9:2307), sec 146th str fl & 1/4 of b; Alvina Mand & ano to Morris Levy, 494 E 141; 1yf Apr1; 3y ren; Dec20 '13. 1,900

MORTGAGES.

Borough of Manhattan.

DEC. 19, 20, 22, 23 & 24.

1Attorney st, 35 (2:346); ext of \$20,000 mtg to Oct5'16 at 5 1/2%; Dec10; Dec22'13; Lawyers Mtg Co with Inter Section Realty Co. nom

1Attorney st, 147-9 (2:350), ws, 65.6 n Stanton, 34x60; Dec22'13; 5y5%; Albt Abendschein to Bowery Savgs Bank, 128 Bowery. 3,600

1Baxter st, 16 (1:160), ws, abt 110 s Worth, 25x116; Dec20; Dec22'13; due &c as per bond; Thos F Fallon to Louis Campora, exr Alessandro Simonetti, at Northvale, NJ. 15,500

1Bleecker st, 359 (2:620); sal Ls; Sept30; Dec24'13; demand, 6%; Herman Eibsen to Jacob Ruppert, a corpn, 1639 3 av. 1,200

1Broome st, 354 (2:478), nec Elizabeth, 101x114x101x89.3; also ELIZABETH ST, 146-8 (2:478), es, 89.3 n Broome, 49.10x98x 49.9x98.5; agmt Consolidating three mtgs aggregating \$130,000 & extending same to Dec19'16 at 5%; Dec19; Dec24'13; Ice Mfg Co with Title Guar & Trust Co. nom

1Broome st (2:405), swc Essex; sal Ls; June4; Dec24'13; demand, 6%; Max Cohen to Jacob Ruppert, a corpn, 1639 3 av. 2,884.05

1Delancey st, 40 (2:420), ns, 50 e Forsyth, 25.2x100; Dec19'13; 6y5%; Saml Grosner & Rae I Goldfarb & Morris Simon to German Savings Bank, 157 4 av. 30,000

1Delancey st, 40 (2:420), ns, 50 e Forsyth, 25.2x100; also DELANCEY ST, 42 (2:420), ns, 75.2 e Forsyth, 25.1x100; PM; pr mtg \$60,000; Dec19'13; 3y6%; Saml Grosner, Rae I Goldfarb & Morris Simon to Berthold Hahn, 26 W 91. 15,000

1Delancey st, 42, see Delancey, 40.

1Delancey st, 42 (2:420), ns, 75.2 e Forsyth, 25.1x100; Dec19'13; 5y5%; Saml Grosner, Rae I Goldfarb & Morris Simon to German Savings Bank, 157 4 av. 30,000

1Division st, 96-8 (1:293), ns, 73.9 w Allen, —x—x—x110.6; pr mtg \$26,000; Oct 20; Dec19'13; 2y6%; Bertha Goldman to Nathan Hutkoff, 121 E 80 et al. 8,000

1Elizabeth st, 146-S, see Broome, 354.

1Essex st, swc Broome, see Broome, swc Essex.

1Greenwich st, 297 1/2 (1:137), es, 40.2 s Chambers, 13.2x65x12.8x67; Dec22'13; due Feb1'19; 5%; Isaac Fischlowitz, 1884 7 av, to Jno Frankenheimer, 139 W 81, et al, exrs &c Annie Deutscher. 6,500

1Jefferson st, 46, see Madison, 224.

1Lewis st, 76 (2:329), es, 100 n Rivington, 25x100; Dec17; Dec19'13; 1y6%; Rosie Schoendorf to Mendel Isaacs, 2905 5th, Bklyn. 500

1Madison st, 224 (1:271), swc Jefferson (No 46), 26.1x70; pr mtg \$36,000; Dec19'13; due Jan1'18, 6%; Morris Singer to Louis Simon, 67 E 107. 12,000

1Maiden la, 31 (1:67), ext of \$65,000 mtg to Dec16'16 at 4 1/2%; Dec16; Dec23'13; Wm P Draper, Bar Harbor, Me, with Ten & Twelve Maiden Lane Co, 10-12 Maiden la. nom

1Monroe st, 171 (1:269); sobrn agmt; Dec 23; Dec24'13; Miles Realty Co, Inc, & Malvine Bode with Manhattan Mtg Co, 200 Bway. nom

1Monroe st, 171 (1:269); ext of \$25,000 mtg to Dec23'18 at 5%; Dec23; Dec24'13; Lambert Suydam with Miles Realty Co, Inc, a corpn. nom

1Montgomery st, 67 (1:259), es, 46 n Cherry, 21.7x58x20.3x57.5; Dec22'13; 3y 5 1/2%; Kauffman & Lewenthal Realty Co to Columbia-Knickerbocker Trust Co, 60 Bway. 11,500

1Montgomery st, 67; same prop; certf as to mtg for \$11,500; Dec22'13; same to same.

1Mott st, 289-91 (2:509); agmt as to assumption of mtg on Ls for \$1,500; Aug7; Dec22'13; Chas Connal with Kips Bay Brewing & Malting Co, 646 1 av. nom

1Norfolk st, 117 (2:353); ext of \$20,000 mtg to Mar1'17 at 5%; Dec19; Dec22'13; Abr J Jacobs, 122 W 26, exr &c Mark Jacobs, with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France. nom

1St Marks pl, 75 (2:450), ns, 100 w 1 av, 25x85.11, with strip of land in front 25x8; Dec24'13; 5y5%; Max Finkelstein, 233 E 112, to Emigrant Indust Savgs Bank. 15,500

1Whitehall st, 55 (1:4), es, 54.9 s Front, 26.8x35; Dec22'13; due &c as per bond; Laura C Decker to Title Guar & Trust Co. 20,000

14TH st, 159-61 E (2:432), ns, 250 w Av A, 50x96.2; PM; Dec19; Dec22'13; 3y5%; Nassau-Beekman Investing Co to Columbia-Knickerbocker Trust Co, 60 Bway. 26,000

14TH st, 159-61 E; certf as to above mtg; Dec19; Dec22'13; same to same.

16TH st, 221 E (2:462), ns, 145.4 e Hall pl, 23.5x90.10; PM; Dec23; Dec24'13; due Sept1'14, 6%; Max Dorf to Philip Tenzer, 1827 7 av. 4,875

17TH st, 270 E (2:376), ss, 183.8 w Av D, 22.8x90.5; PM; pr mtg \$15,000; Dec15; Dec 23'13; due, &c, as per bond; David Shapiro, 366 E 8, to Dora Schonzeit individ & as extrx Meyer H Schonzeit, 270 7th. 1,000

18TH st, 312-14 E (2:390); ext of \$48,000 mtg to Dec2'18 at 5 1/2%; Dec13; Dec22'13; Lawyers Mtg Co with Esther & Harry W Perelman & Jacob Fish, individ & as trste under deed of trust. nom

10TH st, 198-204 E, see 2 av, 156-60.

14TH st, 642 E (2:396), ss, 88 w Av C, 27.4x103.3; pr mtg \$—; Dec17; Dec19'13; demand, 6%; David Eisler, 809 Westchester av, to State Bank, 378 Grand. 6,200

27TH st, 141-3 W (3:803); ext of \$75,000 mtg to Dec1'16 at 5 1/2%; Dec5; Dec20'13; Phillips Phoenix with Jno M Brunjes. nom

30TH st, 350 W (3:753); ext of \$10,000 mtg to June1'16 at 5%; Dec11; Dec22'13; Lawyers Mtg Co with Madoc Realty Co. nom

30TH st, 429 W (3:728), nes, 325 nw 9 av, 25x113.11x25x115.6; pr mtg \$—; Dec22; Dec23'13; 1y6%; Sandrock Realty Co to Anna Pekowsky, 1088 Bryant av. 1,500

30TH st, 429 W; certf as to above mtg; Dec17; Dec23'13; same to same.

31ST st, 406 W (3:728), sws, 150 nw 9 av, runs sw87.9x30xne103.4 to st xnw25 to beg; PM; Dec19; Dec20'13; 1y6%; Isabelle L Seacombe to Mary Riley, 424 W 31. 14,500

31ST st, 422 W (3:728), ss, 473 e 10 av, 23x80x23x82; PM; Dec19; Dec20'13; 1y6%; Isabella L Seacombe, 459 W 22, to Jno J Campbell Jr, Cedarhurst, NY. 12,500

31ST st, 424 W (3:728), ss, 450 e 10 av, 23x82x—x83.6; PM; pr mtg \$5,000; Dec16; Dec20'13; 1y6%; Annie T Campbell, 459 W 22, to Jno H McGuckin, Lake Placid, NY. 7,000

38TH st, 303-3 W (3:769), sws, 150 se 1 av, runs sw37xse25xne9.1xse204.11 to original high water line of East River xne26.6 to st xnw62 to beg; PM; Dec22'13; 3y5%; Bide-A-Wee Home Assn, Inc, 410 E 38, to Mary E Jones, Cold Spring Harbor, LL. 15,000

38TH st, 301-3 W, see 8 av, 571.

39TH st, 452 W (3:736); ext of \$12,000 mtg to Dec16'18 at 5%; Nov12; Dec20'13; Geo Mundorf, trste for Margt Graham, will Wm S Banta, with Sol Miller. nom

40TH st, 456 W (3:737), sal Ls; Aug7; Dec24'13; demand, 6%; Gust Heinemann to Jacob Ruppert, a corpn, 1639 3 av. 3,681.50

41ST st, 144-8 E (5:1295), ss, 100 w 3 av, 75x97.10; pr mtg \$—; Dec23'13; due, &c, as per bond; Thos J McCahill Jr, exr Thos J McCahill to Mutual Life Ins Co, 34 Nassau. 12,500

42D st, 308 W (4:1032); asn Ls by way of mtg as collateral security for payment of \$1,400; Dec22'13; Arthur C Matson to Jacob Hoffmann Brewing Co, 211-13 E 55. nom

44TH st, 205-7 E (5:1318), ns, 80 e 3 av, 62.6x100.6; pr mtg \$35,000; Dec23; Dec24 '13; 1y6%; Lillian Hof, Bklyn, to Marshall H Runk, 44 W 44. 7,000

44TH st, 221 E (5:1318), ns, 330 w 2 av, 25x100.6; Dec23'13; 3y5%; Mary A Thornnton, 500 W 143, to Aimee Rossignot gdn Aimee L Rossignot, 2304 Newkirk av, Bklyn. 14,000

47TH st, 405 W (4:1057), ns, 85 w 9 av, 20x100.5; pr mtg \$3,500; Dec23'13; due Jan 12'17, 5%; Marie O, wife Wm Ginger, to Chas G Koss, 628 West End av & ano trstes Ellen H Cotheal. 2,500

52D st, 233 W (4:1024), ns, 361.9 e 8 av, 19x100.5; pr mtg \$14,000; Dec24'13; due Apr1'16, 5 1/2%; Letitia K Ketterer to Marie J Myers, 459 W 140. 4,000

56TH st E, nec 1 av, see 1 av, 1026.

59TH st, 348-54 W, see 9 av, 922-4.

65TH st, 11 W (4:1118), ns, 220 w Central Park W, 30x100.5; PM; pr mtg \$30,000; Nov22; Dec20'13; 3y6%; Ursuline Realty Co to Wm Rau, 70 W 46. 7,000

66TH st, 66-70 E, see Park av, 628-36.

73D st, 151 E (5:1408), ns, 369 w 3 av, 51 to Lex av (Nos 1019-25) x102.2; ext of \$16,000 mtg to Nov11'16 at 6%; Nov11; Dec23'13; Frieda Hart with August Ruff, 52 W 120, & Moses H6chster, 60 W 120. nom

78TH st, 236-S E (5:1432); sobrn agmt; Dec16; Dec23'13; Saml Grodinsky with Philip Krieger, 1794 Prospect av. nom

83D st, 109 W (4:1214), ns, 100 w Col av, 17x102.2; Dec22'13; 5y5%; Harkness B De Voe to J Frederic Kernochan, 862 Park av, & ano, as committee of Est Marie Marshall. 9,000

86TH st, 336 E (5:1548), ss, 245 w 1 av, two lots ea 30x102.2; two mtgs ea \$15,500; Dec23'13; due, &c, as per bond; Wilhelmina F & Wilhelmina L Muller to Title Guar & Trust Co. 31,000

86TH st, 422 E (5:1565); ext of \$11,000 mtg to Dec1'18 at 5%; Dec3; Dec22'13; Lucy W Parnly with Independent Realty Co. nom

86TH st, 200-2 W, see Ams av, 530-6.

88TH st, 48 W (4:1201), ss, 262 e Col av, 20x100.8; Dec24'13; due &c as per bond; Anna F Crossmond, 48 W 88, to Title Guar & Trust Co. 20,000

89TH st, 17-23 E, see Mad av, 1242.

90TH st, 15 W (4:1204), ns, 200 w Central Park W, 20x100.8; Dec9; Dec24'13; 5y 5%; Wm S Livingston to Lawyers Title Ins & Trust Co. 5,000

90TH st, 318 W (4:1250), ss, 233 w West End av, 17x100.8; PM; Dec11; Dec22'13; 3y5%; Chas Gulden, 318 W 102, to Georgianna Brower, widow, at South Gardiner, Me. 15,000

92D st, 310 W (4:1251), ss, 165 e Riverside dr, 20x112.3 to ns old rd x20x111.2; all title to said rd; pr mtg \$25,000; Dec22; Dec23'13; due, &c, as per bond; Frances Sprague, 310 W 92, to Jas A McCreery, 1024 Park av. 5,000

94TH st, 142 W (4:1224), ss, 405.10 w Col av, 18x85.1 to ns Apthorps la x18x 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; corrects error in last issue when st number was 140 W. 13,000

95TH st, 175 W (4:1226); ext of \$24,000 mtg to Jan5'17 at 5%; Dec19; Dec20'13; Elsie W Christie with Augusta L Jones, Easthampton, LL. nom

97TH st, 301 W, see West End av, 761.

101ST st, 198 E, see 3 av, 1816.

102D st, 77 W (7:1838), ns, 100 e Col av, 19x100.11; pr mtg \$—; Dec20; Dec22'13; 1y6%; Mary A Dempsey to Anna Pekowsky, 1088 Bryant av. 1,000

104TH st, 71 E (6:1610), ns, 80 w Park av, 12.6x100.11; pr mtg \$3,500; Dec17; Dec 24'13; installs, 5 1/2%; Meyer Friedberg, 71 E 104, to Lizzie Epstein, 810 E 178. 2,500

111TH st, 163 E, see Lex av, nec 111th.

111TH st, 3 W (6:1595); ext of \$22,000 mtg to Jan2'16 at 5%; Dec20'13; Astor Trust Co with I Goldberg. nom

113TH st, 265 W (7:1829); ext of \$8,000 mtg to Dec15'16 at 5%; Dec19'13; American Mort Co with Geo Kilian, 244 E 68. nom

114TH st, 105 E (6:1642); ext of \$5,000 mtg to Jan4'17 at 5 1/2%; Dec15; Dec22'13; Lawyers Mtg Co with Nathan Marcus & Jas Lissner. nom

114TH st, 349 E (6:1686); sal Ls; Dec19; Dec20'13; demand, 6%; Michl Sasso to Jacob Ruppert, a corpn, 1639 3 av. 1,800

115TH st, 426-30 E (6:1708); sal Ls; Dec1; Dec24'13; demand, 6%; Saverio Belluscio to Jacob Ruppert, a corpn, 1639 3 av. 721.06

116TH st, 430 W (7:1867), ss, 100 e Ams av, 125x100.11; Dec24'13; due Apr9'17, 5%; Arthur S Luria to Bklyn Savgs Bank, 141 Pierrepont, Bklyn. 12,500

116TH st, 430 W; sobrn agmt; Dec23; Dec24'13; same & Columbia-Knickerbocker Trust Co with same. nom

118TH st, 32 W (6:1601), ss, 410 e Lenox av, 25x100.11; ext of \$20,000 mtg to Oct 15'16 at 5%; Oct4; Dec19'13; Lambert Suydam, 2 E 42, & ano, trstes Angelina Henry, with Caroline Romer, 923 73d, Bay Ridge, NY. nom

119TH st, 9 W (6:1718); sobrn agmt; Dec17; Dec23'13; Morris Weinstein, 333 Central Park W, Harris Mandelbaum, 12 W 87, & Fisher Lewine, 116 E 78, with Iphigenia Z Place, 125 E 57. nom

119TH st, 118 W (7:1903), ss, 253 w Lenox av, 18x100.11; pr mtg \$12,000; Dec1; Dec23'13; due Apr15'15, 6%; Brady-Blackbourne Co, 30 E 42, to Veronica J Klarenmeyer, 501 W 178. 3,500

119TH st, 118 W; certf as to above mtg; Dec9; Dec23'13; same to same.

119TH st, 157 W (7:1904), ns, 98 e 7 av, 27x100.11; ext of \$22,000 mtg to Dec22'16 at 5%; Dec22'13; Dora Levy, 157 W 119, with American Savgs Bank, 115 W 42. nom

119TH st, 157 W (7:1904), ns, 98 e 7 av, 27x100.11; pr mtg \$22,000; Dec22'13; 3y6%; Dora Levy to Fredk B Ryan, Cranford, NJ. 4,000

130TH st, 502 W (7:1984), ss, 100 w Ams av, 25x74.11; pr mtg \$15,000; Dec20; Dec22'13; due &c as per bond; Eugenie Rosendorf, 270 Riverside dr, to Amy Benesch, 2416 Eutaw pl, Baltimore, Md. 5,000

135TH st, 7 W (6:1733), ns, 128.4 w 5 av, 17.8x99.11; pr mtg \$7,750; Dec22; Dec 24'13; 3y6%; Henry E White to Revenue Realty Co, 320 Bway. 1,750

135TH st, 7 W (6:1733), ns, 128.4 w 5 av, 17.8x99.11; PM; Dec16; Dec23'13; 5y5%; Millie Schwarz to Richd H Hunt, Portchester, NY, & ano trstes Cath C Hunt for Cath H Hunt. 7,750

135TH st, 9 & 11 W (6:1733), ns, 146 w 5 av, 35.4x99.11; pr mtg \$16,500; Dec22; Dec24'13; 3y6%; Henry E White to Revenue Realty Co, 320 Bway. 3,500

135TH st, 9-11 W (6:1733), ns, 146 w 5 av, 35.4x99.11; PM; Dec16; Dec23'13; 5y5%; Millie Schwarz to Louise C Hoppin, Providence, RI. 16,500

135TH st, 15 W (6:1733), ns, 199 w 5 av, 17.8x99.11; PM; Dec16; Dec23'13; 5y5%; Millie Schwarz to Richd H Hunt at Portchester, NY, & ano as trstes of Cath C Hunt for Cath H Hunt. 8,750

135TH st, 15 W (6:1733), ns, 199 w 5 av, 17.8x99.11; pr mtg \$8,750; Dec22; Dec24'13; 3y6%; Fannie B White to Revenue Realty Co, 320 Bway. 1,750

140TH st, 516-S W (7:2071), ss, 225 w Ams av, 30x99.11; PM; Dec19; Dec22'13; due &c as per bond; Gertrude A Vanderbeck to Chas Dickinson, 1190 Bway. 12,000

143D st, 506 W (7:2074), ss, 456.3 e Bway, 18.9x99.11; Dec23; Dec24'13; due Jan17, 5%; Emilie A Schulz to Emily Fowler, 60 E 68, et al, exrs & Anderson Fowler, 8,000

147TH st, 309 W, see Bradhurst av, 102.

152D st, 518 W (7:2083); ext of \$32,000 mtg to Nov15'18 at 5%; Nov25; Dec20'13; Edwin Bruckheimer with Seamen's Bank for Savgs in City N Y. nom

155TH st W, nec Riverside dr, see Riverside dr, nec 155.

163D st W, nwc Ft Wash av, see Ft Wash av, nwc 162d.

163D st W, swe Ft Washington av, see Ft Washington av, swe 163.

181ST st W, swe Pinchurst av, see Pinchurst av, swe 181st.

Av A, 291 (3:950); sal Ls; July15; Dec 24'13; demand, 6%; Jno Smith to Jacob Ruppert, a corpn, 1639 3 av. 2,960

Av A, 1381 (5:1468), ws, 46.10 n 73d, 27.8 x100; ext of mtg for \$18,000 to Apr15'19, 5%; Dec19'13; Wilhelmina E Hoffman, 160 E 56, to Bohemian American Bldg Assn Bretislav, a corpn, 334 E 73. nom

Amsterdam av, 410 (4:1227), ws, 77.2 s 80th, 25x100; PM; pr mtg \$40,000; Dec17; Dec23'13; 5y6%; Ethel B Underwood, 122 W 79, to S Taber Bayles, Port Jefferson, LI. 8,750

Amsterdam av, 530-6 (4:1233), swe 86th (Nos 200-2), 102.2x150; Dec23'13; due, &c, as per bond; Century Holding Co to N Y Savgs Bank, 81 8 av. 280,000

Amsterdam av, 530-6; certf as to above mtg; Dec23'13; same to same.

Bowery av, 91 (1:303); sal Ls; June6; Dec24'13; demand, 6%; Jno Cipriano to Jacob Ruppert, a corpn, 1639 3 av. 1,400

Bradhurst av, 102 (7:2045), nec 147th (No 309), 25x75; Dec19'13; demand, 6%; Beigh L Andrews to Wm W Young, East Orange, NJ. 6,000

Convent av, 104-S (7:1970), ws, 50 s 133d, 72x100; certf that there is \$65,000 due on a/c of mtg for \$75,000; Dec15; Dec 19'13; Elias A Cohen & Abr L Kass to Whom it May Concern.

Convent av, 104-S (7:1970), ws, 50 s 133d, 72x100; pr mtg \$65,000; Dec15; Dec 20'13; 5y5%; Convent Park Constn Co, a corpn, to Fredk W Marquand, 376 Macon, Bklyn. 5,000

Convent av (7:1970), ws, 193.6 s 133d, 135.5x127.5x131.6x100; sobrn agmt; Dec15; Dec20'13; Convent Park Constn Co with Brevoort Real Estate Co, 15 Wall. nom

Ft Washington av (8:2136), swe 163d, 102.3x141.7x99.11x120; sobrn agmt; Dec23; Dec24'13; Abel King & Isaac Schorsch with Riverside Viaduct Realty Co with Jos Isear, 798 Riverside dr. nom

Fort Washington av (8:2136), nwc 162d, 102.3x118.5x99.11x140; Dec22'13; 5y5½%; Hilliard Constn Co to Lawyers Title Ins & Trust Co. 165,000

Fort Washington av (8:2136); same prop; certf as to above mtg; Dec22'13; same to same.

Lexington av, 465 (5:1300), es, 60 n 45th, 40.5x100; Dec19; Dec20'13; due &c as per bond; Fannie I Helmuth, widow, to N Y Savgs Bank, 81 8 av. 45,000

Lexington av, 1019-25, see 73d, 151 E.

Lexington av (6:1639), nec 111th (No 163), 68x100; Dec22'13; due &c as per bond; N Y City Soc of the Methodist Episcopal Church, a corpn, to N Y Savgs Bank, 81 8 av. 30,000

Madison av, 1242 (5:1501), nwc 89th (Nos 17-23), 100.8x164.5; PM; Dec23; Dec 24'13; due Jan1'16, 5%; Century Holding Co, a corpn, to The Curtiss Securities Co, a corpn, 99 John. 125,000

Manhattan av, 391 (7:1943), ws, 55.11 n 116th, 18x50; ext of \$2,000 mtg to Sept 16'16 at 5%; Dec19; Dec23'13; Edith C Dunlap, 609 W 127, with Alfred G Davis, 391 Manhattan av. nom

Park av, 626-36; pr mtg \$250,000; Dec 22'13; 3y5%; same to Elbridge T Gerry, Newport, RI. 50,000

Park av, 628-36 (5:1380), swe 66th (Nos 66-70), 100.5x100; PM; Dec22'13; due Jan 1'17, 5%; Fullerton Weaver Realty Co to Margt O Sage, 604 5 av. 250,000

Pinchurst av (8:2177), swe 181st, 109.9 x112.10x114.11x117.9; pr mte \$200,000; Dec 22; Dec23'13; demand, 6%; Comfort Realty Co to Henry Morgenthau Co, 30 E 42. 26,000

Pinchurst av (8:2177), same prop; certf as to above mtg; Dec22; Dec23'13; same to same.

Pleasant av, 431 (6:1810); ext of \$2,500 mtg to Dec9'15 at 5%; Dec8; Dec19'13; Lucy W Parmlv with Jas Gregg. nom

Riverside dr (8:2134), nec 155th, 105.11 x150; certf as to mtg for \$475,000; Dec18; Dec19'13; Strathcona Constn Co to Metropolitan Life Ins Co, 1 Mad av. nom

West End av, 54 (4:1153); sal Ls; Dec 19; Dec22'13; demand, 6%; Jos L Waters to Lion Brewery, 104 W 108. 3,500

West End av, 761 (7:1887), nwc 97th (No 301), 126.2x100; PM; pr mtg \$29,500; Dec 22; Dec23'13; due July7'15, 5%; 74th St Holding Co Inc, a corpn, to Saml McMillan at Mahopac, NY. 195,500

1ST av, 1026 (5:1368), nec 56th, 20x94; PM; pr mtg \$14,000; Dec16; Dec19'13; due, &c, as per bond; Rose Simon to Ferd C Bamman, 436 W 154. 6,000

1ST av, 1028 (5:1368), es, 20 n 56th, 20x 94; PM; pr mtg \$10,000; Dec16; Dec19'13; due, &c, as per bond; Rose Simon to Ferd C Bamman, 436 W 154. 4,500

1ST av, 1030 (5:1368), es, 40 n 56th, 20x 94; PM; pr mtg \$10,000; Dec16; Dec19'13; due, &c, as per bond; Rose Simon to Ferd C Bamman, 436 W 154. 4,500

1ST av, 2385 (6:1798); sal Ls; Aug1; Dec 24'13; demand, 6%; Thos Dawson to Jacob Ruppert, a corpn, 1639 3 av. 5,000

2D av, 156-60; also 10TH ST, 198-204 E (2:451); sobrn of mtg to Ls; Dec17; Dec 19'13; Jacob Horowitz to Clinton M Hall, Garden City, NY. nom

2D av, 1742 (5:1553); agmt changing interest days; Dec22'13; Elise R Gerold with German Savgs Bank, 157 4 av. nom

2D av, 2039 (6:1654); sal Ls; Dec16; Dec 20'13; demand, 6%; Giuseppe Repetti to Lion Brewery, 104 W 108. 300

3D av, 1816 (6:1628), swe 101st (No 98), 25.11x98; pr mtg \$—; Dec24'13; due Jan 15'15, 6%; Led Realty Co, 7816 3 av, to Minnie Rottenberg, 106 Lewis. 2,500

3D av, 1816; certf as to above mtg; Dec 24'13; same to same.

8TH av, 571; also 38TH ST, 301-3 W (3:762); sal Ls; Dec1; Dec22'13; demand, 6%; Delia Rowan, Union Hill, NJ, to Lion Brewery, 104 W 108. 5,000

9TH av, 922-4 (4:1049), sec 59th (Nos 348-54), 50.5x100; Dec23'13; 5y5%; Cath E Boland to Bowery Savings Bank, 128 Bowery. 5,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf (misc) as to mtg for \$12,150; Dec 19; Dec23'13; Clinton Hedden Co Inc, a corpn, to Dorothy Anderson & ano gdns Geo H Loeffler.

Certf (misc) as to chattel mtg for \$1,000 covering chattels at 17 Bowery; Nov 20; Dec 19'13; Rachamovitz & Schwartz Co Inc, a corpn to F W Fey Paper Co, 9 Jones

Certf (misc) as to mtg for \$1,000; Nov 29; Dec19'13; Yorkville Machine Co Inc to Annie Kollar.

Certf (misc) as to mtg dated Dec18'13; Dec18; Dec24'13; Queens Land & Title Co to Title Guar & Trust Co.

MORTGAGES.

Borough of the Bronx.

Aldus st (10:2748), ns, extends from Faile to Bryant av; sobrn of four mtgs for \$28,000 each to mtg for \$186,000; Dec5; Dec20'13; American Real Estate Co with City Mtg Co, 15 Wall. nom

Augusta pl (*), es, 385.1 n Eastern blvd, 25x100; Dec18; Dec19'13; 3y5½%; Grace H, wife Jas Mack, to Eliz K Dooling, 179 E 80. 2,500

Bowne st, nec Main, see Main, nec Bowne.

Bronx ter, sec 224th see 224th, E, sec Bronx ter.

Faile st, nec Aldus, see Aldus, ns, extends from Faile to Bryant av.

Faile st (10:2764), ws, 120 n Lafayette av, two lots, ea 40x100; two mtgs, ea \$3,500; two pr mtgs, ea \$20,000; Dec22'13; due Sept1'15, 6%; Kovacs Constn Co to Saml H Sternberg, 72 W 91. 7,000

Faile st (10:2764); same prop; two certfs as to above mtgs; Dec22'13; same to same.

Fox st, 651 (10:2684); agmt as to share ownership in mtg; Dec9; Dec19'13; City Real Estate Co with Isabella Unger, 139 W 130. nom

Fox st, 1131 (10:2719), ws, 112.5 n 169th, runs w69.8xsw50.3 to nes 169th (No 913) xnw30xne65.7xe84.11 to Barretto or Foxxs 30 to beg; ext of \$1,200 mtg to Apr25'15 at 6%; Dec22; Dec23'13; Saml J Jacobs with Bessie Lehr, 1231 Hoe av, & Anthony Mancuso, 319 E 107. nom

Grant Circle (*), sec Virginia av, runs s 75.11xel14.1xn48.4 to curved ss of Public pl or Grant Circle xnw133.11 & 27.11 to beg; pr mtg \$15,000; Dec19'13; 3y6%; Hiram R Fisher, 752 St Nicholas av (& Jos C Fisher in bond) to Jos Woerter, Jr, 1058 Decatur, Bklyn. 3,300

Kelly st, 751 (10:2701); ext of \$6,500 mtg to Mar19'17 at 5½%; Dec18; Dec20'13; Title Guar & Trust Co with Herb W Spencer, 751 Kelly. nom

Main st (*), nec Bowne, 350x200 to Minnieford av, City Island, except pt for Main; Dec20; Dec22'13; due &c as per bond; Richd N Arnow to Wm Webber, 400 Riverside dr, et al, exrs &c Richd Webber, 18,000

Storrow st, nec Benedict av, see Benedict av, nec Storrow.

132D st E (9:2260), ns, 75 e Brook av, 50x100; Dec19; Dec22'13; due Sept1'16, 6%; Mary Hurlbut, widow, to Henry A Hurlbut, at Norwalk, Conn. 1,200

135TH st, 572 E; also ST ANNS AV, 158 (10:2547); sal Ls; May15; Dec24'13; demand, 6%; Wm J Nichols to Jacob Ruppert, a corpn, 1639 3 av. 3,500

137TH st, 340 E (9:2299), ss, 102.2 e Alex av, 27.2x100; ext of \$2,000 mtg to Dec 6'16 at 6%; Dec12; Dec23'13; Henry W Siebern with Wm Ennis, 923 Brook av. nom

139TH st, 598 E (10:2551 & 2552), ss, 365.3 e St Anns av, 37.6x100; ext of two mtgs aggregating \$31,000 to July23'18, 5% on \$26,000 & 6% on \$5,000; Dec1; Dec19'13; Lena Zam, 598 E 139, with Geo Vassar Sr, 433 W 22. nom

140TH st E (10:2570), ns, 78 w So Blvd, 25.2x132.5x25x134; PM; pr mtg \$2,145; Dec 22; Dec24'13; 3y6%; Jos Mitola, Bklyn, & Silvestro, Giacomo & Francesco Chirico to Simon Badt, 548 W 164 & ano. 1,955

141ST st E, swe Alex av, see Alex av, swe 141st.

146TH st, 543 E (9:2273); ext of \$3,000 mtg to Jan18'17 at 5½%; Dec2; Dec22'13; Mary P Conklin with Thos J Duffy. nom

149TH st, 720 E (10:2579); sal Ls; Sept 17; Dec24'13; demand, 6%; Edw F Kretz to Jacob Ruppert, a corpn, 1639 3 av, 3,368.58

151ST st, 245-7 E (9:2441), asn Ls by way of mtg as collateral security for payment of \$300; Dec16; Dec23'13; Harold Rosenthal to Jos Ziskind, 515 W 125. nom

156TH st E (9:2415), ss, 499.7 w Courtlandt av, 25x98.9; pr mtg \$4,000; Dec24'13; due &c as per bond; Mary A Handbode to Magdalena Gierisch, 940 Fox. 1,000

157TH st E (9:2328), ss, 71 e Melrose av, 50x98.2; bldg loan; Dec18; Dec22'13; 1y6%; Benenson Realty Co to Rockland Realty Co, 509 Willis av. 35,000

157TH st E (9:2328); same prop; certf as to above mtg; Dec18; Dec22'13; same to same.

161ST st E (10:2657), ss, 75.2 w Tinton av 22x76.2; ext of \$5,000 mtg to Dec3'16 at 5½%; Dec9; Dec24'13; Hannah K Levy, admtrix Carrie K Levy, with Sarah, wife of & Harry Meltzer, 915 Intervale av. nom

164TH st, 593 E (10:2622), ns, 143.4 w Cauldwell av, 16.8x100; Dec22'13; 3y5%; Julia A Walsh to Emigrant Indust Savgs Bank. 3,500

169TH st, 880 E, see Stebbins av, 1251.

169TH st, 913 E, see Fox, 1131.

170TH st E, nwc Wilkins av, see Wilkins av, nwc 170th.

172D st E, sec Bathgate av, see Bathgate av, sec 172d.

173D st E, nwc Longfellow av, see Longfellow av, nwc 173d.

173D st E (*), es, 156.8 s Gleason av, 25x100; Dec1; Dec20'13; due Feb1'16, 6%; Wm J Connors to Annie R B Callender, 1940 15th, N W Wash, DC. 500

181ST st E, see Boston rd, 181st & 182d.

182D st E, see Boston rd, 181st & 182d.

183D st, 438-40 E, see Park av, 4532.

187TH st, 705 E, see Beaumont av, nec 187th.

197TH st E, swe Webster av, see Webster av, swe 197.

197TH st E, nwc Webster av, see Webster av, nwc 197.

213TH st E, ns, 100 e Bronxwood av, see 213th E, nec Bronxwood av.

213TH st E (*), nec Bronxwood av, 100 x75; also 213TH ST E (*), ns, 100 e Bronxwood av, 450x100; pr mtg \$7,500; Dec20; Dec22'13; due &c as per bond; Fanny M Prochet, Mt Vernon, NY, to Ellen Smyth, 7 Hulbert st, Auburn, NY. 1,500

224TH st E (*), ns, 105 w Bronxwood av, 25x114; Dec23'13; 3y6%; Martha L Whitty to Fredk C Hardy, 82 Decatur av. 2,500

224TH st E (*), sec Bronx ter, being lot 1169-3, map Wakefield; transfer of tax lien for yrs 1910-11, assessed to —; June 23; Dec19'13; 3y¼ of 1%; City NY to Municipal Liens Co 820 Powers Bldg, Rochester, NY (& assigned to Mary Quinn, 133 W 67). 148.62

233D st E, ss, 27.8 e Barnes av, see 233d E, ss, 46.4 e Barnes av.

233D st E (*), ss, 46.4 e Barnes av, runs e18.9x100xw12.9 to 4 av xnw12.10xns8.7 to beg; also 233D ST E (*), ss, 27.8 e Barnes av, runs e18.9xns8.7 to nes 4 av xnw40.6xns2.7 to beg; pr mtg \$7,000; Dec 20; Dec23'13; 3y6%; Giovanni Altieri to Aitanella Canonica, 279 E 153. 700

Alexander av (9:2299), es, 29.4 s 137th, 14.4x60; Dec24'13; 5y5½%; Annie Kelly to Lawyers Title Ins & Trust Co, 160 Bway. 3,500

Alexander av (9:2315), swe 141st, 25x75; Dec22'13; due Junel'14, 6%; Chas Leveys to Bronx Security & Brokerage Co, 258 E 138. 360

Andrews av (11:3218), es, 348.11 s Fordham rd, 2 lots, ea 56x100; 2 mtgs, ea \$40,000; Dec23; Dec24'13; due &c as per bond; Hurley Bldg Corp to Harlem Savgs Bank, 124 E 125. 80,000

Andrews av (11:3218); same prop; two certf as to above mtgs; Dec23; Dec24'13; same to same.

Andrews av (11:3218), es, 348.11 s Fordham rd, 112x100; sobrn agmt; Dec23; Dec 24'13; Hurley Bldg Corp & Bronx Investment Co with Harlem Savgs Bank, 124 E 125. nom

Arrow av (*), ss, 102 e Pelham rd, 50x 127.5x53x145; Dec18; Dec22'13; 3y6%; Chas H F King to Sidney B Hickox, 2246 Gleason av. 1,500

Bailey av (11:3237), es, 186.6 s Heath av, 40.2x69.9x41.4x83.8; pr mtg \$8,000; Dec18; Dec19'13; 2y6%; Fordham Realty Co, 2585 Sedgwick av to Kath L Bunting, 442 E 142. 1,500

Bailey av (11:3237), same prop; certf as to above mtg; Dec18; Dec19'13; same to same.

Balcom av (*), es, 375 n Marrin, 100x 100; Dec19'13; 3y6%; Henrietta Schubert, 1379 Teller av, to Warren B Sammis, at Huntington, LI. 1,300

Balcom av (*), es, 150 n Marrin, 100x 100; Dec19'13; 3y6%; Henrietta Schubert, 1379 Teller av, to Warren B Sammis, at Huntington, LI. 1,700

Bassford av, 2319 (11:3053), ws, 42.3 n 184th, 20.1x85; Dec1; Dec22'13; 3y6%; Wm C Roe, Great Neck, LI, to Chas A Willets, 197 Sanford av, Flushing, LI. 2,500

Bathgate av (11:2919), sec 172d (Bathgate nl), old lines, 55x87x55.2x91.5, except pt for av; also BATHGATE AV (11:2919), sec 172d, new lines, 0.4 to ss Bathgate pl, old line x—x0.5x87.7; PM; pr mtg \$9,500;

- Dec18; Dec24'13; due &c as per bond; Taxpayers Realty Co, a corp'n, 1109 Forest av, to Thos J Healey, 124 E 115, & ano. 11,000
- Beaumont av** (11:3105), nec 187th (No 705), 100x50; PM; pr mtg \$41,000; Dec20; Dec22'13; installs, 4%; Giovanni Lordi, Bklyn, NY, to Maria Scalzo, 705 E 187, & ano. 9,000
- Benedict av** (*), nec Storrow, 25x101; Dec20; Dec22'13; 3y6%; Edw J Quinn to Eliz K Dooling, 179 E 80. 1,500
- Boston rd** (11:3138), 181st & 182d, the Bronx Park Casino; sal Ls; Dec23; Dec24 '13; demand, 6%; Chas S Rich to Central Brewing Co, 501 E 68. 5,000
- Briggs av, 2763** (12:3301), ws, 220 n 196th, 20x93.9x20x93.5; PM; pr mtg \$7,000; Dec19; Dec20'13; due &c as per bond; Henry F Bunke to David Steckler, 1885 7 av. 2,000
- Bronxwood av, nec 213th**, see 213th E, nec Bronxwood av.
- Brook av, 1530**, see Claremont pkway, 420.
- Bryant av, nwe Aldus**, see Aldus, ns, extends from Faile to Bryant av.
- Bryant av** (11:3005) es, bet Boston rd & 177th, being lot 72, blk 3005 on tax map; transfer of tax lien for yrs 1902-1908, assessed to L Pierre EState; June19'11; Dec19'13; 3y12%; City NY to Albt L Skinner, 197 Shonnard ter, Yonkers, NY. 6,694.42
- Bryant av** (11:3005), es, bet Boston rd & 177th (interior lot), being lot 89, blk 3005, on tax map transfer of tax lien for yrs 1886 & 1902 to 1908, assessed to L Pierre EState; May15'11; Dec19'13; 3y11%; City NY to Albt L Skinner, 197 Shonnard ter, Yonkers, NY. 935.23
- Burnside av, swc Jerome av**, see Jerome av, swc Burnside av.
- Burnside av, sec Davidson av**, see Jerome av, swc Burnside av.
- Claremont pkway 420** (11:2895), sec Brook av (No 1530), 26x104.8x25.11x104.10; PM; pr mtg \$19,000; Dec16; Dec19'13; 3y6%; Hyman Shapiro, 2949 3d av & Morris Lipschitz, 1499 Eastern pkway, Bklyn, to Benenson Realty Co, 407 E 153. 3,400
- Claremont Pkway (late Wendover av), 417** (11:2897), ns, 146.11 e Webster av, 37.6 x83.5x37.6x83.3; pr mtg \$23,750; Dec24'13; due Apr20'14, 6%; Jno B Schadel, 417 Wendover av, to Robt Worm, 574 Steinway av, LI City. notes 650
- Colden av, swc Pierce av**, see Pierce av, swc Colden av.
- Crosby av, ws, 128.10 s Middletown rd**, see Grant av, ws, 98.11 s Middletown rd.
- Dudley av, nws, 107.9 w Gillespie av**, see Grant av, ws, 98.11 s Middletown rd.
- Crotona av** (11:3092), es, 75 n 178th, 25x100; Dec22; Dec23'13; 3y6%; David J Hordern, 1988 Crotona av, to Andw J Tietjen, 2082 Crotona av. 1,000
- Davidson av, sec Burnside av**, see Jerome av, swc Burnside av.
- Eagle av** (10:2627), es, 100 n 161st, 100x130; Dec19'13; 3y6%; Lillian B Rogers to Benj Cohen, 853 Cauldwell av. 10,000
- Eagle av** (10:2627), es, 100 n 161st, 100x130; PM; pr mtg \$10,000; Dec19; Dec20'13; due &c as per bond; Chas T Streeter Constn Co to Lillian B Rogers, 317 W 121. 16,000
- Elton av** (9:2378), ws, 74 n 156th, 26x100.8; PM; Dec18; Dec19'13; 2y5%; Jos Ferara to Julius Heiderman 783 Elton av. 2,000
- Evergreen av, 1214** (*), es, 144 n Westchester av, 40x100; Dec18; Dec19'13; 3y6%; Terbor Impt Corp'n, a corp'n, 115 Bway, to Alwin W Norton, 100 Franklin av, Far Rockaway, NY. 500
- Fordham rd, nec Morris av**, see Morris av, nec Fordham rd.
- Grant av** (*), ws, 98.11 s Middletown rd, 25x105.9x28.1x92.11; also CROSBY AV (*), ws, 128.10 s Middletown rd, 25.3x71.2 x25x69.4; also DUDLEY AV (*), nws, 107.9 w Gillespie av, runs sw34.3 to Wellman av xw37.4xnw108.6xe112.2xs78.7 to beg; Dec18; Dec19'13; installs, 10y5½%; Jno B Donovan to Title Guar & Trust Co, 176 Bway. 2,500
- Gunther av** (*), ws, 100 n Jefferson av, 25x100; Dec23'13; installs, 6%; Ida C Smith to Railroad Co-operative B & L Assn, 103 Park av. 4,000
- Jackson av** (10:2649), es, 289.7 s 165th; certf as to payment of \$6,000 on a/c of mtg; Dec19; Dec23'13; Dollar Savgs Bank to whom it may concern. nom
- Heath av, 2888** (12:3256), es, 242.5 n 230th, 20.2x100.7x20.2x100.6; Nov25; Dec22 '13; 3y5½%; Julius Brenzinger to Danl E Lynch, 35 Maine av, Rockville, Centre, NY, & ano, trstes Sara G Arundell. 4,000
- Hermany av** (*), ss, 242 e Castle Hill av, 56x208 to Turnbull av x56x200, except pt for av; Dec23'13; installs, 6%; Elise Schellenberg, Mt Hope, NY, to N Y Co-operative B & L Assn, 35 W 125. 2,200
- Hill av** (*), es, 475 s Randall, 50x100; Dec20'13; 3y6%; Frank Oharek to Geo W Smith, 326 E 156. 1,400
- Jerome av** (11:2863), swc Burnside av, runs w227.9 to Davidson av xs3.6xe— to pt 76.8 s Burnside av xn76.8 to beg; pr mtg \$46,800; Dec11; Dec19'13; demand; 6%; Julia A Broderick to A Hupfel's Sons, a corp'n, 842 St Anns av. 1,000
- Jerome av** (11:2863), swc Burnside av; sal Ls; Dec11; Dec19'13; demand; 6%; Michl J Broderick to A Hupfel's Sons, 842 St Anns av. 1,000
- Lafontaine av, 2025** (11:3061); ext of \$28,000 mtg to May1'17 at 5%; Dec23; Dec24'13; Herbert F Schwarz, 255 W 108, with Home Builders Realty Co, 30 Church. nom
- Longfellow av** (11:3002 & 3001), nwc 173d, 55.9x100.11x41.9x100, given as additional security for payment of \$2,500; Dec15; Dec22'13; demand, 6%; Jas H Jones to Isabel S Kemp, 103 E 57. 2,500
- Morris av** (11:3174), nec Fordham rd, runs e135.7xne32.1xn185.1xw40xs25xw98.6x n175 to ss 190th xv19.11 to Morris av xs 358.3 to beg, except pt for Fordham rd & 190th; pr mtg \$40,000; Dec23'13; due Apr23 '14, 6%; Jno B Haskin Estates, Inc, to Geo W Short, 128 W 123. 5,250
- Morris av** (11:3174); same prop; certf as to above mtg; Dec23'13; same to same.
- Newbold av** (*), ns, 105 w Zerega av, 100x109, Unionport; Dec19; Dec20'13; due Jan1'19, 6%; Minnie Zimmerman, 720 Tinton av, to North Side Mtg Corp'n, 391 E 149. 1,200
- Park av, 4348** (11:3036), es, 335.10 s 180th, 25x141; pr mtg \$3,000; Dec2; Dec23 '13; due &c as per bond; Chas A Taylor to Jos Sauren, 3200 3 av. 1,500
- Park av, 4532** (11:3038), sec 183d (Nos 438-40), 47.1x90x43.8x90, except part for av & st; PM; pr mtg \$20,000; Dec18; Dec19'13; due Jan2'18; 5½%; Henry Bruning, 535 E 180 to Hermann N Meyer, 4532 Park av. 6,000
- Paulding av** (*), ws, 207.6 n Lydig av, 25x100; PM; Dec17; Dec20'13; due July9'16, 5%; Isidor M Korn, of Bklyn, to Morris Park Estates. 1,225
- Paulding av** (*), ws, 207.6 n Lydig av, 25x100; PM; pr mtg \$1,225; Dec17; Dec20 '13; 8 mos—%; same to same. notes 200
- Pelham rd** (*), es, 200 s Emily, 25x100; PM; Dec18; Dec23'13; due Junel4'16, 6%; Jos De Rosa to Swedish-American Realty Co, 51 E 42. 690
- Pelham rd** (*), same prop; pr mtg \$690; Dec18; Dec23'13; due Jan1'15, 6%; same to same. 560
- Pierce av** (*), swc Colden av, 50x100; PM; Dec12; Dec20'13; due July9'16, 5%; Joshua Hale, of Newburyport, Mass, to Morris Park Estates. 1,400
- St Anns av, 158**, see 135th, 572 E.
- Sedgwick av, 2293** (11:3234); ext of \$26,000 mtg to Dec22'16 at 5%; Dec22; Dec23 '13; Susan R Kendall et al, trstes Isaac C Kendall, with Central Holding Co, 2 Rec-tor. nom
- Sedgwick av, 2293-7** (11:3234), ws, 76.8 s Fordham rd, runs w39.4xs66.8xe11xs58.4xe 74.6 to av xn133.3 to beg; Dec22; Dec23'13; 1y6%; Central Holding Co to Eliza N Whiteside, 120 Riverside dr. 14,000
- Sedgwick av, 2293-7**; certf as to above mtg; Dec22; Dec23'13; same to same.
- Sedgwick av, 2293-7**; pr mtg \$26,000; Dec22; Dec23'13; 1y5%; same to Lawrence W Churchill, Scarsdale, NY. 4,000
- Sedgwick av, 2293-7**; certf as to above mtg; Dec19; Dec23'13; same to same.
- Southern blvd** (11:2960), ws, 54.11 n Fairmount pl, 54.11x83.2x50x105.10; Dec24 '13; due July1'14, 6%; C J Carey Bldg Co, Inc, a corp'n, 906 E 176, to Van Dyck Estates, 331 Mad av. 20,000
- Southern blvd** (11:2960); same prop; certf as to above mtg; Dec24'13; same to same.
- Stebbins av, 1251**; also 169TH ST, 880 E (10:2694); sal Ls; Dec16; Dec20'13; demand, 6%; Chas A McDonald to Lion Brewery, 104 W 108. 3,500
- Turnbull av, ns, 242 e Castle Hill av**, see Hermany av, ss, 242 e Castle Hill av.
- Valentine av** (12:3300), es, 225.8 n 194th, 40.4x83.11x40.4x—; ext of \$20,000 mtg to Dec18'16 at 5%; Dec18; Dec20'13; Lawyers Mtg Co with Jno J Tully, 730 N Oak dr. nom
- Valentine av** (12:3300), es, 185.4 n 194th, 40.4x79.10x40.4x83.11; ext of \$20,000 mtg to Dec18'16 at 5%; Dec18; Dec20'13; Lawyers Mtg Co with Jno J Tully, 730 N Oak dr. nom
- Valentine av** (12:3300), es, 145 n 194th, 40.4x75.9x40.4x79.10; ext of \$18,000 mtg to Dec18'16 at 5½%; Dec18; Dec20'13; Lawyers Mtg Co with Jno J Tully Co, 730 N Oak dr. nom
- Valentine av** (12:3300), es, 104.8 n 194th, 40.4x71.7x40.4x75.9; ext of \$17,500 mtg to Dec18'16 at 5½%; Dec18; Dec20'13; Lawyers Mtg Co with Jno J Tully Co, 730 N Oak dr. nom
- Virginia av, sec Grant Circle**, see Grant Circle, sec Virginia av.
- Wales av, 516** (10:2581), es, 150 n 147th, 25x100; PM; Dec18; Dec19'13; 3y5%; Chas A Laumeister to Fredk W Ehrsam, 525 Wales av. 3,750
- Washington av, 1728** (11:2915), es, 25 s 174th, 25x89.8; Dec23'13; 5y5½%; Adele Pollak to Lawyers Title Ins & Trust Co. 6,500
- Webster av** (11:3030), es, 124 s 183d, 2 lots, ea 36x90; 2 mtgs, ea \$750; 2 pr mtgs, ea \$3,000; Dec22; Dec23'13; 1y6%; Jno E Griffiths to Ernest R Grauer, 4224 3 av. 1,500
- Webster av** (12:3276), same prop; certf as to above mtg; Dec15; Dec23'13; same to same.
- Webster av** (12:3276), nwc 197th, 98.2 x126.9x116x104.6; pr mtg \$73,000; Dec15; Dec23'13; installs, 6%; Evelyn Bldg Co, 1199 Boston rd, to Abel King, 148 E 65, & ano. 11,000
- Webster av** (12:3278), swc 197th, 98.2x 104.6; ext of \$18,000 mtg to Jan1'15 at 6%; Dec22; Dec23'13; Rockland Realty Co with Evelyn Bldg Co, 1199 Boston rd. nom
- Wellman av**, see Grant av, ws, 98.11 s Middletown rd.
- Westchester av, 1045** (10:2727); asn Ls by way of mtg as collateral for 20 notes for total of \$2,000; May31; Dec23'13; installs, 4%; Sidney Marks to Julius Baskin, 36 W 93, & Wm Lewin, 1044 Bryant av. nom
- Westchester av** (*), ns, 250.2 e Zerega av, 19.2x152.2x18.4x151.11; Dec1; Dec20'13; 3y5%; Jno J Paulsen, 221 Exchange pl, to Sarah M Jefferson, 506 2 av, Asbury Park, NJ. 3,800
- Wilkins av** (11:2965), nwc 170th, 144x 94.7x125.1x107.5; PM; Dec9; Dec22'13; 3y 4½%; Louis E Kleban Inc, 1116 Jackson av, to Bayard Brown, at Brightingsea, Eng. 23,000
- Willis av, 483** (9:2307), ws, 50 s 147th, 25x106; Dec23; Dec24'13; due &c as per bond; Louis F Haffen to Dry Dock Savgs Instn, 341 Bowery. 12,000
- 3D av** (9:2320), ws, 81.2 s 138th 37.9x74.1 x35x88.11; Dec19'13; 3y5%; Eliz M O'Reilly to Dollar Savgs Bank, 2808 3 av, 10,000
- 3D av** (11:2929), es, 200 s 172d, 25x125; pr mtg \$—; Dec20; Dec22'13; due &c as per bond; Gibraltar Realty Co, Inc, to Hugo H Piesen, 1001 Foster av, Bklyn. 1,100

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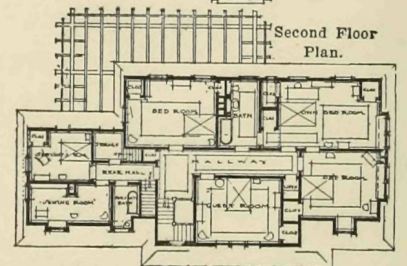
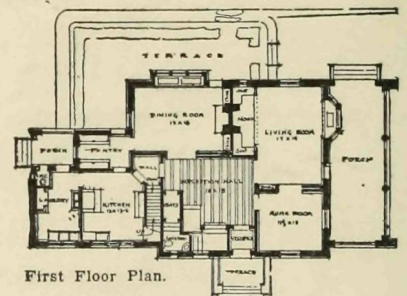
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